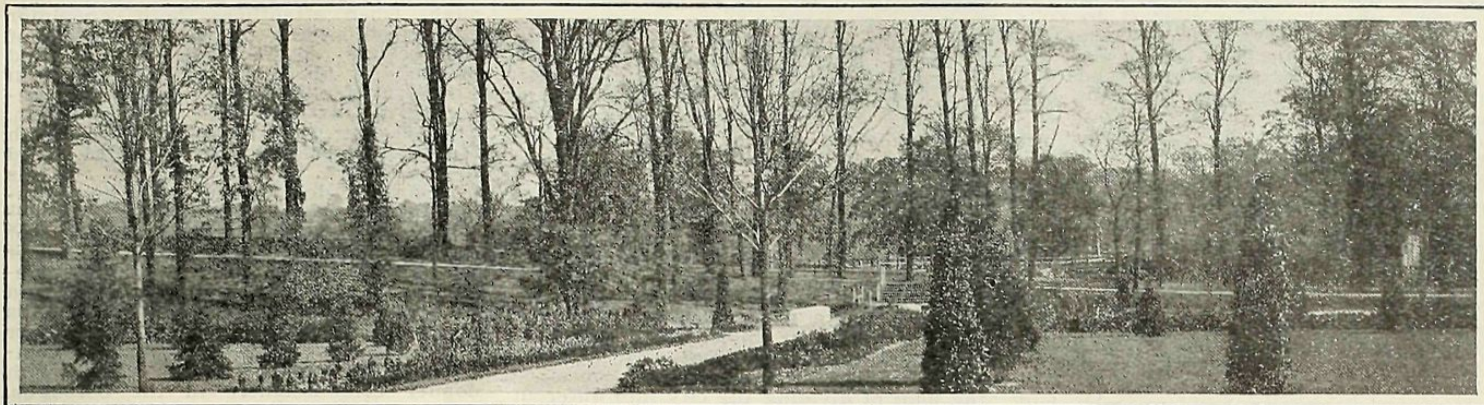


REAL ESTATE RECORD AND BUILDERS' GUIDE

JUNE 1, 1912.



WHY THE BRONX IS DEVELOPING SO RAPIDLY. BREATHING PLACES LIKE THIS AROUND EVERYWHERE.

RECENT TENDENCIES OF GROWTH IN THE BRONX.

The Borough Is Developing Independent Shopping, Amusement and Industrial Centers—A Better Class of Houses, too, in the Residence Neighborhoods.

By BOROUGH PRESIDENT CYRUS C. MILLER.

THE Borough of the Bronx is progressing with rapid strides in community feeling and importance in the Greater City. The old lines of demarcation which once marked its division into the old villages, with their opposing interests, are disappearing fast, and the people now feel a sense of participation in the larger affairs of the city. The encroaching of business in Manhattan on many districts where once were only homes has driven many families northward, and the rapid transit afforded first by the Third avenue elevated and later by the subway extension has made it possible for the people to seek homes in the Bronx. So great has been the exodus that in the past ten years the population of the Bronx has more than doubled and now new buildings are rented as fast as they can be completed.

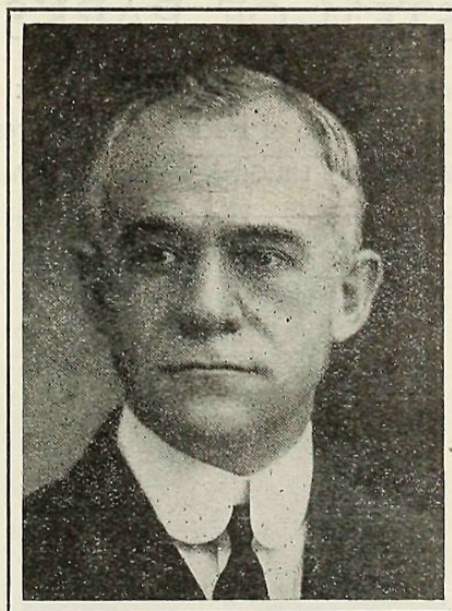
It cannot be said that any single section of the Bronx will have a monopoly of the growth of population and business. There are many reasons why these should spread in various directions from different centers now in the borough so as to develop the borough harmoniously. Effort will be made to develop each section according to its natural advantages—sections near the parks for dwellings, and sections near the water and railroads for business. The history of the borough shows that the most rapid growth in population and industries has been along the lines of rapid transit, and especially where there has been a five-cent fare. Plans for rapid transit now maturing will result in a complete system of transit from south to north through the borough in parallel lines, like the bars of a grid-iron.

Rapid Transit Lines.

Taken in order from west to east, they are as follows: On the extreme west side of the Bronx, along the Hudson River, is the New York Central and Hudson River Railroad, recently electrified for local traffic as far north as Croton. East of that, along Broadway, is the extension of the present Broadway subway. East of that is the Putnam Division of the New York Central and Hudson River Railroad. East of that will be the extensions of the Lexington avenue subway and the Sixth and Ninth avenue elevated roads up Jerome avenue. Next comes the Harlem Railroad, running up Park avenue. This road, with fares reduced, will compete for local traffic when the terminals at Grand Central Depot are finished, so as to handle the traffic easily. Next comes the Third avenue elevated railroad, which will be third tracked and extended to the northern limits of the borough. Next comes the present subway to West Farms, which will be extended up White Plains avenue to Williamsbridge, where it will meet the extension of the Third avenue elevated road and continue with it to the vicinity of Mt. Vernon. Next will come the New York, Westchester and Boston, connecting with the Second avenue elevated road, crossing the Westchester avenue subway and connecting with the West Farms subway at Van

Nest and running north through Mt. Vernon. Next will come the eastern extension of the Lexington avenue subway up Southern Boulevard to Westchester avenue and running along Westchester avenue to Pelham Bay Park. Next comes the Westchester Branch of the New York, New Haven and Hartford Railroad, connecting with the Second avenue elevated road and running northeast through Pelham Bay Park and joining the main line at New Rochelle.

All of these lines, with the exception of the New York Central on the extreme west of the borough, the Harlem Road in the center, the New York, Westchester and Boston, and the New York, New Haven and Hartford on the extreme east, will charge a five-cent fare from Manhattan to anywhere in the Bronx. Probably the Harlem Railroad will follow suit when it bids for local traffic.



CYRUS C. MILLER.

Though keeping pace with this development of north and south rapid transit lines, the surface trolley lines have failed until recently to realize the necessity of adequate crosstown lines to serve as feeders for the rapid transit lines and furnish the necessary mobility for passenger traffic among the various sections of the borough. During the past two years much has been done to remedy this deficiency and the policy of the surface roads shows that soon we shall have crosstown lines sufficient to meet the demands.

The great increase in population has made more demands on the school system of the borough than it could meet and plans for increased equipment have been pushed as fast as possible. Three and a half millions of dollars have been appropriated for new schools in the Bronx

since January 1, 1910, and the increased accommodations will provide approximately 22,000 sittings. Our only high school—but one of which we are justly proud—the Morris High School, has grown until it has a population of over four thousand—as large as that of a small town. It has been necessary to hold morning and afternoon sessions and to occupy space in two annexes to accommodate all who attend. In the year 1910-1911 forty-one per cent. of our elementary school graduates entered high school, and it is the opinion of many school teachers and school authorities that a much larger percentage would go to high school if there were one or two more buildings in those parts of the borough from which the present buildings are not easily accessible. Land has been acquired for a high school at 184th street and Creston avenue, and it is hoped that the construction of a building there will be hastened, as a high school in that location will serve a large and constantly increasing population.

Dwelling House Construction.

The most active building of dwellings in the Bronx in the past year has taken place in the section bounded roughly by Webster avenue on the west, 149th street on the south, Southern Boulevard and West Farms road on the east, and Bronx Park on the north. In order to suggest the best location for a new high school, I had a map prepared showing the location of dwellings erected since January 1, 1911. Accommodations for ten families were represented by a small red disc. The section mentioned was so dotted with red discs that it looked as if it had the measles.

The borough administration is looking constantly ahead to the future needs of this rapidly developing part of the city. No opportunity is lost to awaken the people of the borough to a sense of their common interests and to make them have a pride in furthering the progress of the borough in material welfare and good government. The Local Board meetings are held at night, so that all interested in the public improvements to be made may come, assist in the discussion and get in touch with the borough authorities. The annual observance of Borough Day as a day of recreation in the parks for all the children of the borough is encouraged for the same end, and the borough flag has been adopted to increase the feeling of unity.

Effort is made at every point to make the Bronx a good place to live in now and to provide for its future growth. The new streets that are opened are made wide, so that in future their appearance may induce high-class building. In addition to the large parks, which comprise nearly four thousand acres, there are many small public squares and open spaces—a total of 163 acres—which give the adjoining streets an attractive appearance. The Bronx River Parkway also, to extend from Bronx Park north on both sides of the Bronx River up to the city's Kensico Reservation in West-

chester County, the construction of which is now practically assured, will add much to the beauty of the park system of the borough. This parkway will serve a double purpose. Primarily it is designed to preserve the water of the Bronx River from pollution from the sewage and refuse that reaches it at points all along its upper course, by taking for parkway purposes the land along the banks of the river from Bronx Park north to its source. Under present conditions the river is rapidly becoming an open sewer, and a nuisance of this kind is too great a menace to public health to be allowed to continue. The removal of this nuisance by the acquiring of the land by the city and the construction of the parkway has the double advantage of correcting the evil at a less expenditure of money than any other remedy that has been suggested, and at the same time adding a beautiful parkway to the city's park system.

Prosperity Values Doubled in Six Years.

Owing to the subway extension already built and the new lines planned, property values in the Bronx have nearly doubled since the year 1906, and there has been a corresponding increase in building activities. The announcement on the part of the present administration early in its incumbency of a determination to enforce the building laws at first caused some consternation among builders, who had fallen into careless habits and who thought that such action would seriously interfere with business. Their fears, however, have proved without ground, for the discovery that the laws were in every case being enforced has increased the confidence of investors, and their assurance that the buildings put up in the Bronx will be built honestly and well has encouraged them to bring their money here. The building plans filed in our Building Department for the first three months of this year show a value more than double that for the same period last year, and in the case of apartment houses the average cost is greater than last year, showing that a better class of buildings is being erected. Some indication of the growth of business of all kinds in the borough is found in the increase in the number of banks doing business here. This number has grown from seven in the year 1905 to twelve at the present time.

A large section containing some of the finest property in the Bronx will be opened up by the New York, Westchester and Boston Railway, part of which, from Mt. Vernon as far down as West Farms, is now practically completed and will soon be in operation. With its electric train service and attractive stations at frequent intervals this is in effect an

extension of our present rapid transit system. This road will open up a hitherto unused territory of approximately 2,500 acres and will furnish homes for 100,000 people.

Planning for a Wholesale Market.

The work of the Market Commission, recently appointed by the Mayor, will mean much to the people of the Bronx. One of the purposes of that commission is to submit a plan for a large public wholesale market in the lower part of this borough. For the first time in our history there will be in the Bronx the central receiving depot for our food supply. This is a fact of tremendous significance to us. The market will be placed so that every railroad entering New York will have access to it either by land or by water. Its effect will be to lower and steady the price of food supplies, and it cannot fail to bring a great increase of business to the borough.

The Borough of the Bronx is only in the beginning of its real growth as a unit in the life of the City of New York. As its population becomes welded together into a solid community, with its own market, department stores, banks, theatres and civic centers, it will be in time not only an influential part of the Greater City, but a great city in itself. Wise indeed was the man who conceived the plan of dividing the city into different boroughs, each having a measure of local self-government. The full significance of this does not seem to have been realized by our people, and there are constant attempts to form new departments for the city centralized in Manhattan. This is a reactionary policy. To the student of the situation it seems clear that this territorial division of the governmental functions of the city is necessary for the future welfare of the people. Government concentrated in one place in the city inevitably must break down of its own weight. While the subdivision of government may seem like needless duplication, there is no other way of giving the direct attention to small localities which they need for their proper development. Theoretically, government concentrated in one place under one head does away with clashing of authority and duplication of effort, but it can be carried to such an extent that places outside of the immediate location of the government suffer. The centralized government requires nearly as many employees, as deputy commissioners and their staffs must be appointed to do the work in the boroughs.

A Larger Measure of Home Rule Advised.

I believe that the best form of government for the future growth of all the boroughs is that based on the borough

as a unit. Of course, functions which are general, such as the control of schools, fire and police service, finances, etc., should be centralized, but all others should be given to the boroughs. For instance, control of highways, parks, docks, street cleaning and other local affairs should be under the Borough President, who in turn is supervised by the Board of Estimate. It is a constantly growing cause of loss of efficiency in the work of a borough for such work to be under the direction of a deputy commissioner appointed by some one outside of the borough, when oftentimes both appointer and appointee know little of the needs of the borough. There seems to be no good reason why an important department in Brooklyn, for instance, should be conducted by an appointee in Manhattan. This is not written to find fault with Manhattan, which has been a good friend to the Bronx, but to point out what is best for our development, in which Manhattan will rejoice and profit. The division of the city into boroughs did not go far enough. The makeshift charter upon consolidation created some independent functions for the boroughs and then simply extended other functions which had been in use in Manhattan over other boroughs, to be controlled by commissioners appointed by the Mayor, with deputy commissioners in the boroughs. It is not the fault of the Mayor or the commissioners, but confusion results. The people of the borough have no direct influence over the work of such officials. The largest measure of home rule should be given to the boroughs consistent with the general control of a central representative body.

The next few years will see a radical change in the character of the Bronx. Up to the present time the Bronx has been mainly a borough of homes, the major part of the business population going daily to Manhattan for business. This has made necessary a vast expenditure of time and money for transit back and forth. The future of the Bronx points to the establishment of business in the borough, so that our people will find local employment. Always there will be the interchange of people and goods between the two boroughs, but the Bronx will have its own amusements, its own factories and railroads, and will have more and more as time goes on the elements of a separate city. This has been shown in the location of the piano industry and similar manufacturing interests. The development of our waterfront for shipping and the location of manufacturing plants along the lines of our railroads must bring many operatives who need housing nearer their work.

AN UNRIVALED SYSTEM OF PARKS AND PARKWAYS.

About 15 Per Cent. of the Area of the Bronx Is Occupied by Public Reservations—An Acre of Park Land for Every 124 Inhabitants.

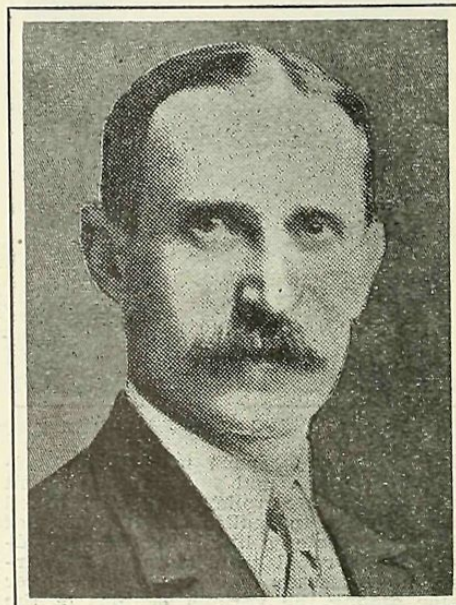
By THOMAS J. HIGGINS, Commissioner of Parks.

LOOKING over a map of the Borough of The Bronx, one cannot help noticing the appearance of method and regularity with which its system of public parks is laid out.

In the thickly populated portion of the borough which, at this time, is the southern portion, we find on a line running due east and west, St. Mary's Park (34.88 acres), Franz Sigel Park (17.47 acres) and McComb's Dam Park (27 acres). Then, at the northern end of the lower third of the borough, we find Crotona Park (154.6 acres), Claremont and Echo Parks (42 acres) and Washington Bridge Park (8.45 acres). Proceeding farther north, and still running in a line east and west, are Bronx Park (719.12 acres), Poe Park, St. James Park, Devoe Park and University Park (22.78 acres); while, at the extreme northerly end of the borough, are the two largest parks, Van Cortlandt Park (1132 acres), on the west, and Pelham Bay Park, with its 1756 acres, on the east.

Thus, the Borough of The Bronx is grid-ironed with parks at four different latitudes, giving opportunity for connecting parkways and boulevards, to be the subject of future construction, the nature of which is foreshadowed by the magnificent Spuyten Duyvil, Moshulu and Bronx and Pelham Parkways, giving access to the northern line of parks from the shores of the Hudson River to Long Island Sound, and from the neighboring State of Connecticut.

Whether it was far-seeing judgment, or luck, or both, that guided the deliberations of the committee of prominent citizens acting under the appointment of Mayor Edson, pursuant to a legislative enactment passed in 1883, the fact is that this borough is blessed with park facilities



THOMAS J. HIGGINS.

unequaled anywhere in the world for size, beauty and location, with respect to the present and prospective population.

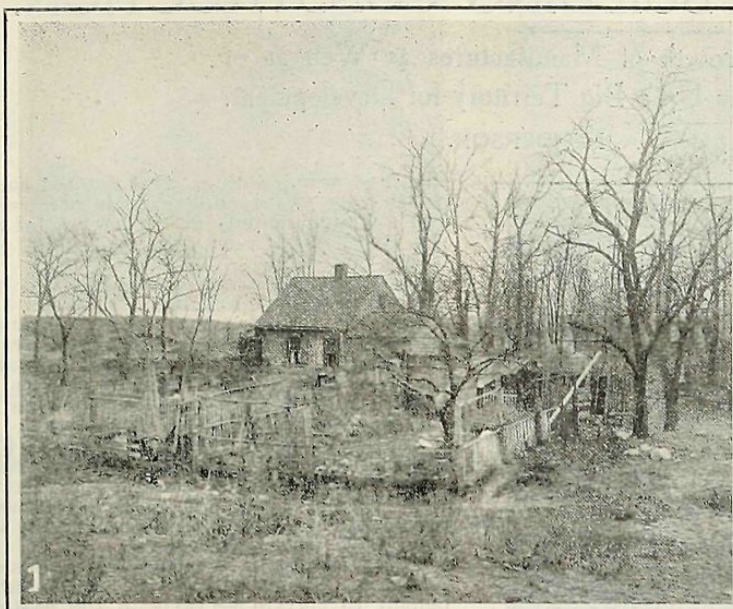
There is an area of 26,017 acres in the Borough of The Bronx, of which 15 2-10 per cent.—4150 acres—is occupied by parks and parkways. Therefore, with a present population crowding the half-million mark, the Bronx offers to each 124 of its inhabitants an area of one acre of park land for pleasure and recreation; or, the

entire present population could be housed within the parks, at the rate of twelve houses to an acre, or 10 1-4 persons to a house, which is far from overcrowding, as compared with the present population and proportionate accommodations in the Borough of Manhattan.

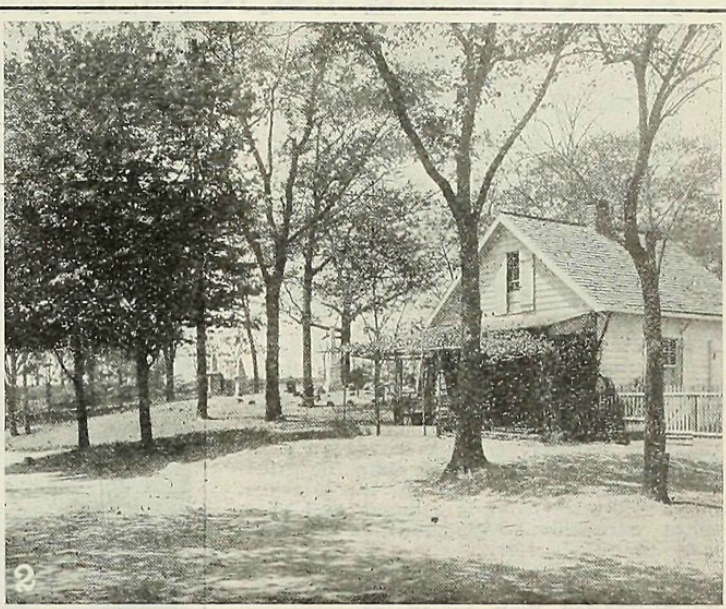
As an evidence that conditions and ideas of to-day do not differ materially from those of the past, it may be observed, in passing, that the report of the committee which favored the purchase and setting apart of the lands now occupied by our parks met with much opposition, the contention of the complaining public and press being that the time would never come when the district in which these parks were proposed to be located would be populated, and further, that the parks themselves could never be brought within the reach of the people whom they were to benefit. So it seems that those who favored a brick back for the City Hall, because "no one would ever live farther north than Wall Street, and that therefore the rear of the City Hall would not be seen," were not far removed from the public of 1883.

In a report issued by the Comptroller of the City of New York up to and including the year 1890, the cost of the park lands acquired up to that time is stated as \$9,969,603.04. Since then, the park area has been increased by the addition of several small parcels, costing, according to the most recent reports, \$5,012,978.15, making a total cost of \$14,982,580.00. The City Record, under date of August 26, 1911, made public a report of the Department of Taxes and Assessments, which places a value on these park lands of \$56,627,600.00.

Almost every one of the parks—particu-



JOSEPH RODMAN DRAKE PARK TWO YEARS AGO.



JOSEPH RODMAN DRAKE PARK AS IT IS TODAY.

larly St. Mary's, Crotona, Van Cortlandt and Pelham—will especially appeal to those who are interested in a study of the historical points of interest in this borough.

St. Mary's Park.

In the little church-yard attached to St. Ann's Church, lie the remains of Gouverneur Morris, prominent in governmental circles during the war of the Revolution, and to be found in the forefront of those who took part in the Convention in which was framed the Constitution of the Union.

The ground now occupied by St. Mary's Park echoes to the foot-steps of thousands who use its broad slopes and shaded woodlands to escape the heat of the city in summer. How different the scene, when this was a part of the old Morris homestead, where labored and rested many who were active in the cause of American liberty, and high in the councils of the new nation.

Van Cortlandt Park.

This, the second largest park in the borough, reaches up to the boundary line of New York City, where it joins Yonkers. This park is replete with historic landmarks. For two hundred and forty-three years the Van Cortlandt family held possession, until 1889, when the park became the property of The City of New York.

The old mansion, still in excellent condition, was built in 1784, with bricks brought from Holland. At one time it was used as the headquarters of General Washington, and on Vault Hill, to the east of the mansion, the camp fires were kept alight to deceive the British, and enable Washington to make his retreat to White Plains.

The mansion is now under the care of the Colonial Dames of the State of New York, and contains many relics of historical interest and value.

North of the colonial mansion is to be found Indian Field, so called because on this spot, as recorded on a bronze tablet erected there, a number of the Stockbridge

tribe of Indians, who were friendly to the American cause, laid down their lives in battle with the British.

By extension of the subway railway to 242d street and Broadway, Van Cortlandt Park is now very easy of access, and, in consequence, on a holiday or any fine Sunday, more than 50,000 people may be seen on its broad acres, rowing across its lakes, or adding health and vigor to their bodies on one of the many recreation fields at their disposal. Golf, tennis, baseball, cricket, football, are all provided for, and a fine parade ground is always ready for the use of the state soldiery.

Running westward from Van Cortlandt Park, and rising and falling with the hills and valleys of Riverdale, is Spuyten Duyvil Parkway, a broad, smooth thoroughfare, with a width of 100 feet, over which one may reach the banks of the Hudson, or, going easterly, may drive into Van Cortlandt Park from the Hudson River, thus reaching Mosholu Parkway, with its magnificent 600 feet of width, connecting Van Cortlandt with Bronx Park.

Bronx Park.

In this park may be found not only the largest but the most complete zoological collection in the world, with some 6,000 exhibits of the costliest and rarest animals.

The Botanical Gardens are also well worthy of note, the exhibits displayed there being considered of great value and interest among scientists.

From north to south through this park winds the beautiful Bronx River, with its falls and rapids, on the banks of which stands the old Lorillard mansion, now used as a museum by the Bronx Society of Sciences and Art. Near by, again humming with industry, as in former times, is the old snuff mill, where the foundation of the great Lorillard fortune was laid.

Pelham Bay Park.

Arriving at this park, after a delightful ride over the Bronx and Pelham Parkway, 200 feet in width and over four miles

long, we enter the greatest park in the country. Stretching its broad acres—1,756—of meadow and upland, along the waters of Long Island Sound, it offers facilities, not to be found elsewhere, to rest the wearied body and mind. Ten miles measures this shore front, every foot of which is, or can be, made of service to many thousands of pleasure seekers.

Here, in times gone by, gathered the famous old families of history, and some idea of the comforts of living which they enjoyed, and of their culture and refinement, may be had from an inspection of the old mansions, now far advanced toward final decay, but evidencing, by their strength and splendidly carved woodwork, the character of the lives of those whom they sheltered.

In this park is located the great athletic field, with a running track, gymnasium apparatus, lockers, etc., the bathing beaches and the camp city.

Here, also, are found evidences of historic and scientific value. Glovers Rock, so called after the gallant Colonel Glover, who, at this spot, with a small handful of American troops, successfully defeated a large number of British soldiers. Also the famous Split Rock, said to be at the spot at which the fated Anne Hutchinson met her doom, and the balancing rock, or "Rocking Stone," as it is called, which some receding glacier deposited, with such careful attention to poise that, although weighing tons, a child may rock it from side to side.

Taken in their entirety, the parks of the Bronx are, perhaps, its greatest economic asset. Their value is being added to every day. The population of the borough is growing up to them, and because of them; and in a few years, when Bronx Borough has its two million inhabitants, then will the parks be appreciated at nearer their true worth, and the wisdom of the men who formed Mayor Edson's committee thirty years ago, and who stood up against opposition and reproach, be fittingly recognized.



WHY MISMANAGED PUBLIC PARKS AREA BURDEN UPON THE TAXPAYER.

HOW EFFICIENT MANAGEMENT TAKES PUBLIC PARKS OUT OF THE LUXURY CLASS.

A NOTABLE INCREASE IN BUILDING CONSTRUCTION.

Rapid Transit Is Stimulating the Growth of Manufactures as Well as of Population—New Railway will Open Up a Big Territory for Development.

By Building Superintendent JAMES A. HENDERSON.

AS a manufacturing centre, the Bronx is still in an embryonic state, due in a large measure to meager rapid transit facilities. But a change is imminent. The choice of a location for a manufacturing plant has become a serious problem. The factory building in Manhattan is being replaced by the office building, the demand for which is steadily increasing.

The Borough of the Bronx is consequently receiving increased attention from manufacturers, and it is but natural that it should. In the first place, the trend of travel is northerly; the price of an acre of land in the Bronx is less than the price of a single lot in Manhattan; the 45 miles of Bronx waterfront is alluring and presents exceptional opportunities to the large manufacturer.

Progress is the watchword of the Bronx and as an evidence the great increase in its population may be quoted. In ten years, between 1900 to 1910, its population rose from 200,507 to 430,980, or more than doubled. Let us compare these figures with other communities. Outside of Manhattan and Brooklyn, the population of only eight cities in the United States—Chicago, Philadelphia, St. Louis, Boston, Cleveland, Baltimore, Pittsburgh and Detroit—exceed that of the Bronx. It is but reasonable to expect a population of more than a million in the Bronx within another decade.

The prosperity of the borough is reflected in its building industry. Statistics show that, measured by the per capita outlay for new buildings, the Bronx is easily the busiest community in the entire United States, not even excepting Manhattan. A study of the following table will substantiate this claim:

First Quarter Building of 1912.

City or Borough.	Population.	Estimated cost.
Manhattan	2,331,542	\$37,067,495
Chicago	2,185,283	10,520,000
Brooklyn	1,634,351	8,638,909
Philadelphia	1,549,008	6,986,300
St. Louis	687,029	5,557,334
Baltimore	558,485	1,553,611
Detroit	465,766	7,097,560
The Bronx	430,980	8,830,839
Buffalo	423,715	2,162,000
San Francisco	416,912	6,228,649

These figures indicate a most remarkable condition. Chicago, with five times the population, exceeds the Bronx in building operations by only a little over a million and a half, or 16 per cent. Philadelphia, with nearly four times the population, reports building operations of nearly \$2,000,000 less than the Bronx. The same comparative difference is shown in the building operations of the other cities quoted.



JAMES A. HENDERSON.

The following chart showing the building operations each month in the Bronx from January 1, 1912 (the date of the organization of the Bureau of Buildings in this borough), to April 30, 1912, inclusive, will be instructed.

Note the exceptional showing for November, 1910. On November 15, 1910, the time limit expired for the filing of plans permitting stoops, areaways, etc., beyond building line in the Borough of the Bronx, in consequence of which over ten millions of dollars in plans were filed during the fifteen days from November 1 to November 15, 1910, inclusive.

Rapid transit has been a potent factor in the development of the Bronx, which is but natural, and a considerable amount of capital has been invested in the borough since the inception of its first subway, about seven years ago. With only one actual rapid transit line, the present subway and elevated to West Farms, new buildings amounting in cost to over \$45,000,000, have been erected along its route, and in close proximity thereto or within a few blocks on either side, during the years 1905 to 1911, inclusive, a period of seven years. This amount is about 23 per cent. of the total cost of building operations in the entire borough during the same period, which was about \$196,000,000.

The territory in which the \$45,000,000

worth of new buildings were erected comprises only twenty linear miles of streets and avenues, or only 2-3-5 per cent. of all the streets and avenues already laid out in the Bronx.

These figures are significant, and no more convincing argument can be advanced as to the need of better transit facilities in the borough. The rapid transit situation has now been cleared up and the new transit routes and extensions to present lines will be in actual process of construction in the very near future.

Contracts have already been let for some of the sections, and work is under way. When the new lines are in operation, they will open up for development certain sections of the borough which are now practically inaccessible.

The New York, Westchester & Boston Railway, which will be of incalculable benefit to certain sections in the eastern part of the borough, which at the present time are in an undeveloped state, such as West Farms, Van Nest, Morris Park, Baychester, Wakefield, Eastchester, Edenwald, etc. In this territory the price of lots is very moderate, and they are particularly adapted for the construction of one and two-family dwellings. In this connection it might be noted that between forty and fifty new dwellings are already in course of erection in the vicinity of the Dyre Avenue station of the new railway, and fully one hundred more will be started in the near future.

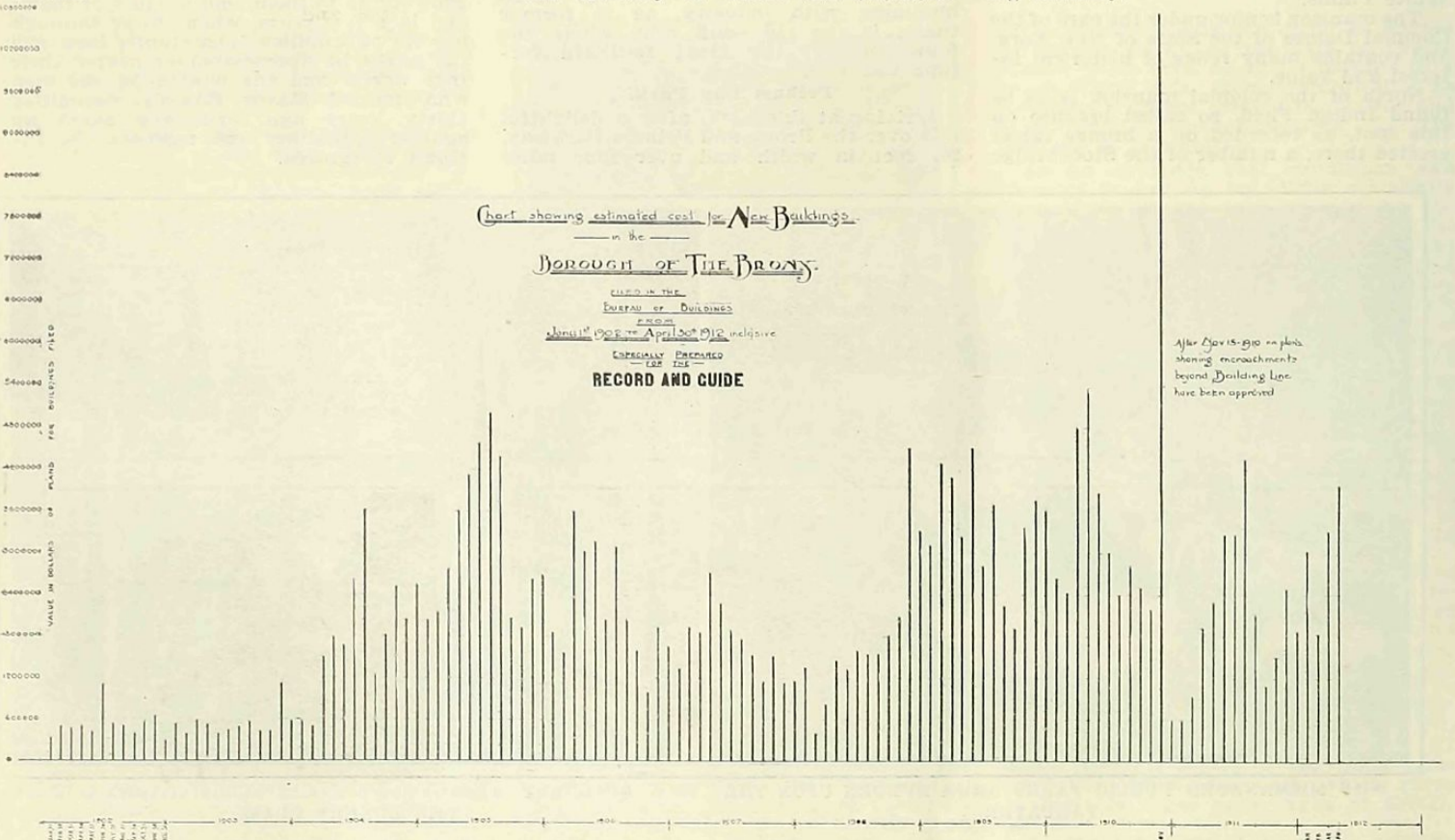
The construction of tenement houses in the Bronx is advancing rapidly. Last year, 372 tenement houses were planned, to cost \$14,500,000. The tenement houses planned in other boroughs during the same period were: In Brooklyn 549, to cost \$8,209,325; in Queens 480, to cost \$4,283,700, and in Richmond 4, to cost \$2,850. The cost of those planned in the Bronx exceeds by \$2,000,000 the cost in the other three boroughs combined. The record for the year 1912 bids fair to far surpass the record for 1911.

During January, February, March and April of 1912 the records of the Bureau of Buildings in the Bronx show that plans for 212 tenement houses, to cost \$8,528,000, have already been filed, or 2½ times the amount filed during the similar period of 1911, when the record was 91 tenement houses, to cost \$3,414,000.

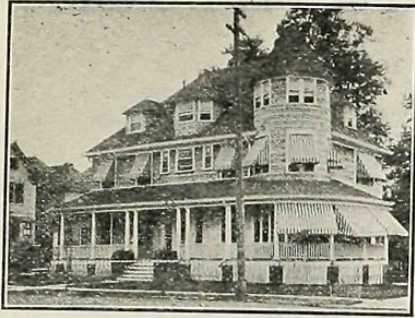
Here is a comparative statement of building operations in the Bronx from January 1 to May 18, inclusive:

Year.	No. of Buildings.	Estimated Cost.
1911	704	\$7,263,112
1912	1,371	15,231,075

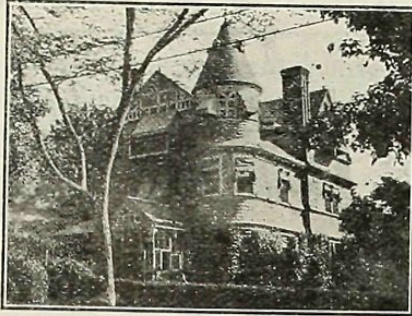
The Borough of the Bronx is facing an era of exceptional prosperity in the building industry.



THE GROWTH OF BRONX BOROUGH AS SHOWN BY A DECADE OF BUILDING PLAN FILINGS.



RESIDENCE OF LOUIS KUNTZ,
Poe Park South and Concourse.



RESIDENCE OF W. H. BIRCHALL,
Bedford Park Blvd., cor. Marion Ave.



RESIDENCE OF JOHN J. AMORY,
Morris Heights.

BOROUGH'S GROWTH REFLECTED IN MORTGAGE RATES.

The Prevailing Interest Charge on Selected First Mortgage Loans Is Now 5 Per Cent., and There Is Quite a Little 4½ Per Cent. Money to Be Had on Gilt Edge Business Property.

By DOMINIC A. TROTTA.

THE mortgage market in the Bronx today is in a very healthy condition, favorable both to lenders and borrowers; in fact, it is better than it has been at any time since 1905, except a few months in 1910. A good many lawyers, who, years ago, considered the Bronx somewhere near Albany, have awakened to the fact that the borough north of the Harlem River is growing at a remarkable pace. Today the Bronx is a very important part of the city of New York, and some attorneys downtown want loans in the Bronx in preference to some sections in Manhattan.

There is plenty of first mortgage money to be had, and particularly small amounts ranging from \$2,000 to \$12,000. The prevailing rate of interest on first mortgages is 5 per cent. on nearly all improved property west of the Bronx River and south of Fordham road, as the savings banks, life insurance companies and other lending institutions have a good deal of money to invest on bond and mortgage. In sections that are less desirable or where property is designed for special uses, such as stables, factories, etc., the rate is 5½ per cent. We have also quite a little 4½ per cent. money for the Bronx. The institutions lending at that rate naturally want gilt-edged applications on property in choice business centres, such as 149th street and Third avenue, Westchester avenue, Prospect avenue and Tremont avenue.

Activity in Annexed District.

The rate is 5½ and 6 per cent. on applications on vacant property and on applications in the Annexed District. The lawyers downtown are beginning now to invest in the Annexed District, which, I presume, is due to the fact of the improvements going on there, the opening of streets the starting of the new Westchester and Boston Railroad, and the subway being assured up Westchester avenue to Pelham Bay Park and up White Plains road to the city line.

Second mortgage money is a little tight, due to the fact that some lenders have had foreclosures by going behind too big first mortgages and thereby very nearly purchasing the property without knowing it. This has gradually tended to make attorneys representing clients with second mortgage money somewhat timid, and they ask large fees, while at the same time most of them want the mortgages paid in installments, quarterly and semi-annually. The rate for second mortgages, besides the 6 per cent. interest, has been up to a year or so ago 5 per cent. a year (called bonus), but to-day, unless the mortgage is a small margin of the equity, and the section very good, they ask as high as



RESIDENCE OF JOHN BAMBEY,
Bedford Park Blvd., nr. Bainbridge Ave.

20 per cent. to cover bonus and expenses for two years, while in poor sections there is very little second mortgage money to be had at all, and that little is well paid for.

Building loan money is plentiful, lenders being very conservative, however, and selecting the builders with care. They take into consideration, besides the builders' equity in their property, what money they have to invest in the operation, experience, ability and credit. The shoe-string builder finds it very hard to obtain building loan money.

The abundance of money and the low rate of interest proves conclusively that Bronx property is being considered by private investors and financial institutions as an attractive security, and why should this not be? We have plenty of parks among the biggest and best in the county. We have all kinds of institutions, religious and educational, and numerous amusements of all kinds. Every building put up, whether large or small, is fitted with the most modern improvements, rents are comparatively high and



RESIDENCE OF THOMAS BOLTON,
351 Bedford Park Boulevard.

vacancies few, and everywhere there is enhancement in value.

I would like to see a law passed, so that appraisals could be made only by local licensed appraisers; divide the city into districts and have local appraisers, whose figures would have to be subject to the supervision of a head city appraiser. Then I believe an appraisal would be considered what it should be. To-day the appraisal business is a farce; one or two appraisers are considered reputable, and they cover the entire city. I have a few instances in my office—one where two appraisers, both considered conservative, appraised the same piece of property at \$12,500 and \$8,000, respectively. The local man was \$12,500. I know of another case where the one that appraised the above for \$8,000 appraised a building for \$10,500 that a local man appraised for \$8,500. So, from these actual facts one can see the Manhattan appraisers are as good for Bronx property as a Bronx man is for Manhattan property. There is too much imagination added to an appraisal, either for or against the future of a piece of property, and I believe at least two men should put their heads together on any appraisal, for it means a great deal to an owner and a mortgagee to have a fair and just value put on his property.

Would Make Foreclosures Easier.

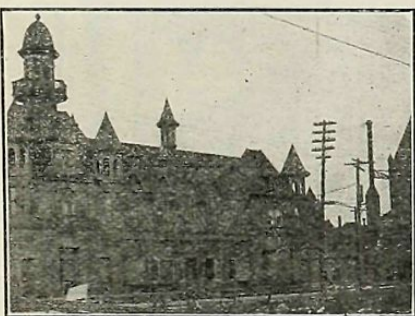
Another thing which I believe would help both mortgagee and mortgagor and also property is to make foreclosures easier and in a shorter time, as in some European countries, where mortgagees after default obtain deeds in from one to two weeks, while in our city it takes at least three or four months. It would help the mortgagee, for he could obtain the property, before interest, taxes, etc., accumulate, and the expenses would not be so high. It would help the mortgagor, for he could borrow more on his property and the little margin more might be enough to save him from a foreclosure.

PROGRESSIVE BRONX.

Showing the Increase in Population.

Year.	Population.
1880	43,000
1890	88,000
1900	201,000
1910 (114.9 per cent.)	431,000
1911	500,000
1920 (estimated)	927,000

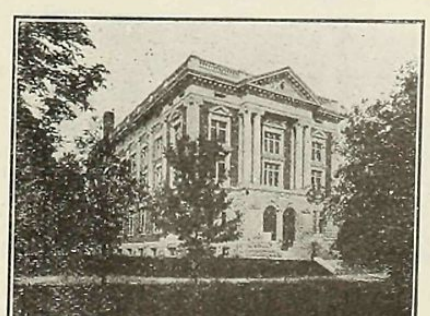
Note: The present population of the Bronx exceeds that of any of the following named States: Arizona, Delaware, Idaho, Montana, Nevada, New Mexico, Utah, Vermont and Wyoming, and is greater than several of them combined.



THE AMORY HOME,
Borough of the Bronx.



ARECO OFFICE BUILDING,
Melrose Avenue and 149th Street.



AUDITORIUM BUILDING,
Fordham University.

MANY NEW SCHOOLS WILL HAVE TO BE BUILT.

In Some Parts of the Borough the Increase of Pupils Has Far Exceeded Expectations A Heavy Budget Appropriation Required This Year.

By ALFONSE WEINER, School Commissioner.

NOW that the rapid transit conditions in the city are about to be settled, and an abnormal growth of the Borough of the Bronx is expected, equaling if not surpassing the great increase of 112 per cent. of its population for the last ten years; giving us at present 500,000 inhabitants, it is easily seen that the school conditions of the Bronx will have to have more than ordinary attention by the Board of Education within a very short time. The fact alone that the Bronx at this moment has over 23,000 scholars on part time, the total in the whole city being about 80,000, will prove my contention that the Borough of the Bronx, as the most congested part of the city, should be relieved by the building of new schools in the very near future.

I am happy to say that the building committee and the sites committee of the Board of Education is now preparing a budget for the needs of school facilities in the whole city, which promises to give our borough immediate relief. There are in that budget eleven new elementary schools provided for the Bronx, and also one additional manual training and commercial high school.

Some idea of school attendance is given in the following table for April of this year in Districts Nos. 25 and 26.

School.	Reg.	Att.	Part-Time Classes.	Part-Time Children.
2	3,239	2,796	18	814
4	3,085	2,596	26	1,252
6	1,602	1,401	8	371
7	818	707	..	..
11	1,117	1,007	2	83
26	545	504	4	125
28	2,651	2,328	8	383
33	883	803	..	..
40	4,469	3,883	54	2,820
42	3,068	2,604	24	1,231
44	2,155	1,954	14	639
49	267	263	..	..
23,899			158	7,718
April, 1911, 20,110			102	5,041
3,789			56	2,677

DISTRICT 26.

School.	Reg.	Att.	Part-Time Classes.	Part-Time Children.
5	1,398	1,254	16	713
8	860	708	..	..
12	996	910	6	246
13	1,751	1,570	6	278
14	437	398	..	..
15	585	530	..	..
16	970	841	..	..
17	325	301	..	..
19	431	326	6	189
21	725	636	10	437
32	2,948	2,650	46	2,233
34	2,002	1,916	10	396
36	1,135	974	6	236
46	1,155	1,041	..	..
15,518			106	4,728
April, 1911, 14,746			86	4,141
772			20	587

The greatest congestion is in the 24th District, which has about 10,500 part-time pupils. In the aforementioned budget the following new school accommodations are provided for the Borough of the Bronx:

- An addition of twelve class rooms in P. S. No. 21, in 235th street near White Plains avenue.
- An addition of eighteen class rooms to P. S. No. 34, at Amethyst avenue and Victor street.
- An addition of twelve class rooms to P. S. No. 12, in Westchester village.
- A new public school of fifty-one class rooms in the vicinity of 170th street and Washington avenue.
- A new public school at 140th street and Alexander avenue, containing thirty-six class rooms.
- A new public school, containing fifty-one class rooms, at Spofford avenue, Coster and Faile streets.
- A new public school in the vicinity of 207th street, Perry and Hull avenues, containing sixteen class rooms.
- An addition to Public School No. 19, Woodlawn, of eight class rooms, on a new site and building will add to that section of probably twenty-four class rooms. This item has not yet been settled upon and is under consideration before the building committee.
- An addition to Public School No. 7, Kingsbridge avenue and 232d street.
- Four portable buildings for Public Schools Nos. 14 and 26.
- There is also under consideration a site for a new building in the Highbridge section.
- This is the relief for the Bronx contemplated by the budget which will likely be

acted upon by the Board of Estimate and Apportionment in July, 1912.

It is my opinion that before these buildings are half finished the conditions in the borough, with its expected influx, will be most deplorable, and it behooves the people of the Bronx to be wide awake and force continued action for new school conditions in this borough.

High school conditions are just as bad as those existing in the elementary schools. We have at the present moment but one academic high school, which has an attendance of something like 3,800 pupils, namely Morris High School, at 166th street and Boston road. We also have one annex in the extreme southerly part of the Bronx and one annex in the extreme northerly part, to which some pupils have to travel at great inconvenience.

One new high school, the site for which has been acquired at 184th street, Creston avenue and Faile place (a most desirable position for such a school), will, I trust, within the near future be erected. I know that the draftsmen are now preparing plans for that school and will hasten its erection as much as possible. Again I state that long before that high school is erected the conditions, as far as secondary education in the borough is concerned, will be such that it will be hard to overcome.

I might state from information sought by me from high school principals, that there are over 1,100 high school pupils from the Bronx attending different Manhattan high schools; the major part of those pupils would no doubt attend Bronx high schools if there were accommodations for them. At this moment we have under consideration for this budget aforementioned, the acquisition of another high school (intended for manual training and commercial purposes, the Morris High

School being an academic high school), which matter, I hope, will be an accomplished fact within the very near future.

Dr. Maxwell in his last report recommended three new high schools for the Bronx, a provision which while absolutely necessary, is not likely in my opinion to be carried out at this time.

The budget, in all, calls for about \$10,000,000 for school purposes, and I personally feel that this will have to be duplicated in another year's time, so as to overcome the terrible crowding of school children in our classes.

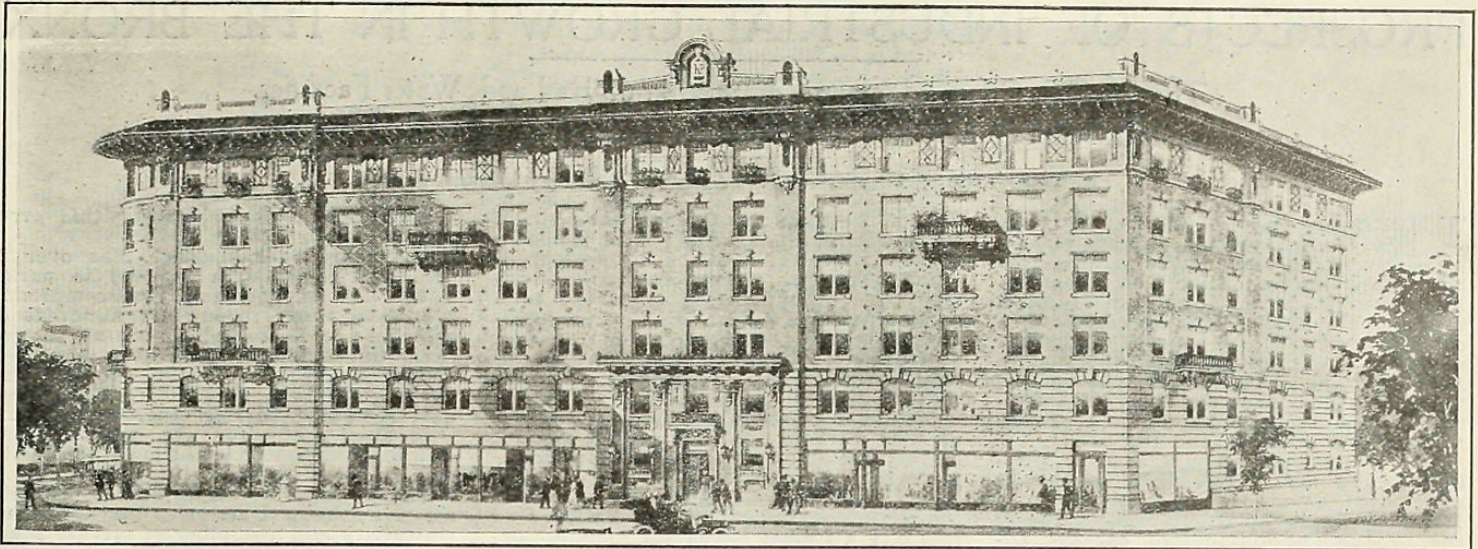
The Board of Education is doing all that is possible and is thoroughly aware of the deplorable conditions in the schools of the city, but the board is hampered by being able only to recommend, depending upon the city authorities to appropriate the money with which to build.

I am personally inclined to believe in the advisability of smaller schools, and more of them, in preference to the present tremendously large schools situated too far away from each other.

Boroughs like the Bronx are so continuously changing their school population, that it is very hard to determine from time to time where to place school houses.

Recently, we have opened and dedicated two new schools in the Bronx which are an ornament to the system: one Public School No. 44, at Prospect avenue and 176th street, of forty-two class rooms; the other Public School No. 46, at 186th street and Bainbridge avenue, of forty-six class rooms. Another at Westchester, Randolph street, Lawrence and Hammond avenues, will no doubt be ready for occupancy this fall, the number of which will be 47. Another at 189th street and Hoffman street, which will be No. 45, is also expected to be occupied this fall or early next year.





THE BRONX OFFERS EXTRAORDINARY INDUCEMENTS TO THE APARTMENT HOUSE INVESTOR.

WHAT THE BRONX-BEAUTIFUL SOCIETY AIMS TO DO.

Will Cooperate with Public Officials to Remove Unsightly Conditions and Enlist the Interest of School Children in Caring for Open Spaces.

By JOHN H. DENBIGH, President of the Bronx-Beautiful Society.

WE are apt to talk with wonder and pride of the marvelous development of cities and towns in the far West or South and to forget that we who live in the Borough of the Bronx have seen as great a development take place at our very doors within the short space of one decade. When a borough with a population 235,000 becomes a borough with a population very close to half a million within ten years, little short of a miracle has happened. Had it occurred in Oregon or Washington it is possible we might have heard more about it and talked more of it.

To those who consider such an extraordinary development many things will present themselves as food for thought. How has this vast army of people been housed? How have they found work? What kind of people are they who have come? Why did they come? How have general living conditions in the borough been affected? These and many kindred questions present themselves at once to any one pausing for a moment to take in the full significance of the figures involved.

To answer these questions and others like them is not the purpose of this article. It will be sufficient for our purpose to say that such a rapid growth of population means that farm lands have become densely populated city blocks and streets and that thousands of residents in the more congested parts of the city have migrated to this borough to find more space and light and air for growing families, and that through their coming in such vast numbers, conditions have arisen that must be met and dealt with if we would preserve the conditions which tempted these homeseekers to settle among us.

Development Along Utilitarian Lines.

Rapid development of new territory, let it occur where it may, is invariably along utilitarian lines. At first and in its haste a rapidly increasing population is prone to neglect as less important some of the most vital things that constitute comfortable living, particularly in the matter of sightliness and order in their home surroundings.

It was the realization of this consideration that caused the organization of the Bronx-Beautiful Society. Prominent business men of the borough called through Mr. W. R. Messenger, Secretary of the

Bronx Industrial Bureau, a public meeting of citizens in the Morris High School to consider the question of the preservation of some of the more beautiful features of the most beautiful borough of the city and the improvement of home environment generally within our boundaries.

Its Public Spirited Members.

Among those attending this first meeting, as indicative of its importance, may be mentioned the Hon. C. C. Miller, President of the Borough; Hon. Joseph A. Goulden, ex-member of Congress; Hon. Thomas J. Higgins, Commissioner of Parks; Chancellor Elmer E. Brown of New York University; Mr. R. E. Simon, President of the Bronx Industrial Bureau; Mr. E. B. Boynton, President of the American Real Estate Company; Hon. James L. Wells and Mr. John H. Denbigh. The last named gentleman was elected President of the society it was agreed to form, and Chancellor Brown became its Vice-President. The Hon. J. A. Goulden was made chairman of the Executive committee; Mr. Chas. F. Minor, Manager of the Bronx Branch of the Knickerbocker Trust Company, became Treasurer and Mr. W. R. Messenger was elected Secretary. Other members of the Executive committee were Mr. I. I. Amory, Mr. E. B. Boynton, Prof. Irvin Chaffee, Mr. W. S. Germain, Rev. Thos. F. Gregg, Rev. W. Kephart, Hon. F. D. Wilsey, Mr. R. E. Simon, Mr. W. R. Messenger, Mr. Olin J. Stephens, Mrs. Miller of Mount Hope and Mr. Charles Hilton Brown of High Bridge.

The names of this committee show the interest evinced in the purposes of the new society and preclude any attempts at fanciful or impracticable schemes.

The society has up to the present been engaged in quiet but effective organization. It intends to work in harmony with, and as an auxiliary to, the various city departments. It will probably find one useful field of activity in drawing the attention of the proper officials to infringements of regulations of their departments.

It proposes also to inaugurate a campaign for the improvement of unsightly and ill-kept vacant lots and to interest the school children in the protection of property.

There is an immense opportunity in this

direction alone and it is not too much to hope that some time in the not far distant future the Bronx, like its northern neighbor, Mt. Vernon, will have a "cleaning up week," when discarded rubbish in houses, yards and vacant lots, may be removed to its proper place. All over the country we hear of just such efforts being made as the Bronx-Beautiful Society is setting out to make. Sometime in the Fall an illustrated lecture will be given at various selected points in school houses and other suitable places, showing some of the beautiful spots in the borough contrasted with some of the unsightly localities which a little care and attention might transform into attractive and cleanly regions.

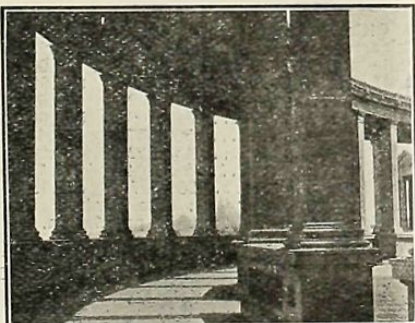
Urges Planting of Trees.

The society is particularly interested in a campaign of education by precept and example which shall tend to diminish and, it is hoped, eventually to eliminate, unsightly and untidy conditions about our home sites resulting either from ignorance or carelessness or both.

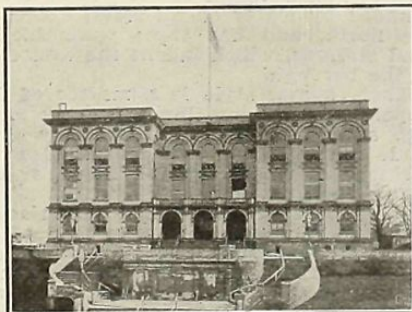
The society ardently advocates the planting of trees and flowers. It hopes to interest an army of school children in growing plants and caring for gardens in all possible localities, and in this aim the Board of Education has set a high standard to private citizens in the planting of trees and shrubs and care of lawns about the High School and such schools as No. 26, No. 46, No. 31, etc.

No one now believes that to be beautiful a thing must necessarily be expensive, any more than that a useful thing must necessarily be ugly if we would construct it without extravagance.

The Bronx-Beautiful has a great work to do. It is beginning wisely by hastening slowly, but where to-day it must count its members by tens it will one day count them by hundreds. This increase in membership will not be long delayed once it has placed a visual appeal before the inhabitants of this section of the city of conditions as they are in some places and as they might be were those most interested to do their part. Its aims must and will appeal to all loyal citizens of the Bronx and the society will have their strong support in its efforts for public betterment and improvement of home surroundings.



HALL OF FAME.
New York University.



BRONX BOROUGH HALL.
Crotona Park.



PUBLIC BATHS.
Borough of the Bronx.

PROSPECTS OF INDUSTRIAL GROWTH IN THE BRONX.

The Borough Offers a Unique Construction of Rail and Water Facilities, Coupled with Low-Price Sites—Wholesome Surroundings for Operators.

By WILLARD R. MESSENGER, Secretary of the Bronx Industrial Bureau.

There are in New York City some 26,000 manufacturing establishments, or nearly 10 per cent. of the manufacturing establishments of the entire country. More than 20,000 are located in Manhattan and the Bronx. They represent a capital investment of over \$1,400,000,000, of which about \$900,000,000 is invested in Manhattan and the Bronx. The cost of materials used annually is over \$1,000,000,000, and about three-quarters of this is used in Manhattan and the Bronx.

The wages paid amount to over \$500,000,000, and nearly \$350,000,000 of this is distributed among factory employees in Manhattan and the Bronx. The value of the products manufactured exceeds \$2,000,000,000, of which about three-quarters comes from Manhattan and the Bronx. The value added to the products by the process of manufacture amounts to about \$1,000,000,000. There are about 100,000 sal-

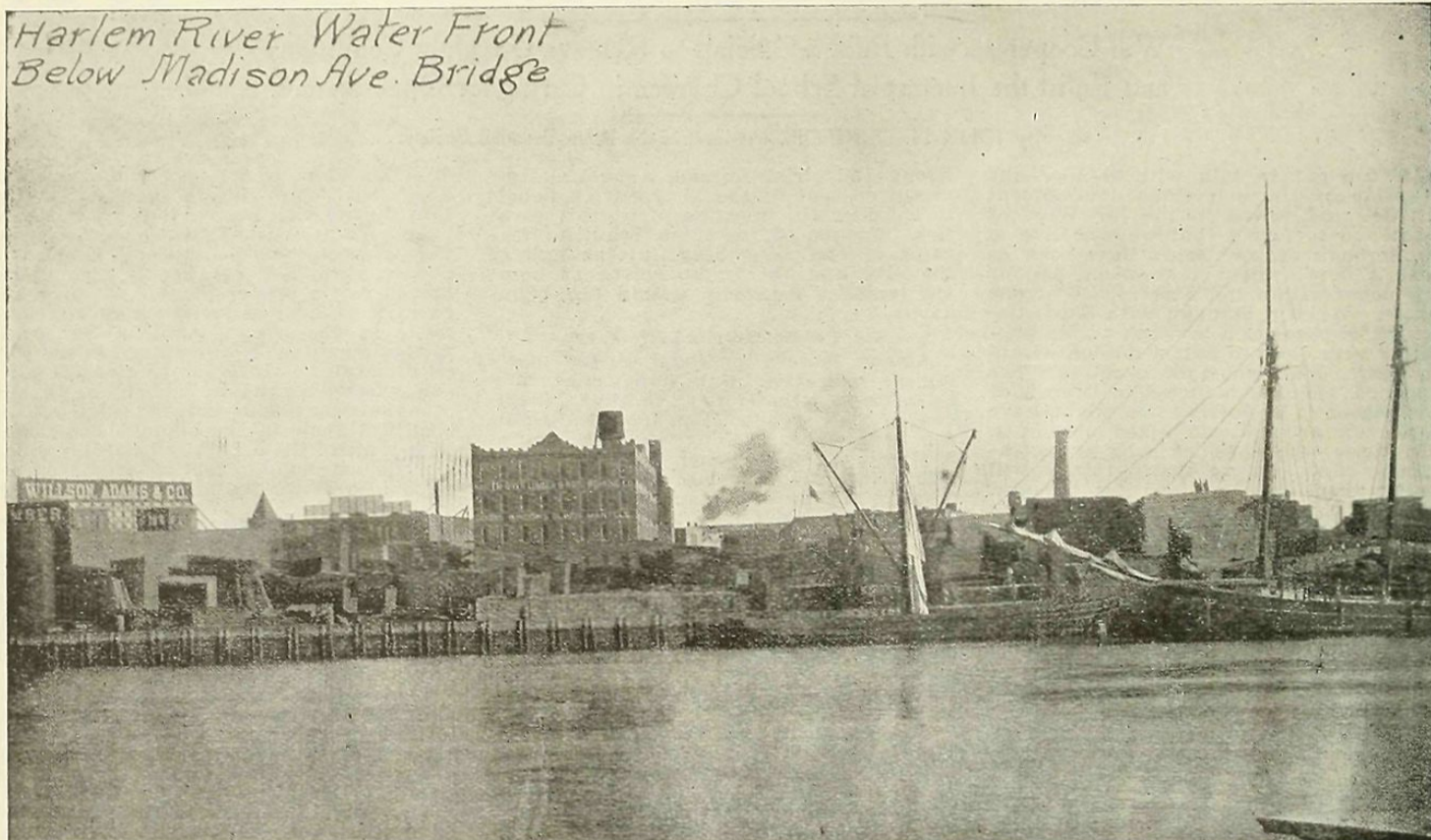
tion of the country. Over 25 per cent. of the people in the United States reside in the five States of Massachusetts, Connecticut, New York, New Jersey and Pennsylvania. About one-third of the total capital invested in manufacturing industries is invested in these five States, over \$6,000,000,000; about one-third of the annual manufactures is produced in these States.

Within a comparatively short distance of New York is produced a vast amount of raw products and material for manufacturing. The large percentage of population, wealth and consuming power in the section convenient to New York makes this city a logical center for manufacturing. That is why the State of New York surpasses all others in capital employed in manufacturing, in the number of wage earners, in the wages paid and in the value of manufactured products.

vestigation at once corrects this erroneous view.

The Bronx, for instance, has over 17 per cent. of its area devoted to parks. There are seventeen parks, comprising over 4,000 acres. There are hundreds of acres in the Bronx which are as yet entirely undeveloped, green fields that can be purchased at reasonable figures and that are ideally situated for individual development. Besides, there are industrial sites ready for use, with railroad sidings and water transportation facilities.

The Bronx has over a hundred churches. New York University and Fordham University and a number of private academies, schools and seminaries are situated in the Bronx, which also offers excellent libraries and high schools. The borough contains all that goes to make living conditions attractive, economical and whole-



BRONX HAS A REMARKABLE WATERFRONT ON THREE SIDES.

ried officers and clerks employed in the manufacturing establishments of New York, and about 600,000 wage earners are employed during the year.

Aside from the fact that New York City holds the leading place among the manufacturing centers of the United States, the imports and exports at the port of New York are greater than those of any other port in the world; and they are greater than those of all other ports of the United States combined. The combined imports and exports at the port of New York amount to over \$1,500,000,000 annually, and the tonnage entering the port of New York amounts, exclusive of coastwise traffic, to over 13,000,000 tons; the tonnage cleared at the port of New York amounts to nearly the same amount annually.

This concentration of manufacturing and distribution in the City of New York is due, in the first place, to its natural advantages, including over 400 miles of waterfront. There are very few naturally good ports either on the Pacific Coast or along the Gulf, but there are several along the Atlantic, and New York in natural advantages is unsurpassed by any other port in the world.

Owing to its fine harbor and to its position at the mouth of the Hudson, New York became the nation's great export center, with the result that all the important railway systems were obliged to establish terminals here. This city being the shipping center that it is, with unsurpassed railway and waterway facilities, is in consequence the nation's foremost center of commerce, finance and manufacturing.

New York is situated in the most densely populated and the most wealthy sec-

The City of New York has over 400 miles of waterfront and covers an area of 326 square miles, by far the largest area of any city. Manufacturers require certain facilities, which are for most manufacturers provided most economically and advantageously in New York. Among the most important requirements are an efficient and intelligent labor market, convenient and economical transportation for the distribution of finished products and nearness to the sources of supply of raw material. In New York many classes of manufacturers are able to have their factory and sales offices under one roof.

Manufacturers consider also other conditions that enter into their particular business, such as the use of large supplies of water. In New York either fresh water or salt water can readily be secured either from the city or on the waterfront. The Borough of the Bronx is surrounded by water on all sides, except on the north, and has three navigable inland streams, which indent the east coast of the borough.

Then, again, style is a matter of first importance in some lines, notably clothing, and in such cases there is a great trade advantage in being situated where fashions originate, at the nation's chief seat of metropolitan life.

It is because far-sighted manufacturers have surveyed the entire field of national production, manufacturing and distribution and studied the distribution of population and wealth that more and more industrial plants are yearly locating in New York City.

Not a few out-of-town manufacturers entertain the belief that all sections of the city are congested and that all New York real estate is high priced, but in-

some, besides possessing a unique combination of requirements demanded by manufacturers.

Bronx in a Statistical Mirror.

INCREASE IN BUILDING OPERATIONS.	
1881-1890, ten years, total.....	\$27,500,000
1891-1900	93,000,000
1901-1911	240,000,000
1911 (single year)	22,000,000

Note: Manhattan, Chicago and The Bronx are the three greatest building communities in the United States.

INCREASE IN VALUE OF TAXABLE REAL ESTATE.

1880, total assessed valuation...	\$23,000,000
1890	45,500,000
1900	138,500,000
1910	560,663,000
1911	583,400,000
1912	610,000,000

THE BRONX AMONG THE LARGEST CITIES.

Cities.	Pop., 1900.	Pop., 1910.	Pr. ct. Inc.
Chicago.....	1,698,575	2,185,283	28.7
Philadelphia.....	1,293,697	1,549,008	19.7
St. Louis.....	575,238	687,029	19.4
Boston.....	560,892	670,585	19.6
Cleveland.....	381,768	560,663	46.9
Baltimore.....	508,957	558,485	9.7
Pittsburgh.....	451,512	533,905	18.2
Detroit.....	285,704	465,766	63
The Bronx.....	200,507	430,980	114.9

Every other city in the United States is smaller than the Bronx in population.

COMPARISON WITH OTHER BOROUGHS.

Boroughs.	Pop., 1900.	Pop., 1910.	Pr. ct. Inc.
The Bronx.....	200,507	430,980	114.9
Queens.....	152,990	284,041	86.6
Brooklyn.....	1,166,582	1,634,351	40
Richmond.....	67,021	85,969	28.3
Manhattan.....	1,850,093	2,331,542	26

Total.....3,437,202 4,786,883 38.7

TRANSIT JUNCTIONS AND BUSINESS CENTERS.

The Layout of the Subway, Elevated and Surface Systems in the Bronx Has Furthered the Growth of Local Shopping and Amusement Districts.

By CHARLES M. GAMBEE.

GOOD transit is essential to the prosperity of any community. The lack of proper facilities to take residents to and from their work stifles the growth and retards the development of a section. The first question that formerly confronted the prospective home builder or home purchaser was, How long does it take to get to the City Hall. This question is still of interest, but it is more or less overshadowed by the question: How far is a given property from the nearest transit centre.

A large community must have its shopping centres to attend to the wants of its residents. It ought not to be required of Bronx residents to make the long journey to Manhattan, thereby consuming half a day every time it is desired to purchase necessities. Where transit lines meet, a business centre is very apt to grow up. The layout of the Third avenue elevated with its terminal at Bronx Park and the subway with its terminal at West Farms and the many surface connecting lines, makes it easy to reach such transit centres in the Bronx.

The Bronx, however, wants more transit centres to stimulate its business. New rapid transit lines, whether surface, subway or elevated, will create such centres. At present traveling facilities are inadequate to meet the needs of every section. The traffic on the public service lines exceeds the capacity of these lines. However, the prospects for new subways and elevated extensions are good, and if the proposed lines are built the transit question will be solved, so far as the Bronx is concerned, for some considerable time.

When the present subway was opened many wide-awake merchants saw the advantage of coming to the Bronx, and located their stores around the transit centres. A stranger to the Bronx will be amazed at what he sees at the corner of 149th street and Third avenue and, again, at the corner of Tremont and Third avenues. The connection between the subway and the elevated at 149th street and Third avenue has made a business centre that would be the pride of any city in the United States.

It is only a few years since the Bronx boasted its first department store. There are now four doing a lucrative business at 149th street and Third avenue, and Bronx residents have been brought to realize that it is not only as cheap but more convenient to buy goods at home.

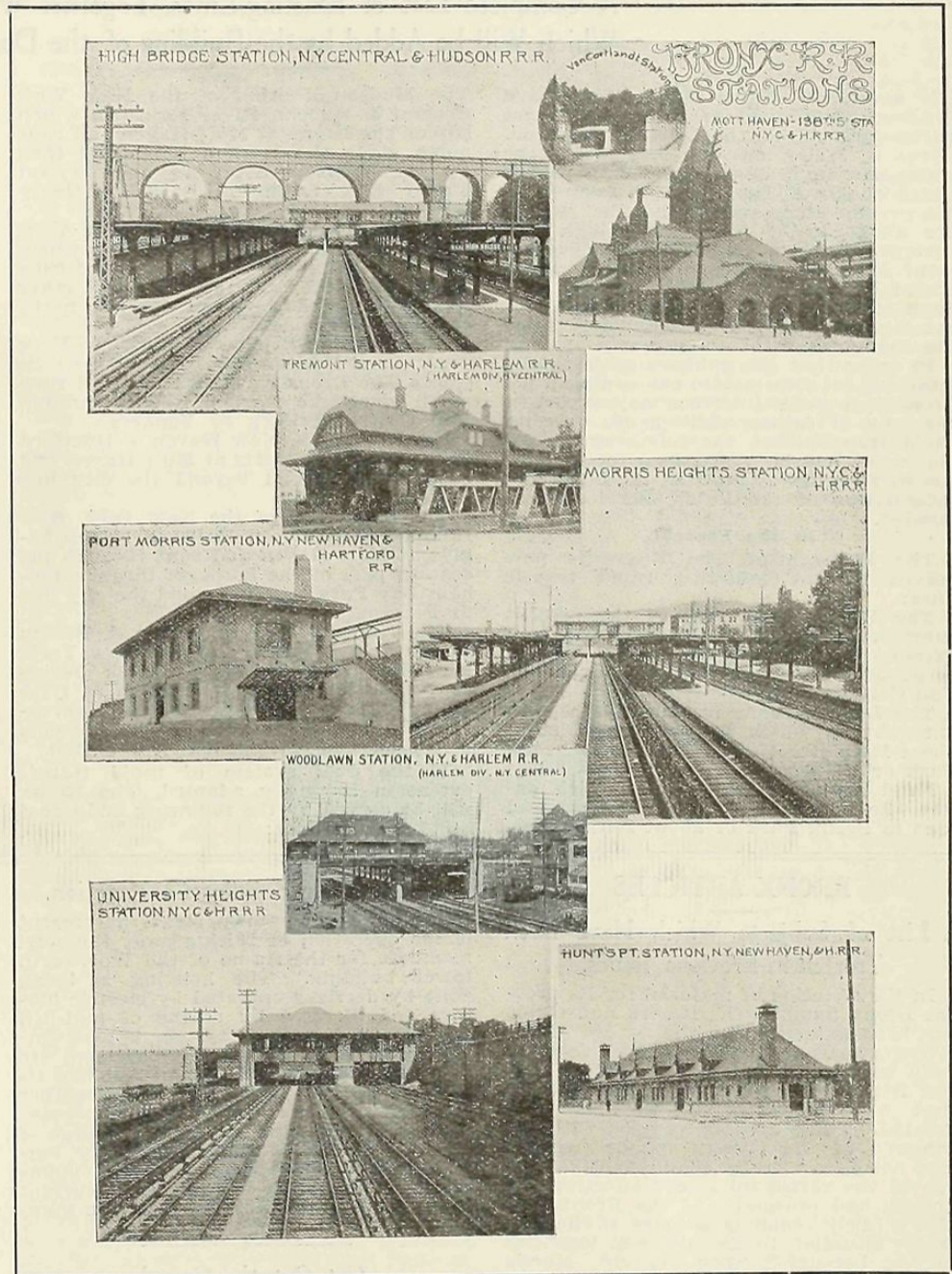
Transit centres exert an influence on amusements, just as they do on mercantile business. The Bronx Theatre, one of the finest vaudeville houses in the country, was opened in the fall of 1909. The Metropolis, on Third avenue, at 142d street; Loew's million dollar theatre, at Bergen and Westchester avenue, and Miner's burlesque house, on Third avenue, near 156th street, are all playing to capacity houses, and I am advised that new theatres are to be erected on Tremont avenue, near Washington avenue, and at Westchester and Bergen avenues.

The banks and trust companies likewise feel the influence. The new home of the Bronx National Bank, at No. 369 East 149th street; the Knickerbocker Trust Company, at 148th street and Third avenue; the Twenty-third Ward Bank, on Third avenue, near 148th street; the Corn

Exchange Bank, which has recently purchased a new site at No. 375 East 149th street; the Dollar Savings Bank, at Third avenue and 148th street; the Bronx National Bank, at Tremont and Park avenues; the Bronx Savings Bank, at Tremont and Park avenues; the North Side Savings Bank, at Third avenue and 162d street—all report a good and increasing business, which proves the advisability of locating at transit centres.

Two leading wall paper houses, the Rob-

ert Griffin Company, at No. 370 East 149th street, and the Thibaut Company, at 147th street and Willis avenue, have established branch stores near the 149th street and Third avenue transit centre. Whatever the future may have in store for the Bronx, let it be remembered that the more transit lines we have the more transit centres there will be, and every transit centre is sure to be a drawing point at which will accumulate business houses to take care of the surrounding district.



RAPID TRANSIT FACILITIES ARE PRIMARY FACTORS IN BUILDING UP THE BRONX.

HIGHWAYS WHICH HAVE MADE THE BRONX FAMOUS

Statistics From the Report of Operations Covering 1911 Show How the Sanitary Conditions Conform to Borough's Growth.

The annual report of the operations of the office of the President of the Borough of the Bronx, the Hon. Cyrus C. Miller, for the year 1911, will be found printed in the City Record of May 18. Two of the principal bureaus under the supervision of the Commissioner of Public Works being that of Sewers and Highways, it is interesting to note the larger amount of work which they are called upon to do from year to year. This is apparent from the report of the engineer of design, Charles Gartensteig.

During the year 151 contracts for assessment work and 5 contracts for corporate stock work, estimated to cost about \$2,920,000, were prepared for letting, whereas during nine months of 1910 only 80 contracts for work, estimated to cost about \$1,820,000 were prepared. Assessment lists

for expenditures amounting to approximately \$2,500,000 were prepared during 1911 as against about \$2,400,000 during nine months of 1910, but the lists for 1911 covered 106 contracts and contained 605 maps, whereas those of 1910 covered 55 contracts and contained 128 maps.

The records of the bureau show that the cost of preparation of the contracts for assessment work was 0.34 per cent. of the estimated cost of the work to be done, and the cost of preparation of the assessment lists was 0.37 per cent. of the amount expended on the contracts for which assessment lists were made.

Notable among the contracts prepared for letting were those for the transverse roads at 174th street, 170th street and Bedford Park boulevard, the first being an ornamental concrete arch, estimated to

cost \$108,000, and the others being transverse roads in connection with the Grand Boulevard and Concourse, similar to those already built, and estimated to cost \$132,000 and \$106,000 respectively.

Among the contracts for assessable improvements which were prepared for letting were three contracts for sewers in the Unionport district, which include over nine miles of lateral sewers, and are estimated to cost about \$325,000. Several large regulating and grading contracts were also prepared, including the completing of Westchester avenue, from Main street to Eastern boulevard (\$81,000), Baychester avenue, from Boston road to Pelham Bay Park (\$165,000), and Bronx boulevard, from Gun Hill road to Morris street (\$79,700).

The standard details of construction

were completed and published in book form and have been very serviceable, and the demand for them was so great that the entire edition was soon exhausted and a second edition was printed.

S. C. Thompson, Engineer of Highways, reports that the total amount of excavation handled on the contracts during the year was 384,000 cubic yards, while the total amount of filling handled on contract work during the year was 786,000 cubic yards, which is equivalent to an area of 10 acres filled 48 feet in depth. The curbing laid and relaid on the various streets during the year amounted to 214,000 linear feet, or about 40 miles, while the flagging, 317,000 square feet, is equivalent to con-

siderably more than 8 acres flagged full.

The average price on contracts let for sheet asphalt, is \$1.17 per square yard; block asphalt is \$1.74 per square yard; redressed granite is \$1.19 per square yard; new granite (1 small block at \$3.07), is \$3.03 per square yard; bituminous pavement is 89 cents per square yard.

It will be noted from the foregoing, that the average price paid for sheet asphalt or class A pavement, is 28 cents per square yard greater than the average price paid for bituminous pavement or class B pavement. The greatest increase in the mileage of any kind of pavement laid during the year was asphalt block, of which about $7\frac{1}{4}$ miles were laid, while only about 3+

miles of sheet asphalt and one mile of granite were added to the mileage of streets paved.

Of the bituminous pavement, a comparatively small amount has been laid, and this has been of two kinds; (1) a thin sheet asphalt laid directly on concrete to which a paint coat has been applied and (2), a mixture of gravel and asphalt on a concrete base. These latter pavements have not been down long enough to warrant forming any opinion as to their ability to stand traffic.

The Borough of the Bronx now had, at the beginning of the year, 144 miles of permanent pavement, 132.6 miles in 1910, 82.6 in 1905, and 59.7 in 1902.

RAPID TRANSIT FACILITIES ABOVE THE HARLEM.

A Complete List of Existing Lines, Together With Those Which Will be Added by the Building of the Dual System.

IN several of the articles which have been contributed to this number, and particularly in the one written by Hon. Cyrus C. Miller, mention is made of the transportation conveniences with which the Borough of The Bronx is favored at the present time and of the lines which are about to be built. The high importance of rapid transit to the development of a city has been specially illustrated by the swift growth of the Borough of The Bronx since the opening of the elevated lines, and particularly since the inauguration of the subway system.

In order that the public may have the latest official information concerning what Bronx real estate interests may expect in the way of future additions to existing rapid transit lines, the following precise statement has been prepared for this issue by Secretary Walker of the bureau of information of the Public Service Commission.

In the Present.

The Borough of The Bronx is now served by the following rapid transit lines:

The Broadway branch of the present subway, which enters The Bronx at the extreme north end of Manhattan Island, or about 225th street, and runs thence to Van Cortlandt Park or 242d street.

The Lenox avenue branch of the present subway, which enters The Bronx at about 145th street and continues to Bronx Park or 180th street.

Third avenue elevated line, which enters The Bronx at about 129th street and runs to Bronx Park or about 204th street.

The Hudson division of the New York Central & Hudson River Railroad, which enters The Bronx at Mott Haven and runs north along the Harlem River and then up the Hudson River to and beyond Mount St. Vincent near the northerly city line.

The Harlem division of the New York Central & Hudson River Railroad, which enters The Bronx at Mott Haven and runs north through Park avenue and other streets to and beyond the city line north of Woodlawn cemetery.

The Putnam division of the New York Central and Hudson River Railroad, which enters The Bronx at 161st street and runs north along the Harlem to and through Van Cortlandt Park to Yonkers.

The New York, New Haven & Hartford Railroad, which starts at Mott Haven and runs north to and beyond the city line at Mount Vernon.

The Shore line of the New York, New Haven and Hartford Railroad, which begins at Mott Haven and runs through the eastern part of the borough, through Pelham Bay Park to and beyond the city line at Pelham.

The New York, Westchester & Boston Railroad, a subsidiary of the New York, New Haven & Hartford, which begins near the present subway station at 177th street and Boston road and runs northeasterly to and beyond New Rochelle. This road was just opened on May 29th.

If the dual system of rapid transit extension is finally adopted, The Bronx will be served by the following additional rapid transit lines:

In the Future.

The western branch of the Lexington Avenue Subway, entering The Bronx at about 135th street and running north, mainly through Jerome avenue, to Woodlawn road.

The eastern branch of the Lexington Avenue Subway, running through 138th street, Southern boulevard, Whitlock avenue and Westchester avenue to Pelham Bay Park.

The White Plains Road branch of the present Lenox Avenue Subway, leaving the latter near Bronx Park station and running north, mainly through White Plains road, to 241st street.

An extension of the Third Avenue Elevated Railroad, out Webster avenue to Gun Hill road and through Gun Hill road to the White Plains road extension of the present subway.

An extension of the Ninth Avenue Elevated Railroad from 155th street Manhattan, across the Harlem by the Putnam Division bridge and through West 162d street to the Jerome avenue extension of the Lexington Avenue Subway.

A connection at 149th street between the present subway and the Jerome avenue branch of the Lexington Ave. Subway.

A connection at about 149th street and Bergen avenue, between the existing line of the Third Avenue Elevated Railroad and the Lenox Avenue branch of the existing subway.

These lines are daily increasing the population of the Bronx.

BRONX ARTICLES

A List of Subjects Which Have Been Treated in Previous Issues.

In the selection of material for its present Bronx number, the Record and Guide has been influenced by the nature of the subjects bearing on that borough recently dealt with in its columns. Here is a partial list of the more important articles that have appeared in the last few months. These articles, coupled with the contents of the present number, should give not only a pretty comprehensive survey of the varied influences affecting the growth and prosperity of the Bronx, but also a fairly complete account of the real estate situation in the different localities in the borough: "The Historic Morris Heights Section," Jan. 6, 1912; "Bedford Park and Its Surroundings," Jan. 13, 1912; "The Growth of the Bronx in 1911," Jan. 13, 1912; "The Transit Situation in the Bronx," by W. R. Messenger, Jan. 20, 1912; "What's Doing for Bronx Waterways," Jan. 20, 1912; "A Corner of Old Westchester," Jan. 27, 1912; "A Twenty-Million Dollar Industrial Colony for the Bronx," Feb. 3, 1912; "Two of the Oldest Bronx Settlements" (Tremont and Belmont), Feb. 17, 1912; "The Most Prominent Center in the Bronx," Feb. 24, 1912; 2 articles "Municipal Improvements in the Bronx" (contains a valuable map, showing status of street opening proceedings), March 16 and 23, 1912; "How Bronx Taxpayers Can Save Money," March 30, 1912; "City Island," March 30, 1912; "Kingsbridge and Farther North," April 13, 1912; "Old Bronx Villages," Dec. 23, 1911; "The Encroachment Law," Dec. 23, 1911; "An Old Bronx Village Transformed" (West Crotona), Nov. 25, 1911; Reminiscences of the Central Bronx," by William R. Brown; "The Southern End of the Bronx," Nov. 11, 1911; "Recent Development of the Melrose Section," Nov. 4, 1911; "West Farms to Be a Great Civic Center," Oct. 28, 1911; "New Ideas Being Tried Out in the Bronx," Oct. 7, 1911; "The Western Corner of the Bronx," Sept. 23, 1911; "A Valuable Service to Property Owners," Sept. 2, 1911.

Electricity in Building Construction.

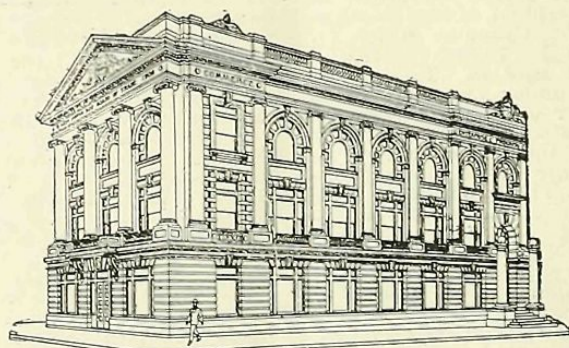
One of the downtown sights at present is the operation of raising aloft the steel members for the frame of the Woolworth tower building. The hoisting is being done by derricks operated by electric motors and directed by means of pull-bell signals. A telephone system is also employed on the work. In the basement are concrete and mortar mixing machines also operated by motors, and altogether electricity is performing an important part in erecting the building. A force of six electricians is kept constantly employed in extending, altering and maintaining the electric wiring. The current is supplied by the New York Edison Company.

Cut Out the Grouch.

Let us cut out the pessimism and the grouch and the hard luck tales and notice how things are moving up and up and up, until presently it will hit real estate a slap for fair all along the line. And are your lists made up and everything in good order? If not, get busy—and get ready.—Real Estate Board of Brokers' Bulletin.

Forcing a Railroad Extension.

The Public Service Commission has directed its counsel to begin mandamus proceedings to compel the New York Railways Company to construct and operate that portion of its surface railroad route in 116th street, between Pleasant avenue and the East River. There is a ferry leading to Ward's Island where is located the Manhattan State Hospital, the authorities of which complained to the commission that travel to and from the island was hampered by the failure of the company to run its car clear through to the East River. Its present terminus at Pleasant avenue is several blocks from the ferry, and passengers are compelled to walk this distance. After investigation and hearing the commission ascertained that the company's franchise extends clear to the river. In its decision it held that the franchise obligates the company to operate the entire route, and therefore called upon it to extend its line to the river and put it in operation by August 1, 1912. As no move has been made by the company to do so, the commission resorted to mandamus proceedings, to compel the building and operation of the extension.



THE NORTH SIDE BOARD OF TRADE'S NEW BUILDING.

PAYMENT OF ASSESSMENTS.

Borough President Miller Explains Workings of the New Installment Plan.

In a circular letter which is being sent to interested property owners in the Bronx, the Borough President, Hon. Cyrus C. Miller, again calls attention to the provisions of section 1019 of the Charter of the City of New York, which allows the payment of assessments for local improvements in sums of fifty dollars or multiples thereof; also to the two laws passed by the Legislature of 1912 bearing on the payment of assessments. The letter, which contains information applicable in all the boroughs, states:

"The first new law is chapter 372 of the laws of 1912. It provides that when an assessment upon real property exceeds 5 per cent. of the tax valuation of the parcels affected for the year preceding, the Collector of Assessments and Arrears shall divide the assessment upon each parcel assessed into ten installments as nearly equal as may be. The first of these installments becomes a lien upon the real estate just as any other assessment. The remaining installments bear interest at 5 per cent., and one of these becomes a lien each year on the anniversary of the date of entry of the original assessment.

"Each installment as soon as it becomes due begins to bear interest at 7 per cent., but the remaining installments continue to bear interest at 5 per cent. until they in their turn become due. If the installment is unpaid when it is due, there may be a sale of the property for such unpaid installment. If the city acquires the property by condemnation, the remaining installments become due as of the date of confirmation of the report of the commissioners in the condemnation proceedings, so that the whole of the assessment may be paid off at the time the proceedings are finished.

"The other law is chapter 399 of the laws of 1912. It provides that a property owner may avail himself of the privilege of paying an old assessment in installments, provided the assessment exceeded 5 per cent. of the assessed valuation and had been confirmed after January 1, 1908, and before September 1, 1912. An application must be made in writing by the owner of the property to the Collector of Assessments and Arrears, who must divide the assessment into ten parts as equal as may be. Many of the ten installments are to be considered due as years have elapsed since the confirmation of the assessment. The overdue installments bear interest at the rate of 7 per cent. and upon their payment the balance of the assessment ceases to be a lien upon the property, except as each installment becomes a lien. The installments which are not due bear interest at 5 per cent. in the same way as new assessments.

"These laws will take effect on September 1, 1912.

"While these laws may be excellent to allow persons to purchase property and to pay for their development by degrees, great care must be taken by the purchaser of property in localities where the assessments are not paid. Sometimes the physical improvements, such as regulating, grading, paving, etc., have been completed, but the assessments have not been levied or paid. If a man purchases such property without inquiry as to which of the assessments have become liens, and which have not become liens, he may be saddled in the future with a very serious debt and have his investment destroyed.

"Inquiries concerning such assessments should be made to the Bureau of Information, Borough Hall, 177th street and Third avenue, New York."

The Bronx River Parkway.

In 1867 that part of Westchester County now known as the Borough of the Bronx was sparsely settled and held in large ownerships, mostly farms, through which ran the Bronx River, a narrow stream winding through a narrow valley and bordered with fine trees and meadow land. Just above the northerly line of Bronx Park were some quaint old houses along the banks of the river, occupied by families of French descent.

Then the trees were eventually cut down, and factories of a cheap class were built. Garbage and factory waste found their way into the stream until it became a foul, poisonous sewer.

The New York Zoological Society determined to take action to save the stream, and in conjunction with the New York Botanical Society an appeal was made to the Legislature. In 1906 an act was passed, providing for the appointment by the Governor of a commission of three members to investigate. The commission

reported to the Governor at the end of the year and recommended that an act be passed constituting a commission to take charge of the property. In 1907 the Legislature passed an act, known as Chapter 594, embodying the recommendations of the commission.

The Governor then appointed Madison Grant, William W. Niles and James G. Cannon commissioners to carry out the purpose of the act. The act designated as a parkway a strip of land on either side of the river from Bronx Park to Kensico reservoir. It also provided that before any expense or obligation could be incurred under its provisions the approval of the Board of Estimate must be obtained for the acquisition of the lands described in the act. The authorization of the board for the acquisition of the land has so far been prevented by the financial condition of the city.

A Bit of History.

Almost the entire territory between New York and Albany, in the early Colonial days, was owned by the Van Rensselaers, Livingstons, Philippses and Van Cortlandts.

The founder of the Van Cortlandt family was Orloff Stevenson Van Cortlandt, who came to New Amsterdam in the military service of the Dutch West India Company in 1637. He was subsequently employed in the civil department. Leaving the company's service in 1648, he entered business and became wealthy. He was Burgomaster from 1655, almost without interruption, until the termination of the Dutch rule in New Amsterdam.

Jacobus, the second son of Orloff Stevenson Van Cortlandt, married Eva Phillipse, daughter of Frederick Phillipse, Lord of the Manor of Phillipseboro, then extending along the Hudson River from below the present site of Riverdale to the mouth of the Croton River above Sing Sing, embracing more than 50,000 acres.

By purchases from his father-in-law and others Jacobus Van Cortlandt became the owner of the chief part of the present City of Yonkers, below the Phillipseboro estate, and the present Van Cortlandt Park, Riverdale, Kingsbridge, etc. Jacobus Van Cortlandt was Mayor of the City of New York from 1710 to 1719. The son of Jacobus married the daughter of Augustus Jay, ancestor of Chief Justice John Jay, and in 1748 built the fine Van Cortlandt mansion. At his death the estate devolved to Col. James Van Cortlandt.

During the Revolution the Van Cortlandts adhered to the American side, but Col. Phillipse, who then owned the Manor of Phillipseboro, a grandson of the founder, was a Tory and, as a consequence, his estates were confiscated.

About 1848 two eagles surmounted the posts of the old gateway facing the Van Cortlandt stables. These were part of the spoils taken from a Spanish privateer during the war and presented to Augustus Van Cortlandt by Rear Admiral Robert Digby, who, when here with his flag ship, spent a few days with the Van Cortlandts. Among Admiral Digby's aides was the Duke of Clarence, afterward Prince of Wales and later on George III.

General Washington and his aides dined in one of the rooms on the memorable day in July, 1781, when the British pickets were driven within the lines on New York Island. The property during the Revolutionary War was a constant scene of conflicts between British and American armies, and fight after fight took place on the estate and around the mansion.

In 1869 the property consisted of about 850 acres, but parks, reservoir and parkways have been taken by the City of New York, leaving but 60 acres south of Van Cortlandt Park. This 60 acres is still in the possession of the lineal descendants of Jacobus Van Cortlandt and Eva Phillipse. The old manor house is still standing in Van Cortlandt Park, and contains a collection of Colonial relics, open to the public and under the charge of the Colonial Dames of the State of New York.

Works Contemplated in the Bronx.

A new station is to be erected on the New York Central at 149th street. From the Harlem River to New Rochelle the two-track system of the New Haven road will be changed to a six-track system.

Other improvements contemplated are the New York and New Jersey Bridge from 179th street to New Jersey; the erection of a Federal Building; the connecting railroad from Long Island to the Bronx; five new schools; extensions of the present subways and elevated roads; the third-tracking of the Second and Third avenue elevated roads; the direct East Side subways; the establishing of a public produce market and the improvement of the waterfront by increased dock facilities.

NEW BRIDGES NEEDED.

An Approach to Grand Boulevard—A Crossing at Neried Avenue.

Among the appropriations of corporate stock which Borough President Miller has asked for in schedules just submitted to the Board of Estimate are, \$500,000 for the construction of a viaduct from Central Bridge to Grand Boulevard and Concourse, \$350,000 for a bridge over the Bronx river at Neried avenue, \$150,000 for a transverse road under the Grand Boulevard, and \$100,000 for rebuilding bridges over the New York and Harlem Railroad at 144th street and Morris avenue.

A viaduct to connect Central Bridge with Grand Boulevard and Concourse was part of the original scheme for the parkway, but no suitable approach has ever been built, though the necessary land has been acquired. As a consequence of the omission, the parkway is not easily accessible from the bridge over the Harlem, and motor drivers mostly prefer on this account to use Jerome avenue instead. The boulevard has been completed in all other respects.

The Neried Avenue Bridge is proposed to connect McLean avenue and Webster avenue on the west side of the Bronx with Neried avenue on the east side. It will span the Harlem and New Haven railroad tracks as well as the valley and the stream. Owing to the nature of local topography it is at present impossible to cross from the Woodlawn Heights section to Wakefield without going by way of East 233d street bridge or Becker avenue bridge, which are very roundabout routes for a densely populated section. The borough president says the time has now arrived when the construction of the bridge is imperative.

The present bridges over the railroad at 144th street and Morris avenue have served their purpose and have become dangerous. In accordance with the terms of the agreement with the railroad company the city is obligated to rebuild the bridges.

In a second schedule the borough president has asked for an appropriation of \$10,000 for the purpose of making studies and preparing plans for a viaduct over the valley between the east end of Washington Bridge and the Grand Boulevard and Concourse. The land has already been acquired for a broad boulevard between the concourse and Claremont park.

New Bronx Borough Hall in Prospect.

Borough President Miller of the Bronx has asked an appropriation of \$25,000 in corporate stock with which to have plans prepared for a new borough hall. The present municipal building is composed of inflammable material except for the outer walls. The vaults in which are stored the records of the borough can no longer be considered fireproof, though perhaps slow-burning. The enormous value of the records is a sufficient reason why they should be adequately protected, in the opinion of the borough president.

Exempt Property.

In the City Record of May 25 will be found a detailed list of the properties in the city of New York which are exempt from taxation for the year 1912. The totals for each borough are:

	Land Value.	Total Value.
Manhattan	\$742,612,257	\$1,111,263,853
The Bronx	85,736,165	143,535,130
Brooklyn	126,118,772	288,533,359
Queens	19,330,080	46,982,815
Richmond	4,787,928	16,792,652
Total	\$978,585,202	\$1,607,107,809

Opposed to Further Elevated Structures

A mass meeting to arouse sentiment against the proposed crosstown elevated railroad from Fulton street and Franklin avenue, Brooklyn, to Long Island City, and in favor of a subway under Bedford avenue, Eastern Parkway, to connect with the North Seventh street tunnel in Williamsburg and thence by way of Penn and other streets to Long Island City, was held on Monday night in the auditorium of the Bedford Branch of the Y. M. C. A.

The meeting was called by the Bedford Avenue Crosstown Subway League, an organization formed of delegates from various civic organizations with a total membership of more than 30,000 citizens. A determined fight against further elevated structures in Brooklyn will be made, particularly a crosstown road. Darwin R. James presided at the meeting.

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
TOPOGRAPHICAL BUREAU

MAP OF THE BOROUGH OF BROOKLYN CITY OF NEW YORK 1912

PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 439 OF THE GREATER NEW YORK CHARTER
AS AMENDED BY CHAPTER 408 OF THE LAWS OF 1905

SKETCHED WITH YORK, WARDEN 1912

Wm. H. W. Ward
CITY ENGINEER

Alfred D. Allen
PRESIDENT OF THE BOROUGH

Wm. H. W. Ward
COMMISSIONER OF PUBLIC WORKS



DRAWN BY THE
RECORD AND GUIDE
11 E. 24th ST., N.Y.C.

— CITY HAS TAKEN TITLE
||||| TITLE PROCEEDINGS INITIATED
---- NOT LEGALLY OPENED





CORPORATE STOCK FUNDS.

Requests From Heads of Departments.

The heads of departments under the city government are submitting to the Board of Estimate their annual estimates of what their requirements will be for the fiscal year beginning July 1, 1912.

Borough President McAneeny of Manhattan heads the list with a request for \$13,527,931. Among the improvements he wishes to make are: Purchase of land to extend Riverside Drive, \$2,000,000; the Waverly place extension, \$1,000,000; the Morris street widening \$1,500,000; the Kenmare street extension, \$1,000,000; other street widenings, \$1,175,000; the Irving place extension, \$1,250,000, and for sewer reconstruction, \$500,000.

Commissioner Tomkins, of the Department of Docks, wishes \$10,656,000 for purchase of private piers in Manhattan and \$4,000,000 for waterfront property in South Brooklyn and Bay Ridge. For the Johnson foundry property, on the Harlem Ship Canal, \$1,000,000 is requested. Mr. Tomkins asks for \$350,000 for a new municipal ferryboat, \$300,000 for new piers in the West Washington Market, \$2,000,000 for new East River piers and \$1,180,000 for new sheds on piers in the Chelsea section.

Commissioner O'Keeffe asks for \$8,000,000 for approaches to the East River bridges and Commissioner Johnson wishes to spend \$4,000,000 for new fire-alarm stations to be erected in parks throughout the city. The demands made for various other improvements are:

President, Borough of Manhattan...	\$13,527,931.35
President, Borough of Brooklyn...	6,030,101.73
President, Borough of Queens...	3,872,618.85
President, Borough of Richmond...	238,422.33
President, Borough of Bronx...	1,838,050.00
Parks, Manhattan and Richmond...	1,621,400.00
Metropolitan Museum of Art...	985,000.00
New York Aquarium...	1,550,000.00
American Museum Natural History...	550,000.00
Parks, the Bronx...	544,000.00
New York Botanical Garden...	48,950.00
New York Zoological Garden...	192,440.06
Parks, Brooklyn...	1,459,526.27
Shore road, continuation of improvement...	350,000.00
Parks, Queens...	290,250.00
Bellevue and Allied Hospitals...	2,724,218.30
Bridge Department...	10,302,001.02
Fire Department...	5,247,282.58
Health Department...	2,632,000.00
Metropolitan Sewerage Commission...	47,000.00
Police Department...	600,000.00
Department of Water Supply, Gas and Electricity...	5,097,050.00

Funds for improvements of this class are obtained by the sale of bonds and not from taxation. The taxes take care of the city budget, which this year amounts to \$183,000,000.

Latest Branch Elevated Route.

Rapid Transit Route No. 44, as laid out by the Public Service Commission, and now before the Board of Estimate for final approval, provides for a three-track elevated connection between Boston road and White Plains road. It is the last route of the dual system affecting the Bronx.

The route lies wholly within the Borough of the Bronx, the center line of which begins at a point in Boston road about halfway between East 178th street and 179th street, where a connection can conveniently be made with the existing Manhattan-Bronx Rapid Transit Railroad along Boston road; and thence curving northeasterly over Boston road and private property to a point in private property in the block bounded by Boston road, East 179th street, Bronx street and West Farms road; thence continuing easterly over private property in said block and over and across Bronx street, private property, Bronx river and private property again to a point in private property between Bronx river and Devoe avenue.

Thence curving northeasterly over private property and over and across Devoe avenue and East 179th street and over private property again to a point in private property in the block bounded by Devoe avenue, Lebanon street, Bronx Park avenue and East 179th street; thence continuing northeasterly over private property in said last mentioned block and over and across Lebanon street and over private property at the northwest corner of Lebanon street and Bronx Park avenue to a point on Bronx Park avenue between Lebanon street and East 180th street; thence curving northeasterly over and across Bronx Park avenue and private property to a point in East 180th street, between Bronx Park avenue and Morris Park avenue.

Thence continuing still northeasterly over and across East 180th street, private property, Adams street, private property, Bronx Park avenue and private property to a point in private property north of Bronx Park avenue, between Bronx Park and the tracks of the New York, Westchester & Boston Railroad; thence continuing northerly over private property between Bronx Park and the tracks of the New York, Westchester & Boston Railroad to Unionport avenue; thence continuing still northerly over and across Unionport avenue and private property to Birchall avenue and over and along Birchall avenue to White Plains road and over and along White Plains road to Astor avenue, where a connection can conveniently be made with the West Farms road and White Plains road route as heretofore adopted and approved.

Apartment for Claremont Avenue.

The accompanying picture shows a building now being completed on the east side of Claremont avenue, south of 125th street, which promises to be a welcome addition to the already popular residential section of Morningside Heights.

The building has a very attractive front, the first story being of limestone and the two top stories of rich colored terra cotta, while the body is of a warm yellow Tapestry brick. The interior is arranged in suites of two to five rooms. Maximilian Zipkes is the architect of the building, which is being erected by the owner, the Tomahawk Realty Co.

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

How Fire Insurance Is Transacted.

The beginning of the Fire Insurance transaction is when a property owner applies to an Insurance Company for Fire Insurance. The end of the transaction is when the insured is paid money for the loss or damage caused by a fire, which affected his property. As an aid in understanding the various steps in the Fire Insurance process, they are set forth here in numerical order.

1. Application for Fire Insurance by a Property Owner.
2. Temporary insurance granted by the Insurance Company.
3. Inspection of the property by the Insurance Company.
4. Making of a rate of premium, or fixing the price of the Fire Insurance.
5. Approval of the risk or the decision to insure or not to insure.
6. Writing of Policy.
7. Payment of the premium or cost of the insurance.
8. Occurrence of a fire.
9. Settlement of the claim and adjustment of the loss.

Application. The application for Fire Insurance made by a property owner to a Fire Insurance Company is generally a very simple matter. It consists of a request for insurance with the following information:

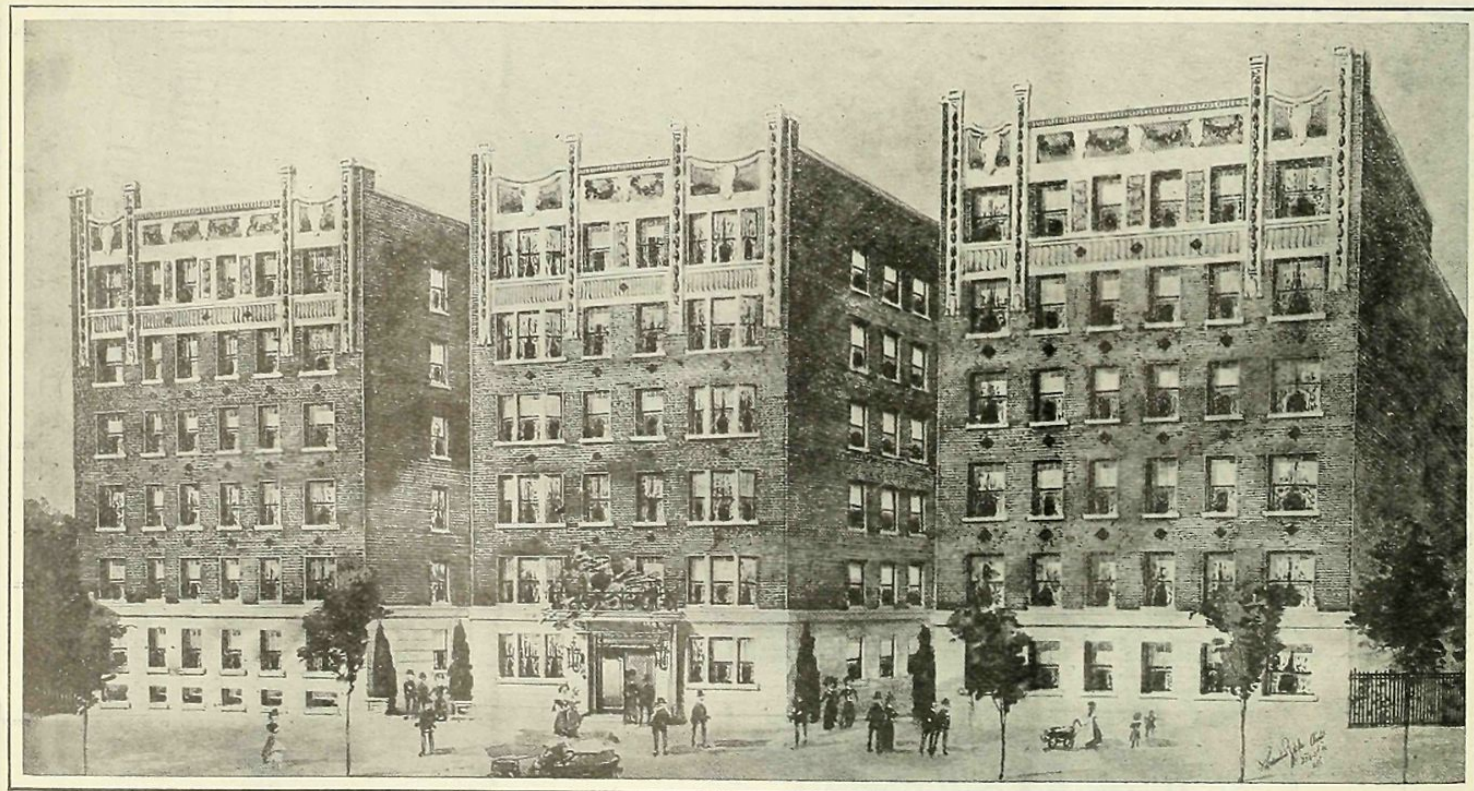
- a, Name of Property Owner.
- b, Location of Property.
- c, Amount of Insurance desired.
- d, Nature of Property.
- e, Time of Insurance.

The application is treated practically as a memorandum, in order to allow the Insurance Company time to look into the matter. It is virtually getting insurance on memorandum. The application is frequently made orally, and by a representative or agent of the property owner to a representative or agent of the Insurance Company.

Temporary Insurance. While the law recognizes the validity and legality of Fire Insurance transactions that take place without the making of papers as records and proofs, such instances are to be treated as exceptions. The general practice followed where temporary insurance is done, is to give the applicant a paper called a Binder or Binder Policy. This Binder is a Policy just as much as the completed document. Its purpose is to give the property owner, who applies for insurance, immediate protection, as well as to allow the Insurance Company sufficient time to investigate the conditions of the risk before definitely and permanently issuing the insurance.

The form of Binder in use in New York City reads as follows:

"Each of the undersigned companies, for itself only, insures the property above described for the amount set opposite its



A MORNINGSID HEIGHTS OPERATION.

Maximilian Zipkes, Architect.

name until the issue of its Standard Policy on the same in place thereof, or until twelve o'clock noon of the next business day after the risk is declined, by notice to the assured or broker placing the risk. But in no event shall this insurance be in force over fifteen days from the date of commencement of liability hereunder."

Inspection of the Property. The inspection of the property made by the Insurance Company, has the general purpose of collecting information about the property as it stands. This is to enable the Insurance Company to intelligently and efficiently decide for its own interest, whether to furnish the insurance asked by the property owner as well as to give the property owner the protection or indemnity he desires.

The information desired, however, is of several different kinds, as it may be used by the following branches of the Insurance Company's office, Rating, Underwriting, Policy Writing, Loss Department.

The Rating Department will need information about the various features of the property which may have a bearing on the rate, that is, the price which should be charged for the risk of carrying the insurance.

The Underwriting Department will need information which will help it in judging the desirability of the risk as well as the amount of insurance that can be safely issued on the property.

The Policy Writing Department will need information that will enable it to issue the Policy in correct form, and with all the details of the property included, so as to give the property owner the protection or indemnity he is seeking, as well as protecting the Insurance Company under the terms and conditions by which the insurance is issued.

The Loss Department will need information that will enable it to appraise the damage caused by fire and on this point, it is frequently dependent entirely on the records of the Inspection Report, because the fire may destroy all other evidence.

Making of the Rate. If it be considered that the making of a Fire Insurance Rate is exactly like fixing the selling price of an article of merchandise, it will be an aid to understanding what the process of Rate Making is.

The Rater or Rate Clerk is generally furnished with certain figures or Rates to start with. As the result of experience and practice, standard or basis rates have been established or determined for the different classes of properties and also for localities. That is, a particular class of building or business when located in a particular city, town, village, or other situation has a fixed rate.

This rate however, is intended for a typical or average property of its class and location. There may very well be conditions connected with the particular property being rated that call for a special or individual rate. It is the business of a Rater therefore to examine the Inspection Report, and to classify the property, so that it can be given its proper rate.

If the property is of the kind for which Class Rates have been established and it does not vary from the average or typical property of its class, the making of a Rate is simply the work of assigning the property to its right class and taking the rate figure set for that class.

If the property, however, is such that it cannot be rated as a class property, but must be given a special or individual rate, because of its particular conditions, then it is the business of the Rater to make up an itemized or schedule rate on the property.

In the making of an itemized rate, the Class Rate set for the building or business is taken as a starting point, and is made the base or foundation of the rate. To this Base Rate, the Rater adds charges or additions for the bad features of the property, and correspondingly, deducts amounts or allowances for the good features.

In this process of itemized rating, the following are the principal things considered:

Construction of the Building and its Defects and Improvements.

Special Hazards (Causes of Fire) connected with the Business or Occupancy.

Fire Protection Systems and Appliances.

Exposure or Fire Danger from Outside Sources.

General Conditions Arising from Management of Property.

The above features on close inspection or analysis subdivide themselves into a number of small individual features, each of which may call for a charge or increase in the rate, or on the other hand, call for a reduction or allowance, depending on whether the feature is a defect or improvement.

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 Jamaica.

AT TOWN HALL, JAMAICA, ON JUNE 7,
AT 8 P. M.

PARSONS AV.—To legally open PARSONS AV. from Sanford av to Rose st 3d Ward.

CHICHESTER AV.—To extend, continue and legally open CHICHESTER AV. from the present eastern terminus at Rockaway turnpike through vacant and unoccupied land to Beaver st; that the proposed EXTENSION be of the same uniform width of 65 ft. and the entire length being 118 ft., 4th Ward.

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

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

HOWARD ST. ETC.—To construct a sewer and appurtenances in HOWARD ST. from Forest parkway 250 ft. east; in WINDOM ST. from Forest parkway 250 ft. east; in SHIPLEY ST. from Forest parkway to Yarmouth st; and in CASCO (SIMPSON) ST. from Forest parkway to Yarmouth st. and in STANLEY ST. 250 ft. east, 4th Ward.

HAMILTON AV. ETC.—Construction of sewer, etc., in HAMILTON AV. from Liberty av to Jerome av; WALNUT ST. from Liberty av to Jerome av; BRIGGS AV. from Liberty av to Jerome av; and in CHURCH ST. from Liberty av to Jerome av; and in KIMBALL AV. from Stoothoff av to Lefferts av, 4th Ward.

MCCORMICK AV.—Laying sidewalks bet Liberty av and Broadway, 4th Ward.

LIBERTY AV. ETC.—Construction of a sewer, etc., in LIBERTY AV. from Stoothoff av to Chestnut st; CEDAR AV. from Liberty av to Kimball av; and in CHESTNUT ST. from Liberty av to Kimball av, 4th Ward.

JAMAICA AV. ETC.—To construct a sewer and appurtenances in JAMAICA AV. from

Shaw av to Ferry st; in FOREST PARKWAY, from Jamaica av to Ashland av; in FERRY ST. from Jamaica av to Ashland av; and in ASHLAND AV. from Shaw av to Ferry st, 4th Ward.

9TH ST.—Regulating, grading, recurling and repaving cobble gutters, and paving with macadam, etc., in 9TH ST. bet 5th and 9th avs, WHITESTONE, 3d Ward.

BRENTON AV.—To legally open BRENTON AV (HENRY ST), bet Plainfield and Hillside av, JAMAICA, 4th Ward.

KIMBALL AV. ETC.—To construct a sewer, etc., in KIMBALL AV. from Greenwood av to Stoothoff av; CHESTNUT ST. from Kimball av to Jerome av; and in CEDAR AV. from Kimball av to Jerome av, 4th Ward.

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 Crotona.

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

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 bituminous pavement. Adopted.

EAST 173D ST.—Paving with sheet asphalt on a concrete foundation, from Minford pl to Southern Boulevard. Adopted.

VYSE AV.—Paving with bituminous pavement on a concrete foundation, from East 172d to East 173d st.

PAVING.—The following resolutions for paving have been returned from the Board of Estimate and Apportionment for the purpose of having the Local Board specify whether the pavements petitioned for are of a preliminary or permanent character under chapter 484, Laws of 1912:

EAST 181ST ST.—Paving with asphalt blocks on a concrete foundation, from La Fontaine av to Bathgate av. Permanent. Adopted.

EAST 165TH ST.—Paving with asphalt blocks, setting curb, etc., from Intervale av to Westchester av. Permanent. Adopted.

HOE AV.—Paving with bituminous pavement on a concrete foundation the roadway of HOE AV. from East 173d st to Boston rd. Preliminary. Denied.

Local Board of Morrisania and Crotona

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

EAST 149TH ST.—Regulating, grading and paving, from Mott av to Spencer pl. Rescinded, as the work is completed.

Local Board of Morrisania.

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

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. Adopted.

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. Adopted.

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. Laid over until June 18.

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. Adopted.

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

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. Adopted.

TIFFANY ST.—Constructing sewers, etc., bet Whitlock and Lafayette avs. Laid over until June 18.

The following paving petitions were referred back to the Local Board by the Board of Estimate and Apportionment for the purpose of having the petitions and resolutions read in accordance with chapter 484, Laws of 1912, by specifying whether a pavement is to be a preliminary or a permanent one:

LONGFELLOW AV.—Paving with asphalt block, from Lafayette av to the New York, New Haven & Hartford Railroad. Adopted as permanent.

ST. MARY'S AV.—Paving with sheet asphalt on a concrete foundation ST. MARY'S AV. from Wales av to Southern Boulevard; and WALES AV. from the Port Morris branch of the railroad to St. Mary's st. Adopted as permanent.

BARRETTO ST.—Grading and paving with asphalt block on concrete, from Southern Boulevard to Whitlock av. Adopted.

WILLOW AV.—Paving with granite block, from Bronx Kills to East 138th st. Rescinded.

WHITTIER ST.—Paving with asphalt block, from Seneca av to Ludlow av. Laid over until June 18.

LAFAYETTE AV.—Paving with asphalt from Longwood av to Hunts Point av. Laid over to June 18.

EAST 149TH ST.—Paving with asphalt block, from Southern Boulevard to Whitlock av. Adopted.

GARRISON AV.—A new petition has been received to pave with granite block on sand, from Whittier st to the bulkhead line of the East River, and will be considered at the next meeting.

EAST 167TH ST.—Paving with asphalt blocks on a concrete foundation, setting curb, etc., from West Farms rd to the intersection of Westchester and Longfellow av. Adopted.

Local Board of Chester.

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

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

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

RHINELANDER AV.—Acquiring title to the lands, etc., from Cruger av to Bear Swamp rd. Laid over to June 18.

MATTHEWS AV.—Regulating, grading, etc., and building approaches, etc., from Van Nest av to Bronxdale av (Bear Swamp rd). Laid over to June 18.

BRONX PARK (BERRIAN) AV.—Regulating, grading, etc., and building approaches, etc., from Walker av to East 180th st. Laid over to June 18.

BYRON AV.—Constructing a temporary sewer, etc., bet East 237th and East 235th sts. Laid over to June 18.

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. Adopted.

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. Adopted.

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. Laid over until June 18.

MULINER AV.—Regulating, grading, etc., building approaches, etc., from Morris Park av to Bear Swamp rd (Bronxdale av). Laid over to June 18.

EAST 177TH ST (TREMONT AV).—Paving with bituminous pavement, from Walker av and Bronx River to Westchester av. Adopted.

NEEDHAM AV.—Acquiring title to the necessary lands bet East 216th and East 222d sts. Laid over to June 18.

CRUGER AV.—Laying out on the map a change in the lines of CRUGER AV, from the New York, Westchester & Boston R. R. to Bronxdale av; also, extending the part of CRUGER AV, as located near Bear Swamp rd South. Laid over until June 18.

Local Board of Van Cortlandt.

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

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

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. Adopted.

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

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. Adopted.

NOTE.—The first part of the petition covering the opening of THE POST RD (formerly known as West 246th st) and Newton av, from Corlear av to West 253d st, is not correct because of the fact that the Board of Estimate and Apportionment on May 2, 1912, amended the opening proceeding of 242d st and Corlear av by extending the proceeding so as to include the Post rd (West 246th st) from its intersection with West 242d st to the prolongation of the northerly line of the second unnamed street. This part of the petition should therefore read:

"The Post rd (formerly known as West 246th st and Newton av), from the prolongation of the northerly line of the second unnamed st north of West 242d st to West 253d st. The limits of the other streets mentioned in petition 621 are correct."

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. Adopted.

EAST 181ST ST.—Regulating, grading and paving with asphalt blocks on a concrete foundation, from Park av West to Webster av. Permanent pavement. Adopted.

AQUEDUCT AV.—Paving with asphalt blocks on a sand foundation AQUEDUCT AV, from the south crosswalk at Burnside av to the north side of 181st st. The Chief Engineer of Sewers and Highways suggests that the title of the improvement be amended so as to provide for: "Paving with asphalt blocks on a concrete foundation the roadway of AQUEDUCT AV, from the south crosswalk at Burnside av (west of Aqueduct av) to the north side of 181st st, setting curb where necessary, and all

work incidental thereto. Said pavement being designated under chapter 484, Laws of 1912, as a permanent pavement." Adopted.

TIEBOUT AV.—Paving with granite blocks on a concrete foundation the roadway of TIEBOUT AV, from 180th st to Fordham rd, where gradient is over 6 per cent., and with asphalt blocks on a concrete foundation where the gradient is 6 per cent. or under, being designated as a permanent pavement. Laid over to June 18.

RIVERDALE AV.—Regulating, grading, etc., from the west line of Spuyten Duyvil Parkway (near 230th st) to the south side of the same parkway (bet 238th and 239th sts). Laid over until June 18.

KNOX PL.—Regulating, grading, etc., from Mosholu Parkway to Gun Hill rd. Denied.

SPUYTEN DUYVIL RD.—Regulating, grading, setting curbstones, etc., etc., at the intersection of WEST 230TH ST AND SPUYTEN DUYVIL RD; also, setting curbstones, etc., on SPUYTEN DUYVIL RD, from West 230th st to Johnson av; and in JOHNSON AV, from Spuyten Duyvil rd to Kappock st. Adopted.

The following petitions for paving adopted by this Local Board have been returned by the Board of Estimate and Apportionment for the purpose of having the petitions and resolutions conform with chapter 484, Laws of 1912, by specifying whether pavements are of a preliminary or permanent character:

WEST 261ST ST.—Paving with bituminous pavement, from Riverdale av to Broadway. Preliminary pavement. Adopted.

DEVOE TERRACE.—Paving with bituminous pavement, from Webb av to West 190th st. Preliminary pavement. Adopted.

HEATH AV.—Paving with two-inch asphalt block on a concrete foundation, from Boston av to Fort Independence st. Preliminary pavement. Adopted.

MORRIS AV.—Paving with bituminous pavement, from East 184th st to Fordham rd. Preliminary pavement. Adopted.

EXTERIOR ST.—Regulating, grading and paving with granite blocks, bet 144th and 149th st. Laid over until June 18.

KINGSBRIDGE RD.—Paving with asphalt blocks on a concrete foundation, where grade does not exceed 3/4 per cent., otherwise granite blocks, bet Webster av and Fordham rd; and FORDHAM RD, from Kingsbridge rd to Sedgwick av. Rescinded.

EAST 190TH ST (ST. JAMES ST).—Regulating, grading and paving with granite blocks, from Jerome av to Creston av. Laid over to June 18.

ANDERSON AV.—Paving with bituminous pavement, bet Jerome av and West 164th st. Laid over to June 18.

INWOOD AV.—Paving with asphalt blocks, from Featherbed la to West 169th st. Rescinded in view of action taken on similar petition at the previous meeting.

EAST 149TH ST.—Regulating, grading, paving, etc., and repaving with granite blocks, from Mott av to Spencer pl. Rescinded, as the work is completed.

PARK AV WEST, ETC.—Regulating, grading, paving with asphalt blocks on a concrete foundation in PARK AV WEST, from East 189th st to Pelham av; PARK AV EAST, from East 189th st to Pelham av; 3D AV, from East 189th st to Pelham av; WELCH ST, from Park av West to Webster av; EAST 189TH ST, from 3d av to Washington av. Adopted as permanent pavements.

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:

BROOKLYN.

WEST 16TH ST.—Changing the grade of WEST 16TH ST, from Neptune av to Canal AV South; and the grade of CANAL AV SOUTH, from West 15th st to West 17th st. Adopted.

HEMLOCK ST.—Acquiring title and fixing an area of assessment in the matter of HEMLOCK ST, from Liberty av to Glenmore av, and from Sutter av to Cozine av. Adopted.

WEST 19TH AND WEST 20TH ST.—Acquiring title and fixing a modified area of assessment in the matter of WEST 19TH AND WEST 20TH ST, from Av Z to Surf av, excluding in each case the right of way of the New York & Coney Island R. R. by limiting it to the two blocks bet. Neptune av and Surf av. Adopted.

5TH AV, ETC.—Change in the lines and grades of the STREET SYSTEM bounded approximately by 5th av, 61st st, 9th av, 60th st, 10th av, 64th st, 7th av and 68th st. Public hearing on June 27.

EASTERN PARKWAY, ETC.—Change in the grade of the STREET SYSTEM bounded by Eastern Parkway, Eastern Parkway extension, Lincoln pl, Barrett st, Linden av, Rockaway Parkway and Buffalo av. Public hearing on June 27.

LAFAYETTE AND CLASSON AVS.—Laying out and acquiring title to a PUBLIC PARK OR PLAYGROUND at the northwest corner. Referred to the Public Recreation Commission.

LINCOLN PL.—Acquiring title from Underhill av to Washington av. Public hearing on June 27.

VOORHIES AV.—Acquiring title to VOORHIES AV, from Hubbard st to East 15th st, excluding the right of way of the Long Island R. R. and the Brooklyn & Brighton Beach R. R. Public hearing on June 27.

EAST NEW YORK AV, ETC.—Amending the proceeding for acquiring title to EAST NEW YORK AV, from Canarsie av to Pitkin av; to LEFFERTS AV from the west line of Utica av to East New York av, and to UTICA AV, from Lefferts av to East New York av, by the inclusion of LINCOLN RD, from Nostrand av to Canarsie av. Public hearing on June 27.

WEST 27TH ST.—Approval of rule and damage map in the proceeding for acquiring title to WEST 27TH ST, from Neptune av to Surf av excepting the right of way of the N. Y. & Coney Island R. R. Adopted.

62D ST.—Approval of the rule and damage maps in the proceeding for acquiring title to 62D ST, from 10th av to 18th av, and from Bay Parkway to West st, excepting the right of way of the Brooklyn, Bath & West End Railroad, and of the New York & Sea Beach Railroad; and to 24TH AV, from 62d st to West st. Adopted.

DRAINAGE DITCH.—Approval of the rule map and a portion of the damage maps in the proceeding for acquiring title to the lands required for a DRAINAGE DITCH OR CANAL located bet. Canal Av North and Canal Av South, extending from Gravesend Bay to Sheepshead Bay, and bet. West 10th st and West 11th st, extending from Canal Av North to Av. V. Adopted.

DRAINAGE MAP W, DISTRICT 43.—Modified plan adopted.

CENTRE ST.—Sewer in CENTRE ST, from the sewer summit 110 ft. west of Clinton st to Henry st. Preliminary work. Adopted.

MILL ST.—Sewer from Clinton st to Henry st. Preliminary work. Adopted.

71ST ST.—Extending the sewer in 71ST ST from its present terminus at the shore line of New York Bay west a distance of about 230 ft. Preliminary work. Adopted.

16TH AV.—Sewer in 16TH AV, from 44th to West st, and from the Long Island R. R. to 60th st. Preliminary work. Adopted.

AV I.—Sewer, from Coney Island av to East 15th st. Preliminary work. Adopted.

CANARSIE LA, ETC.—Sewers in CANARSIE LA, from East 28th st to East 29th st; and EAST 28TH ST from Canarsie la to Clarendon rd. Preliminary work. Adopted.

BLAKE AV, ETC.—Sewers in BLAKE AV, from Saratoga to Hopkinson av; in DUMONT AV, from Ames st to Bristol st; in LIVONIA AV, from Ames st to Hopkinson av; in RIVERDALE AV, from Ames st to Amboy st; in DOUGLASS ST, from Sutter to Blake av; in AMES ST, from Blake av to East 98th st; in AMBOY ST, from Blake av to Vienna av; and in HOPKINSON AV, from Blake av to Livonia av. Preliminary work. Adopted.

INDIA ST.—Regulating and grading, from Oakland st to Provost st. Preliminary work. Adopted.

NASSAU AV.—Regulating and grading, from Apollo st to Varick av. Preliminary work. Adopted.

TROUTMAN ST.—Regulating and grading, from Irving av to a point about 150 ft. east of St. Nicholas av. Preliminary work. Adopted.

CENTRE ST.—Regulating and grading, from Clinton st to Henry st. Preliminary work. Adopted.

MILL ST.—Regulating and grading, from Clinton st to Henry st. Preliminary work. Adopted.

CHURCH AV.—Regulating and grading, from Ocean Parkway to Gravesend av. Preliminary work. Adopted.

WAKEMAN PL.—Regulating and grading, from 1st av to 3d av. Preliminary work. Adopted.

57TH ST.—Regulating and grading, from 15th to 16th av. Preliminary work. Adopted.

EAST 14TH ST.—Regulating and grading, from Av H to Av I, excepting the right of way of the Long Island R. R. Preliminary work. Adopted.

KINGS HIGHWAY.—Regulating and grading, from Ocean av to Flatbush av. Preliminary work. Adopted.

16TH AV.—Regulating and grading, from West st to 44th st. Preliminary work. Adopted.

17TH AV.—Regulating and grading, from West st to 53d st. Preliminary work. Adopted.

68TH ST.—Regulating and grading, from 12th av to 13th av. Adopted.

WEST 2D ST.—Regulating and grading, from Neptune av to West av. Adopted.

78TH ST.—Regulating and grading, from 12th av to 15th av. Adopted. Title vests in the city on July 1, 1912.

EAST 15TH ST.—Regulating and grading, from Av O to Kings Highway. Adopted. Title vests in the city on July 1, 1912, to EAST 15TH ST, from the north line of Av O to Kings Highway.

WEST 36TH ST.—Regulating and grading, from Surf av to Neptune av, excepting the right of way of the N. Y. & Coney Island R. R. Adopted. Title vests in the city on July 1, 1912, to WEST 36TH ST, from Neptune av to Mermaid av.

AV M.—Regulating and grading, from Coney Island av to Ocean Parkway. Adopted.

NEWKIRK AV.—Sewer, from Coney Island av to 1st st. Adopted.

66TH ST.—Sewer, from 13th av to New Utrecht av. Adopted. Title vests in the city on July 1, 1912, to 66TH ST, from 12th av to New Utrecht av.

66TH ST.—Sewer, from 12th av to 13th av. Adopted.

81ST ST.—Sewer, from Fort Hamilton av to the summit east therefrom. Adopted.

38TH ST.—Sewer, from 10th av to Fort Hamilton av. Adopted.

CHESTER AV.—Sewer, from Louisa st to Fort Hamilton Parkway. Adopted. Title vests in the city on Aug. 1, 1912.

BARBEY ST.—Regulating and grading, from Belmont av to New Lots av. Adopted. Title vests in the city on July 1, 1912.

EAST 15TH ST.—Regulating and grading, from Av R to a point 320 ft. south therefrom. Adopted.

S3D ST.—Sewer, from 20th to 21st av. Adopted.

CONSELYEA ST, ETC.—Sewers in CONSELYEA ST, from Humboldt st to Graham av; GRAHAM AV, from Conselyea st to Richardson st; RICHARDSON ST, from Graham av to Union av; UNION AV, from Richardson st to North 12th st; NORTH 12TH ST, from Union av to the end of the existing pier at the East River. Adopted, to approve map showing land in which an easement is to be acquired; also, to authorize the Comptroller to purchase the easement above described and authorizing the improvement.

CENTRE ST.—Fixing the roadway width, from Clinton to Henry st. Adopted.

MILL ST.—Fixing the roadway width, from Clinton to Henry st. Adopted.

"DREAMLAND."—Report of the Comptroller recommending the purchase of any award or awards that may be made to "DREAMLAND" for premises owned by it, as shown on the Draft Damage Map in the matter of acquiring title to a PUBLIC PARK in the 31st Ward, etc., known as parcels 1 and 2 on said map. Adopted.

BOYS' HIGH SCHOOL.—Report of the Comptroller recommending approval of the amended form of contract, etc., and estimate of cost (\$30,365) for furniture for the new addition to the Boys' High School. Adopted.

PUBLIC SCHOOLS.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the AMENDED FORM OF CONTRACT, specifications, plans and estimates of cost (aggregating \$53,500) for fire protection work at PUBLIC SCHOOLS NOS. 10, 23, 35, 43 AND 122. Adopted.

NOSTRAND AV.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the contract, plans, specifications and estimate of cost (\$2,000) for furnishing, delivering and erecting platforms and railings for the Davis and Farnum engines at the Ridgewood North Side Station, under the jurisdiction of the Department of Water Supply. Adopted.

FLATBUSH WATER WORKS.—Report of the Comptroller and Chief Engineer of the Board relative to the proposed purchase by the city of water mains laid by various real estate companies and others within THE TERRITORY formerly served by the FLATBUSH WATER WORKS CO., and RECOMMENDING that a copy of the opinion of the Corporation Counsel advising that the Commissioner of Water Supply CAN PROCEED TO ACQUIRE these mains AT THE PRICES ALREADY APPROVED by the Board and pay for same out of the authorization of corporate stock heretofore made, provided that compliance shall be had with the provision of SECTION 471 of the Charter, etc., be forwarded to said Commissioner of Water Supply, with the request that HE PROCEED, WITHOUT DELAY, to acquire these mains in accordance with the authority given him by the Board of Estimate on June 20, 1911. Adopted as provided in the resolution.

PRIVATE WATER COMPANIES.—Report of the Comptroller and the Chief Engineer of the Board, to whom was referred on April 11, 1912, a communication from the Commissioner of Water Supply, Gas and Electricity again submitting THE QUESTION of the advisability of the acquisition of the private water companies in the Boroughs of Brooklyn and Queens. Laid over until June 6.

WILLIAMSBURG BRIDGE.—Report of the Comptroller RECOMMENDING the issue of \$50,000 special revenue bonds (subdivision 8, section 188, of the Charter), to be used for the maintenance of the WILLIAMSBURG BRIDGE during the year 1912, provided, however, that all expenditures for the maintenance of said Bridge, whether from bridge revenues or from the proceeds of special revenue bonds, be administered in accordance with the schedules for personal service and vehicular transportation for the Williamsburg Bridge in the Budget for 1912, and upon additional schedules, as set forth in the accompanying resolution. Adopted.

BROOKLYN BRIDGE.—Report of the Comptroller recommending that the additional sum of \$170,000 be APPROPRIATED from the revenues of the BROOKLYN BRIDGE to provide for the maintenance of said bridge during the year 1912, said amount to be apportioned in the manner set forth in the accompanying resolution also recommending that the items contained within said appropriation for salaries and wages of regular employees and for temporary employees, Bridge Revenue Force, shall be administered by the Commissioner of Bridges in accordance with the 1912 Budget resolutions relative to appropriations for salaries, etc., and that the title of all appropriations heretofore made for the maintenance of the Brooklyn Bridge for the year 1912 be modified to conform to the titles set forth in the present apportionment, and further recommending the transfer of \$332.50 within the bridge revenue accounts for the year 1912. Adopted.

QUEENS.

JUNIPER AV.—Changing the angles on the west side, bet Metropolitan av and Wayland av. Adopted.

DITMARS AV, ETC.—Changing the grade of the STREET SYSTEM bounded by Ditmars av, Steinway av, Winthrop av and Purdy st. Adopted.

KEW GARDENS.—Laying out KEW GARDENS, bet Queens Boulevard and Iris pl, Adopted.

MYRTLE AV, ETC.—Changing the lines and grades of the STREET SYSTEM bounded by Myrtle av, Greenwood av, Emerson st and its prolongation, Oxford av, Ferriss pl, Freedom av and Ashland st; also, ADJUSTING THE BOUNDARY OF FOREST PARK through that portion of its length bet Myrtle av and Freedom av. Adopted.

FIRTH AV.—Acquiring title and fixing an area of assessment in the matter of FIRTH AV, from Grand st to Metropolitan av. Adopted.

WEIL PL.—Acquiring title and fixing an area of assessment in the matter of WEIL PL, from Flushing av to North Washington pl. Adopted.

CHAFFEE ST, ETC.—Acquiring title and fixing an area of assessment in the matter of acquiring title to CHAFFEE ST, from Shaler st to Cornelia st; to DOUBLEDAY ST, from Madison st to Traffic st; to McPHERSON ST, from Shaler st to Cornelia st; and SEDGWICK ST, from Kossuth pl to Cornelia st. Laid over until June 6.

METROPOLITAN AV, ETC.—Hearing on the apportionment of the cost and expense of regulating and repaving with asphaltic concrete (Topeka Sterling specification) METROPOLITAN AV, from Dry Harbor rd to Fulton st; BROADWAY, from Murray la to 10th st, BAY-SIDE; and from Main st, DOUGLASTON, to the city line; and STRONG'S CAUSEWAY, from Corona av to Lawrence st; and regulating and repaving with improved granite block, asphaltic concrete and wood block CORONA AV, from Broadway to Strong's Causeway. Laid over until June 6.

ZUNI ST.—Laying out, from Riverside av to Flushing River. Public hearing on June 27.

WALKER AV.—Closing and discontinuing WALKER AV and HOPKINTON AV, from Fulton st to Ridgewood av. Public hearing on June 27.

FINAL MAP, SECTION 22.—Public hearing on the matter on June 27.

FINAL MAP, SECTION 6.—Public hearing on the matter on June 27.

ATLANTIC OCEAN, ETC.—Tentative plan showing a STREET SYSTEM bounded by the Atlantic Ocean, Seaside Park, Jamaica Bay, Norton Basin, Far Rockaway Boulevard and Beach 32d st, 5th Ward. Public hearing on June 27.

ROCKAWAY INLET, ETC.—Tentative plan showing a STREET SYSTEM bounded approximately by Rockaway Inlet, Atlantic Ocean, Beach 32d st, Far Rockaway Boulevard, Norton Basin, Jamaica Bay and the City Line, 5th Ward. Public hearing on June 27.

43D ST, ETC.—Acquiring title to 43D ST, from Jackson av to Astoria av; and 44TH ST, from Astoria av to Sackett st. Public hearing on June 27.

LOWELL AV, ETC.—Acquiring title to LOWELL AV, from Metropolitan av to Woodhaven av, together with the PUBLIC PLACE bounded by Lowell av, Bethune pl and Metropolitan av. Public hearing on June 27.

AGNES PL.—Acquiring title, from Myrtle av to Edsall av. Referred back to the President of Queens.

PUBLIC PLACE.—Petition submitted by W. S. Gilbert, etc., requesting the discontinuance of the proceedings to acquire title to a PUBLIC PLACE bounded by Van Alst av, Jackson av and 9th st, LONG ISLAND CITY. Adopted.

WINTHROP AV.—Communication from Shearman & Sterling, transmitting for approval an instruction GRANTING to the city AN EASEMENT FOR SEWER PURPOSES in WINTHROP AV, bet the East River and the Boulevard, and undertaking to cede the land within the street lines to the city not later than Jan. 1, 1915. Referred to the Corporation Counsel.

ALSTYNE AV.—Approval of the rule map, damage map and profile in the proceeding for acquiring title to ALSTYNE AV, from Carl pl to Radcliff st. Adopted.

RICHMOND.

HANNAH ST, ETC.—Closing and discontinuing HANNAH ST, from Bay st to the right of way of the Staten Island Rapid Transit Co.; and MINTHORNE ST, from Hannah st to Arrietta st; and changing the grade of ARRIBETTA ST, from the Staten Island Rapid Transit Co. to the unnamed street west therefrom. Adopted.

WANDEL AV.—Laying out, from Bellevue Terrace to Vanduzer st. Adopted.

MAIN AV AND MOSEL AV.—Laying out both avenues from Clove rd to Hansa st. Public hearing on June 27.

AMBOY RD.—Amending the proceeding for acquiring title to AMBOY RD, from Great Kills rd to Ocean View Cemetery, so as to conform with the lines of the street as now laid out. Public hearing on June 27.

AMBOY RD.—Vesting title to that portion of AMBOY RD at HUGENOT, included in damage parcels No. 22 to No. 44 inclusive. It is recommended that upon the date of the filing of the oaths of the commissioners of estimate and assessment to be appointed in the opening proceeding, title to that portion of AMBOY RD included within said damage parcels be vested in the city. Adopted as amended.

DRAINAGE PLAN.—Modification in the TEMPORARY DRAINAGE PLAN for District 5-A. Adopted.

PUBLIC SITES.—Communication from the Borough President of Richmond suggesting, in view of the fact that sites are selected for various public purposes, and buildings planned for, or other developments begun, by various departments, without consultation with the Borough President, which may seriously interfere with contemplated new street development, that the Board adopt a resolution CALLING FOR SUCH PROPER CO-OPERATION, and that it decline to authorize the acquisition of any property, or the erection of any structure, until the President of the Borough shall have filed, in writing, a report upon the project. Adopted.

SEWAGE DISPOSAL PLANT.—Communication from the President of the Borough of Richmond relative to the resolution adopted by the Board of Estimate on Feb. 29, 1912, approving of the plans, specifications, form of contract and estimate of cost (\$5,400) for constructing the necessary supply and outfall pipe lines, pile foundations, etc. in connection with the construction of an EXPERIMENTAL SEWAGE DISPOSAL PLANT AT WEST NEW BRIGHTON, stating that the lowest bid received for said work amounts to \$6,561.17, and requesting that the resolution of Feb. 29, 1912, BE AMENDED, in order to provide for the increased estimate of cost. The matter has been referred to the Comptroller.

STATEN ISLAND RAPID TRANSIT RAILWAY CO.—Petition for a franchise to construct, maintain and operate two additional tracks, one over and across NICHOLAS AV and the other over and across GRANITE AV, 3d Ward. Referred back to the Bureau of Franchises.

STATEN ISLAND RAILWAY CO.—Application for permission to construct, maintain and operate a spur track across CHURCH ST, 5th Ward, from a point on its main line west of Church st to the plant of the Nassau Smelting & Refining Co., for the purpose of transporting freight to and from said premises. Adopted.

WADSWORTH AV.—Local Board recommended the discontinuance of the proceedings for acquiring title to WADSWORTH AV, from Tompkins av to New York av. Recommendation of the Local Board is refused.

AMBOY RD.—Amending the proceeding for acquiring title to AMBOY RD, from Great Kills rd to Ocean View Cemetery, by excluding a length of 800 ft. at the west end of the street. Adopted.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Estimate.

At the meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on June 6, at 10.30 a. m., the following matters, among others, will be considered:

BROOKLYN.

EAST 18TH ST.—Proposed area of assessment in the matter of acquiring title to EAST 18TH ST, from Av Z to Voorhies av.

AMERSFORT PL, ETC.—To lay out the lines and grades of AMERSFORT PL, from Farragut rd to Germania pl, and change the lines and grades of the STREET SYSTEM bounded by Farragut rd, Flatbush av, Nostrand av, Av H and East 26th st, in accordance with a map or plan bearing the signature of the Commissioner of Public Works of the Borough of Brooklyn, dated Feb. 1, 1912.

QUEENS.

CHAFFEE ST, ETC.—Proposed area of assessment in the matter of acquiring title to CHAFFEE ST, from Shaler st to Cornelia st; DOUBLEDAY ST, from Madison st to Traffic st; McPHERSON ST, from Shaler st to Cornelia st; and SEDGWICK ST, from Kossuth pl to Cornelia st.

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 25, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BRONX.

WEST 176TH ST.—Regulating, grading, etc., from Aqueduct av to Popham av, together with a list of awards for damages caused by a change of grade. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2518.

BROOKLYN.

65TH ST.—Regulating, grading, etc., bet 5th and 7th av, together with a list of awards for damages, caused by a change of grade. List 1686.

MONTGOMERY ST.—Regulating, grading, etc., bet New York and Nostrand avs, together with a list of awards for damages caused by a change of grade. List 2459.

NOTE.—The area of assessment in each of the above Brooklyn proceedings extends to within one-half the block at the intersecting streets.

BENSON AV, ETC.—Sewers in BENSON AV, from 15th av to Bay 10th st; from Bay 13th st to 18th av, and outlet in BENSON AV, from Bay 8th st to 15th av; sewer in 15TH AV, bet Benson av and 86th st. Area of assessment: Blocks 6358 to 6368 inclusive, and Blocks 6393 to 6402 inclusive. List 2488.

CHURCH AV, ETC.—Sewer in CHURCH AV, bet Gravesend av and 14th av; in 14TH AV, bet Church av and 37th st; in FORT HAMILTON AV (both sides), bet 37th and 38th sts; in 37TH ST, bet Fort Hamilton av to 14th av; 14TH AV, bet 37th and 39th sts; in 13TH AV, bet 36th and 39th sts; in 38TH ST, bet 13th and 14th avs; in 38TH ST, bet 12th and Fort Hamilton avs, and bet 12th and 13th avs; in CHESTER AV, bet Louisa st and Church av; in 37TH ST, bet Fort Hamilton av and 14th av; 36TH ST, bet Church and 14th avs; and in 12TH AV, bet 38th and 39th st. Area of assessment: Affecting block numbers 871, 877, 878, 883, 884, 889, 890, 895, 902, 5270, 5280, 5288 to 5292, 5294 to 5296, 5299 to 5314, 5347 to 5352, 5260, 5264, 5323, 5332 and 5333. List 2490.

QUEENS.

1ST AV.—Laying six-inch pipe for house connections from the sewer to the curb line in 1ST AV, bet Paynter and Webster avs, 1st Ward. Area of assessment: Blocks 65, 66, 77, 93 and 94. List 2431.

18TH AV.—Regulating, grading, etc., bet Jackson and Grand avs, 1st Ward. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2544.

By the Supreme Court.

WEST 172D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 172D ST, from Inwood av to Jerome av, as laid out on section 15, of the final maps, 24th Ward. John Davis, Geo. M. S. Schulz and James V. Ganly, commissioners in the above proceeding, will attend Special Term, Part 2, of the Supreme Court, Manhattan, on June 10, at the opening of court, to be examined as to their qualifications by anyone interested.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on June 7, at the opening of court, to be examined as to their qualifications by anyone interested:

NEWTON ST, BROOKLYN.—Acquiring title to NEWTON ST, from Leonard st to Graham av, 17th Ward. Ernest P. Seelman, Jacob C. Klinck and Henry D. Cipperly, commissioners.

MCKINLEY AV, BROOKLYN.—Acquiring title from Railroad av to Eldert la, 26th Ward. Meier Steinbrink, Louis P. Wright and John N. Harmon, commissioners.

81ST ST, BROOKLYN.—Acquiring title, from 3d av to 4th av, 30th Ward. A. T. Davidson, Frank E. Johnson, Jr., and Richardson Webster, commissioners.

67TH ST.—Acquiring title, from New Utrecht av to Bay parkway, 30th Ward. Harry J. Rosenson, Wm. M. Russell and Darwin R. James, commissioners.

The commissioners named in each of the following proceedings will attend Special Term, part 2, of the Supreme Court, on June 6, at the opening of court, to be examined as to their qualifications by anyone interested:

VICTOR ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending VICTOR ST, from Van Nest av to Rhinelander av; RHINELANDER AV, from Old Unionport rd to White Plains rd; and CRUGER AV, from White Plains rd to Rhinelander av, 24th Ward. Timothy M. Harnett, Alfred B. Hall and D. L. O'Reilly, commissioners.

FORT SCHUYLER RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending FORT SCHUYLER RD, from the east boundary of lands acquired for West Farms rd at Westchester Creek to Shore drive, 24th Ward. Chas. C. Marrin, Edward D. Dowling and Alfred B. Hall, commissioners.

EAST 233D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 233D ST, from Baychester av to Boston rd at Hutchinson River, 24th Ward. Warren C. Fielding, Walter Wilkins and John A. Hawkins, commissioners.

BILLS OF COST.

HUNTERS POINT AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending, from Van Dam st to Borden av, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, Brooklyn, on June 12, at 10 a. m.

LENOX RD, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending LENOX RD, from New York av to East 98th st, 29th and 30th Wards. Wm. J. Mahon, John J. Kilcourse and Philip Huntington, commissioners of estimate in the above proceeding, have completed their estimate of damage and all persons opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn,

on June 17; and they will hear all such parties, in person, on June 18, at 2 p. m.

Philip Huntington, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on June 17, and he will hear all such parties, in person, on June 19, at 2 p. m.

FINAL REPORTS.

FRESH POND RD, QUEENS (Unofficial name).—Acquiring title to the lands, etc., required for opening and extending from Flushing av to Myrtle av, 2d Ward, as amended by an order of the Supreme Court, entered in the office of the Clerk of the County of Queens on June 1, 1910, so as to conform to the lines of said street as shown upon Sections 16, 29 and 30 of the final maps of the Borough of Queens, as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909, and as shown upon Section 17 of the final maps of the Borough of Queens, as adopted by the Board of Estimate on June 26, 1908, and approved by the Mayor on August 5, 1908, and as shown upon Section 16 of the final maps of the Borough of Queens, as adopted by the Board of Estimate on July 2, 1909, and approved by the Mayor on July 28, 1909. The final report of the commissioners in the above proceeding will be presented, for confirmation, to the Supreme Court, Queens County Court House, Long Island City, on June 3, at the opening of court. Clarence Edwards, Geo. M. O'Connor and Carman Combes, commissioners.

PARKER ST OR AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Protectory av to Wellington av, 24th Ward. The final report of Ernest Hall and Charles C. Marrin, commissioners in the above matter, will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on June 4, at 10:30 a. m. The street name is as yet unofficial.

SENECA AV, BRONX.—Acquiring title to the land, etc., required for opening and extending SENECA AV (unofficial name), from Hunts Point rd to the Bronx River, 23d Ward. The final supplemental and amended report in the above matter will be presented, for confirmation, to Special Term, Part 2, of the Supreme Court, Manhattan, on June 4, at 10:30 a. m.

EAST 28TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 28TH ST bet Albemarle rd and Clarendon rd; and EAST 29TH ST bet Albemarle rd and Clarendon rd, 29th Ward. The final report in the above matter will be presented for confirmation to a Special Term of the Supreme Court, County Court House, Brooklyn, on June 6, at 10 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned 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.

BRONX.

EAST 161ST ST.—Opening, from Brook av to 3d av, 23d Ward. Area of assessment obtainable at the Bureau of Assessments and Arrears, 177th st and 3d av. July 20.

WHITTIER ST.—Setting curbstones and flagging the sidewalk, from Garrison av to Ludlow av, 23d Ward. Area of assessment Both sides of WHITTIER ST, from Garrison av to Ludlow av. July 21.

CRESCENT AND HUGHES AVS.—Receiving basin at the southeast corner, 24th Ward. Area of assessment Block 3087. July 20.

EAST 179TH ST.—Paving roadway and setting curb, from 3d av to Bronx st, 24th Ward. Area of assessment Both sides of EAST 177TH ST, from 3d av to Bronx st, and to the extent of half the block at the intersecting and terminating streets and avenues. July 23.

EAST 182D ST.—Regulating, grading, etc., building approaches and placing fences, from Jerome av to Valentine av, 24th Ward. Area of assessment: Both sides of EAST 182D ST, from Jerome av to Valentine av, and to the extent of half the block at the intersecting avenues. July 23.

RIVERDALE AV.—Sewer, etc., bet West 259th st and the summit south of said street, 24th Ward. Area of assessment Blocks 3423, 3425 and 3426. July 21.

QUEENS.

15TH AV.—Regulating, grading, etc., bet Newtown rd and Grand av, 1st Ward. Area of assessment: Both sides of 15TH AV, from Newtown rd to Grand av, including property in Blocks Nos. 218, 219, 226 and 227. July 21.

GRAND AV.—Opening, from Steinway av to Old Bowery Bay rd, 1st Ward. Area of assessment: Beginning at the intersection of the east line of Steinway av with the centre line of the blocks bet. Vandeventer av and Grand av, and running thence east along said centre line to its intersection with the centre line of Old Bowery Bay rd; thence south along said last mentioned centre line to its intersection with the centre line of the blocks bet. Jamaica av and Grand av; thence west along said last mentioned centre line to its intersection with the east line of Steinway av; thence north along the east line of Steinway av to the point or place of beginning. July 19.

BROOKLYN.

1ST AV.—Curbing, recurbing and flagging bet. 50th and 60th sts, 8th Ward. Area of assessment: Both sides of 1ST AV, from 50th to 60th st. July 21.

ALBANY AV, ETC.—Flagging ALBANY AV, bet. Montgomery and Lefferts sts; PROSPECT PL, bet. Franklin and Classon avs; north side of ST. MARKS AV, bet. Grand and Classon avs, where necessary; south side of 40TH ST, bet 5th and 6th avs, and on 49TH ST, bet. a point 100 ft. west of 7th av and a point 100 ft. east of 7th av, 8th and 9th Wards. Area of assessment affects both sides of ALBANY AV, bet. Lefferts st and Montgomery st; Lots 1 and 67 in Block 1156, Lots 24, 26, 27 and 31 in Block 1163, Lots 1 and 58 in Block 1148, Block 917 and Lot 45 in Block 776, and Lot 1 in Block 777. July 20.

MONTROSE AV.—Regulating, grading, etc., bet. Union av and Broadway, 16th Ward. Area of assessment: Both sides of MONTROSE AV, from Union av to Broadway, and to the extent of half the block at the intersecting streets. July 20.

NORTH HENRY ST.—Regulating, grading, etc., bet. Greenpoint av and Greene st, 17th Ward. Area of assessment: Both sides of NORTH HENRY ST, from Greene st to Greenpoint av, and to extent of half the block at intersecting streets. July 20.

LIVONIA AV.—Regulating, grading, etc., bet. Hinsdale and Van Sinderen avs, 26th Ward. Area of assessment: Both sides of LIVONIA AV, bet. Hinsdale and Van Sinderen avs, and to the extent of half the block at the intersecting avenues. July 20.

NEW YORK AV.—Regulating, grading, etc., bet. Clarendon rd and Snyder av, 29th Ward. Area of assessment: Both sides of NEW YORK AV, from Clarendon rd to Snyder av, and to the extent of half the block at the intersecting streets. July 20.

TILDEN AV.—Regulating, grading, etc., bet. Nostrand av and Holy Cross Cemetery, 29th Ward. Area of assessment: Both sides of TILDEN AV, from Nostrand av to Holy Cross Cemetery, and to the extent of half the block at the intersecting streets. July 20.

BROOKLYN AV.—Regulating, grading, etc., bet. Clarkson st and Ditmas av, 29th Ward. Area of assessment: Both sides of BROOKLYN AV, from Clarkson st to Ditmas av (Foster av) and to the extent of half the block at the intersecting streets. July 20.

LOUISA ST.—Curbing and flagging the south side, bet. Chester av and 36th st, 29th Ward. Area of assessment: Lots 9 and 10, Block 5312. July 20.

EAST 23D ST.—Regulating, grading, etc., and paving, etc., bet. Clarendon rd and Beverly rd, 29th Ward. Area of assessment: Both sides of EAST 23D ST, from Clarendon rd to Beverly rd, and to the extent of half the block at the intersecting streets. July 20.

42D ST.—Regulating, grading, etc., bet. 13th and 14th avs, 30th Ward. Area of assessment: Both sides of 42D ST, from 13th to 14th av, and to the extent of half the block at the intersecting avenues. July 20.

SURF AV AND WEST 11TH ST.—Basin, at the northeast corner, 31st Ward. Area of assessment: Lot 213, Block 7288. July 20.

MAGENTA ST.—Regulating, grading, etc., bet. Crescent st and Railroad av, 26th Ward. Area of assessment: Both sides of MAGENTA ST, bet. Crescent st and Railroad av, and to the extent of half the block at the intersecting streets. July 23.

EAST 10TH ST.—Grading, etc., and paving, bet. Church and Caton avs, 29th Ward. Area of assessment: Both sides of EAST 10TH ST, from Church to Caton av, and to the extent of half the block at the intersecting avenues. July 23.

Specifying the Time of Removal of Forms.

It is safe to say that the majority of failures of reinforced concrete structures has been due to the premature removal of forms. It is not sufficient for an architect or engineer to state that the forms shall not be removed until the concrete has hardened sufficiently to permit of their removal with safety. The time which should elapse before removal should be stated definitely.

A certain firm of architects and engineers for industrial plants, in drawing specifications for reinforced concrete structures, state in very plain terms the time that forms should stay in place, and an idea of just how their specifications read may be obtained from the following extracts from the specifications made for concrete contractors:

"Removal of Forms.—Under no consideration shall forms be removed until the concrete has hardened sufficiently to permit of their removal with safety.

"Slabs and Beams.—Forms shall not be removed from poor and roof slabs in less than seven days. Sides of beams may be removed from floor and roof slabs in slabs, provided original supports under beams and girders are left in place.

"Columns.—Where original supports remain under beams and girders coming to columns, the forms shall not be removed from the columns in less than four days.

"Supports.—The original supports for all beams and girders must remain in place at least ten days, but all beams span girders having more than 30-foot span from center to center of support shall be considered as special cases, and subject to inspection of superintendents of construction before removal.

"The length of time before removal of forms shall be increased on all cases and additional time allowed for each day the thermometer registers at any time during the day or night below 35° F."

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

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.

That back of this sale is the American Real Estate Company with assets of over twenty-four millions and a record for successful development of similar properties directly adjoining the Watson. This company is now building nine five-story apartment houses on the Watson.

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Main Office:*

527 Fifth Avenue New York City

Supt. Henderson Predicts a Building Boom

In the view of the Superintendent of Buildings in the Bronx, James A. Henderson, the growth of that borough was normal during the year 1911, so far as the building industry was concerned, compared with the previous six years. Twenty-three per cent. of all the buildings erected in the Bronx during the last seven years have been along the line of the subway, and more particularly east of Third avenue, Westchester avenue, Southern Boulevard, etc.

"The record of the Bronx in more than doubling its population in ten years, from 200,507 in 1900 to 430,980 in 1910, is remarkable," says Mr. Henderson, in his annual report printed last week, "when we consider the meagre transit facilities afforded our borough. The natural trend of travel is northerly, and I confidently predict that the starting of the new subways, etc., will inaugurate the greatest and most auspicious building boom that this or any other borough has ever seen."

During the year 1911 plans for 1,599 tenement houses were filed in the entire five boroughs at an estimated cost of \$56,182,425, or an average of \$35,136 per building. In estimated cost Manhattan led with \$29,178,000 for 194 buildings, at an average cost of \$150,402. The estimated cost for the Bronx exceeded by about \$2,000,000 the combined cost for the boroughs of Brooklyn, Queens and Richmond, while the average cost per building in the Bronx was \$38,978, as compared with Brooklyn, \$14,953; Queens, \$8,924, and Richmond, \$2,850.

Suburbs Growing Faster Than Cities.

The suburbs of American cities are growing faster than the cities themselves. Several causes unite to bring this about, but the principal ones are the improvement of local transit facilities, the lesser cost of building sites and the lower taxation following from the simpler forms of government which obtain outside of large cities. The growth of New York City in ten years has been 38.7 per cent., and that of its metropolitan district, outside of the central city, 45.9 per cent. The growth of Chicago's outside district has been 87.7 per cent.; Philadelphia's, 28.5; Boston's, 23.4; Pittsburgh's, 49.1; Frisco-Oakland's, 89.1; Baltimore's, 45.9, and Washington's, 36.5.

The New Catskill Aqueduct Supply.

Any one who has ever sailed up the Hudson on the Albany day boat remembers the two big mountains which tower up from the water's edge a few miles beyond West Point. Storm King, on the west side, and Breakneck, on the east, form a mighty gorge through which the river flows on its way to New York harbor. These massive piles of granite, the result of some geologic convulsion, stand guard over the Hudson River siphon, for underneath the narrow band of water between them lies the mighty waterworks tunnel, deep down in bed-rock. The scene is one of silent bigness, of huge black shadows and tons of giant boulders, poised on the mountain sides ready to break loose.

Water under great pressure is always a dangerous captive. It is like a wild beast caged and waiting to break its bonds at any moment. But New York's engineers know the strength of their prisoner and have made its cage strong beyond all chance of failure.

The water which will pour down into the gullet of this subterranean monster of concrete and rock will be collected in the vast Ashokan reservoir which is being formed by the Beaver Kill dikes and the Olive Bridge dam, a massive barrier of cyclopean masonry and concrete blocks whose crest will tower 210 feet above the existing bed of Esopus Creek. The huge basin will hold 130,000,000 gallons of water, enough to flood the entire area of Manhattan Island to the upper window sills of a three-story flat. The length of its shore line, forty miles, will measure about half the distance between New York and Philadelphia, and when the gates in the big dam are closed and water is allowed to rise seven villages within the reservoir will be submerged, one of them under twenty-five fathoms of water. In this vast work for the living the dead are not forgotten; within the limits of the tract to be submerged are thirty-five cemeteries, from which 2,800 bodies are being exhumed and moved to new burial grounds upon which the waters of the big artificial lake will not encroach.—Robert K. Tomlin, Jr., in the May Scribner.

—Brooklyn's problem is to prepare adequately for its growth in population, which is certain to be even more rapid with the completion of the Fourth avenue subway and the subways to be constructed over approved routes?

REAL ESTATE NEWS.

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

Moderate Sized Trading in Fair Volume the Feature of a Short Week—Midtown Section Most Active—Bronx Market Quiet.

The total number of sales reported in this issue for Manhattan and the Bronx is 44, of which 24 were below 59th street and 13 above, and 7 in the Bronx. The sales reported for the corresponding week last year were 47, of which 20 were below 59th street, 18 above, and 9 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 146 and in the Bronx 106. The total amount was \$6,337,745.

The amount involved in auction sales this week was \$2,477,710, and since January, \$24,021,315.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST BROADWAY.—Elias A. Cohen bought from Ellen C. McManus 274 and 276 East Broadway, two 3-sty buildings, on plot 41x60.

THOMPSON ST.—Dominick Abbate resold to Cesare Rozzetti 132 to 136 Thompson st, three 3-sty buildings, on plot 60x94.9, located 135 ft. north of Prince st.

WEST ST.—Robert R. Rainey sold 204 West st, a 4-sty building, on lot 23.1x76.6x irregular.

3D ST.—Pepe & Bro. resold for Harris and Maurice Mandelbaum 80 West 3d st, a 3-sty building, on lot 25x79.4, adjoining the southwest corner of Thompson st, to A. I. Orza, who owns the corner property. The buyer resold the combined plot, 50x79.4, through the same firm of brokers to William H. Hiltz, who will erect a loft building.

4TH ST.—Fisher and Irving I. Lewine and Isodor H. Kempner bought from Mary A. and Robert H. Bull 348 and 350 West 4th st, two 3-sty dwellings, on plot 40.6x49. The buyers own the adjoining property, 354 and 356 West 4th st, at the southwest corner of Gansevoort st.

12TH ST.—Henry D. Winans & May, and Tanager & Co. sold the Stuyvesant leaseholds, 135 and 137 East 12th st, for the est. of Annie Stern, to Myron L. Weil and Clara Fried, two 3-sty dwellings, on plot 40x51.2, adjoining the northwest corner of 3d av and 12th st. The present buildings are to be converted into stores and lofts.

15TH ST.—C. J. Elgar, representing a client, sold to Max L. Cohen 324 and 326 East 15th st, a 6-sty apartment house situated opposite Stuyvesant Park.

17TH ST.—The John P. Peel Co. sold the three 4-sty tenements at 447 and 449 West 17th st for the est. of P. H. Keahon, late Democratic leader of the 7th Assembly District, to Mary Callahan, the owner of the adjoining property.

18TH ST.—The John P. Peel Co. sold for Leon Dryer to an investor the two 3-sty dwellings, 245 and 247 West 18th st, on plot 45x70, which the seller purchased during the month of April through the same brokers.

22D ST.—The Ess Eff Realty Co. (S. and S. Frank) sold 145 East 22d st, a 5-sty building, on a lot 25x98.9, to a client of F. & G. Pfomm.

22D ST.—The John P. Peel Co. sold the 4-sty dwelling, 459 West 22d st, for Catherine Golding to Raymond J. Mulligan, and resold the same to William Haux.

25TH ST.—The Gibson-Steingart Construction Co. sold the new 12-sty store and loft building, on plot 56x98.9, at 146 to 150 West 25th st to Isabel Cohen. The buyer gave in exchange the Gainsboro apartment, a 7-sty building, on plot 100x123x irregular, at the southwest corner of 5th av and 120th st.

29TH ST.—Bernard Smyth & Sons resold for a client of the H. M. Weill Co. 111 West 29th st, a 2-sty building, on lot 25x76x irregular, to the Hennessy est. The buyer owns the adjoining parcel.

30TH ST.—James E. Barry & Co. sold for the est. of Philip Larcacy to Marie S. Simpson 312 West 30th st, a 4-sty dwelling, on lot 22x98.9.

33D ST.—The John P. Peel Co. sold 430 to 438 West 33d st, five dwellings on a plot 75x100 for the Rudolph Wallach Co. to Edward L. Larkin, who is now wrecking the buildings preparatory to erecting a modern loft building on the site; also 428 West 33d st for the Pulis est. to Abraham Magnus, a 3-sty dwelling, on lot 18.9x100. This is the first sale of this property in about fifty years.

4TH ST.—Douglas S. Elliman & Co. sold for Joseph H. Choate 50 West 4th st, a 4-sty and basement dwelling, on lot 22.8x100.5, to Dr. J. Morgan Howe for investment. The house is now under a lease for 5 years.

48TH ST.—John V. S. Oddie sold for Taylor Livingston the two 4-sty dwellings at 38 and 40 West 48th st to Harris & Maurice Mandelbaum, the combined plot being 32x100.5.

51ST ST.—The Douglas Robinson. Charles S. Brown Co. sold for Mary Van Zandt Lane and others 57 West 51st st, a 3-sty dwelling, on lot 20x100.5.

55TH ST.—The Barney Sstate Co. sold 139 to 145 West 55th st, a plot 100x100.5, on which there are now four old stables. It is understood that the new owners have the improvement of the property in view.

MADISON ST.—Bernard A. Ottenberg bought from Mrs. M. Farmer, through Charles Buermann & Co. 363 Madison st, a 5-sty tenement, on a lot 25x100.

4TH AV.—The Cruikshank Co. sold for Almy G. Gallatin 415 to 419 4th av, southeast corner of 29th st, three 4-sty buildings, on plot 60.9x84.2, to the Rutgers Construction Co. (Adelstein & Avrutine), who will improve the site with a loft structure when the present leases expire.

5TH AV.—Klein & Jackson resold to the Camolin Realty Co., Andrew J. Connick, pres., the one time Theodore B. Starr property, a 4-sty and basement building, at 206 5th av, running through to 1126 Broadway, having a frontage of 28.2 ft. in the avenue and 30.2 ft. in Broadway, a north line of 112.4 ft. and a south line of 101.7 ft. The buyer gave in part payment the vacant plot, 75x100, at the northwest corner of Amsterdam av and 184th st; also the tract known as Deer Park, in the Catskill Mountains, which was for several years occupied by Dr. Zweighast. The sellers in the deal just closed acquired the 5th av parcel last March from the est. of Theodore B. Starr in exchange for the McClure Building, a 16-sty structure, on plot 70x90, at the northeast corner of 4th av and 20th st. Earle & Calhoun were the brokers.

7TH AV.—Leopold Weil sold for Jefferson M. and L. Napoleon Levy 550 to 560 7th av and 201 West 41st st, forming an 'L' around the northwest corner of these thoroughfares and adjoining the Hotel Hermitage, to Felix Isman. The property consists of a group of old 4-sty buildings, with a frontage of 59.3 ft. on the avenue and 20 ft. in the street, and contains approximately 7,100 sq. ft. of ground area. At the corner are two old buildings on a plot, 89.6x60, owned by Mary E. Early, and to the west two other buildings, 45x100, adjoining the New Amsterdam Theatre. The buyer will remodel the buildings just purchased, fitting up the lower portion for occupancy by the Horn & Hardart Co., a lunch room concern.

9TH AV.—A. W. Miller & Co. sold for Moritz Kreisler, 805 9th av, a 5-sty double flat, with stores, on a lot 25x100.

Manhattan—North of 59th Street.

88TH ST.—Edward J. Hogan sold for Mary A. Townen, wife of the late Alderman William C. Townen, the 4-sty dwelling at 320 West 88th st, on lot 20x100.8 between West End av and Riverside Drive, to T. J. Cotton, who will occupy the house, for about \$36,000.

88TH ST.—Henry D. Winans and May sold for Blanche Barclay 9 East 38th st, a 6-sty dwelling, on lot 26x100.5.

92D ST.—Linda F. Crawford sold 121 West 92d st, a 4-sty dwelling, on lot 18x100.8, between Columbus and Amsterdam avs and directly opposite St. Agnes Chapel.

107TH ST.—A. C. & L. A. Marks sold for the Hennessy Realty Co. the 9-sty White Court apartment house at 203 West 107th st on a plot 50x100, to a client, who gave in part payment 2316 and 2318 3d av, two 3-sty buildings, on a plot 50x90. The deal involves about \$300,000. A. C. & L. A. Marks have been appointed agents of the apartment house.

109TH ST.—J. C. Hough & Co. resold for Jennie J. Schultze 241 West 109th st, a 5-sty triple flat, on lot 25x100.11, to a client of Charles Heymann. The seller acquired the property recently from Harry L. Rosen through the same brokers.

131ST ST.—L. J. Greenberger sold for Stephen H. Jackson 115 West 131st st, a 3-sty dwelling, on lot 18x99.11. The buyer will occupy the house.

142D ST.—The Alt Realty Co. sold 619 West 142d st, a 3-sty dwelling, on lot 15x99.11, between Broadway and Riverside Drive, to the M. Wilbur Dyer Co.

181ST ST.—Pease & Elliman sold for Adeline E. Crockett 611 and 615 West 181st st, two 4-sty brick dwellings, on plot 50x100, to Gustavus L. Lawrence, who will resell the property.

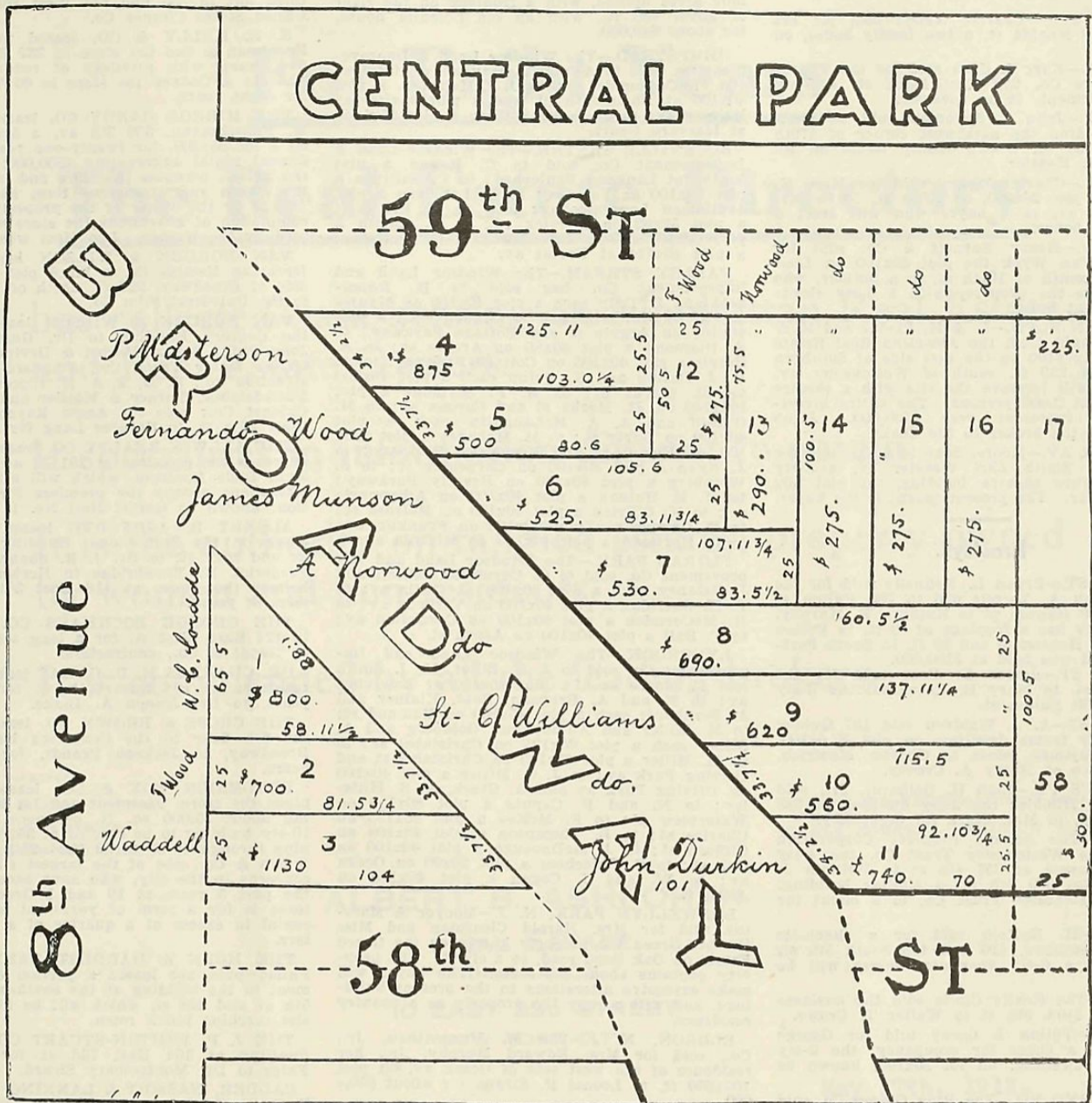
209TH ST.—Sumner Deane sold his half interest in the plot, 75x100, in the north side of 209th st, 100 ft. east of 9th av. The remaining half is held by the Alexander est.

AUDUBON AV.—The John H. Springer Realty Co. sold the two 2-sty dwellings at 380 and 382 Audubon av, northwest corner of 184th st, on a plot 35.10x60.

SHERMAN AV.—Hall J. How & Co. sold for J. J. Schwartz and J. W. Taylor, composing the Sterling Realty Co., the plot 75x100, on the north side of Sherman av, 100 ft. west of Isham st to the Post Avenue Construction Co. which will improve the plot with a 5-sty apartment house.

WEST END AV.—Mark Rafalsky & Co. sold for Harris & Maurice Mandelbaum the plot at the northwest corner of West End av and 85th st, consisting of eight private dwellings, on a plot with a frontage of 102.2 ft. on the avenue and 150 ft. in the street, for about \$450,000 to the Elkan Realty Co., controlled by the Johnson-Kahn interests. The buyer will improve the property with a 12-sty apartment house of the most advanced type. The same brokers obtained from the Metropolitan Life Insurance Co. a building and permanent loan of \$750,000. The entire transaction will involve approximately \$1,300,000.

WEST END AV.—Solomon Lichtenstein sold 611 West End av, a 4-sty dwelling, on a lot 18x90, to Robert Reis, who owns 609 and 613, adjoining on either side. The buyer now controls a plot 50x90. The Douglas Robinson, Charles S. Brown Co. were the brokers.



We Know the block opposite Central Park, on Broadway from 58th to 59th Streets, as shown above, was sold at an Auction Sale by A. J. Bleeker & Sons for \$6,955. It is now owned by Geo. Ehret and estimated to be worth about \$3,000,000.

We Don't Know what you will pay at the VAN CORTLANDT ESTATE SALE for the blocks opposite Van Cortlandt Park, 238th to 240th Streets.

We Do Know that New York is growing Northward ten times faster now than when this was sold.

We Do Know that every purchaser at the Van Cortlandt Estate Sale will make money unless New York stops growing, and we don't think it will.

Go and See the Property,

then attend the Supreme Court Partition Sale of the

Van Cortlandt Estate of 719 Lots

on Broadway, between 238th and 240th Streets, Van Cortlandt Park South, Mosholu Parkway, Jerome Park Reservoir and adjacent avenues and streets.

(Subway Station at Broadway and 238th Street)

Will Be Sold at Auction on the Premises, Saturday, June 8th, 1912, at 10:30 A. M.

75% may remain on mortgage. Savings bank books taken as deposits on purchase of lots. Titles guaranteed by Lawyers Title Insurance & Trust Co.

Every Lot Must Be Sold to the Highest Bidder.

Adam Wiener, Esq., Referee. Philbin, Beekman, Menken & Griscom, Plaintiffs' Attorneys. For maps and particulars apply to

Joseph P. Day, Auctioneer
31 Nassau Street

J. Clarence Davies
149th St. and 3rd Ave., Bronx

Bronx.

MANIDA ST.—Charles Wetzel sold for Ida Hillman 720 Manida st, a two family house, on lot 25x100.

165TH ST.—Kurz & Uren sold for the Thornton Brothers Co. 659 East 165th st, a 5-sty modern tenement, to an investor.

179TH ST.—John A. Steinmetz sold for Samuel R. Waldron the northwest corner of 179th st and Bronx st, a two family house on lot 41x63, to A. Kensler.

208TH ST.—Charles Wetzel sold for Mary E. Callahan, a plot 26x100, on 208th st, 50 ft. east of Kossuth av, to a buyer who will erect a two family house.

LIND AV.—Henry Barnett & Co. sold for Frederick Van Wyck the plot 50x100 on Lind av, 367 ft. south of 167th st, to a builder, who will improve the property with a 6-sty elevator apartment house.

SOUTHERN BLVD.—L. & H. Pincus and Myer Solomon bought from the American Real Estate Co. a plot 120x100 on the east side of Southern Blvd., about 250 ft. south of Westchester av. The buyer will improve the site with a theatre seating about 2,000 persons. The entire investment will represent over \$300,000. Jacob Leitner was the broker in the deal.

WEBSTER AV.—Moore, Schutte & Co. sold for Matthew J. Smith 2508 Webster av, a 3-sty moving picture theatre building, on plot 50x120x irregular. The present tenant is the buyer.

Brooklyn.

FULTON ST.—Bryan L. Kennelly sold for the est. of Sarah A. Terrett 696 to 700 Fulton st and 83 to 89 Hanson pl to Kathryn F. Murphy. This property has a frontage of 90 ft. in Fulton st, 80 ft. in Hanson pl and 89 ft. in South Portland av, and was held at \$100,000.

FULTON ST.—James B. Ross sold for the Wechsler est. to Mary E. Rosenthal the 3-sty building 1359 Fulton st.

QUINCY ST.—A. J. Waldron sold 197 Quincy st, a 2½-sty frame dwelling, on plot 37.6x100, for the Benjamin estate to Charles Maetrich, through office of Harry A. Crosby.

ST. JOHN'S PL.—John H. Gelhardt, Jr., sold for Theresa Hitchler the 2-sty dwelling at 635 St. John's pl, to Mrs. Clark for occupancy.

4TH ST.—The Jerome Property Corporation sold for the Westchester Trust Co. the 4-sty apartment house at 357 4th st to William J. Pearson; also 359 4th st, a similar building, for the Westchester Trust Co. to a client for investment.

5TH ST.—H. Epstein sold for a client to Manhattan builders, 416 and 418 South 5th st, upon which a 6-sty apartment house will be erected.

9TH ST.—The Realty Circle sold the business building at 340A 9th st to Walter T. Crowe.

48TH ST.—Tutino & Cerny sold for George Fogarty, to a client for occupancy, the 2-sty two family dwelling, on lot 20x100, known as 618 48th st.

FRESH POND RD.—The Ring Gibson Co. sold four eight-family detached houses in the east side of Fresh Pond road, corner of Hughes st.

JEFFERSON AV.—James D. Ross sold 212 Jefferson av, a 4-sty dwelling, for the Cresnell Improvement Co. to William E. Beattie.

LEXINGTON AV.—A. J. Waldron sold 1116 Lexington av, a 2-sty frame dwelling, on lot 25x100, for Anna and Agnes Wallace to John G. Bainbridge.

Queens.

LONG ISLAND CITY.—Charles Wetzel sold to an investor for William E. Barhite the southeast corner of Crescent st and Freeman av, a plot 111x125, with a 2-sty frame dwelling. The buyer will improve the property with four 5-sty brick apartment houses.

COVERT AV.—Tutino & Cerny sold for William Sloan, the vacant lot 25x90, on the west side of Covert av, 75 ft. south of Linden st.

ELMHURST HEIGHTS.—Charles Wetzel sold for Mary F. Callahan, a plot 40x100, on Pennsylvania av, 428 ft. west of Woodside av, between Woodside av and Kensington Terrace, located between Winfield and Elmhurst.

Richmond.

GRASMERE.—Cuozzo & Gagliano Co. sold for the St. George Realty & Construction Co. to Peter Nastasi & Co. 4 lots, 47-48-49-50, block 4, at Fingerboard Terrace, who have started to construct 2 private dwellings with all modern improvements, to cost \$5,000 each.

Suburban.

BROOKVILLE, L. I.—L'Ecluse, Washburn & Co. sold for Henry F. Thompson 70 acres of his farm to a client who will offer it for sale in 5 or 10 acre plots. This property immediately adjoins the estate of Gen. Geo. L. Dyer, of the N. Y. National Guard, and also the estates of Theo. Havemeyer and Julian Ripley. These properties are all in the vicinity of the new Piping Rock Club.

GREAT NECK, L. I.—L'Ecluse, Washburn & Co. sold for Carl Recknagel his country estate to E. W. Robinson, of Montclair, N. J. Mr. Robinson will occupy it as an all the year round home.

EAST ORANGE, N. J.—The Allwin Realty Co., Inc., Adolph Humpfer, pres., sold a plot of land, formerly owned by the Llewellyn Realty Co., consisting of over 7 lots on the east side of North Brighton av. The buyers intend to erect 7 two family houses.

TARRYTOWN, N. Y.—The Durpss Co. sold the Angell place to J. E. Duross. The property

consists of five acres on the Hudson River and four acres upland, with a frontage on the river of about 450 ft., with an old Colonial house, for about \$40,000.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to A. and C. Hautsch a plot 40x100 on Oceanside av; to J. O'Mahoney, a plot 40x100 at Dartmouth pl, and a plot 40x100 on Melrose av; to F. & M. Spittler a plot 85x1050 at Harvard Court.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to C. Bowne a plot 40x100 at Langdon Boulevard; to P. Sullivan a plot 80x100 at Yale av; to G. Leschorn a plot 44x199 on Lawrence av; to J. & M. Brickheit a plot 52x92 on Merrick rd; to D. Lutjen a plot 60x100 at Oswald Court; to G. I. Nelson a plot 40x114 at Forest av.

VALLEY STREAM.—The Windsor Land and Improvement Co. has sold to B. Rosenfield and E. Daly each a plot 40x100 on Maujer st; to B. Wolheim and M. Mahon each a plot 40x105 on Argyle st and Cottage Parkway; to S. Diamond a plot 60x85 on Argyle st; to A. Harris a plot 40x105 on Cottage Parkway; to A. R. J. Dalton and K. Quinn each a plot 40x100 on St. Marks pl; to M. F. Seymour a plot 100x140 on St. Marks pl and Corona av; to M. O'Keiff and A. A. McLaughlin each a plot 40x100 on Dover st; to M. Mahoney a plot 120x100 on Euclid st and Rockaway Parkway; to J. Ryan a plot 80x100 on Carpenter st; to S. Weinberg a plot 40x100 on Beverly Parkway; to M. E. Hobson a plot 40x100 on Albermarle av; to K. O'Brien a plot 40x100 on Melrose st; to F. Gomperts a plot 60x100 on Franklin av; to L. Hartman a plot 40x100 on Mineola av.

FLORAL PARK.—The Windsor Land and Improvement Co. sold to C. Coyne, M. Millett and J. Delaney each a plot 40x100 on Callia av; to P. H. Sheridan a plot 40x100 on Verbena av; to H. McCormick a plot 60x100 on Carnation av; to F. Ball a plot 40x100 on Aspen st.

LYNBROOK.—The Windsor Land and Improvement Co. sold to J. F. Elliot, M. J. Smith and C. Harre each a plot 45x100 at Lawrence av; to F. and A. Brunson, Robt. Klaiber and A. Bernhardt each a plot 45x100 on Edmund st; to M. Miller and Antony and Goldberg and A. Stiber each a plot 60x125 on Christabel st; to G. M. Miller a plot 45x100 on Christabel st and Driving Park av; to J. G. Miller a plot 40x100 on Driving Park av and A. Gluck, A. S. Hillsley; to N. and F. Capute a plot 80x100 on Waterview pl; to F. McKee a plot 40x125 on Charles st; to B. Thompson a plot 40x100 on Clifford st; to J. McDonough a plot 40x100 on Oak st; to P. Chicchese a plot 20x90 on Ocean av; to W. and J. Cogan a plot 40x100 on Allen st.

LLEWELLYN PARK, N. J.—Mooyer & Marston sold for Mrs. Harold Clearman and Miss Harriet Green the property known as the Green Estate on Oak Bend road, to a client. The property contains about 6½ acres. The buyer will make extensive alterations to the present buildings, and will occupy the property as a country residence.

ELBRON, N. J.—The M. Morgenthau, Jr., Co., sold for Mrs. Edward Murphy, Jr., her residence of the west side of Ocean av, on plot 105x650 ft. to Leonel F. Straus for about \$50,000.

RECENT BUYERS.

MINNIE T. BROWN is the buyer of 372 West End av.

THE EMMAY REALTY CO. is the buyer of the plot, 100x110, at the northeast corner of Northern av and 180th st.

LEASES—MANHATTAN.

DOUGLAS L. ELLIMAN & CO., INC., leased additional space amounting to 20,000 sq. ft. in the new 20-sty building now in the course of construction at the southwest corner of 26th street and 4th av to the Fleitmann Co.

THE F. R. WOOD, W. H. DOLSON CO. leased for the New York Central Railroad Co. the block front on the west side of West End av, between 63d and 64th sts, to Thomas F. Devine.

MARK RAFALSKY & CO. leased for I. B. Bernheim to Henry Paulsen the store in 613 3d av for 3 years.

THE HENRY M. WEILL CO. leased the 5-sty building at 31 West 46th st.

H. C. SENIOR & CO. leased for Wm. Steele Grey, representing Mrs. Evelyn C. Manly, the 3-sty dwelling 257 West 99th st to the 17th Assembly District Progressive Republican Club for a term of years.

THE DUROSS CO. leased for Edward L. Coster the 4-sty brownstone house at 145 West 14th st to A. M. Driver for 3 years; also for Jas. Fagan & Sons the 3d loft in 204 and 206 West Houston st to Wm. A. McNat; and to Solomon Diamond the store in 459 and 461 West 14th st.

THE CROSS & BROWN CO. leased the entire 4th floor in 315 and 317 West 47th st to Summer Healy for a term of years; also space on the 2d floor of 1700 Broadway, southeast corner 54th st, to Thomas W. Pelham, Jr.

EWING, BACON & HENRY leased offices in 20 Vesey st to the American Multigraph Sales Co.; also to George V. Morton and William C. Jupp, and in 123 William st to Harris Boskey.

ALBERT B. ASHFORTH leased to the Severns-Derr Co., a realty corporation, offices in 366 5th av.

THE CROSS & BROWN CO. leased to Frank C. Gavin the entire building at 60 West 23d st, through to 22d st, being the easterly half of the quarters formerly occupied by Best & Co.

HEIL & STERN leased in 27 to 35 West 24th st, the sixth, eighth, ninth and tenth lofts to Julius Adler, the Empire Cloak and Suit Co. and Bonwit & Co.

M. & L. HESS AND F. & G. PFLLOMM leased the third and fourth lofts in 142 and 154 East 32d st to Perry, Dame & Co.; also the fifth

loft in 20 East 17th st to I. Andron, and the third loft in 355 and 357 West 36th st to the United States Cleaner Co.

S. E. KELLY & CO. leased to Moritz H. Freedman & Son the store in 337 Broadway for five years, with privilege of renewal; also to Thomas & Cadney the store in 66 West 13th st for eight years.

THE MIRROR CANDY CO. leased from Udo M. Fleischmann, 536 5th av, a 5-sty building, on a lot 25x100, for twenty-one years, at a net annual rental aggregating \$500,000. Youman's, the latter, occupies the store and basement and the eleven year unexpired term has been purchased by the owner of the property. Upon the completion of alterations the store will be occupied by the lessees. Leo Hess was the broker.

VAN NORDEN & WILSON leased for the Dyckman Estates Co. a large plot in the west side of Broadway, 226 ft. north of Dyckman st, to the Universal Film Co.

VAN NORDEN & WILSON leased space in the Century Building to Dr. Gustave Diener, John Philip Sousa, Herbst & Devine, Cleveland-Gallon Motor Truck Co., Standard Home Construction Co., F. H. & A. H. Lippincott Co., of Philadelphia; Turner & Moeller and the Tindale Cabinet Co.; also for Annie Raynor Wells, 15 West 36th st, to Frances Lang for 3 years.

THE ALLWIN REALTY CO. leased for a term of years the premises at 291 3d av to the National Bible Institute, which will after extensive alterations occupy the premises for its institution, known as Gospel Hall No. 1.

ALBERT B. ASHFORTH leased a suite of offices in the Professional Building at Madison av and 38th st, to Dr. J. R. Shannon; also for Frederick K. Trowbridge to Herbert N. Wertheimer the house at 118 East 38th st, for a term of years.

THE GEORGE BOCKHAUS CO. leased 418 to 424 East 121st st, for a long term of years, to Nappi & Co., contractors.

DR. CHARLES M. B. CAMAC leased the 5-sty residence at 108 East 65th st, for a term of years, to Dr. Joseph A. Blake.

THE CROSS & BROWN CO. leased space on the 6th floor in the Centurian building, 1182 Broadway, to Jackson Brandt, for a term of years.

FREDERICK FOX & CO. leased from the plans the store, basement and 1st loft, containing about 35,000 sq. ft. of space in the new 16-sty building to be erected at 352 4th av, running through to 53 to 59 East 25th st, to J. R. Simon & Co., one of the largest silk importing concerns in the city, who have been located for the past 5 years at 19 and 1 Greene st. The lease is for a term of years, at an aggregate rental in excess of a quarter of a million dollars.

THE HORN & HARDEST BAKING CO. of Philadelphia has leased a portion of the basement in the building at the southeast corner of 5th av and 42d st, which will be fitted up as a slot machine lunch room.

THE J. P. WHITON-STUART CO. leased the dwelling at 104 East 73d st for Haliburton Fales to Dr. Montgomery Sicard.

CALDER, NASSOIT & LANNING leased for I. T. Smith the lower portion of the building, 2888 and 2890 Broadway at the northeast corner of 103d st, for a term of years, at an aggregate rental of \$170,000, to Maurice Quinlan, who will alter the property for use as a restaurant and grillroom.

THE CROSSTOWN REALTY CO. leased the Hotel Marlborough at the northwest corner of Broadway and 36th st to Halloran & McNamee.

WRIGHT BARCLAY leased the dwelling 141 East 45th st for Nicolina Lindberg to Maggie Nevins; also the dwelling 123 East 29th st for Morris Steinheimer to Herman Petri; also the store in 437 4th av for the Etaglog Holding Co. to Louis Springer, and the fourth loft in 409 4th av for Charles A. Christman to Nicholas & Garsson.

THE NEW YORK CENTRAL RAILROAD CO. leased the block front on the west side of Vanderbilt av, between 42d and 43d st, for twenty-one years at an annual rental of about \$90,000 to Randal H. Macdonald. There is an agreement between the principals that the building to be erected shall not exceed six stories in height.

THE CROSS & BROWN CO. leased the entire building on plot 40x100 at 521 and 523 West 26th st to Jas. M. Ryan.

SAMUEL H. MARTIN sublet space in 146 Columbus av for C. A. Davis to the Alert Pool & Billiard Co.

THE THIRTY-FIRST MADISON CO. leased the store, basement and first loft in 143 Madison av to the Macbeth-Evans Glass Co., now located at the northwest corner of Hudson and Chambers sts. N. Brigham Hall and William D. Bloodgood and the McVickar, Gaillard Realty Co. were the brokers.

HARVEY BLOOMER leased for the Riker-Hegeman Co. the store and cellar in 164 to 166 West 125th st for a long term of years to "Loft," the candy manufacturer; also the 4-sty building at 112 West 125th st to the Singer Manufacturing Co. for a term of years. These leases aggregate over \$250,000.

LEASES—BROOKLYN.

CHARLES E. RICKERSON leased 878 Carroll st, between 8th and Prospect Park West, a 4-sty dwelling for Arthur E. and Edward J. Beggs to Charles L. Wise.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased at Far Rockaway, L. I., for John Campbell cottage on Franklin av to Samuel Kohn; for F. N. Cronise cottage on Prospect st to Joseph Hellen; at Arverne, L. I., for Samuel Weiner cottage on Clarence av to M. W. Solomon; for Louis Rosenthal cottage on Jessica av to Al. August;

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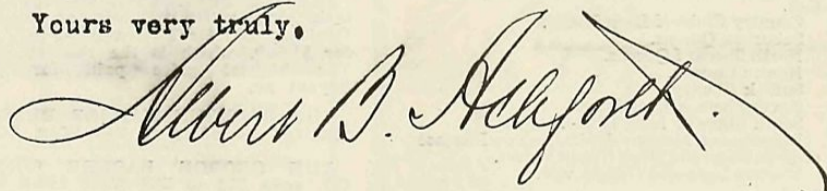
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The Long Island Number of the Record and Guide Will Be Published June 8, 1912.

No section of the Metropolitan territory is deserving of more attention by Real Estate and Building Operators than Long Island.

Those who have real estate to sell, or who are interested in catering to the better class of contractors, will find a ready response to their announcements if they present the merits of what they have to offer in the June 8th issue of the Record and Guide.

Articles on following subjects will appear:

- Modern Tendencies in Suburban Developments.
- Rapid Transit on Long Island.
- Trolley Systems on Long Island.
- Long Island's Water Supply.
- The Good Roads Movement and its influence on Suburban Growth.
- Suburban Sewer Building.
- Waterway Improvements.
- Montauk Point Terminal.
- Seashore Resorts and Cottage Colonies.
- Tendencies in Suburban Building Construction.
- Country Clubs of Long Island.
- Suburban Queens.
- North Shore of Queens.
- Nassau County.
- Suffolk County.
- North Shore of Long Island.
- South Shore of Long Island.
- Influence of Modern Agriculture on Increase of Population and Real Estate Values.
- Electric Light and Gas Service.

This number of the Record and Guide presents an unprecedented opportunity to REAL ESTATE BROKERS AND OPERATORS, DEVELOPMENT COMPANIES, BUILDERS, SUPPLY DEALERS, ETC., to reach those interested in or who will do the actual building on Long Island this coming year.

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at Cedarhurst, L. I., for Paul Haller cottage on Oakwood av to H. Arthur Mack; for Chas. R. Hicks, Sr., cottage on Summit av to Alwin Wile; at Rockaway Park, L. I., for Wm. P. Horton cottage on West End av to Mrs. Emanuel A. Gardner; at Belle Harbor, L. I., for Mrs. Edw. Hutchings cottage on Henley av to Cornelius F. Collins.

REAL ESTATE NOTES.

THE H. M. WEILL CO. and Bernard Smythe & Sons were the brokers in the sale and resale of 111 West 29th st.

THE RENARD CO. is the lessee of the 11-story building to be erected by the Medford Realty Co. at the northwest corner of 5th av and 36th st. The leasing of the property through Mark Rafalsky & Co. and George R. Read & Co. at an annual rental of \$80,000 was reported last week.

THOMAS J. O'REILLY has been appointed agent for the 2-sty business building at the northeast corner of Broadway and 110th st; the 2-sty business building at the southwest corner of Broadway and 110th st; the two 5-sty buildings at the northeast corner of Broadway and 109th st; the 9-sty fireproof building at 227 and 229 West 109th st, and the Potanza and Vincenza apartments at 570 and 580 West 172d st.

THE FLEMISH REALTY CO., now erecting a 21-sty building at 11 and 13 East 26th st, running through to 6 and 8 East 27th st, have removed their office from 22 and 24 West 38th st to the Decker Building, 33 Union Sq West.

THE HARVARD REALTY CONSTRUCTION CO. and Goldberg & Kramer have moved their offices to 33 Union Sq West.

THE UNITED REAL ESTATE OWNERS' ASSOCIATION of the City of New York held a special meeting on Tuesday, May 28, for the purpose of adopting changes in their Constitution and to transact other business.

JOHN A. STEINMETZ was the broker for 13 inch strip x 90 ft. deep on Bryant av near 180th st, sold for Tietjen Bros. to P. Wattenburg for \$1,000, which is the rate of \$25,000 a lot. The highest price paid for property on Bryant av.

THE BALDWIN HARBOR REALTY CO. has removed its office to 243 West 34th st.

THE GEORGE BACKER CONSTRUCTION CO. gave 552 to 558 West 186th st, two 5-sty apartments on plot 100x79.11, 50 ft. west of Audubon av, in part payment for the new 12-sty loft building at 60 and 62 West 45th st, acquired last week through Albert B. Ashforth, Inc.

ON AND AFTER JUNE 3 there will be the following changes in the city department offices of the Lawyers' Title Insurance and Trust Co.: James A. McCormick will go to the Brooklyn office, 188 Montague st, and George P. Millard will succeed Mr. McCormick as manager of the city department. Clarence J. F. Cunniff is to leave the Washington Heights branch and make his headquarters at the company's main office, 160 Broadway, from which place he will direct the work of the Washington Heights branch and the entire West Side. Henry C. Wylie, who has been with the Bronx office for the past six years, will take charge of the company's office at 1425 St. Nicholas av.

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 31, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesrooms, 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.

Spring st, 20 (), ss, 71.9 w Eliz, runs s 125.4xw22.11xn50xe15xn80xe22.7 to beg, 6-sty bk tnt & str; due, \$6,584.16; T&c, \$1,575.61; sub to a mtg of \$36,000; Ged M Bruestle, \$44,050

*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 wits str; voluntary bid in at \$41,500.

*Maiden la, 131, ns, 20.8 w Water, 19.8x 55.3x20.9x54.11, 4-sty bk loft bldg; exrs sale; J Lawrence Friedman, 26,500

*St Nicholas pl, 47, ws, 66.11 n 152d, 20x 69.11, 4-sty bk & stn dwg; voluntary; Horace Baxter, 12,000

*Washington st, 712-4, ws, 50 s 11th, 46x 64.6x47x70, two 2-sty & b bk bldgs & 1-sty bk bldg in rear; voluntary; L H Rose, 24,000

17TH st, 112-14 E (), ss, 250 e 4 av, 50x 92, 6-sty bk tnt; due, \$23,831.95; T&c, \$5,084.09; sub to a mtg of \$95,000; Morgan J O'Brien et al exrs, 110,000

*24TH st 163 W, see 7 av, 245-51.

*27TH st, 101 W, see 6 av, 455.

*37TH st, 522 W, ss, 325-w 10 av, 25x98.9, 2-sty bk loft bldg; due, \$5,368.48; T&c, \$205.28; adj to Jun 11.

*50TH st, 44 W, ss, 339 e 6 av, 20x100.5, 3-sty & b bk & stn dwg; trste's sale; leasehold; withdrawn.

*72D st, 28 W, ss, 405 w Central Park W, 20x102.2, 4-sty bk & stn dwg; exrs sale, bid in at \$45,000.

*79TH st E, nwc East End av, see East End av, 2-8.

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

*82D st, 100-8 W, see Col av, 440-52.

*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; due, \$9,064.71; T&c, \$452.86; August M Gerdes et al, 8,000

122D st, 514 W (), ss, 250 w Ams av, 50x95.11, 6-sty bk tnt; due, \$18,610.13; T&c, \$865.75; sub to a first mtg of \$65,000; Saml Halperin, 68,625

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

*149TH st, 301 W, see 8 av, 2803.

*153D st, 301 W, see 8 av, 2895.

*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, x17.8x144.1, vacant; due \$39,419.46; T&c, \$1,000; sub to pr mtg of \$28,144.47; withdrawn.

*165TH st W, see St Nich av, see St Nich av, 1090.

*Av A, 1425, ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; voluntary; Jno Wagner, 20,000

Boone av, 1503 (), ws, 125 s 172d, 25x 100, 3-sty fr dwg; due, \$6,557.97; T&c, \$490.56; Edith M Ewen et al, 6,000

Columbus av, 440-52 (), nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8) x134, 7-sty bk hotel; Endicott; due, \$644,292.62; T&c, \$89,080.19; Susan L Vivian et al exrs & trstes, 750,000

*Clinton av, 1807, nwc 175th (No 727), 90x27, 4-sty bk tnt & str; due, \$3,596.02; T&c, \$251.70; readvertised for June.

East End av, 2-8, (), nwc 79th, 102.2x 148, 8-sty bk loft bldg; due, \$132,235.08; T&c, \$7,599.96; sub to four mtgs & int aggregating \$99,000; Moritz Falkenau, 224,000

Morningside av W, 70-3 (), nwc 117th (No 401), 100.11x120, 6-sty bk tnt & str; due, \$26,222.50; T&c, \$2,550; sub to a pr mtg of \$205,000; Edw Hyams, 233,536

*Mt Morris Pk W, 3, ws, 40.11 n 120th, 20 x85, 4-sty & b bk & stn dwg; exrs sale; Jno J Wright, 20,300

*Madison av, 207S, ws, 16.8 s 131st, 16.8x 74.10, 3-sty & b bk & stn dwg; exrs & trste sale; Richd R Maslen, 6,050

*Prospect av, 938, see 163d, 1025 E.

*Stebbins av, swc 163d, see 163d, 1025 E.

*Stebbins av, nwc, 163d, see 163d, 1025 E.

*St Nicholas av, 1090, sec 165th, 113.1x 84.1x105.10x123.7, 6-sty bk & stn tnt; voluntary; Emil Lehman, 200,000

*6TH av, 455, ws, 63.5 n 27th, runs n20x w80xs3.5 to 27th (No 101) xe20xn63.5xe60 to beg, 3 & 4-sty bk & stn bldgs with str; exrs sale; Chas Laue, 90,200

*7TH av, 245.51, nec 24th (No 163), 86.11x 79.2, 12-sty & b bk loft & str bldg; voluntary; Walter M Weschler, 524,400

STH av, 2803, nwc 149th (No 301), 25x 80, 5-sty bk tnt with str; trstes sale; bid in at \$38,500.

STH av, 2895, nwc 153d (No 301), 25x 100, 5-sty bk tnt with str; trste's sale; bid in at \$42,000.

D. PHOENIX INGRAHAM.

Birch st, nec rd to Westchester, see Birch, nwc Kingston av.

Birch st (*), nwc Kingston av, 100x200 to rd Westchester, Eastchester; due, \$3,-680.41; Walter W Taylor. 5,300

Birch st (*), ws, 100 n Kingston av, 50x 100, Eastchester; due, \$998.53; T&c, \$70; Walter W Taylor. 500

Cedar st, (*), es, 200 s Cornell av, 100x 100; also WALNUT ST, es, 100 s Boston rd, 50x100, Eastchester; due, \$3,903.89; T&c, \$225; Walter W Taylor. 900

Sycamore st (*), es, 100 s Sycamore av, 200x—, Eastchester; due, \$2,931.98; T&c, \$150; Walter W Taylor. 500

Walnut st, es, 100 s Boston rd, see Cedar, es, 200 s Cornell av.

Ferris av, nwc St Mary's av, see St. Mary's av, nwc Ferris av.

Ferris av, swe St Agnes av, see St Mary's av, nwc Ferris av.

Kingston av, nwc Birch, see Birch, nwc Kingston av.

Road to Westchester, nec Birch, see Birch, nwc Kingston av.

St Agnes av, swe Ferris av, see St Mary's av, nwc Ferris av.

St Mary's av, (*), nwc Ferris av, 280x— to St Agnes av x190x—, Eastchester; due, \$4,298.39; T&c, \$300; Walter W Taylor. 750

BRYAN L. KENNELLY.

Kingsbridge rd (*), ss, 25 e Oaks av, 50.1x94.10x50x92.3, Wakefield; due, \$947.95; T&c, \$84.34; Andw W McCann, Jr. 600

JAMES L. WELLS.

165TH st, 721 E, nec Jackson av, 20x90, 3-sty fr bldg with str; exr's sale; withdrawn.

Av A, 1337 (*), ws, 54.4 n 71st, 25x100, vacant; due, \$5,208.18; T&c, \$515.53; Excelsior Savgs Bank of the City of N Y. 5,650

Jackson av, nec 165th, see 165th, 721 E.

Union av, 1079, ws, 70 s 166th, 20x90, 3-sty fr tnt; exr's sale; Edw Fluhr. 8,100

CHARLES A. BERRIAN.

Home st, ns, 50.4 w Bryant av, 25.2x 97.5x25x100.3, vacant; also HOE AV, es, 300 s Jennings, 25x100, vacant; also LONGFELLOW AV, ws, 75 s 173d, 75x100, vacant; adj to Junell.

Hoe av, es, 300 s Jennings, see Home, ns, 50.4 w Bryant av.

Longfellow av, ws, 75 s 173d, see Home, ns, 50.4 w Bryant av.

SAMUEL MARX.

Front st, 359, see South, 382.

South st, 382 (*), ns, 200 w Jackson, 25x 140 to Front (No 359), 2 6-sty bk tnts & str; due, \$8,894.71; T&c, \$417.10; sub to first mtg \$25,000; Auguste Gahren. 33,550

J. H. MAYERS.

114TH st, 341 E (*), ns, 200 w 1 av, 25x 100.10, 6-sty bk tnt & str; due, \$5,481.85; T&c, \$1,413.20; sub to a first mtg of \$20,000; Jos J Asch. 27,749

Field pl, sec Grand blvd & concourse, 34 x100, vacant; due, \$1,174.77; T&c, \$1,325.80; sub to mtg of \$4,500; withdrawn.

Grand blvd & concourse see Field pl, see Field pl, sec Grand blvd & concourse.

DANIEL GREENWALD.

Monroe st, 255 (*), ns, 225.8 w Jackson, 25x93.11x25x93.10, 6-sty bk tnt & str; due, \$20,656.21; T&c, \$1,500; sub to a first mtg of \$24,000; Public Bank of N Y City. 25,700

HENRY BRADY.

41ST st, 247-59 W, see 8 av, 644-8.

42D st, 260-2 W, see 8 av, 644-8.

STH av, 644-8 (*), es, 49.5 n 41st, runs e100xs49.5 to 41st (Nos 247-59) xe150xn 98.9xw25xn6xw24.8xsw6xw67xn98.9 to 42d (Nos 260-2) xw33.4xsw98.8xw100xs49.4 to beg, 5 & 6-sty bk theatre & offices; sheriff's sale of all R T &c; Jay W Ropp. 750

Total \$2,477,710
Corresponding week, 1911... 2,015,247
Jan. 1st, 1912, to date..... 24,021,315
Corresponding period, 1911.. 25,368,010

VOLUNTARY AUCTION SALES

MANHATAN AND BRONX.

H. C. MAPES & CO.

JUNE 1.

(At 1 P. M. on the premises.)

228 lots of Walsh Homestead, on Ft Schuyler rd, Waterbury, Pilgrim & Mayflower avs.

JOSEPH P. DAY.

JUNE 6.

Freeman st, ss, 234.5 w Westchester av, 100x200, to Home, vacant.

Home st, ns, 190 w Westchester av, see Freeman, ss, 234.5 w Westchester av.

Manhattan st, 50, see 125th, 451-5 W.

90TH st, 48 W, 20x100.8, 5-sty bk dwg.

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 bldg.
 215TH st W, nec Bway, see Bway, nec
 215th.
 215TH st W, nwc 10 av, see Bway, nec
 215th.
 216TH st W, swe 10 av, see Bway, nec
 215th.
 216TH st W, see Bway, see Bway, nec
 215th.
 Broadway, sec 216th, see Bway, nec 215.
 Broadway, nec 215th, 207.1 to 216th x
 43.3 to 10 av x199.10 to 215th x97.9 to beg.
 10TH av, nwc 215th, see Bway, nec 215th.
 10TH av, swe 216th, see Bway, nec 215th.

AUCTION SALES OF THE WEEK.
 BROOKLYN.

The following are the sales that have
 taken place during the week ending May
 28, 1912:

WM. H. SMITH.

Vermont st (*), ws, 140 s Dumont av,
 20x100; Hyman Selverstone. \$3,200
 11TH st, ss, 226.3 e 3 av, 18.9x100; Lina
 S Cole. 3,050
 11TH st, ss, 188.9 e 3 av, 18.9x100; Ir-
 win B Middlesworth. 2,900
 12TH st, ss, 114.6 e 4 av, 16.8x100; Lena
 S Cole. 2,250
 E 14TH st ws, 180 n Av P, 40x100;
 withdrawn.
 E 17TH st, es, 460 s Av J, 40x100; Harry
 Brown. 7,800
 E 42D st, ws, 260 n Grant, 40x100; Title
 Guar & Trust Co as gdn. 4,250
 46TH st, sws, 150 se 5 av, 25x100.2; Max
 M & Selma Billingerheim. 11,475
 74TH st, ns, 366.10 e 4 av, 20x90.2; with-
 drawn.
 74TH st, ss, 232.2 e Ft Hamilton av, 40
 x100; also 75TH ST, ns, 328.6 e Ft Hamil-
 ton av, 40x100; adj sine die.
 75TH st, ns, 368.3 e Ft Hamilton av,
 80x100; adj sine die.
 75TH st, ns, 328.6 e Ft Hamilton av, see
 74th, ss, 232.2 e Ft Hamilton av.
 Christopher av (*), ws, 200 s Newport
 av, 25x100; Eliz Choules. 1,200
 Snyder av (*), ns, 40 w E 42d, 20x100;
 Martha A Wilson. 4,200
 14TH av & New Utrecht rd (*), ws,
 whole front bet 37th & 38th, 96.8x190.4x
 73.1x240; Catholic Women's Benevolent
 Legion. 5,000

WM. P. RAE CO.

Baltic st (*) ss, 200 e Smith, 25x100;
 Caroline H Kellock. 2,700
 Grattan st, ss, 25 e Porter av, 25x100;
 Kathryn F Murphy. 9,000
 Grattan st, ss, 50 e Porter av, 25x100;
 Kathryn F Murphy. 9,350
 Hudson st (*), es, 277 s Tillary, 28.1x
 100; Lena Ricci. 2,335
 E 14TH st, es, 200 s Beverly rd, 50x
 100; C F Corner. 7,500
 45TH st, ss, 312 se 14 av, 32x100.2; Cath
 F Unkelbach. 4,700
 Greenwood av, ns, 31.4 e E 2d, 20x100;
 Rosalie Baurhytie. 3,375
 Kings Highway (*), swe Ocean pkwy,
 —x—; Ferdinand Weiller et al. 30,300
 3D av, ws, 60 s 11th, 20x80; D J Driscoll.
 1,425

JAMES L. BRUMLEY.

Dean st, 272, ss, 204.9 e Nevins, 20.3x
 100, 3-sty & b bk & stn dwg; voluntary;
 Chas Schwartz. 6,350
 43D st, nes, 200 se 16 av, 40x100.2; Abr
 Meyer. 5,000

JOSEPH P. DAY.

(At 14-16 Vesey st, Manhattan.)
 Kent av, 515-21, nec Rush, 81.1x100x38.3
 x123.6, 4-sty & b bk factory; exrs sale;
 bid in at \$39,900.
 Lafayette av, 359-61, nec Emerson pl, 42
 x95, 4-sty bk tnt; exrs sale; bid in at
 \$25,900.

CHARLES SHONGOOD.

Garden st, nes, 139.6 nw Bushwick av,
 20x56.4x20x50; also GARDEN ST, nes,
 125.10 se Flushing av, 20x56.4x58.8x19.6x
 65.1x63.1; Sherman Co. 59,000
 Garden st, nes 125.10 se Flushing av,
 se Garden, nes, 139.6 nw Bushwick av,
 40TH st (*), ns, 40 w 12 av, 20x95.2;
 Chas S Conklin. 2,900
 62D st, nec 19 av, 20x200; Geo Silk-
 worth. 30,800
 95TH st (*), sws, 118 se 2 av, 109x120;
 foreclos of tax lien; Lien Investing Co. 100
 Martense av, (*), ns, 515 w Clove rd, 50
 x130.7x50x130.6; Ideal Realty Co. 2,000

J. H. MAYERS.

East 42D st, es, 197.6 n Av I, 20x100;
 Arthur M Gormey. 100
 Total \$222,260
 Corresponding week, 1911..... \$619,348

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 Ve-
 sey st, and the Bronx Salesroom, 3208-10
 3 av, unless otherwise stated.

JUNE 1.
 No Legal Saales advertised for this day.
 JUNE 3.

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.

141ST st, 309 W, ns, 150 w 8 av, 25x99.11,
 5-sty bk tnt & str; Henry M Sanders agt
 Geo H John et al; W B & G F Chamber-
 lin (A), 31 Nassau; Peter Zucker (R); due,
 \$21,430.39; T&c, \$1,500; Jos P Day.

JUNE 4.

Cornelia st, 2-S, see 4th st W, swe 6 av.
 Av A, 1239, ws, 40.5 s 67th, 40x100, 6-sty
 bk tnt; American Female Guardian Society
 & Home for the Friendless agt Milton M
 Silverman et al exrs; Cary & Carroll (A),
 59 Wall; Phelan Beale (R); due, \$43,280.86;
 T&c, \$2,482.35; Joseph P Day.

Clay av, swe 167th, runs s161.11xw97.4xs
 50xw97.9 to Teller av xn105.5xe221.1 to beg,
 vacant; Charlotte L Pritzkow agt Leo Lev-
 inson et al; Wm D Cameron (A), 154 Nas-
 sau; Andw S Hammersley (R); due, \$5,-
 082.54; T&c, \$3,306.91; sub to a prior mtg
 of \$21,600; mtg recorded June26'09; Bryan
 L Kennelly.

Lenox av, 654, sec 143d, 24.11x85, 1-sty bk
 str; American Mortgage Co agt Christian
 C Moller et al; Bow ers & Sands (A), 31
 Nassau; Mortimer S Brown (R); due, \$6,-
 542.26; T&c, \$850; Joseph P Day.

Old Broadway, 2376-S, es, 52.5 s 132d, 51.6
 x100x49.8x112.3, 6-sty bk tnt & str; Emily
 Wagner agt Mayme Chrzanowski et al;
 Hymes, Woytisek & Schaap (A), 55 Lib-
 erty; Robt C Morris (R); due, \$16,493.43; T
 &c, \$684.33; sub to a mtg of \$40,000; Her-
 bert A Sherman.

Teller av, see 167th, see Clay av, swe
 167th

4TH st W, swe 6 av (Nos 33-9), runs nw
 9.3 to Cornelia (Nos 2-8) xw115.5xs28xs54
 xne105 to beg, 12-sty bk loft & str bldg;
 Attilio Piccirilli et al agt Sixth Avenue &
 Fourth St Realty Co et al; Otis & Otis (A),
 60 Wall; Gilbert H Montague (R); due,
 \$26,418.98; T&c, \$1,464; Joseph P Day.

39TH st, 326 E, ss, 325 e 2 av, 25x98.9, 5-
 sty bk tnt & str; Andw J Toland et al
 exrs agt Victor Herbert et al; Jas L Clare
 (A), 135 Bway; Louis B Hasbrouck (R);
 due, \$15,857.94; T&c, \$1,407.13; Herbert A
 Sherman.

53D st, 322 E, ss, 236.4 e 2 av, 18x100.5, 4-
 sty stn tnt; Maurice M Sternberger et al
 trstes agt Gertrude Straus et al; Cary &
 Carroll (A), 59 Wall; Jno H Rogan (R);
 due, \$7,587.55; T&c, \$538.73; Joseph P Day.

67TH st, 222 E, ss, 310 e 3 av, 40x100.5,
 6-sty bk tnt; Julia E Cameron agt Jos
 Sagovitz et al; Saml Riker Jr (A), 10 Ce-
 dar; Earl Scott (R); due, \$50,571.04; T&c,
 \$3,537.06; Bryan L Kennelly.

101ST st, 61 E, ns, 200 w Park av, 25x
 100.11, 5-sty bk tnt; Louisa Kimberly agt
 Louis Beigeleisen Co et al; Geo B & Ed
 Goldsmith (A), 34 Pine; Jas F Curnen (R);
 due, \$16,964.33; T&c, \$925; Joseph P Day.

103D st, 237 E, ns, 150 w 2 av, 25x100.11,
 6-sty bk tnt & str; Robt R Moore, Cham-
 berlain of City N Y agt Jos Focarile et al;
 Clarence B Campbell (A), 51 Chambers; N
 Taylor Phillips (R); due, \$26,872.37; T&c,
 \$1,761.08; mtg recorded Aug19'05; Bryan L
 Kennelly.

135TH st, 303, old 555 E, ns, 200 w Alex
 av, 25x100, 4-sty bk tnt; Calvary Baptist
 Church of the City of N Y agt Eliz Fritzel
 et al; I Newton Williams (A), 31 Liberty;
 Robt H Koehler (R); due, \$8,754.96; T&c,
 \$800; Joseph P Day.

139TH st 510 E, ss, 47.4 e Brook av, 37.6x
 100, 6-sty bk tnt; Louis Lese agt Abelman
 Constn Co et al; Lese & Connelly (A), 35
 Nassau; Walter L McCorkle (R); due, \$9,-
 104.73; T&c, \$1,874.81; Joseph P Day.

143D st W, see Lenox av, see Lenox av,
 654.

167TH st E, swe Clay av, see Clay av,
 swe 167th.

167TH st E, see Teller av, see Clay av,
 swe 167th.

6TH av, 33-9, see 4th st W, swe 6 av.

JUNE 5.

Lafayette st, 387-9, sec 4th (No 22), 37.11
 x120x50.11x120.7, 2 & 3-sty bk loft & str
 bldg; also LAFAYETTE ST, 383, es, 61.2 s
 12th, runs s19xe120xn28.7xw10.8xs23.3xw110
 to beg, 3-sty bk loft & str bldg; Wm Jay
 trste agt Legal Realty & Mortgage Co et
 al; Flamen B Candler (A), 48 Wall; Isi-
 dore Siegeltuch (R); due, \$80,109.92; T&c,
 \$6,050; Joseph P Day.

Lafayette st, 383, see Lafayette, 387-9.

Lorillard pl, 46, ws, 47.11 s 188th, 32.7x90,
 vacant; Alrick H Man trste agt Sarah
 Gluck et al; Edw C Delavan Jr, (A), 56
 Wall; Sol Tekulsky (R); due, \$3,851.51; T
 &c, \$120.78; Joseph P Day.

4TH st 22 E, see Lafayette, 387-9.

175TH st, 727 E, see Clinton av, 1807.

184TH st, 515 W, ns, 200 w Ams av, 50x
 99.10, 5-sty bk tnt; Alphonse Hogenauer et
 al agt Florence T Hand et al; Davis &
 Kaufmann (A), 51 Chambers; Cambridge
 Livingston (R); due, \$17,794.02; T&c, \$—;
 sub to a first mtg of \$44,000; Joseph P Day.

Boston Turnpike or Boston Post rd, ns,
 225 w Schieffelin la, runs nw55.7xw irreg x
 se141.3xs5.10xe121.7 to beg, Wakefield; Mt
 Vernon Trust Co agt David F Jordan et al;
 Gescheidt & Toomey (A), 18 E 1st, Mt
 Vernon; Cambridge Livingston (R); due,
 \$1,430.21; T&c, \$559.61; Joseph P Day.

Clinton av, 1807, nwc 175th (No 727), 90
 x27, 4-sty bk tnt & str; Abr Eisenstein
 agt Wiedhopf Constn Co et al; Richd Du-

densing, Jr. (A), 156 Bway; Richd B Aldcroft Jr (R); due, \$3,596.02; T&c, \$251.70; sub to two mtgs aggregating \$26,000; Joseph P Day.

Hornaday av, 863, ns, 25.6 e Mohegan av, 25x65, 2-sty bk dwg; Oswald N Cammann gdn agt Kate Murphy et al; Cary & Carroll (A), 59 Wall; Robt W Candler (R); due, \$4,428.28; T&c, \$291.09; Joseph P Day.

Southern Blvd, 547, ws, 587.6 s Av St John, 37.6x105, 5-sty bk tnt & str; Jacob Wicks Jr agt Mary H Strayer et al; Jas B Mitchell (A), 38 Park row; Stephen J Stilwell (R); due, \$36,827.16; T&c, \$1,400; mtg recorded Feb 25/10; Joseph P Day.

Union av, 827, ws, 39 s 160th, 79.1x105x79 x105, 6-sty bk tnt; Greenwood Cemetery agt Goldhill Realty Co et al; Miller, King, Lane & Trafford (A), 80 Bway; Louis B Hasbrouck (R); due, \$89,966.90; T&c, \$5,648.66; Herbert A Sherman.

JUNE 6.

Sound View pl, nwc De Milt av, see De Milt av, nwc Sound View pl.

44TH st, 305 E, ns, 90 e 2 av, 27x100.5, 4-sty bk tnt; Jos Zimit agt Herman Altman et al; Saml A Telsey (A), 1779 Pitkin av, Bklyn; Peter L Mullaly (R); due, \$4,309.37; T&c, \$700; J H Mayers.

50TH st, 445 W, ns, 219.5 e 10 av, 27.9x100.5, 4-sty bk tnt; Anna Michel agt Amelia Gemmer et al; Wilson M Powell (A), 29 Wall; Maurice Goodman (R); (partition); Joseph P Day.

178TH st E, nec Burnside av, see Burnside av, 1966.

Burnside av, or Valentine av, 1966, nec 178th, runs n128.9xe80.1xn4.3xe15xsw138.6xw60.2 to beg, 6-sty bk tnt & str; Max Jackson et al agt Irvine Realty Co et al; Chas H Friedrich (A), 35 Nassau; Jno J Hynes (R); due, \$6,581.01; T&c, \$4,146.64; Henry Brady.

De Milt av, nwc Sound View pl, 100x100, Wakefield; Herman Hagenbuehle agt Edw D Smith et al; F P Trautmann (A), 132 Nassau; Jerome Kohn (R); due, \$2,291.80; T&c, \$286.60; Joseph P Day.

Valentine av, 1966, see Burnside av, 1966.

JUNE 7.

165TH st E, see Findlay av, see Findlay av, 1000.

187TH st, 530 E, see Bathgate av, 2378-86.

206TH st, 161 E, ns, 117.9 e Grand Blvd & Concourse, 26.3x92.9x25x100, 3-sty fr dwg; Alice E Keller agt Maria G Del Gaizo et al; Frederick C Leubuscher (A), 258 Bway; Isidor Wels (R); due, \$8,812.28; T&c, \$886.53; Joseph P Day.

Bathgate av, 2378-86, sec 187th (No 530), 154.2x90, 4 4-sty bk tnts; Ver Planck Estate agt Furlong Tompkins Co et al; Middleton S Borland (A), 31 Nassau; Chas Oberwager (R); due, \$15,677.97; T&c, \$15,677.96; T&c, \$1,396.80; sub to four mtgs aggregating \$85,000; Jacob M Mayers.

Findlay av, 1000, sec 165th, 94.7x35.1x96.11x35, 5-sty bk tnt & str; Louise Ebling agt Hadden Realty Co et al; Eugene Cohn & Julius Levy (A), 132 Nassau; J Cotter Connell (R); due, \$8,798.06; T&c, \$750; sub to a first mtg of \$32,000; mtg recorded May 29/11; Joseph P Day.

JUNE 8.

Broadway, sec Van Cortlandt Park, runs se581.2 to 238th, xne485.5 to right of way of NY & Putnam Ry Co, x— on a curve 233.7xne465.9 to Van Cortlandt Park, xsw 707.5 to beg, containing 8.331 acres; also VAN CORTLANDT PARK, sec right of way of NY & Putnam Ry Co, runs sw497.5 x— along curve 233.5 to 238th, xse211.1 to Albany rd, xne406.5x— along curve 379.2xn e162.10x— along curve 41.4xne1.3x— along curve 51.10 xnw112.3xsw552.5 to beg, containing 5.948 acres; also 238TH ST W, sec right of way of NY & Putnam Ry Co, runs se199.2 to Albany rd x— on a curve 334.11 xnw64.3xsw41.7xsw76.4x n e 302.4 to beg, containing 1.340 acres; also BROADWAY, sec 238th, runs ne470.11 to right of way of NY & Putnam Ry Co x— on a curve 4.9 xsw272.5xsw9.6xsw104.11xsw56.9xsw 51.6 xnw244.3xsw73.5 to beg, containing 1.596 acres, vacant; Henry W Hayden agt Augustus Van Cortlandt et al; Philbin, Beekman, Menken & Griscom (A), 52 William; Adam Wiener (R); (partition); Joseph P Day, on premises at 11 o'clock a. m.

Albany rd, nec 238th, runs ne138.7xse164 xne150.6xsw152xne112.7x— on a curve 315.11 xne254.11xse92.10xne169.1x— on a curve 39.5x— on a curve 345.2x— on a curve 76.10xse424.1 to a point of tangency of the ws Van Cortlandt Park av & Sedgwick av x— on a curve 37.1x— on a curve 166.4x— on a curve 284.4x— on a curve 496.6 x168.11 to intersect of ws Sedgwick av & ns 238th, xnw481.10xsw36.2xne463.10 to c l Stevenson av, x— on a curve 17.4x— on a curve nw70.6xsw426.8xsw72.9 to 238th, xnw 96.1x— on a curve 199.11xsw40.10 to beg, containing 19.628 acres; also VAN CORTLANDT PARK, sec Van Cortlandt Park av, runs ne1,317.1xsw872.6xsw285.8xsw along Sedgwick av, 207.10 to Van Cortlandt av, xnw498.7x— on a curve 135.2x— on a curve 257.10x— on a curve 139.7x— on a curve 30xsw61.6 to beg, containing 18.438 acres; also SEDGWICK AV, ss, intersect nl Jerome Park Reservoir, runs x— on a curve 484.9x— on a curve 187.6x— on a curve 223.7x— on a curve 31.2x— on a curve 53.8xne5.1xse44.1xsw789.7 x n w 67.6 x n w 44.5 to beg, containing 3.443 acres; also 238TH ST W, ws, adj lands of Giles Estate & Van Cortlandt Estate, runs nw22.5xsw 33.2xse35.11 to beg, containing 0.008 acres; also ALBANY RD, sec 238th, runs se40.7x— on a curve 49.11 xse151.8xsw153.10x— on a curve 151.1 to beg, containing 0.386 acres, vacant; Augustus Van Cortlandt Jr agt Augustus Van Cortlandt et al; Philbin, Beekman, Menken & Griscom (A), 52 Wm; Adam Wiener (R); (partition); Joseph P Day, on premises at 11 o'clock A. M.

JUNE 10.

Nassau st, 63, ws, 75.6 n Maiden la, runs w48.2xn20.6xe1.2xn2xe47.6xs22.6 to beg, 5-sty bk loft & str bldg; Sheriff's Sale of all right, title, &c, which Pierre G Carroll had on Mar 21/12 or since; Jas F Lynch (A), 2 Rector; Julius Harburger, Sheriff; Henry Brady.

Van Buren st, swc Morris Park av, see Morris Park av, swc Van Buren.

99TH st, 209 E, ns, 142.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Saml H Golding agt Abr Goldschlag et al; Jacob W Block (A), 63 Park row; Wm S Bennett (R); due, \$12,948.98; T&c, \$1,358.24; sub to pr mtg \$30,000; J H Mayers.

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.

Morris Park av, swc Van Buren, 104.7x—x68.7x100, Van Nest; Jno H Paradise agt Ursuline Realty Co; Albt H Vitale (A), 53 Park row; Chas L Hoffman (R); due, \$7,401.97; T&c, \$2,200; sub to a mtg of \$2,000; Joseph 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:

JUNE 1.

No Legal Sales advertised for this day.

JUNE 3.

Maujer st, ns, 46 w Waterbury, 46x100x 45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xsw95 xe49.5xsw95xe269.1xsw95xe24.7xsw95x e 49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

JUNE 4.

Bay Ridge av, nes, 340 nw 19 av, 25x 100; Marietta Cadmus agt Madison Building Co et al (Action 2); Fredk B Bailey (A), 215 Montague; Percival G Barnard (R); Wm H Smith.

S 1ST st, sws, 195 nw Marcy av, 40x100; Barwin Realty Co agt Philip Leizerkowitz et al (Action 1); Henry A Ingraham (A), 189 Montague; Wm H Pendry (R); Jere Johnson, Jr, Co.

S 1ST st, sws, 235 nw Marcy av, 40x100; same agt same (Action 2); same (A); Isidor Buxbaum (R); Jere Johnson, Jr, Co.

W 12TH st, ws, bet Av Q & Av R; Mabel E Witte et al agt Geo Mosher et al; Theo Witte (A), 375 Fulton; Ralph G Barclay (R); Wm H Smith.

S 4TH st, sec Wythe av, runs e23xs74xe .02xsl6xw23.2xsw90 to beg; Kings County Savings Inst agt Michl L Bradley et al; Saml H Coombs (A), 260 Bway; Benj T Hock (R); Chas Shongood.

79TH st, nes, 510 nw 18 av, 20x100; Gustaf A Johnson Bldg Co agt Andw J Harbo et al; Chas C Sufferin (A), 203 Montague; J Hunter Lack (R); Wm H Smith.

Tompkins av, ws, 20 n Park av, 18.4x85; Herman Richter agt Mollie Singer et al; Reynolds & Geis (A), 359 Fulton; A Sidney Galitzka (R); Wm H Smith.

Baltic st, ns, 475 e Bond, 25x100 Harry Zirinsky agt Mary A Farrell et al; David Zirinsky, 67 Morrell; Louis Horwitz (R); Chas Shongood.

12TH st, ss, 270.3 e 5 av, 27.7x100; Wm M Calder agt Jno Bachmann et al; Jones, McKinny & Steinbrink (A), 215 Montague; Chas S Aronstam (R); Chas Shongood.

Lee av, nes, 75 nw Wilson, 25x86.7; Sarah A Burroughs agt Corse Payton et al; Geo A Logan (A), 44 Court; Jos E Clark (R); Wm P Rae.

E 9TH st, es, 280 s Av T, 40x100; Theo Ross agt Frank H Pihlman et al; Henry J Davenport (A), 375 Pearl; Sigismund J Trapani (R); Wm H Smith.

Lynch st, ses, 495 ne Harrison av, 20x 100; Mary A Miller agt Saml Warshaw et al; Hector McG Curren (A), 375 Fulton; Geo Eckstein (R); Wm H Smith.

Glenmore av, sec Railroad av, runs s53.3 to Conduit av xsl5xe18.9xsw54xw20 to beg; Marguerite Cicala agt Schwenk Realty Co et al; Abr Vogel (A), 115 Bway, Manhattan; Chas F Murphy (R); Wm P Rae.

55TH st, nws, intersect ses 2 av, 100x20; Margt L Berry agt Harry R Bedell et al; Mabel E Witte (A), 375 Fulton; Sylvanus D Ward (R); Wm H Smith.

56TH st, ss, 160.6 w 4 av, 19.6x100.2; Mary E Copeland agt Jno J O'Connor et al; Henry A Ingraham (A), 189 Montague; Edwin Kempton (R); Wm H Smith.

Parcel of land bounded on the w by land of Garret P Wyckoff, n by a ditch, s by land of Susan Catin, containing 28,766 acres of upland and 4,882 acres of meadow land; Mary A Voorhees agt Robt F Norton et al; Francis McDivitt (A), 149 Bway, Manhattan; Alonzo G McLaughlin (R); Wm H Smith.

Sanford st, ws, 257.9 n Myrtle av, 25x 100; Sheriff's sale of all the dower right to 1/2 pt of Annie O'Donnell; Chas B Law sheriff; Wm P Rae.

West st, es, 235 s Av F, 25x100; Jno E Quinn agt Jas J Quinn et al; Foley, Martin & Nelson (A), 64 Wall, Manhattan; Jno J Hynes (R); Chas A Berrian.

JUNE 5.

17TH av, ses, 19 ne 76th, 18x100; Jere J Andreas agt Boon Constn Co et al; Dorman & Dana (A), 48 Wall, Manhattan; Paul V O'Neill (R); Jas L Brumley.

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of Real Estate Brokers

BROOKLYN REAL ESTATE

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15TH av, ws, 64 s 67th, 46x88.5x46x89.7; Jennie Simon agt Guiseppe Drammis et al; Irving Silverman (A); Henry H Livingston (R); Chas Shongood.

Henry st, ws, 375 n Neptune av, 41x 139.6; Title Guar & Trust Co agt Adeline Hoffman et al; Edwin Kempton (A), 175 Remsen; Geo B Serenbets (R); Wm P Rae.

17TH av, ses, 20 ne 81st, 20x43; Ernest W Tyler agt Elevated & Subway Realty Co et al; Leonard McGee (A), 239 Bway, Manhattan; Vivian S Kraeger (R); Wm H Smith.

Wyckoff st, ss, 100 e Union av, 25x100; Bernard Rothenberg agt Carl Lanzer et al; Goldfogle, Cohn & Lind (A), 271 Bway, Manhattan; E K Van Beuren (R); Wm P Rae.

Howard av, ws, 118 n Park pl, 19.6x90; Farmers & Mechanics Bank of the City of Lockport agt Jennie Alpert et al; Edwin Kempton (A), 175 Remsen; Jas Gray (R); Wm P Rae.

56TH st, ss, 273.4 e 15 av, 33.4x100.2; Grace S Wells agt Philip Leibowitz et al; Foley & Powell & Hacker (A), 206 Bway; Chas J Buchner Jr (R); Wm H Smith.

17TH av, ses, 40 ne 81st, 20x43; Orrie P Cummings agt Elevated & Subway Realty Co et al; Ernest W Tyler (A), 220 Bway, Manhattan; Saml L Judelson (R); Wm H Smith.

Ryder av, nec Gravesend av, 116.9x80; Sheriff's sale of all right, title, &c, which Kathryn G Doremus had on Feb 23 '11 or since; Patk H Quinn late Sheriff; Wm H Smith.

JUNE 6.

Atkins av, sec Hegeman av, 90x40; Lien Investing Co agt Henry S Wyer et al; Simpson & Simpson (A), 2 Rector, Manhattan; Seymour K Fuller (R); Chas Shongood.

St John's pl, ss, 100 w Troy av, 20x120.3; Jno S Healy et al agt City of N Y; Murphy & Fultz (A), 41 Wall, Manhattan; Wm R Dorman (R); Wm P Rae.

Herkimer st, ss, 80 w Troy av, 20x100; Wm F Menger agt Jas Blackston et al; R Emmett Doherty (A), 33 Liberty, Manhattan; Edw H Maddox (R); Wm P Rae.

Franklin av, ws, 89.3 s Willoughby av, 25x102.3x25x102.9; Jennie M Hamilton agt Cath B Bernier et al; Litchfield F Moynahan (A), 141 Bway, Manhattan; Henry F Cochrane (R); Wm H Smith.

Bergen st, ss, 124 e Schenectady av, 24x 127.9; Kath S Leavitt agt Rose Greenburg et al; Edw F Taber (A), 1550 Fulton; Chas S Taber (R); Wm P Rae.

Atlantic av, ns, 79.7 w 3 av, 18.2x80; Lawyers Mort Co agt Kanturk Realty Corp; Cary & Carroll (A), 59 Wall, Manhattan; Francis J Sullivan (R); Wm H Smith.

Meeker av, ss, 25 e Gardner av, 25x50; also MEEKER AV, ss, 50 e Gardner av, 37.6x100; also GARDNER AV, cl, intersec ss Meeker av, runs s238xe230xn241.3xnw—xsw165 to beg, except parts released; Edw C Bleser by Madeline Bleser gdn et al agt August Bleser et al; Otto F Struse (A), 260 Bway; Jno F Mcfarland (R); Wm H Smith.

JUNE 7.

Oakwood or Oakland pl, es, 149.5 s Butler st, 30x80; Clara I Emery agt Margt McReynolds et al; Louis Ehrenberg (A), 44 Court; Hector McG Curren (R); Chas Shongood.

Bleecker st, nws, 372 ne Evergreen av, 28x100; Robt Busch agt Jacob Boltz Jr et al; Chas S Amsel (A), 927 Bway; Hugh A McTernan (R); Wm H Smith.

Senator st, swc 2 av, 20.1x98.8x20x97.1; Sarah E Hunter agt Henry R Rice et al; K C & M C McDonald (A), 139 Montague; Chas W Philippar (R); Wm H Smith.

Sumpter st, ss, 350 e Patchen av, 25x 63.6; Chas H Hyde gdn agt Leo Summerfield et al; Clarence B Campbell (A), 51 Chambers, Manhattan; Saml Weinstein (R); Wm H Smith.

Pacific st, ns, 326.6 w Hopkinson av, 24.6 x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; North Side Bank of Bklyn agt Monaton Realty Investing Corp et al; Sylvan Bier (A), 37 Liberty, Manhattan; Sidney W Fry (R); Wm H Smith.

JUNE 8.

No Legal Sales advertised for this day.

JUNE 10.

Eastern pkwy, ns, 209.3 e Schenectady av, 150x120.7; Construction Material & Coal Co agt Penn Liberty Co et al; Abr H Spiegelglass (A), 26 Court; Wilder Bellamy (R); Wm H Smith.

19TH av, ses, 114.7 sw Bath av, 25x83; Julia Clark Voorhis agt Margt Favret et al; Maguire & Martin (A), 229 W 74; Peter B Hanson (R); Wm P Rae.

LAW DEPARTMENT.

Holding Over By a Tenant.

A tenant who holds over after the expiration of a definite term of a year or years may be treated by his landlord either as a trespasser or as a tenant from year to year. The right to treat him as a tenant for a new term does not spring from the contract, but is a penalty imposed by law upon the trespassing tenant. The New York Appellate Division, Third Department, so decides in the case of Stewart vs. Briggs.

But not every holding over creates a new term at the option of the landlord. Thus, where on the day a lease expired the city of New York had acquired title to the lands by condemnation and was in actual occupation by preparing to store water thereon, and the tenant remained in possession through the sufferance of the city in not ousting him, there was not such holding over as entitled the original landlord to treat the tenant as a tenant for another year. Nor was there such possession as entitled the original landlord to sue the tenant for trespass.

The right to bring an action for trespass must exist in order to give the landlord the right to elect to treat one holding over as a tenant for a new term.

Contractors Must Inform Themselves.

Bartholomew Dunn had a contract with the City of New York to regulate and pave a street with macadam pavement, which was awarded to him after advertisement for proposals requiring bidders to satisfy themselves "by personal examination of the location of the proposed work and by such other means as they may prefer as to the accuracy of the estimates," and providing that they were not to "assert that there was any misunderstanding in regard to the depth of the excavation to be made, or of the nature or the amount of the work to be done."

The agreement set forth that the contractor would not demand "for the entire work any extra compensation;" that in the preparation of the roadbed "the subsoil or other matter, be it earth, rock or other material," should be excavated and removed to a depth of sixteen inches below the broken stone; that "if rock be encountered it shall be removed for at least three inches deeper," and that "all loss or damage arising out of the nature of the work to be done under this agreement, or for any unforeseen obstructions or difficulties which may be encountered in the prosecution of the same," should be sustained by the contractor; that he was to receive the prices specified per square yard and square foot of the new pavement and bridge stones "as full compensation for furnishing all the materials and performing all the labor which may be required in the performance of the whole of the work to be done under the agreement."

The street had been previously graded by the city, and the plans and specifications of the grading, showing the cross section, together with the final certificate of completion of the grading contract, were on file in the comptroller's office. In the course of the work by the plaintiff he encountered native rock, which should have been, but was not, removed by the contractor who did the grading, and for blasting and removing this rock he brought action against the city as for extra work.

It was held that no recovery could be had; that the work was included in the advertisement and agreement, and that he was bound to inform himself, by whatever means he might, of the presence of any rock, loose or native, lying above the subgrade; that the records of the grading contract were not a binding representation on the part of the city as to conditions existing below the surface of the street, and that such official files, in the absence of statutory provision, carried no notice to the public, and constituted no representation to subsequent bidders binding upon the city.

Hints to Landlords.

False economics is the landlord's greatest enemy.

A good superintendent satisfies your tenants; a satisfied tenant is the best advertiser for your vacant apartment.

The cheapest superintendent is the most expensive at the end.

A good superintendent means a well-managed house and that usually means a good income.—"Real Estate Brokers' Bulletin."

—Tentative plans for a country house of Jericho, L. I., for W. K. Vanderbilt, Jr., have been submitted to a few builders by John Russell Pope, the architect, for preliminary estimates. Country homes are making a stronger appeal to city men than ever before because of the new pleasures and conveniences that have been added to country life in the last ten years by the automobile, the motor boat, good roads and better transportation service.

Regulations for Real Estate Commissions.

As adopted by the Real Estate Board of Brokers of the City of New York, Inc.

SALES.

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

- For selling real estate within the limits of the Borough of Manhattan. 1%
For selling real estate within the limits of the Borough of the Bronx, Brooklyn, and Queens.....1% to 2 1/2%
For selling real estate within the limits of the Borough of Richmond 2 1/2% to 5%
For selling leasehold within the limits of the Boroughs of Manhattan, Bronx and Brooklyn..... 2%
For selling real estate in the suburbs of Greater New York..... 2 1/2%
For selling acreage within the limits of Greater New York..... 2 1/2 to 5%
For selling country property..... 5%
For selling leases and leaseholds in the suburbs of Greater New York.. 5%
For selling plots of acreage in the western and southern parts of the United States 5%
For procuring Mortgage loans, 1%, or by agreement.

For exchanging, the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

LEASING AND MANAGEMENT OF PROPERTY.

The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

- On renting and collecting, excepting by special agreement..... 5%
Renting for a term under three years, on first year's rental..... 2 1/2%
Renting for a term of three years and upward but not exceeding 21 years, on gross rental..... 1%
Renting country property, first year. 5%
Renting each subsequent year to same party 2 1/2%
For renewals of leases..By special agreement between the parties.
For leasing real estate (with privilege of purchase), the regular leasing commission; and in case of sale 1% on sale price, less rental commission, for the unexpired term of lease.

OFFICIAL APPRAISEMENTS.

A Certificate of Appraisal, issued under the Seal of this Board, is vested with an authority that makes it of the greatest value to institutions, executors, trustees and lenders on bond and mortgage, and is the most reliable appraisal to be had. No appraisal fee less than \$25.

For terms and other information, address Chairman Appraisal Committee. REAL ESTATE BOARD OF BROKERS, 115 Broadway.

American Architecture as Seen by a Paris Architect.

Some interesting opinions concerning American architecture were expressed by Mons. Hector Guimard, a well-known architect of Paris, and vice-president of the Societe des Artistes Decorateurs, who recently visited this country for the first time. According to press reports he found New York a wonderful city with architectural effects "both to be praised and to be criticised." He said that he came to this country to see if it were possible for the lofty buildings here to be pleasing to the eye as well as useful in housing their many business tenants. "I find," he said, "that it is possible, but to my mind many of your examples of high buildings are disappointing in that one harmonious idea in construction has not been followed by the architect. The lines of a lofty building it seems to me should be less pronounced and decorative the higher they go and should finally blend or be lost in the sky. Tower-like effects after a succession of plain stories seem incongruous."

—James F. Meehan, who during the period following the opening of the subway was a most prolific builder in the Hunt's Point section, is entering upon another big line of work. Having bought a block of forty lots on the Watson estate, he has commenced work on five of the twenty-six of the five-story multifamily houses he will build thereon.

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

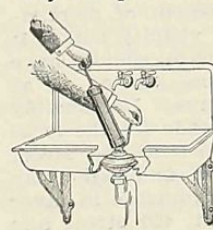
WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, May 13, 1912.

40 Acres at Yonkers FOR SALE adjoining station, at Grey Oaks (Putnam Div. of N. Y. C. and H. R. R.); 30 minutes from 155th st. "L"; two blocks from trolley to subway; has city water, electric light; 2,600 feet frontage on macadamized road; over 400 choice lots and bungalow sites are ready for immediate public sale; most active section in Yonkers; the pending improvements of Putnam R. R., which runs through the property, promise great increase in value; price \$1,800 per acre; part cash, balance five year mortgage; release clause; one or more lots; title insurance policy ready for delivery. WM. H. SWENY, owner, 35 Wall st., New York; 37 Park av., Yonkers.

Wants and Offers

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.

All Defective and Unmarketable Titles Cured under Torrens System

Real estate owners are now registering titles under Torrens Law. Consultation Free. MATTHEW J. WHEELAHAN, OFFICIAL EXAMINER, 220 Broadway. Tel. 2024 Cort.

A REAL ESTATE MAN of experience and integrity with a thorough working knowledge of New York Realty; well posted on Manhattan values and able to manage sales and leasing departments, wishes to be associated with a progressive firm of high standing; preferably below 42d St. Address "ABILITY AND DILIGENCE," Box 65, Record and Guide.

YOUNG married man, at present employed as manager of large insurance agency and brokerage office, and controlling considerable brokerage business, desires to make change, to take charge of insurance department of real estate concern. BOX 80, Record and Guide.

PRIVATE office or desk room to let; real estate office, high class building near Broadway and Liberty street; all facilities; low rental; references required and given. BOX 85, Record and Guide.

WANTED—Active, intelligent young man, about 23 years of age, to lease business property; good opportunity for right party. DENZER BROS., 920 Broadway.

WANTED—In an established real estate office, man who thoroughly understands the brokerage department; must be a hustler; liberal commission to right party. BOX 90, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave.

HURD'S PRINCIPLES OF CITY LAND VALUES Price, \$1.50.

THE RECORD AND GUIDE is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.



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Don't kill the public market project by making it too costly.

After to-day all Pennsylvania Railroad tickets will be good to and from the up-town Hudson Tube stations upon payment of the two-cent supplemental fare. Heretofore Pennsylvania tickets have been good only to and from the Hudson Terminal, downtown.

Nelson P. Lewis, chief engineer to the Board of Estimate, has been elected president of the American Road Builders' Association, the purpose of which is to bring about an improvement in the methods of building and maintaining highways throughout the country. The association is composed of engineers and highway commissioners.

The jury of the New York Chapter of the American Institute of Architects in the Le Brun travelling scholarship competition has awarded the first prize to Otto R. Eggers. Honorable mention was given to the following gentlemen, in the order named: Steward Wagner, Charles H. North, Joseph J. Gander and Oliver B. Raser, Jr. The competition drawings are on exhibition at the Architectural League, 215 West 57th street, where they will remain on view until June 1.

The recent Aeroplane Exposition, held in Berlin, Germany, was in every way a brilliant success. The halls in the exhibition buildings erected in the Zoological Gardens were filled to their utmost capacity every day, and only the fact that the buildings were engaged for other purposes prevented the aeroplane exposition from being prolonged for two weeks. Curiously, a similar exhibition held some weeks ago in New York, attracted no popular interest.

As a result of suggestions made by the Merchants' Association, Borough President McAneny has planned to adopt the Liverpool style of pavement in re-paving Canal street, west of Broadway. This will be the first "really modern pavement" to be laid in this country and it is expected to serve as a standard for future work. Small, closely dressed stone blocks on a carefully laid foundation insure a long life to the pavement, besides giving a firm foothold to horses and keeping down the noise of traffic.

In the last two years the Committee on Budgetary Publicity of the Board of Estimate has disseminated information about the budget estimates of the various departments through the medium of the Budget Exhibit, departmental bulletins and statements to the newspapers. It has found that, during September and October, while the budget was in the process of making, suggestions were received from many sources, urging the addition of some items and the amendment of others. Most of these suggestions were disregarded, because they were received too late to be passed upon by the heads of the departments concerned. The committee, therefore, asks for suggestions in regard to the 1913 budget at the earliest possible moment, as department heads have been notified to submit their estimates not later than July 15. The committee consists of George McAneny, President Borough of Manhattan; John Purroy Mitchel, President of the Board of Aldermen, and Comptroller Wm. A. Prendergast.

Broadway Subway Traffic.

There is said to be a dispute under way between the Interborough Company and the Brooklyn Rapid Transit Co. as to the extent to which the new Broadway-Seventh Avenue Subway is to be utilized. The Brooklyn company wants abundant room for switching at the two ends of the Manhattan section of the through route so that a large number of trains can be operated for the benefit of the local Broadway traffic. The Interboro Co. is said to be protesting against such a service on the ground that the Broadway subway is intended merely for the purpose of enabling the passengers on the Brooklyn lines to obtain an entrance into Manhattan. If any such protest has been made, it should be effectually ignored.

Subways are not being built for any single purpose. They are being built to accommodate all the traffic which can be developed by the best train service along that particular route. It would be absurd not to utilize the Broadway-Seventh Avenue line to the very limit. Indeed, it would be impossible, as well as absurd, not to do so, because passengers would demand a full service—even if it were not spontaneously supplied. As a matter of fact an excellent local service on the Broadway line will be an extraordinary convenience to the residents of Manhattan.

There always has been congestion of traffic on the Broadway surface cars, because of the almost unprecedented density of local traffic along that particular route, and business thereabouts will be enormously benefited by improved means of communication. Particular effort should be made to develop purely local travel in the Broadway Subway. Local stations should be placed unusually close to one another, so as to tempt passengers to use the subway. Broadway real estate and business needs the stimulus of such an improved service, and New Yorkers need the convenience of many trains and many stops.

Express Stations

The Record and Guide trusts that the Public Service Commission will consider carefully the location of the express stations on the subways of lower Manhattan. When the Lexington avenue line was being planned, we argued that the express stations should be situated not at 14th and 42d streets, as on the existing subway, but at 23d and 59th streets. The reasons for such a change were obvious. An express station has a powerful effect upon the distribution of business. If express stations on all the longitudinal subways are situated at the same streets, there tends to be an undesirable congestion of business at these points. It is better both for the convenience of travellers and for the better distribution of business that the express stations on different subways should be situated at different streets. Now that the Lexington avenue line has been abandoned south of 40th street there is no longer any question about a 23d street express station on the East Side, although one undoubtedly should and will be situated at 59th street, so as to tap the great stream of traffic which will follow that line. On the new Seventh Avenue Subway an express station will surely be situated at the Pennsylvania station which will also supply 34th street and Greeley Square with the benefits of an express service.

A question remains as to where the express stations shall be situated on the Broadway-Seventh avenue route. One will doubtless be needed at Seventh avenue and 59th street, and it only seems fair that the next one should be situated at Madison Square. Owners of real estate in and about Madison Square should certainly make a fight for such a station. The vast recent development of mercantile construction in this vicinity makes it necessary that the Square should have the benefit of an express service on at least one of the subways. Presumably a strong claim will be made for the location of an express station at 42d street and Seventh avenue, and unquestionably there are many good arguments in favor of such a location. But, 42d street and

Long Acre Square is already supplied with abundant means of communication. It will be on the whole more accessible from more parts of the greater city than any other section in Manhattan. Madison Square, on the other hand, has no corresponding advantages, and the city should deliberately attempt to keep business further downtown by affording 23d street and Madison Square the convenience of an express station on at least one subway.

Mr. Frick's New House.

The announcement that a dwelling is to be built immediately for Mr. Frick on the site of the Lenox Library, while not unexpected, is nevertheless a matter of unusual real estate and architectural interest. It is very rare in the history of New York City that mansions occupying a block front on an important avenue are erected. The old Vanderbilt brownstone houses occupy a whole frontage, but there are two of them. Mr. Carnegie and Mr. Schwab's houses cover a complete frontage with one building, and now Mr. Frick's will do the same. It is remarkable that these three gentlemen should all have made their money in the same business and should have been at one time partners. Mr. Frick's enterprise is all the more unusual because of recent years the tendency for rich men to erect large and expensive dwellings in New York has been subsiding, and it has been subsiding largely because New York is not so good a place to accumulate a large fortune as it was, and because the process of business centralization has been checked by interference on the part of the government. Not only are fewer large fortunes being made, but when they are made their possessors are less likely to move to New York.

It may be a long time before Mr. Frick has any imitators; and for that reason New York is to be congratulated that Mr. Frick is doing his job so well. In employing Mr. Hastings as his architect, he has made an admirable selection, one which assures the erection of a beautiful and appropriate building. But from the architectural standpoint it is a pity that the new residence no matter how successful it may be, must stand upon the site of the Lenox Library. Ten years ago when the friends of Richard Morris Hunt wished to do honor to the memory of the dead architect, they placed his monument across the avenue from the building, which in their opinion might constitute his most permanent title to fame. Yet almost before the monument has weathered the building is to be torn down. The Lenox Library is not such a masterpiece of architecture that its loss cannot be replaced, but it is nevertheless distinctly unfortunate that the lightning should happen to strike it. It occupied a definite and worthy place in American architectural history, and deserved a longer life and a better end.

Failure of a Holding Company.

The failure of a large holding company which operates chiefly in mercantile buildings must not be considered a proof that the mercantile renting situation is bad. It undoubtedly is bad in certain of the older districts, but it continues on the whole to be extraordinarily and surprisingly good in the new mercantile district. In spite of the strong efforts which are being made to keep important wholesale and manufacturing houses downtown, the migration continues with very little abatement, and an enormous amount of new mercantile construction is being undertaken. Four block fronts on Fourth avenue are being improved. On Madison avenue a half a dozen large buildings are being erected. The few remaining vacant sites between Sixth and Seventh avenues north of 23d street have for the most part been bought for improvement. A corresponding movement is beginning in the side streets east and west of Fourth avenue; and there is no diminution in the number of new operations on and about Fifth avenue as far north as 48th street.

The money for financing such a large amount of construction could not be ob-

tained, were not the large lending institutions convinced that tenants would be found for all these new buildings. Presumably both the lenders and the borrowers are counting somewhat on the effects of a period of business expansion. Ever since 1908, when the prevailing movement towards increased mercantile construction began, business has been on the whole inactive, and the effects of a period of actual business expansion on the whole process will be worth watching. It is to be hoped, however, that a period of better business will operate rather to fill up the vacant spaces in the older buildings downtown than to stimulate additional construction. New York speculative builders are supplying new lofts at a sufficiently rapid rate; and a period of comparative quiescence, while it may not be actually necessary would assuredly be very helpful.

The burden of taxation is so great in New York, particularly on unimproved property, that the tendency in every direction is to build ahead of the market rather than behind it. There are always enough loft and residence buildings erected to accommodate more than the demand, and the renter of lofts and apartments is usually obliged to make concessions in order to obtain tenants. If for any reason a falling off in the demand takes place, the situation frequently becomes very disastrous in the newer districts. Even though danger signals are not yet being displayed, it is to be hoped that during the next real estate season, lending companies will be more conservative about financing building enterprises in the mercantile district. The situation is not dangerous at present, but there are indications that it might easily become so.

The Week in Real Estate.

The Manhattan realty market has been quiet this week, a holiday falling on what is usually one of the busiest days. The number of sales reported and the amounts involved were considerable smaller than in the preceding two weeks. Most of the trading was centered in the midtown district. The Chelsea section, from which little has been heard lately, reported several investment purchases.

The old Theodore B. Starr property at 206 Fifth avenue, running through to 1126 Broadway, just two doors south of the Cafe Martin site, on which a new twenty-story loft building is to be erected, was resold and will in all probability be improved with a new building. The buyers gave in part payment a vacant lot at the northwest corner of Amsterdam avenue and 184th street and the estate of Deer Park, in the Catskills. In the same vicinity on Fourth avenue the southeast corner of 29th street, containing three old buildings, was bought by a building concern as a site for a tall loft structure. The sale of the twelve-story loft building at 146 to 150 West 25th street, completed about two years ago, for investment purposes should also be mentioned. An uptown apartment house was taken in part payment.

The vicinity of Times Square and the Grand Central Terminal continued to furnish evidence of good demand for property. An interesting purchase there affected the L-shaped plot at 586 to 590 Seventh avenue and 201 West 41st street, flanking the northwest corner. The property will be remodelled and leased. The Choate residence at 50 West 47th street changed hands at just double the price paid for it forty years ago. The leasing of the five-story building at 530 Fifth avenue, between 44th and 45th streets, for twenty-one years at an aggregate rental of \$500,000 gives some idea of the amounts charged now for space in the newer shopping section of the avenue. The purchase of 38 and 40 West 48th street by well known operators who are negotiating a lease of the premises to a millinery concern will wipe out two more private dwellings. The Freundschaft Society, which recently sold its house at Park avenue and 72d street, acquired the northwest corner of Seventh avenue and 54th street, a plot fronting 50 feet on the avenue and 100 feet in the street, on which a new club building will be erected.

The West Side did not report so large a budget as one might have expected from this part of town. A buyer was found for the northwest corner of West End avenue and 85th street, which was recently assembled by operators. The purchaser will erect a twelve-story apartment on the plot, fronting 102.2 feet on the avenue and 150 feet in the street.

Bronx trading was very light, and no sales of any great importance were reported. Last week's purchase of a block front in the Watson estate for improvement was followed by several deals for sites by building concerns. With the opening of the Boston & Westchester brokers in the vicinity of this road are looking for an active selling period.

In the Brooklyn market the amount of selling was small. Perhaps the leading transaction was the purchase of a block front on Bedford avenue between Bergen and Dean streets on which an opera house is to be built.

Building materials are in a more active market as a result of the apparent decision of the railroads to come into the equipment market with less reserve than they have shown during the last eleven months. Consequently prices were firmer this week. Common brick, for instance, are ranging between \$6.75 and \$7 this week while two weeks ago the price was from \$6.50 to \$6.75, with most of the sales going out at the six and a half mark. Today, practically all brick is bringing from six and seven-eighths to \$7.

In lumber, the wholesale market has stiffened perceptibly on spruce, hemlock and in long leaf pine. Hardwoods are stiffening steadily in the wholesale department, because of the rush of orders from other sections of the country rather than because of any unusual demand from this section. Buyers can still obtain concessions for immediate delivery business in New York, but in the suburbs it is more likely that consumers will find list prices rather closely adhered to.

The Portland cement market is still cramped. There is a fair volume moving, but \$1.33 is the average price at which thirty-day business is being taken, despite promises of a stiffer price by the first of June as a result of the curtailment of supplies at mills. This department, like that of common brick, is being manipulated in the hope that sooner or later a readjustment of the sales conditions of the whole industry may be affected so that prices may be again placed on a healthy level.

The holiday cut into sales very seriously this week, but yesterday's transactions on the Building Material Exchange were steady and, because there was no apparent effort to cover possible shortage of supplies at jobs, it was presumed that the contractors had stacked earlier in the week so as to cover them in case they wished to rush work yesterday and today.

The financial situation, as far as it affects building loans is much easier today than it has been since the first of the year. Mortgage money is in good call and can be readily placed, whereas it was hard to find ready money a fortnight ago.

Consumers of Hudson river common brick should come into the market as early as possible. Advices from the brick making centers are that most of the best brick has been sold out and that with the arrival of Monday's assignment, practically the last of the culms will have been sent to market. The last of the selects came in over Decoration Day and they went out early yesterday morning. After the middle of next week only run-of-kilns may be expected in either the New York or the New Jersey markets.

The New Torrens Law Decision.

Editor of the RECORD AND GUIDE:

A most important decision has just been rendered by Judge Davis of the Supreme Court, in two actions which occupied a week in trial before him, wherein I was attorney for plaintiff, involving the validity of proceedings under the Torrens Land Title Registration Law. Briefly stated, the facts were as follows: The owner of "Linden Hall," an elevator apartment house in 104th street, between Broadway and Amsterdam avenue, last year registered the title to her property under the Torrens law. A certain firm of attorneys, nominally representing two owners of properties adjoining in the rear, but really acting in the interests of one of the old title insurance companies, without the consent of the owner and without permission of the court, filed with the Registrar of the County of New York, certain papers affecting the property, constituting a cloud upon the title, and refused to remove the same when so requested. The owner of "Linden Hall" then brought these two actions in equity to compel the removal of these papers from the files and to cancel the notation thereof on the "memorials" in the Torrens certificate of title.

In the decision just handed down by Judge Davis, he uses this significant language: "I could find no authority for filing the papers in question or for the consequent endorsement upon the certificate of title. The finality of plaintiff's judgment of registration is undoubted. It

is 'Forever binding and conclusive—upon all persons in the world . . . ' (Section 391 Real Property Law, as amended by Laws of 1910, Chap. 627). It is therefore binding upon these defendants, notwithstanding the orders reversing the orders of the Special Term. The reversal orders in no way affect or modify that judgment. It continues to be a valid binding judgment as against everybody, including Clarke and Snipes, until a court in some action or proceeding brought for that purpose shall set it aside or modify it. In the case at bar, the defendants sought to affect the validity and effect of plaintiff's judgment by filing with the Registrar their orders of reversal without bringing any proceeding for that purpose. It was done without giving the plaintiff or any other party to the judgment an opportunity to be heard. I think it was without warrant of law. Had the defendants wished to enforce their rights, they could have brought an action or proceeding to vacate the judgment so as to allow them to serve their answers and litigate the issues raised by them. (Section 392, Real Property Law.)

"Judgment for the plaintiff in accordance with this opinion, with costs in each action."

GILBERT R. HAWES.

New York, May 29.

Street Improvements in the Bronx Along the Westchester and Boston.

Editor of the RECORD AND GUIDE:

A fine and practically unsettled section of the city is now brought within our immediate reach. Constructive energy in the management of the New York, Westchester & Boston Railway has produced for us a new artery of travel. It is to be wondered now whether our city officials and departments will appreciate the facts and undertake the supply of the many improvements which will go to prepare the territory to be served for the influx of residents.

One of the all important questions to be considered is the installing of sewers throughout the section. It is an undertaking which will, without doubt, tax to the utmost the engineering skill of the city departments, and ingenuity and perseverance will be required to provide an adequate system. At very few points, indeed, in the upper part of the territory touched by the road has any attempt yet been made to install any character of sewers, although at the Dyre avenue station of the road we find an exception, where a sewerage system has been installed and is now practically completed, according to city specifications and under city supervision, by the First Mortgage and Real Estate Company, through its subsidiary, the Dyre Avenue Realty Company. Douglas Knox, who has been the engineer in charge of that work, is entitled to considerable credit for the skill with which he has overcome the various engineering difficulties which were there met with. The First Mortgage Company has made an excellent beginning with its sewerage system, and it is certainly to be hoped that the city departments will continue the work beyond the tract now owned by the company and extend the system through the other properties thereabouts.

The extension of the water mains will be another problem for the city engineers to work upon. The installing of this system, however, will be a less difficult problem to the experts; but, as it is obvious that no locality nor section within the city limits can properly develop unless an adequate supply of water is furnished, the water problem should be carefully considered and given due attention.

The question of gas also arises. The greater portion of the upper section touched by the road is without any supply of gas. The wants and demands of our city residents seem to require, as an absolute necessity, a gas supply for cooking, and it is hardly to be supposed that the section could develop as it should unless the companies furnishing gas within the city limits can be persuaded or required to extend their mains. It will probably be no easy matter to induce them to advance the necessary funds before the section is well under development, but no stone should be left unturned in order to get the minds and attention of the officials of the companies centered upon the urgent necessity for these extensions. Every effort should be made to induce them to anticipate the rapid growth of the community and to begin at once the laying of pipes wherever building centers are under construction, and particularly about the stations along the road, where, without question, there will immediately develop large and thriving settlements.

Unless the necessary improvements are supplied by the city and by the public

service corporations, the values of property along the line of the road will not increase as they should, and the city will, in consequence, suffer a loss in taxable values.

Street openings and street pavings will also constitute one of the chief works of the city departments. It is to be noted that considerable advancement along the lines of broadening the old roads and streets in that section has already made considerable progress.

It is interesting to note the number of wide thoroughfares at that northerly extremity of the city now in course of opening. The point of intersection of 233d street and old Boston Post road, practically at an entrance to Pelham Bay Park, will without question be an important center, and the city authorities, in so far as street widenings are concerned, have already become active in anticipating a rapid growth.

U. S. Realty's Earnings.

The earnings of the U. S. Realty and Improvement Company during the last fiscal year were equal to 8.27 per cent. on the capital stock of \$16,000,000.

As the U. S. Realty and Improvement Company is a very typical real estate and building corporation, the following additional facts from the annual report are of general interest:

The amount added to surplus, after paying dividends of five per cent. for the year and after setting aside customary reserves, was \$528,532.04, which, added to the surplus of \$866,307.06 from the previous year, less a special deduction of \$100,000 which has been set aside for contingencies, makes the present surplus \$1,294,839.10.

"During the year the mortgages on the company's real estate were decreased \$595,000.00 and the aggregate of the mortgages on all of the real estate is now less than 50 per cent. of the book value.

"A lease has been effected with the Lawyers' Club for quarters in the upper stories of the United States Realty Building, No. 115 Broadway. The Mercantile Safe Deposit Company has taken the space formerly occupied by the Carnegie Safe Deposit Company in the same building.

"The results in the Whitehall Building have proven very satisfactory, although there is still a large amount of unrented space. It is confidently expected, however, that this building will soon become one of the company's most profitable investments.

"The company is now constructing buildings in the following cities, New York, Chicago, Boston, Washington, Philadelphia, Richmond, Chattanooga,

(Continued on last column.)

REAL ESTATE STATISTIC S

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.

MANHATTAN CONVEYANCES

Table with columns for 1912 (May 24 to 29) and 1911 (May 26 to June 1). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for 1912 (May 24 to 29) and 1911 (Jan. 1 to June 1). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, and Interest not given.

Table with columns for 1912 (Jan. 1 to May 29) and 1911 (Jan. 1 to June 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

MORTGAGE EXTENSIONS

Table with columns for 1912 (May 24 to 29) and 1911 (Jan. 1 to June 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (May 25 to 31) and 1911 (May 27 to June 2). Rows include New buildings, Cost, Alterations, and Jan. 1 to May 31 / Jan. 1 to June 2.

BRONX CONVEYANCES

Table with columns for 1912 (May 24 to 29) and 1911 (May 26 to June 1). Rows include Total No., No. with consideration, Consideration, and Jan. 1 to May 29 / Jan. 1 to June 1.

MORTGAGES

Table with columns for 1912 (May 24 to 29) and 1911 (May 26 to June 1). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Table with columns for 1912 (Jan. 1 to May 29) and 1911 (Jan. 1 to June 1). Rows include Total No., Amount, To Banks & Ins. Co's, and Amount.

MORTGAGE EXTENSIONS

Table with columns for 1912 (May 24 to 29) and 1911 (Jan. 1 to June 1). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (May 25 to 31) and 1911 (May 27 to June 2). Rows include New buildings, Cost, Alterations, and Jan. 1 to May 31 / Jan. 1 to June 2.

BROOKLYN CONVEYANCES

Table with columns for 1912 (May 23 to 28) and 1911 (May 25 to 31). Rows include Total No., No. with consideration, Consideration, and Jan. 1 to May 28 / Jan. 1 to May 31.

MORTGAGES

Table with columns for 1912 (May 23 to 28) and 1911 (May 25 to 31). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, and Interest not given.

Table with columns for 1912 (Jan. 1 to May 28) and 1911 (Jan. 1 to May 31). Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for 1912 (May 23 to 28) and 1911 (May 25 to 31). Rows include New buildings, Cost, Alterations, and Jan. 1 to May 28 / Jan. 1 to May 31.

QUEENS BUILDING PERMITS

Table with columns for 1912 (May 24 to 29) and 1911 (May 26 to June 1). Rows include New buildings, Cost, Alterations, and Jan. 1 to May 29 / Jan. 1 to June 1.

RICHMOND BUILDING PERMITS

Table with columns for 1912 (May 24 to 29) and 1911 (Jan. 1 to May 29). Rows include New buildings, Cost, Alterations, and Jan. 1 to May 29.

(Continued from first column.)

Knoxville, Baltimore, Kansas City, Detroit, Milwaukee, Ottawa, Montreal, Winnipeg and Toronto.

"The regular income from real estate and other investments is more than sufficient to pay all expenses and the interest upon the company's bonds. The balance of the income from these investments and the profits from the George A. Fuller Company and the real estate operating department are applicable to dividends."

Federal Building for the Bronx.

About five years ago a movement was started by the North Side Board of Trade and the Taxpayers' Alliance for a Bronx Federal Building, for which the Sixtieth Congress passed a bill appropriating \$100,000. The block bounded by Mott avenue, 149th and 150th streets and Spencer place was selected as the site.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article IX.

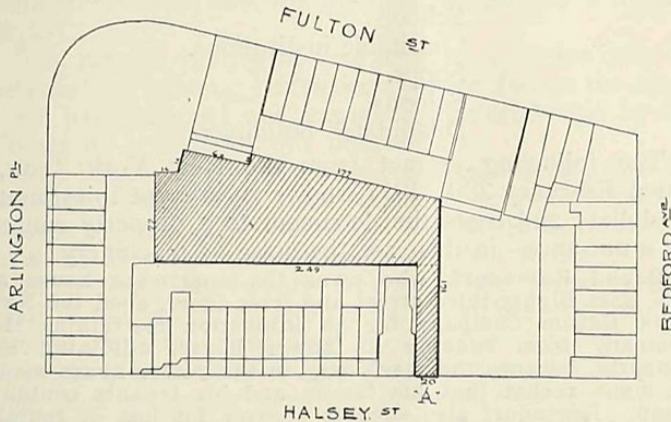
By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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SHAPE OF BUILDING PLOTS, CONTINUED

IN Paris, deep lots in residential sections are frequently utilized for the erection of what might be called front and rear apartment houses, these being divided by an inner court of good size, which, being laid out with shrubs and flowers, becomes desirable as an outlook for apartments. The apartments in the rear building are quieter and have cheaper rentals than those fronting on the street.

If greater trouble were taken in this country to render interior courtyards pleasant and attractive, apartments fronting on them would command higher rentals; at present their only outlook is too often on bare walls and their neighbors' laundry.



EXAMPLE OF UTILIZATION OF INTERIOR OF BLOCKS OF MORE THAN NORMAL DEPTH, BROOKLYN, N. Y.—In this case a garage, with entrance at A on Halsey Street, occupies shaded area.

The prevalent unit of depth of lots in New York City, which is one hundred feet, is largely responsible for the type of tenement house which receives its light and air from long narrow light wells, and which is built to a depth of about eighty to ninety feet. In most European cities the lots are very much shallower, and the average buildings seldom extend more than two or at most three rooms in depth.

COMPARATIVE VALUE OF CORNER AND INSIDE LOTS FOR DIFFERENT USES.

Streets at their intersection form corner lots which become more desirable as the land attains a scarcity value; they furnish permanent light and access on two sides, and when they are situated on traffic streets are of far greater value for shops and for other businesses needing frontage for display.

In cheap residential sections, corner lots are of little if any greater value than interior lots, and in detached sections the buildings are planned about the same as their neighbors. As land becomes scarce and rows of houses take the place of detached residences, the difference between corner and inside values increases, and where land is very valuable, a corner lot may be worth two or three times as much as an inside lot.

The tendency on land in good demand is to build higher and deeper on the corners than on the inside lots; thus, where the block front is improved with two-story houses, three or four stories will probably be suitable for the corners; where the inside houses are three or four stories in height, five or six stories will be normal at the corners. In locations of high value, corner buildings cover more ground than those on interior lots and furnish a far greater proportion of net accommodation to total size of plot. The tenement house laws of New York City allow ninety per cent. of the land on corner lots to be built over and only seventy per cent. of interior lots.

In general the point of highest value on a traffic street is at or near the center of the section through which it runs, and the strongest side will tend to be that which is backed up by the best residential neighborhood.

For department stores and similar utilities, which draw their trade from all parts of the city, long blocks are most suitable, as they give greater continuity of display; for local shopping streets, short blocks are best; the centers of long blocks being too far from cross streets, are generally weak and unsuitable for stores.

BLIND STREETS.

Streets which are not thoroughfares, sometimes called blind streets, are seldom in demand for the better classes of property, although they are free from noisy traffic. The lack of passenger traffic is naturally detrimental to shops, which depend for their success on the number of persons passing their show windows. They are generally used for the cheaper class residences or of tenements.

STREET AND SIDEWALK PAVING; WIDTH OF STREETS.

Good street paving and sidewalks are beneficial to all classes of property. Asphalted streets are now largely used, are easily cleaned and quiet, and though liable to attract much vehicular traffic, especially if neighboring streets are poorly paved, they are very beneficial to residential as well as to business streets. Badly paved, uneven cobble streets are greatly detrimental to residential property, especially of good class, partly on account of the difficulty of access to all vehicles, partly because of the noise and of the accumulation of dirt, which is hard to remove. The same is true of sidewalks, which if broken, uneven and holding water in bad weather, are a nuisance and detrimental. One of the objections to city suburban property, or to the proximity of vacant lots to residential property, is the fact that in the winter snow is seldom removed from the sidewalks fronting the unbuilt on land, and the houses have to be reached over snow-covered paths.

Where there is much vehicular traffic, as in commission and warehouse sections, streets have hitherto been paved with granite blocks, which wear better than asphalt and afford a better footing for horses in bad weather, but the present tendency for horses to be replaced by power trucks will gradually result in the elimination of all but smooth street surfaces.

Good sidewalks are very necessary in shopping sections, where they facilitate access to show windows where goods are displayed; the same is true in business sections, where constant communication is needed between the different office buildings and is chiefly along the sidewalks, though the traffic in congested office districts frequently overflows into the streets, especially when the sidewalks are very narrow, as in Nassau street, New York.

Mr. Charles Mulford Robinson, the well known writer on the improvement of American cities, called attention in his paper read at the London Town Planning Conference, held in October, 1910, to the futility and wastefulness of laying out, in suburban settlements especially, streets of standard widths, regardless of topography or of traffic requirements. He points out that streets in residential sections where the travel is very restricted are frequently of uniform width, both as to roadway and sidewalk, with those which run through congested sections and are main arteries of travel.

Except in high class residential neighborhoods, where wide streets can be parked, and so rendered more attractive, streets should not be wider than called for by traffic requirements, otherwise they are wasteful, not only on account of the land taken up in this way, but

by reason of the extra expense involved in grading, paving and maintaining them. Mr. Robinson further calls attention to the fact that it would in the end be far cheaper to widen, when the need became apparent, a few principal streets, than to provide uniform and too great widths to all of them, in anticipation of possible congestion of traffic in a few cases.

There are some instances where very wide streets have been reduced in width on account of the cost of making and maintaining them. Thus in Macon, Georgia, where several streets were narrowed by deeding a strip on each side to the owners of abutting property.

The same effect as that produced by a wide street is sometimes obtained by setting the building line back from the lot line, thus giving additional width between the houses and sometimes later on wider sidewalks if required, as on Fifth avenue, New York.

Office sections and shopping property are not benefited by too wide streets, partly on account of the increased difficulty of crossing them through the heavy traffic which they attract and partly because it is impossible to see from one side of the street the shop windows on the other, thus diminishing somewhat the advertising value of their displays.

In some cities, where congested office or shopping sections have grown up in neighborhoods originally utilized for different purposes, or where the scale of business transactions has greatly increased, the streets may become too narrow, not only for traffic requirements but for furnishing a sufficiency of light and air to the high buildings fronting on them; when restrictive legislation limits the height of the buildings proportionately to the streets on which they are situated, their possible accommodation may be reduced and the value of the land affected.

The narrowness may be accentuated by the crookedness of the street, as for instance, the lower end of Manhattan Island, where the canyons of the financial section are familiar to many.

Mr. Raymond Unwin, in "Town Planning in Practice," devotes considerable space in his chapter on "The Arrangement of Main Roads" to the width of roadway and sidewalks, provision for vehicular and street car traffic, intersections of streets, etc. He also deals most instructively with the size of building plots and the placing of buildings, mainly, however, in reference to the requirements of "Garden Cities" as they are being laid out in Europe, and especially in England.

NUISANCES.

A nuisance in real estate is a building or external condition which adversely affects any piece of property. A nuisance as regards one character of property may not be so with others; for instance, street car lines, which are a detriment to the better class of residences, benefit store property by facilitating access from the outlying neighborhood and from other sections.

High class residence property is most susceptible to the effect of nuisances against which it is frequently restricted. Nuisances in reference to such properties consist of street cars or elevated roads, schools, apartment houses or tenements which encroach on light and air and tend to cheapen the neighborhood, saloons, noisy places of amusement, stables, factories, hospitals. High class residential property maintains its value only so long as nuisances can be excluded; with their advent there is a tendency for the section to change character and for its occupants to move elsewhere.

The larger the section and the greater the number of buildings owned by their occupants, the stronger its ability to exclude nuisances of all kinds; non-resident owners will be liable to endeavor to increase their revenue at the expense of the character of the neighborhood.

The effect of nuisances on residence property diminishes as the character of the occupancy becomes cheaper. Noisy factories, breweries, stables, chemical works, slaughter houses, etc., are injurious to all classes of residential property.

Some manufacturing concerns which are not noisy or in other ways objectionable do not depreciate cheap residential property in their neighborhood, though the building immediately adjoining may be injured. Few men desire to live immediately across the street from their work; most of them try to reside in as good a neighbor-

hood as their means will permit, provided it is within easy reach.

Office sections are injured by the presence of buildings of cheap character, such as stables, factories, tenements, etc.; as a general rule, however, property in a well established office section is of too high value to allow of its use for other purposes than for offices, banks, exchanges, etc.

Any building, especially if of objectionable character, causing a break in the continuity of the shops, would constitute a nuisance on a shopping street; a similar effect would be produced by vacant open spaces or a serious difference in the alignment of some of the buildings. The most favorable condition for a good shopping street is a continuous row of show windows, easy of access, easily seen, enabling the intending purchaser to rapidly inspect the goods for sale at the various shops.

LIST OF NUISANCES.

Injurious to All Classes of Property—

Factories.*
Stables.*
Hospitals.*
Chemical works.
Gas plants.
Abattoirs.

Injurious to Good Residence Property—

Elevated railroads.†
Street car lines.†
Tenements.
Schools.
Charitable institutions.
Shops.
Saloons.
Dilapidated buildings.

The following extract from the New York "Sun," dated February 28th, 1911, shows an attempt to estimate in dollars and cents the detriment to a property caused by a nuisance—in this case the noise of machinery.

Daniel Rosendorf, who owns the apartment house at 125 East Eighty-third street and lives there, sued the New York Edison Company for an injunction restraining the company from running its power house, adjoining his property, because the machinery in the power house made so much racket that his family and his tenants couldn't sleep. Rosendorf also sued to recover for loss of rentals because of the noise.

Supreme Court Justice Erlanger, who tried the case, made three visits to the house to find out for himself how much noise the power house made. On two trips he went alone and inspected both the apartment house and the power house, and the third time he went with counsel on both sides and sat in Rosendorf's apartment while the Edison officials started up all their machinery to see how much noise they could make.

The court said that the resultant noise was such that the plaintiff will have an injunction unless the defendants find means within three months to deaden the sound from the operation of the machinery. Damages of \$687 were awarded for loss of rentals because of the noise.

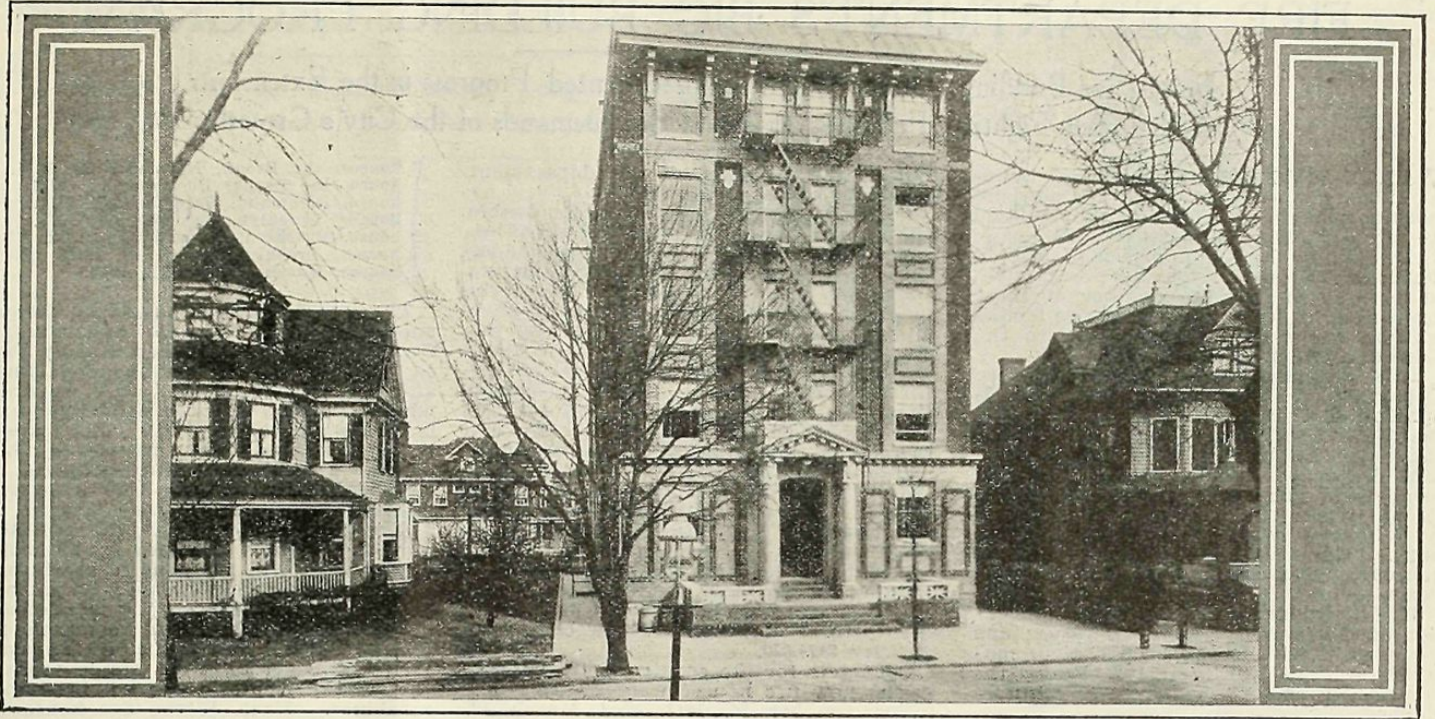
RESTRICTIONS.

Residential property is frequently restricted against certain utilizations as well as in other ways; thus against stables, factories, saloons, etc., which may not be allowed to be built there; also sometimes a uniform building line at a certain distance back of the property line may be established giving better light and air, and in the suburban districts some space for gardens in front of the houses; also the character of the house and its cost within certain limits may be specified. Such restrictions are beneficial only when they apply to all the property on a street; great injury may be caused by one unrestricted plot in a street of otherwise carefully restricted residences.

In suburban property the minimum size of plots is frequently established and the utilization of the space between the building and the property line prescribed. Sometimes fences are not permitted; at other times provision is made for parking along the sidewalks and for their maintenance by the owners of the whole block;

*Except to cheap residential sections; depending somewhat also on the character of the nuisance, thus a hospital standing in the midst of its own grounds is not as detrimental as where built up to the street line; a noisy iron factory is very detrimental as compared with a watch factory or one for the manufacture of mathematical instruments, employing a high class of well paid labor and not sufficiently noisy to disturb the neighborhood.

†Transportation facilities of more benefit to small shopping streets than injury by noise, and in case of elevated railroads, interference with light.



INTENSIVE USE OF LAND IN A SECTION OF PRIVATE RESIDENCES, EAST 19TH STREET, BROOKLYN, N. Y.—This apartment house, which is rendered desirable by the adjoining detached dwellings, detracts greatly from their value. An unrestricted lot so situated in a restricted neighborhood can earn a good return on a far greater value than that of the restricted plots.

some restrictions are for all time, others for a limited period.

The natural change of character of a section may be retarded by existing restrictions, which (when the character has changed) are sometimes declared void by the Courts on account of this interference.

The length of duration of a restriction is of great importance; thus a high class residence street restricted to houses to cost not less than say \$10,000 each, limited to plots of fifty feet each in width, with a setback of the building line, say twenty feet from the property line, may, if the restriction expires before all the plots are improved, find the remaining vacant plots built up with apartment houses or shops, extending to the property line, thus pocketing some of the residences, cutting off the light of others, and eventually altering and destroying the character of the street.

The restriction of residential property against certain classes of buildings, for instance apartment houses, may add to its desirability for residential purposes, though at the same time it may detract from its commercial value, which would be greater on account of the increased earning power it would have if the erection of apartments were permitted.

This accounts for the great difference in value which sometimes exists in residential neighborhoods between restricted and unrestricted plots; when the plots adjoin, this discrepancy will be greatest, as the restricted plot will be injured by its neighbor on which an apartment house can be erected.

TAXATION AND ITS EFFECT ON VALUES.

Tax assessments frequently fail to adjust themselves with sufficient rapidity to the changes of value taking place in growing cities. In some of these, assessments remain the same for years and are only readjusted in those instances where buildings are reconstructed or new ones erected; the result is that some sections are over and others under taxed; the individual owners suffer in the first case and in the latter the community suffers by the failure of the assessed property to bear its fair share of taxation.

When, on account of changed conditions, sections suffer a great reduction in values, such as occurred for instance on the northerly end of Fulton street in Brooklyn at the time of the erection of the Brooklyn Bridge, the taxes may remain so high that they absorb entirely the net return from the property, resulting in its practical confiscation.

The expense of opening streets through cheap property, of laying sewers and providing other municipal improvements before a section is ripe for them, frequently causes a severe depreciation in values, and sometimes results, when the cost of the improvements is equal to or in excess of the value of the land taxed for them, in the owners abandoning their property rather than pay the taxes assessed.

The fear of excessive taxation of this nature is one

reason why the inhabitants of suburbs are frequently so averse to allowing their communities to be included within the corporate limits of the city of which they naturally form part, the benefits to be derived from their admittance being often more than offset by the added taxes which they have to meet.

Real property will be found most desirable for investment in those states where the laws are such as to facilitate the ownership and speedy transfer of property, overcoming as much as possible the objection to its being a "slow asset," and where the foreclosure of mortgages is expeditious and cheap, resulting in low rates for loans. Building and tenement house regulations which are not unduly oppressive and lien laws which are fair are beneficial, the converse also being true.

Municipalities also establish fire limits and define the character of buildings which can be erected in certain sections; these, if not in advance of requirements or unnecessarily harsh are mostly beneficial. There was considerable agitation in Boston some years ago because the tenement house regulations, which forced all tenement houses over three stories in height to be of fire-proof construction was driving this class of structure to the outlying suburbs, where these regulations did not apply.

The power of granting licenses for saloons, markets, etc., and franchises for street car lines, ferries, etc., is one which should be exercised with good judgment; for instance, the granting of a saloon license in a high class residential neighborhood would be most detrimental to property.

Sections provided with a proper supply of water, gas and electric light and a proper sewage system (all of which are becoming more and more functions of municipal administration) are benefited at the expense of those without these advantages. Municipal activities well performed, such as street lighting and cleaning, garbage removal, adequate police protection, are also beneficial factors.

It would be preferable if in thickly populated residential and business sections, the cleaning of streets, removal of ashes and garbage and delivery of coal to the larger buildings were done at night, or at any rate not during the busy hours.

Some sections, such as those used for warehousing and wholesale business, are benefited by permission to back wagons on to the sidewalks in order to unload their contents into the buildings themselves, thus saving handling; though this is detrimental to foot traffic on these streets.

Property values are affected by the buildings erected by cities, either for their own use, such as the police stations, jails, court houses, etc., or for more general uses, such as markets, public baths, schools and public docks and warehouses; also by the control over the opening of new streets, the building of bridges, and in some cities by the ownership and operation of street or underground railways, ferries, etc.

FIRE DEPARTMENT'S BIG BUILDING PROGRAM.

Forty-Five Buildings Under Way—Unprecedented Progress in the Extension of the Fire Fighting Facilities to Meet the Demands of the City's Growth.

FORTY-FIVE Fire Department buildings, forty-two of which are new fire houses and three of which are isolated fire alarm telegraph stations, are now being built by Fire Commissioner Joseph Johnson. The actual construction is well under way on a large number of these houses and at least twenty-one fire houses will be ready for occupancy before the close of the summer.

This progress in extending the Fire Department to keep pace with the development of the city is unprecedented in the New York Fire Department. Since the consolidation of the great city, fifty-nine fire houses have been built in fourteen years. The largest number prior to Commissioner Johnson's administration was in 1903, when twelve houses were built. The average number of new fire houses a year during the last fourteen years is 4.2-7.

The accompanying map shows the location of the forty-five new buildings, plans for each of which have been drawn, contracts let and work started during the administration of the present commissioner.

The total cost of these buildings, including purchase of sites and the cost of apparatus to be installed therein, is \$3,537,170. The new fire houses are to be equipped with automobile apparatus, and firemen are now receiving daily instruc-

tion in the handling of fire department apparatus of the motor type.

Thirty of the new houses are for double engine and hook-and-ladder companies. Four will be occupied by hook-and-ladder companies and eight by single engine companies. The three isolated fire-alarm telegraph stations, plans for which have already been drawn and accepted by the Municipal Art Commission, are costing the city \$190,000. The apparatus for the thirty double engine hook-and-ladder companies will cost \$795,000, and for the four hook-and-ladder companies \$48,000. The motor apparatus for the eight single engine companies will cost \$116,000. The cost of equipping the three isolated fire-alarm telegraph stations, including switchboards and other accessories, is \$300,000.

The total cost of the forty-five new buildings is \$2,153,800, and the total cost of apparatus is \$1,259,000. The sites, twenty-three of which are new ones, cost the city \$124,370.

Contracts for the construction of twenty-one new fire houses were awarded between October 24, 1911, and March 12, 1912. The following list gives the dates on which bids were opened for the houses on which the contractors are now at work:

- 3 houses, Manhattan, October 24, 1911.
- 1 house, Manhattan, November 20, 1911.

- 3 houses, the Bronx, November 28, 1911.
- 1 house, the Bronx, December 11, 1911.
- 1 house, Richmond, December 11, 1911.
- 2 houses, Brooklyn, December 11, 1911.
- 1 house, Brooklyn, February 20, 1912.
- 7 houses, Brooklyn, March 12, 1912.
- 2 houses, Queens, March 12, 1912.

The new fire houses have been designed specially for automobile apparatus, as Commissioner Johnson has already started the motorization of the department, and practically all the new apparatus which is going into the department now is of the automobile type. There are already in service about forty-seven motor-driven Fire Department vehicles, and specifications have been drawn for twenty-six motor-propelled hose wagons and a large number of motor-propelled steam pumping engines, bids for which will be advertised for in the near future in order that the new apparatus may be ready by the time the fire houses are completed.

Instead of stalls for fire horses, the new houses have unobstructed apparatus floors of concrete, with ample room for the heavy motor-propelled fire-fighting machines. Each of the fire houses has been designed with special care for the comfort of the men, each is well ventilated and the sleeping quarters are large and comfortable.

Brick, stone and concrete are used in the construction and the buildings have been designed with an eye for architectural beauty and utility, with a minimum of cost to the city. As a matter of economy, Commissioner Johnson deemed it wise to have a double engine and hook-and-ladder company under one roof wherever feasible, and after a careful review of the situation and personal inspection of the various sites he was able to do this in thirty instances.

In Brooklyn and Queens most of the new houses are located in sections which have become thickly populated during the last few years. This is also true of the new houses in the Bronx and in the upper part of Manhattan. In designing the isolated fire-alarm telegraph stations for Manhattan, the Bronx and Brooklyn, the Commissioner instructed his architects to plan types of buildings which will harmonize with the landscape scheme of the parks in which they will be located. All three are low-lying structures, pleasing to the eye, and in the opinion of the Municipal Art Commission are well adapted in every way for the purpose for which they are intended.

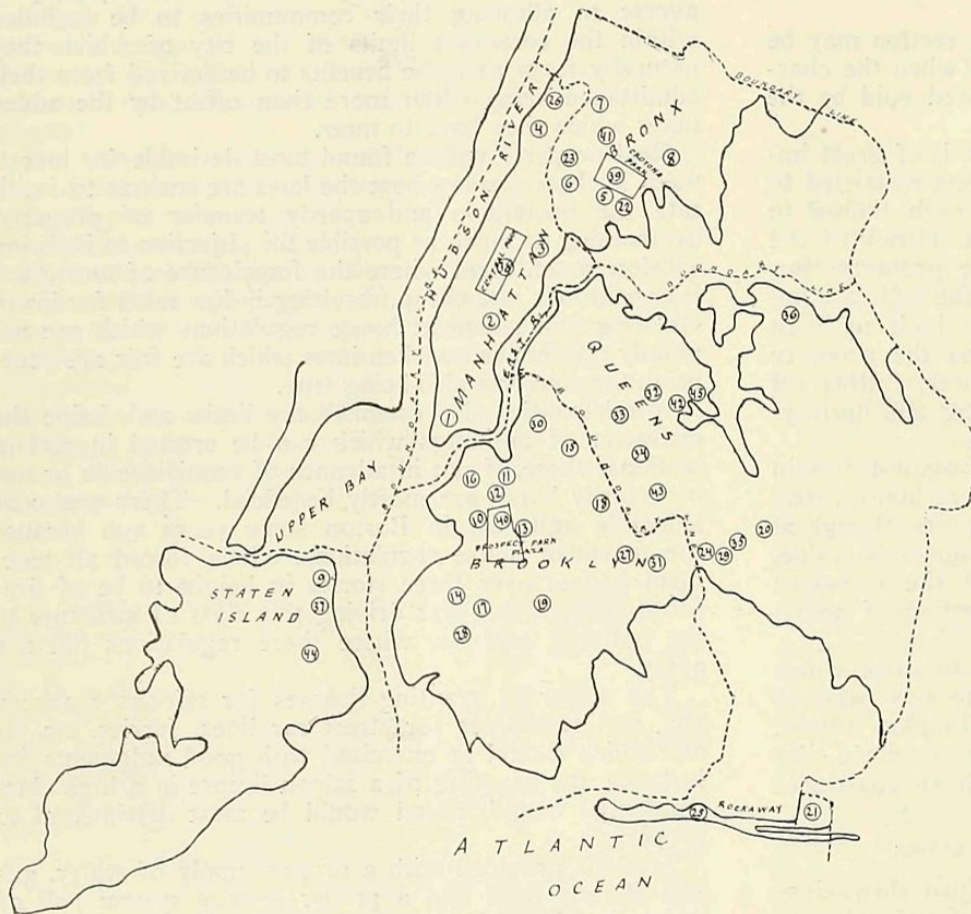
The necessity for placing these isolated stations in remote sections of the parks was that no contiguous buildings would menace the fire-alarm system. All the stations are small structures, sufficient only to hold the actual fire-alarm signal station plants. There will be no overhead wiring to mar the beauty of the surrounding territory; all wires leading into these isolated stations will be underground, and a part of the underground fire-alarm telegraph system which Commissioner Johnson is now pushing rapidly forward, with the assistance of his new electrical engineer, Leonard Day.

Broadway Activity.

The large amount of heavy construction, which is the decided feature of the building season so far, in Manhattan, is illustrated by the exceptional number of operations going on along Broadway, between Madison and Greeley squares. Two new loft buildings at 25th and 26th streets, the making over of the old Gilsey House into a loft building, the erection of the Hotel McAlpin and the completing of the loft and office building across the lateral street—all these important operations have made this one short section of Broadway a busy center for building mechanics.

A unique operation is the one which the former Union Dime Savings Bank is undergoing, in having all the architectural projections extending over the building line sliced off—an unlawful encroachment, under a decision of the Court of Appeals.

—The Bronx has seven hundred factories which give employment to about thirty-five thousand people. The piano industry of the United States is largely centered in the Bronx. More than thirty piano and organ factories are located in the borough. The Bronx possesses the leading plants for the making of ice machines and gas engines. The brewing industry is important, and carpet mills and rug factories are numerous.



MAP OF LOCATIONS OF NEW FIREHOUSES.

INDEX TO LOCATION OF FIRE HOUSES—ACCOMPANYING MAP.

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| <ul style="list-style-type: none"> 1. 191 Fulton st., Man.; H. & L. Co. 10. 2. S. e. cor. 50th st. and Lexington av., Man.; H. & L. 2. 3. 111th st., near 2d av. 4. 181st st., near Amsterdam av. 5. Prospect av. and 152d st. 6. Morris av., south of 169th st., the Bronx. 7. Bailey av. and Albany rd. 8. Castle Hill and Ellis av. 9. S. w. cor. Sarah Ann and Hannah sts., Tompkinsville; Engine Co. 204. 10. Smith and Lorraine sts., Brooklyn. 11. 160 Carlton av.; Eng. 110. 12. 124 DeKalb av.; Eng. 156. 13. 489-491 St. Johns pl., Brooklyn. 14. 7th av., west of 50th st., Brooklyn. 15. Metropolitan av., e. of Varick av., Brooklyn. 16. 533 Hicks st.; Eng. 103. 17. 12th av., west of 42d st., Brooklyn. 18. 582 Knickerbocker av., Brooklyn. 19. Cortelyou rd., e. of Westminster rd., B'klyn. 20. Richmond Hill, Spruce st.; H. & L. Co. 75. 21. Central av., Far Rockaway; Eng. Co. 164. 22. S. w. cor. Seneca av and Faile st., the Bronx. 23. W. s. Nelson av., 195.54 ft. n. of East 165th st., the Bronx. 24. E. s., 150 ft. s. of Belmont av, Queens. 25. W. s. 5th av., 140 ft. s. of Newport av, Rockaway Park. | <ul style="list-style-type: none"> 26. S. s. Vermilyea av., 200 ft. w. of Academy st., Manhattan. 27. W. s. Bristol st., 225 ft. n. of Blake av., Bk. 28. E. s. 79th st., 180 ft. n. of 12th av., B'klyn. 29. W. s. Benedict av., 94.46 ft. n. of Fulton st., Woodhaven, Queens. 30. N. s. Richardson st., 100 ft. w. of Leonard st., Brooklyn. 31. Sheffield av., w. s., 140 ft. n. of Livonia av., Brooklyn. 32. Grand st., n. s., 159.13 ft. e. of Van Alst st., Elmhurst, Queens. 33. Fiske av., e. s., 203.6 ft. n. of Grand st., Maspeth, Queens. 34. Metropolitan av., n. s., 291.92 ft. w. of Collins av., Queens. 35. Jamaica av., s. s., 204.4 w. of Union pl., Woodhaven, Queens. 36. 7th av., e. s., 168 ft. n. of 16th st., White stone, Queens. 37. Broad st., s. s., 200 ft. east of Quinn st., Stapleton, Richmond. 38. South side of Transverse rd., No. 2 Central Park, west of Comfort Station. 39. North side of 175th st., bet. Arthur av. and Fulton av., Crotona Park, the Bronx. 40. N. w. cor. of Washington av. and Malbone st., Prospect Park Plaza, Brooklyn. 41. Mt. Hope av., near 175th st., the Bronx. 42. Thomson av., w. of Bowne av., Newtown, Queens. 43. Myrtle av., e. s. Witte st., Queens. 44. Concord Section, Richmond. 45. Grand and Mulberry avs., Corona, Queens. |
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SUBWAY FIRE RISKS RAISES INSURANCE RATES.

Owners Taxed for "Communication" Danger—Disagreement Between Contractors and Underwriters Over Adequacy of Partitions.

ACTION recently taken by the New York Fire Insurance Exchange in raising insurance rates on buildings adjacent to the subway workings on lower Broadway has caused some agitation among property owners, and a movement is on foot to organize an association for mutual protection. In the course of the construction of the subway the contractor has found it necessary in many cases to enter or remove the vaults under the sidewalks and to underpin the front walls of buildings.

The vaults in most instances will be restored in whole or part, but during the progress of the excavating of the subway the abutting or adjacent buildings are being more or less interfered with, with consequent loss or damage to both owners and tenants. Also, in consequence of the greater hazard, as the fire insurance companies claim, the rates of insurance have been raised. The advance is in accordance with the following ruling made by the Fire Insurance Exchange:

"Subways in Course of Construction, Charge for Communication, Builders' Risk, etc.—The rate committee rules that in any case where building foundations require to be shored up in connection with the subway work, builders' risk charge is, in the judgment of the committee, called for, and same (.25 non-fireproof, .15 fireproof) must be imposed by members when called on to make indorsements permitting such work, this charge in the absence of other work to cover only the period during which the shored-up condition exists.

"When basement and (or) sub-basement floors are broken into and work is carried on therein inside the building foundation line, builders' risk charge must also be made for the proper permit, same to remain in force unless and until balance of building is cut off by 4-inch reinforced concrete wall, or 6-inch hollow tile wall faced with good cement, plaster or metal, and (in the case of non-fireproof building) by 4-inch reinforced concrete ceiling.

"When only sidewalk vaults are broken into, and if no work is carried on or is to be carried on within the building foundation line, permit for this communication must carry charge of .10 on building and contents policies in the case of non-fireproof buildings and of .06 on building and contents policies in the case of fireproof buildings, unless and until building is cut off from subway by unpierced wall of specifications as given above.

"Application for privilege to communicate, but not application for builders' risk privilege, to be referred to the Exchange for inspection and for promulgation of rate card to include proper charge and (or) notation. Any requirements differing from the foregoing, which may have been or may hereafter be issued through the Automatic Sprinkler Department of this Exchange, indicating the protection necessary at openings into subway in course of construction in order to prevent reduction or withdrawal of sprinkler allowance in rating, are to be understood as dealing only with that one feature, and not as modifying the ruling here set forth as to builders' risk and (or) communication charge."

The terms of the contract under which the work of building the subway is being prosecuted contain, in section 82, the stipulation that "where vaults are broken through or otherwise disturbed the contractor shall at his own cost and expense erect a temporary partition on or about the building line, or as directed, that will accord proper protection to the owner or occupant of the adjoining premises."

Whether the clause quoted can be construed as meaning fireproof partitions, or such partitions as will meet with the requirements of the New York Fire Insurance Exchange, is something that has not been determined. The partitions the contractors have erected up to the present time on Lexington avenue have consisted of rough boarding covered with tar paper; and on lower Broadway, of galvanized iron supported by wood studding. Neither is acceptable to the New York Fire Insurance Exchange.

Property owners along Broadway have through the engineering firm of D. A. Calhoun & Co. taken the matter up with the Public Service Commission, and are endeavoring to have section 82 of the contract between the City of New York and the building contractors interpreted. They wish to know if the contractors are

to erect such partitions as the New York Fire Insurance Exchange requires and if not, why the City of New York should not require the contractor to make good any deficiency that may arise between the partitions demanded by the Exchange and the ones the contractors are erecting.

Where premises are entered by the contractor for the purpose of underpinning, etc., the property owners in the majority of cases have found it necessary to reduce the rent to their tenants in order to keep them from breaking their lease, on account of loss of space. To the owners it does not seem reasonable that they should not only be called upon to make a sacrifice in the reduction of rent, but also to bear the increased rate of insurance, or be put to the expense of erecting the partitions required by the Fire Insurance Exchange.

Inasmuch as the various routes for the new subways in Greater New York have been finally settled upon, they are asking that the Public Service Commission insert in the contracts between the City of New York and the contractors a clause providing for the construction of such partitions, fireproof ceilings, etc., that will meet the full requirements of the New York Fire Insurance Exchange.

When the matter was brought by the Record and Guide to the attention of the manager of the New York Fire Insurance Exchange, Mr. William O. Robb, he said that the new ruling had been made by the rate committee of the Exchange under date of May 9. It referred to the subject of a charge for "communication," builders' risk, etc., in connection with the work on the subway.

"The communication charge is specifically stated in the ruling," said Mr. Robb, "while, of course, the builders' risk charge is the usual one prescribed in all cases in this city, namely, .25 for buildings and contents of non-fireproof and .15 for buildings and contents of fireproof risks.

"If I may judge from expressions of members of the rate committee, underwriters are much more interested in having the long row of communications from building to building by way of the subway bore promptly closed up than in getting any charge for the continuance of the hazard. The prospect of an indefinite maintenance of a practical communication from building to building for a mile or two in the congested drygoods section of Broadway, where companies have adjusted their lines to the assumption that no such communications exist, is viewed rather seriously by many offices."

A TALL, THIN ONE.

The New Browning Building Will Have Four White Glazed Walls.

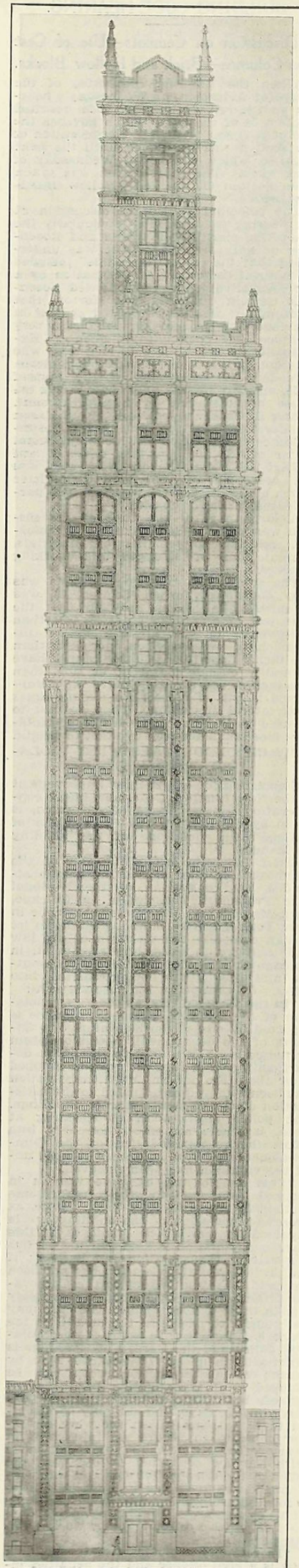
(See illustration, next column.)

The thirty-story office structure being erected by Buchman & Fox, architects, for Edward West Browning is claimed to be many years in advance of the times in absolute fireproofing. No wood of any description is being used in the building. Electric elevators of the high-speed overhead traction type will be arranged in the centre, so as not to interfere with the light on all four sides of the building. The heating will be furnished by high-pressure boilers with down-feed system, so that the live steam will be carried at once to the top of the building and be distributed from there down, giving even heating to all floors.

The halls and stairs are to be marble and mosaic, and the building will be provided with fireproof and smokeproof towers.

Twenty-one caissons are being sunk to bedrock to carry the steel construction. All four exterior walls are to be of richly ornamented glazed terra cotta. Windows, doors and all metal work will be in gold bronze. There will be room on the rear of the building and the four sides of the tower for a display of about 20,000 electric lights, which will add light to an illuminated street.

The building is situated in 40th street, between Broadway and Sixth avenue, and will be visible at great distances because of the adjacent low buildings. On one of these, almost in the rear, is the well-known electric chariot-race sign, above which will tower this thirty-story building. The agents of the building are Frederick Fox & Co.



BUILDING CODE HEARING.

A Discussion on Cements—Use of Cast Iron Columns—Brick and Hollow Blocks.

When the Building committee of the Board of Aldermen, at Wednesday's hearing on the revised building code, reached Section 54 of the code, which governs the use of common brick, the consideration of the section was postponed until the next hearing, which will be on Wednesday of next week. The same action was taken upon Section 61, entitled "Hollow Building Blocks."

The principal subject of discussion at the hearing was cements, particularly the respective merits of Portland and Rosendale or natural cements. It was understood that the term "Rosendale" included all natural cements. An intimation by a representative of the Consolidated Rosendale Cement Company, Mr. Horton, that "Rosendale" was discriminated against in the code was the starting point of a very technical but good natured debate. Eugene Stern, the structural engineer, who was a member of the revision committee, defended the provisions of the revised code, and Mr. Horton ably championed the cause of Rosendale or natural cement. Frank E. Conover, president of the Mason Builders' Association, a member of the revision committee; John D. Moore, principal editor of the last previous revision, and Robert D. Kohn, the architect who was the secretary of the Joint Committee which made the present revision, also participated in the discussion.

A large part of the time of the session was given to Sections 65 to 69 inclusive, relating to weights of materials, computations of strength and working stresses.

The subject of cast iron columns was also considered, when Section 70 was reached. The section provides that the thickness of metal shall not be less than one-twelfth of the greatest lateral dimension of cross section, nor less than one inch. Cast iron columns cannot have a smaller outside diameter, or side, than five inches, nor can they have an unsupported length of more than twenty times their lateral dimension. They are not to be used in the structural frame of buildings more than seventy-five feet in height.

HOW CHICAGO DEALS WITH VIOLATIONS.

Suggestion for an effective improvement in the New Building Code, now under consideration by the Board of Aldermen, is given by the prompt way Chicago has of dealing with violations of the building ordinances.

Chief Inspector Alfred Ludwig of the Manhattan Bureau of Buildings, who attended the convention of the National Fire Protection Association, in Chicago, from May 14th to 16th, finds that while in New York it has become customary to let a man complete the violation of the law and then try to make him remove it, in Chicago they nip the violation at the outset and prevent its being carried into effect. On this point, Mr. Ludwig says:

"In the Western city, as soon as a violation of the building laws or ordinance is reported by one of the inspectors or engineers of the department, a memorandum or notice is at once sent to the police department, asking that all work be stopped in or about the building until the violation has been removed or adjusted to the satisfaction of the Commissioner of Buildings. The police department, co-operating at once, instructs an officer to carry into effect the recommendation of the Commissioner, and work is at once stopped until the violation has been removed.

"This simple and effective way is in marked contrast to the cumbersome method in vogue in New York. Here, as soon as a violation of the building law is reported by one of the employes of this bureau, a violation is filed and the parties committing the violation are notified; if within ten days the violation has not been removed, the case is sent to the Corporation Counsel for prosecution; possibly within three or four months the case may be brought to trial. In the meantime the work is proceeding in spite of the violation notice and the Bureau of Buildings is practically helpless. It is true that by means of an injunction work can be stopped until the violation has been removed, but this also takes time, usually three or four days, and can only be resorted to in extreme cases; for were an attempt made to secure an injunction in every case where a prompt compliance with the law could not be obtained, the office of the Corporation Counsel would be literally swamped, for it must be understood that something like 10,000 violations of all classes are filed annually, about one-half of which are for starting work without permit.

"In this city a violation of the building law is a civil offense and the penalties in-

curred by their commission must be sued for in the courts, a civil procedure; consequently no assistance can be had from the Police Department. On the other hand, in Chicago; any violation of the building ordinances is in the nature of a misdemeanor or criminal offense, and as such it devolves upon the police department to aid in the enforcement of the building law."

Carpenters Again Enjoined.

Supreme Court Justice Stapleton, in Brooklyn, has handed down a decision permanently enjoining the officers and "business agents" of the United Brotherhood of Carpenters and Joiners of America, and the affiliated union, the Joint District Council of New York and vicinity, from interfering with the Albro J. Newton Company, of Brooklyn, as complained of in the company's suit which was tried before Justice Stapleton some weeks ago. Justice Stapleton follows Justice Blackmar, who granted a temporary injunction.

"The acts established upon the trial of this case," writes Justice Stapleton, in his brief memorandum, "were the same as those accepted by the special term in granting the order herein, continuing the temporary injunction. To those facts the law has been applied by authority governing this court. To restate the facts is unnecessary, as they were in that opinion succinctly and accurately expressed. To rewrite the law, in contemplation of its exhaustive and learned exposition by Mr. Justice Blackmar, would be pedantic. The plaintiff may have judgment for a permanent injunction expressed in terms precisely as those used in the order."

The fight between the company and the union, made up of journeymen carpenters, is over the effort on the part of the union to eliminate non-union trim. The complaint charged the union's agents with illegally inaugurating strikes against the purchasers of the plaintiff company's products.

The Guaranty Trust Building.

The steel frame of the Guaranty Trust Building, at Broadway and Liberty street, has reached the full height of the building. The foundations were carried sixty to ninety feet below the curb. The surface of the rock was found to be inclined very considerably from the horizontal. Hardpan overlies the bedrock twenty to sixty feet deep. Not in every instance was it deemed necessary to carry the caisson down to rock. On the street sides the caissons form a continuous watertight dam, so as to serve as a retaining wall against future street excavations for deep substructures of any nature.

The excavating amounted to about twelve thousand square yards, including what was necessary for the caissons; and the caissons, retaining walls and other footings took eight thousand yards of 1:2:4 concrete made with Atlas cement. All of the caissons are of reinforced concrete corresponding in general to those for the Municipal and Woolworth buildings. The estimated cost of the building is \$1,000,000.

Architects Re-Elect Officers.

The New York Society of Architects held its regular monthly meeting on May 21st at its meeting rooms, 29 West 39th street. The election of officers took place and the present officers were re-elected for the term of another year, namely: Samuel Saas president; Constantine Schubert, vice-president; Louis Berger, treasurer; William T. Towner, secretary. Also the following directors were elected: Messrs. Louis Berger, Richard Berger, John P. Leo, C. Schubert and Adam E. Fisher.

That the work which this society is doing is receiving recognition in the profession is evidenced by the fact that 38 applications for membership were received at the last meeting, of which 27 were reported favorably by the membership committee, and these applicants were duly elected members.

New Map of North America.

The United States Geological Survey has just issued a large map of North America, 28 by 38 inches, in three colors. This is probably the most accurate general map of its character that has yet been published. It is on a scale of 158 miles to 1 inch, which is sufficient to show in considerable detail the major geographic divisions, such as States and provinces. The map is sold by the Director of the Geological Survey, Washington, D. C., at the nominal price of 20 cents a copy, or at a discount of 40 per cent. in case as many as 25 maps are ordered. This wholesale rate covers simply the cost of paper and printing.

"CARLOAD LOTS" EXPLAINED.

A Word To Dealers With Reference To Ordering Cement In These Quantities.

Few dealers know the true significance of the expression "carload lots," yet it is very important that they thoroughly understand this when they place orders for cement and for building materials purchased in large volume. The Universal Portland Cement Company in its house magazine, the "Dealer," has the following to say on this subject:

"For many years it has been the custom of dealers to place their orders for carloads of cement in round numbers, such as 100, 150, 200 or 250 barrels. None of these figures, however, represents a carload. Every dealer knows that box cars are built and marked with a certain capacity. These capacities are 40,000, 50,000, 60,000, 80,000 and 100,000 pounds. There used to be a 30,000 pound car, but none of these have been built for many years, and this size no longer is an element in transportation problems. Even the 40,000 and 50,000 pound capacity cars are very scarce and rapidly disappearing. The maximum load which can be placed in any car is ten per cent. in excess of its marked capacity.

"It is a well recognized fact that the railroads in the United States for the last three years have purchased only such cars as necessity compelled them to buy. Furthermore, many of them have permitted their rolling stock to reach a bad state of repair and have done but little to restore it to usefulness. The result is an actual deficit in this country of several hundred thousand box cars in the number required properly to handle the country's freight.

"The duty, therefore, of extracting from every car its maximum service is apparent to all. The railroads quite reasonably dislike to have their cars loaded below capacity, because this reduces pro rata the efficiency of the available rolling stock. In other words, if a car which will hold 280 barrels of cement is loaded with 150 barrels there remains 130 barrels of wasted room in the car, and to waste room in box cars to-day is little short of criminal. For the information of dealers, therefore, we publish the following table of carloads of cement:

Marked Capacity of Car.	Maximum Load.
40,000 lbs.	115 bbls.
50,000 lbs.	140 bbls.
60,000 lbs.	170 bbls.
80,000 lbs.	230 bbls.
100,000 lbs.	280 bbls.

"Railroad tariffs in different territories provide different minimum weights for carload shipments of cement, ranging from 38,000 to 50,000 pounds and in the case of certain short hauls the minimum is 60,000 pounds.

"If the dealers will bear these figures in mind when ordering cement and will specify quantities corresponding with the above specified maximum loads, and of course, subject to the minimum weight restrictions applying in their respective territories, it will materially assist the railroads and the manufacturers, and greatly facilitate the movement of freight.

"Every car that is loaded to less than capacity imposes upon some other car an undue burden. An accumulation of such burdens means that from 50 to 100 per cent. more cars are required to do a given amount of work than would be necessary if all the cars were loaded to the limit of their carrying capacity. Further than this, everyone owes it as a duty to the public at large, to assist in conserving the existing car supply to the greatest extent possible."

The following paragraphs will make clear how maximum service can be obtained from the available car supply:

"One car, and size." This is the way we would like to have an order read when it is immaterial to the dealer whether he gets a car of the minimum weight prescribed in the railroad tariff, or the largest car which may be available, loaded 10 per cent. in excess of its marked capacity.

"One car not to exceed 170 barrels." This is the way an order should read when a car ranging from minimum to 170 barrels is what is wanted. In this case we can use a 40,000, 50,000 or 60,000 pound car, whichever is easiest obtainable, and load it to the maximum.

"One car, 170 to 280 barrels." An order reading in this way will enable us to use either a 60,000, 80,000 or 100,000 pound capacity car."

It is impossible to over estimate the importance of this matter, and until the railroads equip themselves with sufficient rolling stock to perform the work they are called upon to do, no dealer should order cement in other units than the above mentioned carload lots.

BUILDING MATERIALS.

Common Brick Prices Move Up a Shilling in Stiff Market.

Hardwood Advances on Account of Southern Floods—Railroad Demands Keep Iron Firm. Heavy Inquiry for Lumber—Cement Quiet.

SOUTHERN floods have raised the price of hardwood. The entrance of the railroads into the equipment market during the last ten days has given a firmer tone to steel. Pig iron has maintained its new level and flashing has been liberally taken. Building money is easy and it is now thought likely that the normal volume of building work will begin to come out if the improved conditions continue.

The labor troubles in the Hudson river yards are not of serious moment, as far as the local situation is concerned, and it does not now seem as though the walk-outs of the brick yard laborers will seriously delay the arrival of new brick here. It is stated that the first of the 1912 burn will be in dock June 12, providing weather conditions are normal.

There was a feeling of greater confidence among buyers when it became known that building money was easier toward the latter part of the week. Advances from prominent architects showed that some building plans which had been held up pending more settled conditions in the money market, have been brought forward and are to be figured on during the next few weeks. A large number of these buildings are in the Fourth avenue and side street sections in the upper 'teens and twenties.

The razing of whole blocks of buildings in this part of the city has turned into the market a vast quantity of second hand building material and, indeed, the large consumption of second hand common brick in new buildings now going up, accounts, in large measure, for the low transaction figures shown in the brick market report this week and last. In several buildings, notably one in Madison avenue in the forties, common brick is being used exclusively.

Taken as a whole the building material market is showing signs of strengthening, although collections are still slow. Concessions are a little harder to obtain in some lines, especially in hardwoods, iron and structural steel. Front brick is very strong, prices are firmly held. Glass and hardware are in firm markets, but without feature.

Brick.

Common brick is in a strong market with quotations bunched around \$7. Select brick are scarce. Culls are held firm and run-of-kilns are the backbone of the market just now. Labor troubles up the river are not of a menacing character and probably will not seriously delay the arrival of a new brick. Second hand brick now brings about \$2.50 on job. While they are in good demand in various parts of the city, the supply continues in excess of demand so that the price continues low considering the amount being used.

Transactions for last week with comparisons with records of corresponding weeks in the last two years follow:

1912.		Arrivals.		Sales.	
Left over, May 18, 8.					
Monday	.....	10	3	.....	.....
Tuesday	.....	5	6	.....	.....
Wednesday	.....	6	7	.....	.....
Thursday	.....	7	5	.....	.....
Friday	.....	13	10	.....	.....
Saturday	.....	8	9	.....	.....
Total	.....	48	51	.....	.....

Condition of market, stiff. Prices, \$6.75 to \$7. Rarities, \$6.75 (wholesale dock, N. Y.; add cartage and dealers' profit). Left over, May 25, 6.

1911.		Arrivals.		Sales.	
Left over, May 20, 2.					
Monday	.....	25	19	.....	.....
Tuesday	.....	9	8	.....	.....
Wednesday	.....	10	10	.....	.....
Thursday	.....	10	10	.....	.....
Friday	.....	11	9	.....	.....
Saturday	.....	11	7	.....	.....
Total	.....	76	60	.....	.....

Condition of market, active. Prices, \$— to \$6. Rarities, \$6 to \$6.25. 1910 arrivals in corresponding week, 67; sales, 59; on hand, 8; left over, 3. Prices, Hudsons, \$5.75 to \$6. Rarities, \$5.75 to \$6. Condition of market, strengthening.

Hardwood.

Prices on Oak, Poplar and Chestnut have advanced from \$2 to \$3 per M feet within the last thirty days due to flooded conditions in the South. Roads in such frightful condition no logs can be hauled to the railroad. Seventy-five per cent. of the Southern mills are shut down. Most of them must wait until the water subsides, and then it will take them from

three to four months to repair or replace damaged machinery, tracks, etc., and it will take another three months for the stock to season sufficiently for shipment. Some mills are turning down orders daily for 1-inch No. 1 common and first and second plain oak.

Sand-Lime Brick in 1911.

The sand-lime brick industry in the United States seems to have had a checkered experience, as shown by the report on the production of sand-lime brick in 1911, just issued by the United States Geological Survey. The industry was started in 1901 but did not make much progress until 1903, when there were 16 plants reporting products valued at \$155,040. The industry grew rapidly from that year until 1907, when there were 94 plants reporting \$1,225,769 worth of products. From this it has declined, until in 1911 there were but 66 operating firms reporting products valued at \$897,664. This was a decrease of \$271,489, or 23.22 per cent, from 1910 and of \$328,105, or 26.77 per cent, from 1907, the year of maximum output. Twenty-six States reported sand-lime brick in 1911, a decrease of 2. Michigan was the leading State, reporting products valued at \$210,001, or 23.39 per cent of the total. Michigan's product decreased in value \$30,618, or 12.74 per cent, from 1910. New York was second in value of products, with \$95,930, or 10.68 per cent of the total. This was an increase of \$6,780, or 7.61 per cent over 1910. New York and Wisconsin were the only States that showed an increase in the value of sand-lime brick, the latter increasing \$38,913, or 132 per cent.

The average price per thousand for common sand-lime brick in 1911 was \$6.09, compared with \$6.36 in 1910; for front brick it was \$9.53 per thousand against \$10.90 in 1910.

In 1910 common brick composed of 91.92 per cent. of the value of all sand-lime brick, front brick 7.85 per cent. In 1910 these percentages were 85.57 and 10.53 respectively.

DEPARTMENTAL RULINGS.

Monthly Bulletin of Approvals: April, 1912; New Materials of Construction.

Fireproof Trim.

Bulletin No. 16—1912. The incombustible flooring composition manufactured by the Idealite Company of New York, 257-263 East 133d street, New York City, is approved for use as flooring and interior trim in buildings exceeding 150 feet in height.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated New York, May 1, 1912.

Cooling Towers.

Bulletin No. 17—1912. All cooling towers hereafter erected shall be constructed of incombustible material throughout.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated May 8, 1912.

Proposed Buildings Along Subways.

Bulletin No. 18—1912. Hereafter, as soon as any application for a new building or the enlargement of an existing one, either by raising or extending the same, is filed for any premises along the line of an existing subway, or within one hundred feet of the same, as shown on the map furnished by the Public Service Commission, the Plan Clerk will promptly advise by letter the Chief Engineer of the Public Service Commission of the location, record number in this Bureau, and the general dimensions of the proposed new building or buildings as altered. He will also direct the attention of the Engineering Division to this action by attaching to the original application a copy of the letter of advice above referred to.

No such application must be recommended for approval by the Engineering Division until the Chief Engineer of the Public Service Commission has stated that the subway structure is not injuriously affected by the proposed work, or until he has expressed his approval of the provisions made to take care of the loads that might affect the subway construction, except that if no statement in writing is received from the Chief Engineer of the Public Service Commission within a week of the time of the filing of the application, approval need not be withheld on that account. If other objections are found against the proposed new building or alteration, action may be taken on the application without further delay, and a note attached to the objections: "Awaiting action of the Public Service Commission." Any proper criticisms or suggestion on the part of the Public Service Commission must be embodied in the objections of this Bureau, and must be satisfactorily set before the application is approved.

The Public Service Commission will keep this Bureau informed, by furnishing revised maps from time to time, of the line of the existing subways. In thus co-operating with the Public Service Commission, no responsibility is assumed by this Bureau as to the subway construction, nor will the approval of this Bureau relieve the applicant of any other requirement

that may be made by the Public Service Commission.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated May 17, 1912.

Dumbwaiter Shafts.

Bulletin No. 19—1912. The Court of Appeals has affirmed the decision of the Appellate Division of the Supreme Court in the case of the City of New York vs. Morton H. C. Foster. This means that the provisions of Section 97 of the Building Code with respect to dumbwaiter shafts are retroactive, and dumbwaiter shafts in tenement houses erected prior to 1900 must be made fireproof.

All violations filed in this Bureau requiring a compliance with Section 97 of the Building Code, which have been held pending a decision in this matter, must be attended to promptly. An early compliance with these violations will avoid action by the Corporation Counsel.

These shafts to be acceptable must be constructed of "suitable walls of brick or with burnt clay blocks set in iron frames of proper strength," or of one of the approved fireproof partition constructions, a partial list of which is given in Appendix "C" of the Annual Report of this Bureau for the year 1910.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated May 17, 1912.

Repairs to Show Windows.

Bulletin No. 20—1912. Hereafter no permits will be issued by this Bureau for repairs or alterations to show windows extending outside the building line between the sidewalk level and ten feet above the same, unless such repairs or alterations contemplate setting the show window back to or within the building line.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated New York, May 18, 1912.

Private Stairs to Duplex Apartments.

Bulletin No. 21—1912. Hereafter any private stairs within an apartment in a fireproof building shall be constructed of incombustible materials except that the hand rails may be of hard wood and the treads may be of oak not less than 1 1/2 ins. thick, provided that where such wooden treads are used the underside of the stairs shall be entirely lathed with iron or wire lath and plastered thereon or covered with metal.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated, New York, May 21, 1912.

Walls.

In re application No. 151 New Buildings 1912, premises—35-37 Montgomery street:

Bulletin No. 15—1912. In constructing a three-story building 36 1/2 feet high, to be used as a kindergarten, it is proposed to retain the two outer walls of two existing tenements which are to be demolished. The wall on the north side is an independent wall eight inches thick, and is to be lined with eight inches of brickwork and to conform to the legal requirements. The wall on the south side is a party wall and for a length of fifteen feet is eight inches in thickness. It is proposed to use this eight-inch wall without lining. All other walls are to be of legal thickness.

A modification of section 31 of the Building Code is requested and hereby granted, to permit the use of this fifteen-foot section of eight-inch wall, as the height of the wall is being reduced from 40 feet to about 36 feet, and as the new construction is such as to reduce the load coming upon this wall by one-half.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Approved: GEORGE McANENY,

President of the Borough of Manhattan.

Dated New York, April 29, 1912.

Bulletins No. 12 and No. 15 are modifications granted on precedents already established.

Enriching Mahogany.

Ingredients: One pint of cold-drawn linseed oil, ten cents worth of alkanet-root, and five cents worth rose-pink. Put these ingredients into an earthen basin, stir them well and leave them one night; then, having washed the furniture, perfectly clean with vinegar, and removed all stains, cover it lightly with the above on a soft rag. Leave it for some hours, then polish off with linen cloths.—"National Builder."

NOTICE

To Architects and Contractors

FRANK E. PARSHLEY, the well known architectural photographer, died suddenly on Friday, May 24th, 1912, at 50 Orange Street, Brooklyn.

His business was left in such shape, on account of his sudden death, that the administrators are not sure they have a record of all the current contracts with his clients, and they would like very much to hear from anyone with whom Mr. Parshley had contracts and the work remains unfinished, in order that they may complete same at once.

MRS. JENNIE H. PARKER

HARRIS G. EAMES, 730 East 18th Street, Flatbush, Brooklyn

CURRENT BUILDING OPERATIONS

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

Architects to Compete for Court House.

The New York Court House Board is preparing a list of twenty architects in Manhattan, each of whom will submit a design in competition for the new County Court House, which is to be erected on the site north of the Hall of Records and the new Municipal Building. Ten architects out of the list have already been invited to compete, as follows: Carrere & Hastings, 225 Fifth avenue; McKim, Mead & White, 160 Fifth avenue; LaFarge & Morris, 23 East 26th street; Tracy, Swartwout & Litchfield, 244 Fifth avenue; James Riey Gordon, 507 Fifth avenue; H. Van Buren Magonigle, 7 West 35th street; York & Sawyer, 50 East 41st street; Trowbridge & Livingston, 527 Fifth avenue; Arnold W. Brunner, 320 Fifth avenue; Charles Morris, 200 Fifth avenue, formerly of Walker & Morris, and Charles Butler. Architects who wish to be included among the other ten are requested to send their names and office addresses before June 20 to L. L. Kellogg, secretary of the Court House Board, at 115 Broadway. All names will then be considered by the board and those who are considered to have satisfactory evidence of their competence to undertake the problem of designing court house buildings will be notified that they may enter the preliminary competition. The evidence required is the record of buildings erected from the plans of the applicants. The sum of \$1,000 will be paid to each of the twenty architects who are in the final competition, but no fees will be provided for the preliminary. It is provided that the designs submitted in the preliminary competition will not be made public and will not be shown to the competitors in the finals. The designs in the preliminary will be submitted to R. S. Peabody, of Boston, Mass.; Frank Miles Day, of Philadelphia, Pa., and J. L. Mauran, of St. Louis, Mo., who will act as the jury of award. The best ten will be invited to enter the final competition against the ten nominated architects, and the twenty plans will be passed upon by the same jury. When the jury has selected the design it considers the best, it will have to be considered by the Supreme Court justices, who will examine it from the point of view of convenience, and then it must come for final approval before the Court House Board.

Drawings for Frick House Started.

Carrere & Hastings, 225 Fifth avenue, have been commissioned to prepare plans for the new mansion which Henry C. Frick is to erect on upper Fifth avenue, between 70th and 71st streets, where the old Lenox Library now stands. Working drawings are under way and estimates will not be received from general contractors for several weeks yet. Although the cost has not been actually determined, it will probably be between \$4,000,000 and \$5,000,000. The offer made by Mr. Frick to the city to remove the library building, and erect it in its present form on the property now occupied by the Arsenal in Central Park, for the new headquarters of the Park Department is now before Mayor Gaynor and the Municipal Art Commission for final approval. If the offer is accepted, it will mean that the present Arsenal building, as well as the restaurant to the north, will be torn down. This, according to Park Commissioner Stover, will give a large additional space for park recreation. Mr. Frick bought the Lenox Library building and site for \$2,000,000. The commissioner estimates that it will cost about \$150,000 to take down the old Arsenal and erect the library in its place.

Theatre Building in 149th St. Bronx.

George Keister, 12 West 31st street, has prepared plans for a theatre to seat 2,500 people, and a four-story building to be used for a cafe, restaurant, banquet and lodge rooms to be erected in the south side of 149th street, 228 feet east of Bergen avenue, running through to 148th street. The Bronx One Hundred and Forty-Ninth Street Realty Company will erect the building. The theatre has been leased to Cohen & Harris for a term of twenty-one years. The four-story building will front in 149th street and has been leased to a Bronx restaurateur for twenty-one years. Work is to be completed by January 1, 1913.

Hotel Opposite Natural History.

Louis Charles Maurer, 1493 Broadway, is preparing plans for a 12-story hotel to be erected at 35 to 39 West 81st street, on a plot 75 by 102 feet, opposite the Museum of Natural History. The building will contain two hundred rooms and baths, with large parlors, grill and dining-rooms on the first floor. The exterior will be of limestone with terra cotta trim. The entire expenditure will be about \$750,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

122D ST.—Sommerfeld & Steckler, 31 Union sq. have completed plans for a 6-sty tenement, 124.2x irregular, to be erected at the north-west corner of 122d st and St. Nicholas av for the Hancock Construction Co., 430 West 119th st. Cost, \$150,000.

44TH ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the three 5-sty tenements, 219-123 East 44th st, for Jessie Folsom, 127 East 34th st, owner. Cost, \$4,000.

ST. NICHOLAS AV.—J. C. Cocker, 2017 5th av, has completed plans for alterations to the 6-sty tenement, 343 St. Nicholas av, for Israel Samuels, 343 St. Nicholas av, owner. Cost, \$12,000.

BROADWAY.—Renwick, Aspinwall & Tucker, 320 5th av, have completed plans for alterations to the 6-sty tenement, 2574 Broadway and 97th st, for S. Borchardt, 230 West 97th st, owner. Cost, \$5,000.

40TH ST.—Wm. Emerson, 281 5th av, architect, is taking bids for the 4-sty apartment, 25x98 ft., to be erected at 312 East 40th st, for Misses Annie and Ellen Stone, 34 East 50th st, owners.

SHERMAN AV.—The Post Av. Construction Co. contemplates the erection of a 5-sty apartment, on plot 75x100 ft., which they recently purchased, on the north side of Sherman av, 100 ft. west of Isham st.

CHURCHES.

106TH ST.—Ludlow & Peabody, 12 West 31st st, architects, have taken bids for the 3-sty edifice, 45x100 ft., to be erected at 340-342 East 106th st, for the Church of the Ascension (Presbyterian Italian), 2050 1st av, Rev. Francesco Pirazzini, pastor, 541 Lexington av.

DWELLINGS.

PARK AV.—The steel work on the 3-sty limestone residence, 75x100 ft., at the southwest corner of Park av and 70th st, for George Blumenthal, in care of Lazard Freres, 10 Wall st, is up to the second tier. Trowbridge & Livingston, 527 5th av, architects. Marc Eidlitz & Son, 489 5th av, general contractors.

FACTORIES & WAREHOUSES.

117TH ST.—B. & J. P. Walther, 147 East 125th st, have nearly completed plans for enlarging the 1-sty factory, 539-541 East 117th st, through to 534 East 118th st, for R. H. Wolf Co., Ltd., 542 East 118th st, owner. Bids will be called for about June 8. Cost, \$12,000.

HOTELS.

28TH ST.—Robert E. Moss, 126 Liberty st, steel engineer, is preparing plans for the addition to the 12-sty Prince George Hotel, at 16-18 East 28th st, for The 28th St. Co., 14 East 28th st, C. F. Rogers, president and treasurer; Daniel F. Rogers, secretary. Howard Greenley & Kenneth M. Murchison, 298 5th av, associate architects, will call for bids on structural steel about June 25. Cost, \$350,000.

POWER HOUSES.

187TH ST.—Bids close June 3d for the 4-sty brick and steel sub station, 50x100 ft., to be erected at 654 West 187th st, for the United Electric Light & Power Co., 1170 Broadway, owner.

PUBLIC BUILDINGS.

CENTRAL PARK WEST.—Bids will close 3 p. m., June 6, for furnishing and delivering metal storage cabinets for the American Museum of Natural History, for the City of New York Department of Parks.

SCHOOLS AND COLLEGES.

KINGSBRIDGE RD.—John T. Brady & Co., 103 Park av, is figuring the general contract for the 4-sty brick, terra cotta and granite detention building to be erected on Kingsbridge rd for the Roman Catholic Orphan Asylum of the City of New York, 470 Madison av, N. Y. C., Cardinal Farley, D. D., president; J. W. O'Connor, 1123 Broadway, architect. Cost, \$35,000.

HENRY ST.—Excavating is under way for the 6-sty brick school, 43 x 75 ft. to be erected at 165-167 Henry st, for the Jacob Joseph School, 197 Henry st, from plans by A. Mertin, 34 West 28th st. The Wendover Const. Co., 34 West 96th st, has the general contract.

MORNINGSIDE AV.—T. H. Poole Co., 13 West 30th st, is taking bids on the general contract for enlarging St. Joseph's School, 152-170 Morningside av. Rev. Father Gerard H. Huntman, 405 West 125th st, pastor.

STABLES AND GARAGES.

56TH ST.—Francis H. Kimball, 71 Broadway, architect, is taking bids for alterations to the garage at the northwest corner of 56th st and Broadway, for the O. B. Potter Trust, 71 Broadway.

7TH ST.—David D. Weinberger, 86 Av D, contemplates the erection of a 7-sty stable at 271-275 East 7th st.

STORES, OFFICES AND LOFTS.

37TH ST.—Excavating is under way for the 12-sty loft building, 75x190 ft., at 241-245 West 37th st, for the Marmac Construction Co., 316 West 30th st, Herbert B. McLellan, president, James Fogarty, secretary. Brown & Armistroy, 220 5th av, architects.

12TH ST.—Myron L. Weil, 50 Broad st, and Clara Fried, will improve the property at 135-137 East 12th st for store and loft purposes.

BROADWAY.—W. H. Mersereau, 32 Broadway, has completed plans and will soon take bids on general contract for alterations to the business building 26 and 44 to 50 Broadway, for the Standard Oil Co., 26 Broadway, owner.

THEATRES.

45TH ST.—Henry B. Herts, 35 West 31st st, is completing plans for the 3-sty brick theatre, 90x100 ft., to be erected in the south side of 45th st, between Broadway and 8th av, for Winthrop Ames, 238 West 44th st, owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

187TH ST.—Foundations are being laid for two 5-sty brick tenements, 50x90 ft., at the northeast corner of 187th st and Crotona av, for the Neta Construction Co., 188th st and Cambreling av, owner. M. W. Del Gaudio, 401 Tremont av, architect. Mason and carpenter work will be done by owner. Cost, \$100,000.

ELSMERE PL.—Abraham Berres, 35 Nassau st, has completed plans for the 5-sty brick tenement, 75x88 ft., to be erected on Elsmere pl, 213 ft. east of Marmion av, for the Defender Construction Co., 35 Nassau st, owner. The Kramer Construction Co., 35 Nassau st, is general contractor. Cost, \$60,000.

CLAY AV.—The Mandell Construction Co., Max Cohen, 1062 Morris av, owner, is taking bids on subs for the two 5-sty brick tenements to be erected at the northwest corner of Clay av and 173d st, from plans by Goldner & Goldberg, 391 East 149th st architects. Total cost, \$100,000.

STABLES AND GARAGES.

195TH ST.—W. F. Schanewede, 2771 Creston av, architect, is taking bids for an addition to the garage at 195th st and Webster av, for F. P. Fox, Perry av and 200th st, owner.

STORES, OFFICES AND LOFTS.

LONGWOOD AV.—The Libman Contracting Co., 107 West 42d st, desires bids on subs for a 1-sty frame store, 25x100 ft., to be erected at the southwest corner of Longwood av and Southern Boulevard, for the Killwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, president. Kreyborg Architectural Co., 1330 Wilkins av, architect. Cost, \$8,000.

JACKSON AV.—Carl J. Itzel, 1338 Wilkins av, architect, has taken bids for alterations to the 4-sty brick store and loft at the northeast corner of Jackson and Westchester aves, for the Killwood Realty Co., James F. Meehan, 815 Hunts Point av, president. Cost, \$12,000.

TREMONT AV.—Foundations are being laid for the 1-sty brick stores, 69x42 ft., to be erected at the northeast corner of Tremont av and Lafontaine av, for L. Napoleon Levy, 27 Pine st, owner. Koppe & Daube, 830 Westchester av, architects. A. Bonague, 1967 Washington av, general contractor. Cost, \$12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DORCHESTER RD.—Excavating is under way for the three 4-sty apartments, 46x104 ft., to be erected on the south side of Dorchester rd, 100 ft. west of Flatbush av, for Emanuel Lieberman, 180 Mortense st, Brooklyn, owner, who builds. Cohn Bros., 361 Stone av, architects; Ericson Bros., 253 Flatbush av, masons.

DWELLINGS.

VANDERVEER PL.—Cohn Bros., 361 Stone av, are preparing plans for ten 2-sty brick and limestone residences, 20x38 ft., to be erected at the southwest corner of Vanderveer pl and East 23d st for the Vera Construction Co., 189 Montague st, owner. Cost, \$4,000 each.

VANDERVEER PL.—Cohn Bros., 361 Stone av, are preparing plans for thirteen 2-sty brick and limestone residences, 20x38 ft., to be erected at the northwest corner of Vanderveer pl and East 23d st, for the Vera Construction Co., 189 Montague st, owner. Cost, \$4,000 each.

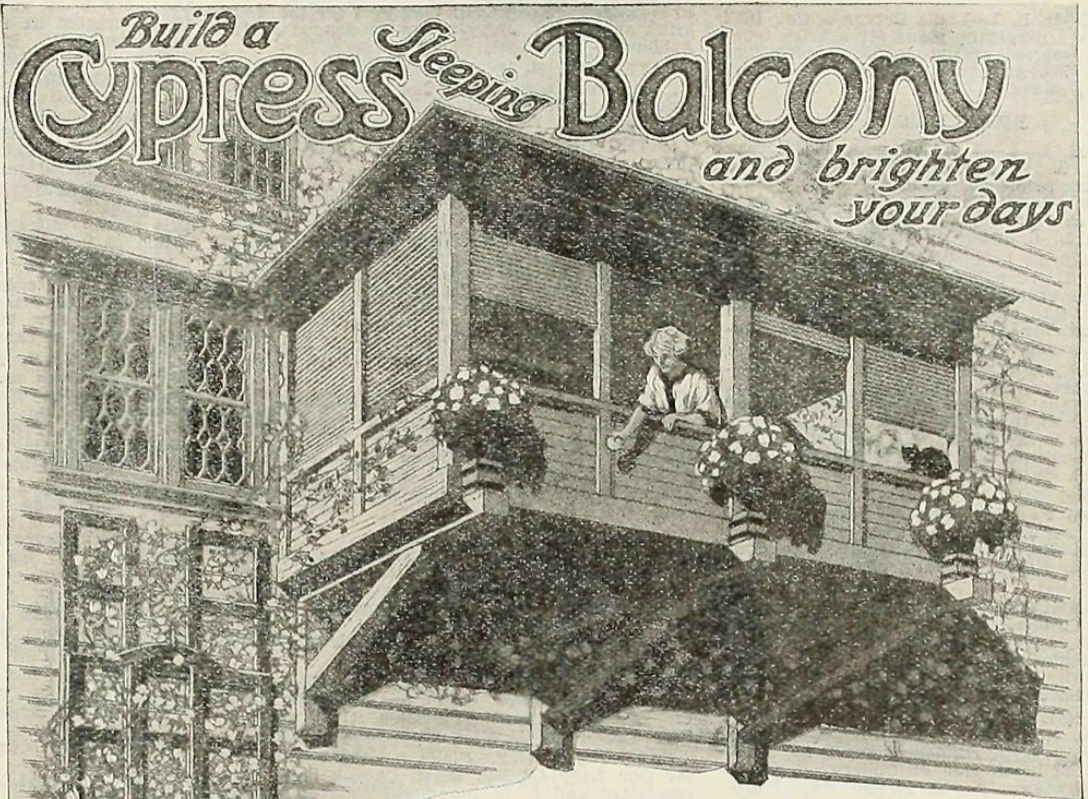
FACTORIES AND WAREHOUSES.

FULTON ST.—J. T. Wooruff, Bridge Plaza, L. I. City, is figuring the general contract and desires bids on all subs for the 3-sty reinforced concrete warehouse, 99x112 ft., to be erected in the south side of Fulton st, 302 ft. west of Classon av, for the Brooklyn Union Gas Co., 180 Remsen st. Cost, \$75,000.

SIGOURNEY ST.—The Barrett Manufacturing Co., 17 Battery pl, N. Y. C., Isaac D. Fletcher, president, Ernest J. Steer, treasurer, will erect by day's work, the 1-sty brick, galvanized iron and steel storage building, 120x110 ft., at the southeast corner of Sigourney and Court sts. A MacCullin, in care of owner, architect. Cost, \$15,000.

PRESIDENT ST.—Wm. Higginson, 21 Park Row, N. Y. C., has completed plans for the 3-sty brick factory, 60x97 ft., to be erected in the

Mr. House-Builder —
 Mr. Subdivision Owner —
 Mr. Landlord — WAKE UP
 and →



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west side of President st, 190 ft. east of Hoyt st, for Mathew Belford, 323 Smith st, owner, who will take bids from a selected list of contractors. Cost, \$22,000.

POWER HOUSES.

CLARKSON ST.—Charles G. Armstrong, 149 Broadway, consulting engineer, is preparing plans for the power plant at Kings County Hospital, for the New York State Board of Lunacy, Albany, N. Y., Albert Warren Ferris, M. D., chairman; T. E. McGarr, secretary.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education May 27, for sanitary alterations. To P. S. 11, A. J. Ormond Co., low bidder, \$2,467; P. S. 17, Annex, A. J. Ormond Co., \$1,663; P. S. 34, Christopher Nally, \$3,535; P. S. 39, B. Diamond, \$2,952; P. S. 40, A. J. Ormond Co., \$4,637; P. S. 45, A. J. Ormond Co., \$2,783; P. S. 60, A. J. Ormond Co., \$1,893.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—Louis Berger & Co., 1652 Myrtle av, are preparing plans for a brick tenement to be erected at the northeast corner of Myrtle and Folsom avs. Cornelius Weiberrig, 102 Elm av, owner.

DWELLINGS.

FLUSHING, L. I.—C. L. Varrone, 171 Corona av, Corona, L. I., has completed plans for a 2½-sty frame residence, 18x26 ft., to be erected on the east side of Robinson av, 225 ft north of Queens av, for Charles Rubin, 50 Fairview av, Corona, L. I, owner. Cost, \$3,000.

ELMHURST, L. I.—C. L. Varrone, 171 Corona av, Corona, L. I., has completed plans for the 2½-sty frame residence, 19x28 ft., to be erected on the east side of Toledo av, 75 ft. south of Evergreen av, for A. Schrott, Prospect st, Elmhurst, L. I., owner. Cost, \$3,000.

GLLENDALE, L. I.—Louis Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., have completed plans for the 3-sty brick store and residence, 20x55 ft., to be erected on the north side of Myrtle av, 27 ft. east of Folsom, for Cornelius Werbeing, 102 Elm av, Glendale, L. I. owner. Cost, \$8,000.

PLANDOME PARK, L. I.—Work will soon start for two 2½-sty hollow-tile residences, 42x35 ft., for A. J. Cobe, of this place, owner. D. Stage, Hollis, L. I., architect; Stage Construction Co., Hollis, L. I., general contractor. Cost, \$7,000.

NEW ELMHURST, L. I.—Wm. McIntyre, 27 Grand av, Corona, has completed plans for a 2-sty brick residence, 22x48 ft., on the west side of Arlington av, 378 ft. north of Bushwick and Newtown Turnpike, for Mrs. Lizzie M. Ceaser, 43 Locust st, owner. Cost, \$4,500.

FOREST HILLS, L. I.—Grosvenor Atterbury, 20 West 43d st, N. Y. C., has completed plans for the 2½-sty brick residence, 28x31 ft., to be erected on the north side of Underwood rd, 96 ft. east of Greenway North, for the Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner. Cost, \$5,500.

MASPETH, L. I.—E. Rose & Sons, Elmhurst, architects, are taking bids on the general contract for a 2-sty brick store and residence, 25x70 ft., to be erected here by J. Hoffman, Grand st, this place, to cost \$6,000. Foundations have been completed.

JERICHO, L. I.—W. K. Vanderbilt, Jr., N. Y. C., is having plans prepared by J. R. Pope, N. Y. C., for a handsome residence to be erected here. It is indefinite when work will be started.

WOODMERE, L. I.—Mrs. Nathan Arnold contemplates the erection of a stucco residence and a garage at the southeast corner of Central av and Pine st. Howard & Callman have been selected architects.

MUNICIPAL WORK.

PAVING.—Bids close June 6, for regulating and repaving Locust av, 3d av, Rocky Hill rd, Rockaway Plank rd, Willets Point rd, Jackson av, Cooper av, Union Turnpike, Laurel Hill Blvd, Hillside av, Little Neck rd, Springfield rd, Queens. Asphaltic concrete on a macadam foundation. Security, \$273,000.

SCHOOLS AND COLLEGES.

QUEENS.—The Commercial Construction Co. was low bidder, at \$6,460, for installing electric equipment in Public School 92.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—The North Eastern Construction Co., 225 5th av, N. Y. C., is figuring the general contract and desires bids on subs for the 4-sty brick and limestone office building and passenger station, 75x175 ft., to be erected west of the present station for the Long Island Railway Co., 126 Broadway, N. Y. C. Kenneth Murchison, 298 5th av, N. Y. C., architect.

THEATRES.

EVERGREEN, L. I.—Foundations are being laid for the moving picture theatre, 1-sty brick, 28 x 133 ft., on the east side of Fresh Pond rd, 47 ft. south of the Brooklyn Rapid Transit Tracks. Albert Storch, 2632 East 25th st, Brooklyn, owner, L. Allmendinger, 926 Broadway, Brooklyn, architect; J. Auer & Sons, 648 Lexington av, Brooklyn, have general contract. Cost, \$12,000.

MISCELLANEOUS

ROCKAWAY POINT, L. I.—The U. S. Government, Light House Department, C. D. Stearns, commissioner, Tompkinsville, S. I., has taken bids on the frame and brick life-saving station, 50x30 ft., to be erected here. Robbins-Ripley Co., 50 Church st, New York City, has submitted bids. Cost, \$8,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

POCANTICO HILLS, N. Y.—Jos. De Michele, of this place, owner, is taking bids on general contract for a 3-sty frame store and apartment, 65x32 ft., to be erected near Tarrytown, from plans by H. G. Wiehmann, Babylon, L. I., architect. Cost, \$10,000.

TARRYTOWN, N. Y.—Plans are being prepared for a 4-sty brick apartment, 37x90 ft., to be erected at the corner of Beekman and Kendall avs, for Naidlich & Weinstein, on premises. Cost, \$20,000.

TARRYTOWN, N. Y.—Plans have been completed for the 3-sty brick apartment, 48x83 ft., on Beekman av, for Louis Hirschbach, 104 Courtlandt av, owner, who builds and will take bids on separate contracts.

JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, is completing plans for the 4-sty brick flat, 41x88 ft., to be erected at the northwest corner of Grand st and Westervelt pl for Abram Gorlin, 613 Garfield av, owner. Cost, \$25,000.

YONKERS, N. Y.—Mrs. Dr. Wolf, 130 Ashburton av, owner, and Wm. P. Katz, 12 North Broadway, architect, will take bids for the 4-sty brick apartment, 30x68 ft., to be erected at 134 Ashburton av. Cost, \$9,000.

PATERSON, N. J.—Jos. De Rose, 119 Ellison st, has completed plans for the 3-sty frame tenement to be erected in Warren st for Samuel Singer, 81 Warren st, owner. Cost, \$8,000.

PATERSON, N. J.—V. & A. F. Angelicola, 32 Cedar st, have completed plans for the 3-sty brick tenement to be erected at 128 23d av for Mrs. Mary Martin, 408 Graham av, owner. Cost, \$8,000.

SARANAC LAKE, N. Y.—Foundations are being laid for the 4-sty apartment, 50x80 ft., to be erected here for W. H. Scopes, 37 East 28th st, N. Y. C., and Saranac Lake. Scopes & Feustman, 37 East 28th st, N. Y. C., architects. McCormick & Duffin, St. Bernard st, of this place, contractors for foundations. Bids will soon be called on superstructure. Cost, \$45,000.

BANKS.

AMSTERDAM, N. Y.—Marcus T. Reynolds, 100 State st, has been selected architect for the 1-sty stone bank building, to be erected in Division st near Market st, for the Amsterdam Savings Bank, 25 East Main st. Cost, \$75,000.

CHURCHES.

BUFFALO, N. Y.—Plans are being prepared for a 1-sty brick, steel and terra cotta church and school, 35x80 ft., at 361 Oak st, for the Greek Orthodox Church, Rev. Germanos Rigopoulos, pastor, in care of Emanuel Pappas, 433 Brisbane Building, Buffalo. Bids will soon be called for. Cost, \$10,000.

DANVILLE, N. Y.—Gordon & Madden, Sibley Block, Rochester, N. Y., are preparing plans for alterations to St. Patrick's R. C. Church, Rev. Father M. C. Wall, pastor. Cost, \$6,500.

FALCONER, N. Y.—Plans for the new edifice for Our Lady Loretto R. C. Church have been completed and it is announced that operations will be begun about June 15.

MARATHON, N. Y.—Foundations are being laid for St. John's Church in West Main st. It will be constructed of stucco on wood. Mr. Hopkins, of Courtland, will do the work. Cost, about \$6,000.

DWELLINGS.

RUMSON, N. J.—Leon Cubberley, Long Branch, is preparing plans for a 2½-sty residence, 114x60 ft., wing 28x60 ft., pergola 28x60 ft., to be erected here for Henry A. Caesar, 50 Union sq, N. Y. C., owner.

NEW ROCHELLE, N. Y.—Plans have been completed for a 2½-sty frame residence 30x35 ft., to be erected on Mayflower av for Charles Rosenblatt, 3 Fanuel pl, New Rochelle, owner. Cost, \$5,000.

WESTWOOD, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for a 2½-sty frame and stucco residence, 28x32 ft., to be erected here for A. B. Bogart. Cost, \$5,000.

WESTWOOD, N. J.—H. Fritz, 237 Main av, Passaic, N. J., has completed plans for a 2½-sty frame and stucco residence, 30x34 ft., to be erected here for Clinton F. Trimble. Cost, \$5,000.

EAST ORANGE, N. J.—Excavating is under way for a 2½-sty frame residence, 23x38 ft., to be erected here for Owen Quinn, 427 East 56th st, N. Y. C., owner. W. Frank Bower, 12 Evergreen pl, architect; C. B. Mills & Co., 315 Springdale av, masons; Wakefield, Stern & Co., 174 South st, Newark, carpenters. Cost, \$5,000.

VERONA, N. J.—Excavating is under way for a 2½-sty frame residence 30x32 ft., on Claremont av for Richard J. Bray, of this place, owner, who builds. Cost, about \$6,000.

JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, Jersey City, has completed plans for a 2-sty frame residence, 22x45 ft., to be erected on Beacon av for James Walsh, 214 Beacon av, owner. Broune & Shaw, 40 Charles st, masonry. Cost, \$4,000.

NEW ROCHELLE, N. Y.—John F. New, Jr., 26 Union av, New Rochelle, has completed plans for a 2-sty brick residence, 25x27 ft., to be erected on Washington av, near Webster av, for M. Lantz, Washington av, owner. Cost, \$4,000.

ELIZABETH, N. J.—H. Fritz, 237 Main av, Passaic, N. J., has completed plans for a 2½-sty frame and stucco residence, 32x28 ft., for W. B. Perkins Co., 215 Broad st, owner. Cost, \$5,000.

RIVER EDGE, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for four 2½-sty frame and stucco residences, 30x28 ft., to be erected here for the Commonwealth Realty Co., 30 Church st, owner, who builds. Cost, \$5,000 each.

NEWARK, N. J.—E. A. Wurth, Union Building, is preparing plans for a 2½-sty frame residence, 35x39 ft., for Ernest Dreher, 42 Walnut st, owner. Cost, about \$8,000.

MAPLEWOOD, N. J.—C. A. Tinker, 43 Main st, Westfield, Mass., is preparing plans for a 2-sty residence, 53x36 ft. for Charles H. Goodsell. Cost, \$12,000.

PLAINFIELD, N. J.—Frederick W. Yates, 32 Nassau st, N. Y. C., has had plans prepared by A. L. C. Marsh for a residence to be erected in this city. It is indefinite when work will go ahead. Cost has been placed at \$32,000.

SO. AMBOY, N. Y.—Ground was broken May 30 for the erection of the parsonage for the M. E. Church. Trustees will proceed with the work.

KEYPORT, N. J.—Mr. Dessaz, architect, connected with the firm of Manning, Maxwell & Moore, 85 Liberty st, New York City, and a member of the 7th Regiment, N. G. N. Y., contemplates the erection of a residence in Walnut st, adjoining the Capt. Thompson place.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—D. Stuart Douglas, 100 State st, architect, will soon be ready for bids for the 3-sty brick and steel warehouse, 50x50 ft., to be erected at Rensselaer and Franklin sts, for Frank W. Eberle, 112 South Pearl st, owner. Cost, \$9,000.

GUTTENBERG, N. J.—The American Cotton Oil Co., 27 Beaver st, N. Y. C., Robert F. Munro, president, contemplates the erection of a 3-sty brick factory, 94x66 ft. A. M. Rose, 345 5th av, N. Y. C., engineer; H. D. Best & Co., 320 5th av, general contractors.

ST. JOHNSVILLE, N. Y.—The Lelon Manufacturing Co., F. Brayton, general manager, of this place, contemplates the erection of an addition to their mill.

NORWICH, N. Y.—The Borden's Condensed Milk Co. will erect another plant here. The main machine plant will be located at Middletown. The new building will be used for the manufacture of cans.

JERSEY CITY, N. J.—H. P. Henschien, 431 South Dearborn st, Chicago, Ill., architect, is taking bids on the 2-sty brick and reinforced concrete packing plant to be erected here for the Standard Provision Co., 15 Exchange pl, owner. D. I. Davis & Co., 431 South Dearborn st, Chicago, engineer. Cost, \$250,000.

NEWARK, N. J.—Herman Kreidler, 45 Clinton st, is completing revised plans and will soon call for bids for the 6-sty and basement semi-fireproof furniture store and warehouse at 216-220 market st, for J. Mullins & Son, 234 Mulberry st, owner.

NEWARK, N. J.—Benjamin Newman, of the law firm of Hahn & Newman, Newark, contemplates remodeling the upper stories of the building, 457-461 Washington st, for light factory purposes.

Amsterdam, N. Y.—Shuttleworth Bros., H. B. Shuttleworth, manager, owner, is taking bids on an addition to their mill here. Henry W. Grieme, Blood Bldg., architect. Cost, \$35,000.

HALLS AND CLUBS.

PELHAM MANOR, N. Y.—Ewing & Chappell, 345 5th av, N. Y. C., are taking figures on the general contract for the frame club house, 2-stys, for the Pelham County Club. Cost about \$20,000.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—James Dollard Co., Troy, N. Y., is figuring the general contract and desires bids on subs for new buildings to be erected on Peoples av to Jacob st for the Samaritan Hospital, 294 8th st, Troy, owner. Alida Van Schoonhoven, 65 1st st, Robert Cluett and Geo. B. Cluett, 111 River st, are the donors. Geo. B. Post & Sons, 341 5th av, N. Y. C., architects; R. D. Kimball Co., 15 West 38th st, N. Y. C., engineer for power plant, steam and electricity. Cost, \$500,000.

GOSHEN, N. Y.—A. G. Norton, 15 King st, Middletown, N. Y., has completed plans for alterations to the 3-sty frame and stucco sanitarium for Dr. F. W. Stewart, at site. A. G. Norton, 15 King st, Middletown, N. Y., architect. Cost, \$8,000.

MIDDLETOWN, N. Y.—E. P. Valkenburgh, 42 North st, Middletown, is figuring the general contract for alterations to the Chronic Building of the State Hospital, for the N. Y. State Commission in Lunacy, T. E. McGarr, secretary, at Capitol, Albany. Franklin B. Ware, architect. Cost, \$55,000.

NEW HAVEN, CONN.—Scopes & Feustmann & W. W. Judell, 39 East 28th st, N. Y. C., have been selected architects for the tuberculosis sanitarium to be erected here for the City of New Haven. Cost, \$150,000.

ROME, N. Y.—Agne, Rushmer & Jennison, Arcade Block, Utica, are preparing plans for the 2-sty brick and stone administration building, 41x56 ft., to be erected at the County Hospital for the Board of Supervisors of Oneida County, Albert Seaton, chairman, New Hartford, N. Y. E. E. Palmer, Syracuse, steam engineer. Cost, \$20,000.

SOUTH ORANGE, N. J.—The Common Council of the City of Newark is taking bids on general and separate contracts to close June 21, for the home for the Aged and Infirm to be erected on Irvington av. J. O'Rourke & Sons, Essex Bldg., Newark, architects. George W. Knight, 112 Heller Parkway, Newark, steam and electric engineer. Cost, about \$250,000.

MUNICIPAL WORK.

HARRISON, N. J.—The Sewer Committee of this place, L. S. Schrenkeisen, chairman, will call for bids on construction work about June 15 for the sewerage system and sewerage disposal plant to be installed here. Alex. Potter, 114 Liberty st, N. Y. C., consulting engineer. Cost, \$150,000.



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It is easily possible for a cement concern with one mill of small capacity to be tied up on account of a break down in its power plant or for lack of coal.

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No contractor can afford to take chances on having an important piece of work held up for lack of cement.

The Lehigh Portland Cement Company operates eleven mills with an annual capacity of 11,000,000 barrels. An adequate reserve stock is carried at each mill.

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261 BROADWAY

NEW YORK

ELIZABETH, N. J.—W. J. McCloud & Co., 114 Broad st, Elizabeth, N. J., were low bidders for paving Newark av; C. H. Winans, St. George av, Linden, N. J., for paving Rahway av; the Weldon Contracting Co., for Westfield av; for the Board of Chosen Freeholders of Union County, Henry Krouse, Court House, Elizabeth, owner. J. L. Bauer, 120 Broad st, engineer.

NEWARK, N. J.—Bids will soon be called for the storm-water sewer to be installed in Vailsburg section, from East Orange line to Drake's Pond, for the Board of Street and Water Commissioners of Newark, N. J. Morris R. Sherrerd, City Hall, Newark, chief engineer.

PLAINFIELD, N. J.—The Warner-Quinlan Asphalt Co., Warners, N. J., was the low bidder for paving South av for the Board of Chosen Freeholders of Union County. Jacob L. Bauer, county engineer, Elizabeth, N. J.

ONEIDA, N. Y.—The State Department of Highways desires bids for the construction of the Lakeport-Oneida Lake road, 3.19 miles, and the Chittenango-Turnpike road, 4.43 miles, to be opened June 6, also for the Bridgeport-Lakeport road, 5.09 miles, to be opened June 7.

OUT OF TOWN—PUB BLDGS

SOUTH AMBOY, N. J.—Bids will close 8.30 p. m., June 11, for the construction of the Mechanicsville section of the sanitary sewer system for the City of South Amboy, Richard M. Mack, city clerk.

PASSAIC VALLEY, N. J.—The McCauley Manton Co., 1476 Ocean Parkway, Brooklyn, was low bidder, at \$262,530, for trunk sewer section 9 at the main intercepting sewer, for the Passaic Valley Sewerage Commission, John S. Gibson, clerk, Essex Building, Clinton st, Newark. Wm. M. Brown, Essex Building, Newark, chief engineer.

PUBLIC BUILDINGS.

ALLENTALE, N. J.—The proposition for a town hall was voted down at a meeting May 22. The town firemen entertained another proposition which will be set forth at another meeting. E. G. Washburn was chairman of the committee.

NEWARK, N. J.—Plans are being figured for the 1-sty brick and stone public bath, 91x66 ft., to be erected at Montgomery and Charlton sts, for the Common Council of City of Newark. Richard W. Erlar, 45 Clinton st, and Werner & Windolph, 27 West 33d st, N. Y. C., architects. Frank Sutton, 80 Broadway, N. Y. C., steam and electrical engineer. Cost, \$95,000.

SCHOOLS AND COLLEGES.

PEEKSKILL, N. Y.—The Dummond Co. of this place was low bidder for the school to be erected on Piernart av for the Board of Education of Peekskill, District S. A. D. Dunbar, president, Oakside School Building, Thomas W. Lamb, 501 5th av, N. Y. C., architect. Cost, \$75,000.

HONEOYE, N. Y.—Bids closed May 27 for the 2-sty school, 65x45 ft., in Ontario County, for the Board of Education of Honeoye. J. Mills Platt, 524 Cutler Building, Rochester, architect. Cost, \$12,000.

HERKIMER, N. Y.—Fuller & Robinson Co., 95 State st, Albany, are preparing plans for the 2-sty brick and stone high school, 90x150 ft., to be erected at North Bellinger and German sts, for the Board of Education of Herkimer, N. Y., C. B. Mitchell, president, Irving Lynch, clerk. Figures will be called for in June. Cost, \$85,000.

SCHENECTADY, N. Y.—Richard Halstead Warrin, care of City Engineer's office, has completed plans for a 2-sty brick school, to be erected in Willett st, for the Board of Education of Schenectady, C. P. Steinmetz, president. Ashley & Kaufman, 417 5th av, New York City, heating engineer.

GREIGSVILLE, N. Y.—C. A. Foote, Mt. Morris, N. Y., has completed plans for an addition to the school in Livingston County, for the Board of Education of Greigsville. Cost, \$8,000. Bids will soon be called for.

SPRINGWATER, N. Y.—Foundations are completed for the 2-sty brick veneer public school in Livingston County, for the Board of Education of Springwater. Glenn M. Rees, 424 Granite Building, Rochester, N. Y., architect. C. A. Foote, Mt. Morris, general contractor. Cost, \$8,000.

YONKERS, N. Y.—The Board of Education of Yonkers, Chas. B. Gorton, president, is taking bids to close June 10, for the 3-sty brick school 22, to be erected at Nepera Park, from plans by C. C. Chipman, 220 Broadway, N. Y. C., architect. Cost, \$60,000.

HAWTHORNE, N. Y.—Jacobs & Heidelberg, 320 5th av, N. Y. C., have been selected architects for the Jewish Protectors to be erected here for the Jewish Protectors and Aid Society, 356 2d av, N. Y. C.

HOBOKEN, N. J.—The Board of Education of Hoboken, Wm. A. Kerr, secretary; A. W. Clayton, business manager, Garden and 4th sts, is taking bids to close June 3, for the erection and completion of a brick fence on the north side of the high school building.

BRONXVILLE, N. Y.—Bates & How, architects, 25 West 42d st, N. Y. C., have prepared sketches for the erection of a school here for Brantwood Hall.

STORES, OFFICES AND LOFTS.

MIDDLETOWN, N. Y.—C. G. Morton, 15 King st, is preparing plans for a 3-sty semi-fireproof business block, 86x100 ft., to be erected at 37-41 North st for the Tompkins Dry Goods Co., Stanley Millspaugh, president. Cost, \$30,000.

MIDDLETOWN, N. Y.—D. H. Canfield, 8-10 King st, is preparing sketches for a 2-sty brick business building at a cost of \$20,000. The owner's name is withheld.

EAST SALAMANCA, N. Y.—Plans are figuring for the 2-sty brick office building and passenger station, 130x35 ft., to be erected here for the B. R. & P. Railway, E. F. Robinson, chief engineer, 155 West Main st, Rochester, N. Y., owner. Cost, \$25,000.

OLEAN, N. Y.—H. C. Salisbury, 182½ North Union st, is preparing plans for remodeling the 3-sty brick business building, 32x52 ft., in North Union st, for C. V. B. Barse Hardware Co., North Union st.

PASSAIC, N. J.—J. J. O'Leary Co., builders, Main av, this city, contemplate the erection of a brick loft building.

THEATRES.

BINGHAMTON, N. Y.—W. H. McElfatrick, 701 7th av, N. Y. C., has been selected architect for the brick, concrete and steel theatre, 145x63 ft., seating capacity 1,400, to be erected in Washington st, for the City Amusement Corporation. Cost, \$65,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—Levin & Schneider, 139 Livingston st, Newark, have received the masonry and B. Bornstein, at site, the carpentry for the 3-sty flat, 40x70 ft., to be erected at 4th av and 18th st for Edw. Casselman, on premises, owner. E. V. Warren, 22 Clinton st, Newark, architect. Cost, \$18,000.

EAST ORANGE, N. J.—Nazzareno & Caesar A. Cannara, 72 Garside av, Newark, have received the masonry and Moskowitz & Stupelman, 162 Charlton st, Newark, the carpentry for two 4-sty brick flats to be erected at 513-517 Main st for Joseph Burstiner, 590 Main st, East Orange, owner. David M. Ach, 1 Madison av, N. Y. C., architect. Cost, about \$30,000.

DWELLINGS.

NORTH BERGEN, N. J.—Emilio Viotto, West Hoboken, N. J., has received the masonry and Francis S. Muller, Guttenberg, N. J., the carpentry for the 2-family residence to be erected on the Boulevard, near Hamlet pl for George F. Stockfish, North Bergen, owner. Leonard Feinen 3697 Boulevard Jersey City, architect.

TROY, N. Y.—Edward Gontier, 42 3d st, has received the general contract to erect the 2½-sty brick and stone residence at 216 3d st for Wm. Connors, 669-675 River st, owner. Loth & Milliman, 295 Broadway, architects. Cost, \$4,000.

DUNELLEN, N. J.—J. Newton Apgar, New Market rd, Dunellen, has received the general contract to erect the 2-sty frame residence, 24x30 ft., for Samuel Johnston, Flemington, N. J., owner. W. H. Clum, 152 Park av, Plainfield, N. J., architect.

CHAPPAQUA, N. Y.—Rogers & Blydenburg, Babylon, L. I., have received the general contract for the 2½-sty residence for John R. D. Bristol, in care of North Western Mutual Life Insurance Co., 1 Madison av, N. Y. C., owner. Foster, Gade & Graham, 15 West 38th st, N. Y. C., architects.

WOODBIDGE, N. J.—Hans Krogh, 120 Lewis st, Perth Amboy, has received the general contract and Charles Walker, Perth Amboy, will do the carpentry for the 2½-sty residence, 40x30 ft., for Frank Elias, Woodbridge, owner. Goldberger & Greisen, Perth Amboy, architects. Cost, \$11,000.

HIGHLAND PARK, N. J.—Wm. O'Leary, New Brunswick, N. J., has received the general contract for the 2½-sty hollow tile and stucco residence to be erected on Adelaide av for Charles L. McKeag, New Brunswick, owner. Alex. Merchant, 349 George st, New Brunswick, architect. Cost, \$5,000.

HASTINGS, N. Y.—Tracy L. Freeman, of Nyack, has received the general contract to erect the 2½-sty residence, 23x34 ft., of terra cotta blocks, at Riverview Manor, for Richard S. Harvey, 245 Broadway, N. Y. C., owner. Lester Kintzay, 7 West 42d st, N. Y. C., architect.

BROOKLYN, N. Y.—Rupp Bros., 178 Remsen st, have received the general contract to erect the 3-sty brick residence, 50x60, and 1-sty extension, 20x12 ft., on the west side of Clinton av, 20 ft. south of De Kalb av, for Dr. T. A. McGoldrick, 95 Clinton av, J. Sarsfield Kennedy, 44 Court st, architect. Cost, \$10,000.

UNION CENTER, N. J.—Milton Rinker, Union Center, has received the general contract to erect the 2½-sty frame and stucco residence, 38x22 ft., for Mrs. Anna M. S. Spitzer, of this place. H. Fritz, News Building, Passaic, architect. Cost, \$5,000.

VERONA, N. J.—Wm. Shears, Caldwell, N. J., has received the mason contract for the 2½-sty frame and stucco residence, 22x56 ft., to be erected in Personette st, near Grove av, for Mrs. M. A. Sellick. H. F. J. Bartlett, Caldwell, architect. Cost, about \$5,500.

BELLEVILLE, N. J.—Edward J. Mutch, 167 Jerolemon st, has received the general contract to erect the 2½-sty frame residence on the west side of Washington av for John J. Betz. Cost, about \$4,000.

JERSEY CITY, N. J.—Wm. Ludewig, 86 Paterson st, has received the masonry contract and H. Schopmann & Co., 3609 Boulevard, Jersey City, the carpentry for the 2-sty frame residence, 22x48 ft., to be erected at 131 Grace st, west of Boulevard, for Geo. Kircher, in care of Architect Leonard Feinen, 3697 Boulevard.

HIGHLAND PARK, N. J.—Martin Conway, Meadow rd, New Brunswick, has received the general contract to erect the 2½-sty frame residence, 24x46 ft., for Mrs. Charles Ballon, Highland Park, owner. Cost, \$5,000.

WAVERLY, N. Y.—Charles Larnard, a local builder, has received the contract to erect three residences at the corner of Broad and Johnson sts. When completed they will be occupied by Michael Swartz, Mrs. Edward Pickley, Sr., and David Pickley.

BROOKVILLE, L. I.—Frank Maher, 601 West 180th st, N. Y. C., has received the general contract to erect the frame cottage and alter the residence at Oyster Bay Township, for C. Oliver Iselin, 36 Wall st, N. Y. C., owner. Hopkin & Koen, 44 5th av, N. Y. C., architects. Cost, \$30,000.

JAMAICA, L. I.—Wm Young, at site has received the general contract and is taking bids on subs for two 2½-sty dwellings to be erected at Herriman av and Shelton st for R. E. Adolph, N. W. Hausman, Union av, Jamaica, architect.

FACTORIES AND WAREHOUSES.

BILLERICA, MASS.—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C., has received a contract for upward of 2,700 pedestal concrete piles, together with a large amount of concrete capping and similar work, for the new Billerica Shops of the Boston & Maine Railroad, North Billerica, Mass. Ten large shop buildings, covering about 150 acres, are to be constructed and heavy locomotive and train loads are to be carried in a number of places. After a thorough investigation of the whole pile question including both the wood and concrete piles, this contract was awarded to the MacArthur Co. A. B. Corthell is chief engineer; F. W. Irwin, special engineer for the job, and S. P. Coffin, assistant engineer, in charge of the work.

MIDDLETOWN, CONN.—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C., has the contract for the pedestal pile foundations of an extension to the power house of the Middletown Electric Light Co., Middletown, Conn. The piles are to be carried several feet above the ground level, carrying a reinforced concrete floor, to be constructed by the foundation contractor. The work also includes a waterproofed coal pit and foundations for a large radial brick chimney.

UTICA, N. Y.—Griffiths & Pierce, 72 Charlotte st, have received the general contract to erect the 3-sty and basement factory, 54x120 ft., in Turner st, for the Savage Arms Co., Walter J. Green vice-president and manager, at site. Richard A. George, 69 Genesee st, architect. Cost, \$25,000.

CAMPBELL BROOK, N. Y.—B. J. Bussman, of Hancock, has received the contract to erect the Corbett & Stuart's big acid factory here, which is to be of brick.

EAST NEWARK, N. J.—E. M. Waldron & Co., 84 South 6th st, Newark, have received the general contract to erect the 3-sty brick addition to the factory at 310 Passaic av, for J. Chein & Co., on premises. Wm. A. Tilton, 76 Montgomery st, Jersey City, architect. Cost, \$12,000.

ROOSEVELT, N. J.—W. V. Quien, Carteret, N. J., has received the general contract to erect the 2-sty brick store and loft, 50x60 ft., on Woodbridge av, for Thomas Shapiro, Carteret, N. J. J. B. Beatty, 72 Broad st, Elizabeth, architect. Cost, \$12,000.

HALLS AND CLUBS.

BROADWAY.—The George A. Fuller Co., 111 Broadway, N. Y. C., has received the contract for structural changes to the 21st and 22d floors of the club rooms at 115 Broadway, for the U. S. Realty & Improvement Co., 111 Broadway, owner. The Lawyers, Club, 17 Battery pl, lessee. Francis H. Kimball, 71 Broadway, architect.

HOSPITALS AND ASYLUMS.

PLEASANTVILLE, N. Y.—Delafield & Co., 334 5th av, N. Y. C., has received the general contract to erect the 2½-sty hospital building for the Hebrew Sheltering Guardian Society, 150th st and Broadway, N. Y. C., at this place at a cost of about \$50,000. Work will be started at once. Jacobs & Heidelberg, 320 5th av, N. Y. C., architects.

MUNICIPAL WORK.

NEWARK, N. J.—The Standard Bitulithic Co., Bergen st, Harrison, N. J., has received the contract for paving and repaving Elizabeth av, from West Newark Branch of P. R. R. to city line, for the Board of Street and Water Commissioners of Newark. Morris R. Sherrerd, chief engineer, City Hall, Newark.

OWEGO, N. Y.—The Owego Bridge Co., of this city, has received the contract for the construction of five superstructures and one substructure for highway bridges over the Erie canal between Lyons and Palmyra. Contract, \$59,616.

PUBLIC BUILDING.

PENN YAN, N. Y.—D. McCarthy, 411 Walnut st, Philadelphia, Pa., has received the general contract to erect the 2-sty brick post-office building, 50x75 ft., in Main st, north of Benham Hotel, for the U. S. Government, Washington, D. C. J. Knox Taylor, Treasury Department, Washington, D. C., supervising architect. Cost, \$50,000.

5TH AV.—The Evans Almiraal Co., Dominick and Clark sts, has received the contract for heating and boilers for the boiler-house to be erected at the Metropolitan Museum of Art, Central Park, 5th av, opposite East 82d st, for the City of New York. McKim, Mead & White, 160 5th av, architects. Nygren, Tenny & Ohmes, 130 Fulton st, steam engineers; C. O. Mailloux & C. F. Knox, 90 West st, electric engineers; Wills & Marvin Co., 1170 Broadway, general contractors. Cost, \$350,000.

SCHENECTADY, N. Y.—Lewis & Burroughs, 437 State st, have received the general contract; The Van Rorn Iron Work Co., 2685 East 79th st, Cleveland, Ohio, prison work and Finch & Hahn, 504 State st, heating, plumbing, ventilating and electric work, for the county jail to be erected here for the Board of Supervisors of Schenectady. Wm. J. Beardsley, 49 Market st, Poughkeepsie, architect. C. G. Van Rensselaer, 175 Jay st, supervising architect.

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POWER HOUSES.

ELMSFORD, N. Y.—Waring, Chapman & Farquhar, 874 Broadway, N. Y. C., have received the contract for the pumping station for the Fairview County Club, Elmsford, N. Y., owner. A. M. Feldman, 120 Liberty st, N. Y. C., engineer.

SCHOOLS AND COLLEGES.

KEYPORT, N. J.—George E. Langan, a local contractor, has received the general contract for remodeling and enlarging the High School building, to be completed by September 1. Bid, \$35,500. Plans are by architect Conover.

PEEKSKILL, N. Y.—J. Renza, South st, has received the contract for the mason work for the 3-sty frame dormitory, 32x100 ft., in North Division st, for the Peekskill Military Academy. Hopkins Bros., of Peekskill, will do the carpentry. Cost, \$25,000.

POMONA, N. Y.—J. S. Lindsay, 253 East 35th st, N. Y. C., has received the general contract to erect the school and chapel for The Five Points House of Industry, 442 West 23d st, N. Y. C., owner; Foster, Gade & Graham, 15 West 38th st, N. Y. C., architects.

NEWBURGH, N. Y.—H. F. English Building & Construction Co., 509 Willis av, N. Y. C., has received the general contract to erect the 2-sty brick school, 32x34 ft., on Little Britain rd, for the Board of Education of Newburgh, E. Titus, district trustee. Frank Esterbrook, 75 2d st, Newburgh, architect. Cost, \$6,000.

90TH ST.—Thomas J. Waters Co., 271 West 125th st, has the general contract for the parochial school building at 138-144 West 90th st, for the Church of St. Gregory the Great. Rev. James Fitzsimmons, rector, Elliott Lynch, architect.

STORES, OFFICES AND LOFTS.

FRANKFORT ST.—J. H. Scheier, 314 Madison av, has received the contract to make extensive alterations for the Havemeyer Estate at Jacob, Cliff and Frankfort sts. Part of the alterations consist of removing large boilers from the premises and also erecting a wrought iron smokestack.

32D ST.—Isidore Kohn, 734 East 160th st, has the contract for demolishing the 4-sty building at 44-50 East 32d st for Chas. T. Wills, 286 5th av.

31ST ST.—The White Contracting Co., 181 Chrystie st, has received the contract for excavating at 25-29 West 31st st for a 12-sty loft building from plans by Geo. F. Pelham, 507 5th av. The Napoleon Construction Co., 206 Broadway, builders.

4TH AV.—The Security Construction Co., 115-119 East 75th st, has received the general contract to erect the 12-sty loft building at the northeast corner 31st st and 4th av for W. F. Connor, owner. Paul R. Allen, 1133 Broadway, architect, will superintend the work of construction. Estimated cost is \$200,000.

ALBANY, N. Y.—John A. Enselein, 469 Hamilton st has received the general contract for alterations to the store and offices 28-29 Central av for Dugan & Spencer, Central av, owners. W. H. Van Guysling, 450 Broadway, Albany, N. Y., architect.

GLENS FALLS, N. Y.—The Lackawanna Steel Co., 2 Rector st, N. Y. C., has received the steel contract for the 6-sty insurance building, 180x180 ft., to be erected here for the Glens Falls Fire Insurance Co., Egbert W. West, in charge. George B. Post & Sons, 341 5th av, N. Y. C., architects. Patterson Bros., 1182 Broadway, N. Y. C., steam and electric engineers. F. T. Nesbit & Co., 116 Nassau st, general contractor. Cost, \$500,000.

3D AV.—Wm. Somerville, 317 East 122d st, has received the general contract and A. Hamilton & Son, 116 East 28th st, the masonry for the 2-sty store building, 50x110 ft., to be erected at 2148-2150 3d av, for John Degelman, 33 East 125th st, owner. B. & John P. Walther, 12th Ward Bank Building, Lexington av and 125th st, architects. Cost, \$35,000.

OAK COURT R. R. YARD.—Wm. Henderson, 507 5th av, has received the general contract to erect the 1-sty brick office building and stores at the Oak Court R. R. Yard, for the N. Y., N. H. & H. R. R. Co., New Haven, Conn., owner; Edward Gogel, chief engineer, C. W. Lord, care owner, New Haven, Conn., assistant engineer. Cost about \$30,000.

57TH ST.—George Vassar's Son & Co., 1170 Broadway, have received the general contract to erect the 7-sty brick, stone and terra cotta millinery building at 10-12 West 57th st, for Michael Dreicer, 560 5th av, owner. Henry Otis Chapman, 334 5th av, architect.

38TH ST.—The Radley Steel Construction Co., 624 East 19th st, has received the steel contract for the 12-sty store and loft building, 61x46x197 ft., to be erected at 63-67 West 38th st through to 62-64 West 39th st, for the Colony Construction Co., 118 East 28th st, Max Solomon, president, 709 Willoughby av, Brooklyn; Robert P. Zobel, secretary, 118 East 28th st; Fred C. Zobel, 118 East 28th st, architect; Robert E. Moss, 126 Liberty st, steam engineer. Cost, \$400,000.

BROADWAY.—Osborne Rea & Co., 241 West 41st st, have received the heating contract for the 20-sty store and loft building, to be erected at the northeast corner of Broadway and 20th st, for The Charter Construction Co., 505 5th av, N. Y. C., owner. Robert T. Lyons, 505 5th av, architect. Gunvald Aus, 11 East 24th st, steel engineer. Speedwell Construction Co., 505 5th av, general contractor.

THEATRES.

116TH ST.—The Libman Contracting Co., 107 West 46th st, has received the general contract for the theatre and store to be erected at the southwest corner of 116th st and 7th av for Robert S. Marvin, owner, Thomas W. Lamb, 501 5th av, architect.

NEWARK, N. J.—T. J. Mackinson & Co., 225 South 7th st, Newark, has received the masonry and John Wassmer Contracting Co., Irvington, N. J., the carpentry for the 1-sty brick moving picture theatre, 22x100 ft., to be erected at 990 South Orange av for Wm. H. Hope, 78 Green st, owner. R. Bottelli, 191 Market st, architect. Cost, \$7,000.

BROADWAY.—The Libman Contracting Co., 107 West 46th st, has received the general contract for the 2-sty brick theatre, loft and stores, 219x268 ft., to be erected at Broadway and St. Nicholas av, between 165th and 166th sts, for the 165th St. & Broadway Realty Co., of 501 5th av, owner. Thomas W. Lamb, 501 5th av, architect. Fleischmann Bros., 507 5th av, contractors for foundations. Cost, \$150,000.

MISCELLANEOUS.

SCHENECTADY, N. Y.—Brown & Lowe Co., 111 Foster av, have received the general contract to erect the 1-sty frame and concrete 1,000-ton coal pocket, 30x40 ft., for Thos. W. Winne, 432 State st, owner.

24TH ST.—R. P. & J. H. Staats, 29 Broadway, have received the general contract for an addition, 50x84 ft. to Pier 64 foot of West 24th st, for the Anchor Line, Chas. Morris, 200 5th av, architect. Cost, \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

AMSTERDAM AV., 814 5-sty tenement, 25x90.6, tar and gravel roof; cost, \$28,000; owner, St. Michaels P. E. Church, 201 W. 99th st; architect, R. W. Gibson, 185 Madison av. Plan No. 345.

DWELLINGS.

57TH ST., 12 E. 8-sty store and residence, 25x100.4, extension 25x36.5, tile and copper roof; cost, \$70,000; owner, Durand, Ruel & Sons, 5 W. 36th st; architects, Carrere & Hastings, 225 5th av. Plan No. 346.

215TH ST., s w cor Park Terrace, 3-sty brick dwelling, 85x40; cost, \$30,000; owner, Wm. H. Hurst, Esq., 26 Beaver st; architect, J. W. O'Connor, 3 West 29th st. Plan No. 330.

CHURCHES.

106TH ST., 340-342 East, 1, 2 and 3-sty brick church and parish house, 45x90.5, tile, tin and copper roof; cost, \$40,000; owner, The Church Extension Committee of the Presbytery; Wm. H. Allen Butler, treas., 54 Wall street; architects, Ludlow & Peabody, 12 West 31st st. Plan No. 337.

SCHOOLS AND COLLEGES.

76TH ST, 155-157 East, 5-sty brick and stone school, 50.3x74, extension, 50x48.9, tile roof; cost, \$50,000; Marist Bros, 150 East 76th st; architect, Nicholas Serrancino, 1170 Broadway. Plan No. 338.

RANDALLS ISLAND, e s, opposite East 125th st, 2-sty brick dormitory, 98x25; cost, \$20,000; owner, City of New York, Dept. of Charities, Ft. East 26th st; architect, F. J. Helmle, 190 Montague st, Brooklyn. Plan No. 335.

STABLES AND GARAGES.

116TH ST, 246 East, 2-sty brick stable, 23x100.11; cost, \$10,000; owner, John Rumore, 2089 2d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 336.

STORES, OFFICES AND LOFTS.

22D ST, 116 West, 5-sty store and loft, 25x98.9, tar and gravel roof; cost, \$8,000; owner, Pauline Ruger, 693 Madison st, Brooklyn; architect, Jthn C. Thacke, 370 East 145th st. Plan No. 339.

19TH ST, 112-114 East, 12-sty store and office, 50x82.9; cost, \$120,000; owner The 1912 Company, 178 Broadway; architect Chas. E. Birge, 29 West 34th st. Plan No. 328. R. H. Macdonald & Co., 29 West 34th st, has contract.

46TH ST, 126-132 West, 12-sty store, office and loft, 80x91.11, slag roof; cost, \$200,000; owner, Leavitt Realty Co., 107 West 46th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 343.

57TH ST, 623-625, 58th st, 622-624 West, 2-sty brick office, 54x60, felt and asphalt roof; cost, \$5,000; owner, Chas. E. Appleby, Glen Cove, L. I.; architect, H. C. Rossell, 87 Arlington av, Jersey City. Plan No. 342.

STORES AND TENEMENTS

EAST BROADWAY, s w cor Clinton st, 6-sty store and tenement, 24x78.9; cost, \$25,000; owner, Thomas Sheils, 416 West 149th st; architect, C. M. Straub, 147 4th av. Plan No. 332.

THEATRES.

44TH ST, 221-223 West, 45th st, 222-230 West, two 2 and 5-sty theatres and studios, 99x90.10x99x110; cost, \$300,000; owner, Central Theatre Leasing & Const. Co., 1418 Broadway; architect, H. B. Herts, 35 West 31st st. Plan No. 333.

46TH ST, 138-152 West, 3-sty brick theatre, 101x100; cost, \$130,000; owner, Wm. W. Astor, 21 West 26th st; architect, T. W. Lamb, 501 5th av. Plan No. 331.

46TH ST, 242-250 West, 3-sty brick theatre, 101x100; cost, \$130,000; owner, Wm. Waldorf Astor, 21 West 26th st; architect, T. W. Lamb, 501 5th av. Plan No. 340.

MISCELLANEOUS.

145TH ST, s s, 100 w Broadway, two 1-sty booth and outhouse, 12x6x6x6; cost, \$500; owner, Gertrude Gorman; architect Philip Brown, 601 West 179th st. Plan No. 334.

BLACKWELLS ISLAND, e s, opposite East 68th st, 1-sty dining room, 40x16; cost, \$2,000; owner, Dept of Public Charities, Ft. East 26th st; architect, Sylvester A. Taggart, Ft. East 26th st. Plan No. 329.

LAFAYETTE ST, 258-266, sign, 103x15; cost, \$150; owner, John Hayes, 116 Nassau st. Plan No. 341.

PARK AV, n w cor 129th st, sign; cost, \$225; owner, N. Y. C. & H. R. R. Co., 335 Madison av; architect, E. W. Lemay, 132 W. 65th st. Plan No. 344.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ELSMERE PLACE, n w cor So Boulevard, 5-sty brick tenement, tar and gravel roof, 82.4x130.2; cost, \$75,000; owners, Defender Const. Co., Max J. Kramer, 35 Nassau st, Pres.; architect, Abraham Berres, 35 Nassau st. Plan No. 414.

FOX ST, n w cor Intervale av, 5-sty brick tenements, slag roof, 115x92.9; cost, \$75,000; owner, Mott Ave Realty Co., Heyman Barnett 447 So. Boulevard, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 421.

BAILEY AV, e s, 680.9 s Fort Independence st, 5-sty brick tenement, plastic slate roof, 27.2x89.1; cost, \$20,000; owners, Alemann & Younkure, 3320 Bailey av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 420.

SO BOULEVARD, w s, 155.6 n 173d st, 6-sty brick tenement, plastic slate roof, 84x34.11; cost, \$50,000; owner Trask Bldg. Co., August F. Schwarzier, 1718 So. Boulevard, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 419.

WASHINGTON AV, w s, 177.2 3-8 s 187th st, 6-sty brick tenement, tin roof, 50x129; cost, \$40,000; owner, B. M. Gruenstein, 230 Grand st; architect, C. B. Meyers, 1 Union Square. Plan No. 415.

DALY AV, w s, 555.10 s 177th st, 5-sty brick tenement, slag roof, size irregular; cost, \$75,000; owner, Defender Const. Co., Max J. Kramer, 323 East 50th st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 427.

DWELLINGS.

ARLINGTON AV, w s, 154 s 230th st, two 2-sty brick dwellings, tile roof, 18x51.9; total cost, \$14,000; owners, Edgehill Terrace Co., E. M. Johnston, Spuyten Duyvil, Pres.; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 424.

TIBBETT ST, w s, 355 n 244th st, 3-sty brick dwelling, slate roof, 26x42.6; cost, \$8,000; owner, Delafeld Est. Ins. E. C. Delafeld, 25 Broad st, executor; architects, Mann & MacNelle, 70 East 45th st. Plan No. 426.

HOSPITALS AND ASYLUMS.

KINGSBRIDGE ROAD, s s, from Sedgwick to Webb avs, 4-sty brick hospital, tile roof, 78x40; cost, \$40,000; owners, Roman Catholic Orphan Asylum, Cardinal John M. Farley, 452 Madison av, Pres.; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 423.

SCHOOLS AND COLLEGES.

VYSE AV, e s, and Bryant av, w s, 175 s 173d st, 5-sty brick school, slag roof, 200x94; cost, \$250,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 429.

STABLES AND GARAGES.

155TH ST, s s, 100 w Union av, 1-sty brick garage, tin roof, 63.4x131.6; cost, \$12,000; owner, Otto Freyer, 810 East 155th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 422.

UNION AV, w s, 150 n 166th st, 1-sty brick stable, tin roof, 27.10x44; cost, \$2,500; owner, Mary A. Collins, 1101 Union av; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 425.

STORES AND DWELLINGS.

PROSPECT AV, w s, 156.6 s Home st, three 1-sty brick stores and dwellings, plastic slate roof, 25x70x120; cost, \$15,000; owners, Sonn Bros., 149 Church st; architects, Koppe & Daube, 830 Westchester av. Plan No. 418.

THEATRES.

156TH ST, s e cor German pl, open air theatre, 136.6x94; cost, \$2,500; owner, Cyril Cummings, 59th st and Madison av; lessees, Ben-sonia Amusement Co., Wm. Schaefer, 526 E. 156th st, Pres.; architect, M. J. Garvin, 3307 3d av. Plan No. 417.

MISCELLANEOUS.

RIGHT OF WAY, N. Y., N. H. & H. R. R., s Van Nest av and e Matthews av, 1-sty brick lye vat house, slag roof, 28.4x43.4; cost, \$3,200; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, C. W. Lord, New Haven, Conn. Plan No. 412.

RIGHT OF WAY, N. Y., N. H. & H. R. R., s Van Nest av and e Matthew av, 1-sty brick shop, slag roof, 63.8x42.8; cost, \$7,000; owners, N. Y., N. H. & H. R. R. Co., New Haven; architect, C. W. Lord, New Haven, Conn. Plan No. 413.

STEPHENS AV, w s, 934 s Clason Point road, rattan slide, 6x110.4; cost, \$500; owner, Clinton Stephens, on premises; architect, H. H. F. Wanderlich, 550 Jackson av. Plan No. 416.

PROSPECT AV, w s, 125 n 152d st, five 1-sty brick amusement hall, stores and dwellings, slag roof, sizes irregular; total cost, \$32,000; owner, Prospect Holding Co., S. Cowen, 784 East 156th st, pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 428.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

McDOUGAL ST, s s, 200 w Saratoga av, 2 3-sty brick tenements, 25x73, slag and gravel roof, 6 families each; total cost, \$40,000; owner, J. Henry Small Realty Co., 1104 Broadway. Plan No. 3250.

PROSPECT PL, s s, 100 w Vanderbilt av, two 4-sty brick tenements, 50x100, tin roof, 20 families each; total cost, \$60,000; owner, Robert Farrell, 235 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 3281.

40TH ST, No. 562, 4-sty brick tenement, 25x19.6, tar and gravel roof, 8 families; cost, \$14,000; owner, Anna K. Albert, 4013 3d av; architect, John G. Michel, 323 45th st. Plan No. 3284.

12TH ST, s s, 172.10 e 5th av, 4-sty brick tenements, 50x89, slag roof, 20 families; cost, \$40,000; owner, Seymour Rosenberg Const. Co., 107 East 81st st; architects, Shampman & Shampman, 772 Broadway. Plan No. 3337.

EAST 23D ST, e s, 46 n Stephens court, 4-sty brick tenement, \$9.4x54, slag roof, 8 families; cost, \$25,000; owners, Peter Larsen & ano, 530 1st st; architects, Eisnela & Carlson, 16 Court st. Plan No. 3306.

GATES AV, n s, 225 w Lewis av, two 4-sty brick tenements, 40x89, slag roof, 16 families each; total cost, \$48,000; owner, Gasum Realty Co., 545 Blake av; architects S. Millman & Sen, 1780 Pitkin av. Plan No. 3369.

PENNSYLVANIA AV, w s, 70 s Sutter av, two 4-sty brick tenements, 40x28.1, — roof, 16 families each; total cost, \$35,000; owner, Saml. Dunaif, 199 Christopher av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3356.

DRIGGS AV, Nos. 750-2, 6-sty brick tenement, 48x90.6, tin roof, 35 families; cost, \$40,000; owner, Sol. Kaplan, 179 So. 2d st; architect, Chas. M. Straub, 141 4th av. Plan No. 3351.

DWELLINGS.

UNION ST, s s, 200 e Nostrand av, 5 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families each, total cost, \$25,000; owner, Lynn Realty Co., 764 Washington av; architect, Clarence L. Sefart, 45 W. 34th st. Plan No. 3229.

EAST 18TH ST, e s, 230 n Ave I, 3 2-sty and attic frame dwellings, 24x25, shingle roof, 1 family each; total cost, \$19,500; owner, Ascutey Realty Co., 1721 Av. J; architect, Seth H. Cutting, 7721 Av. J. Plan No. 3244.

KENMORE PL, n e cor Voorhies av, 2½-sty frame dwellings, 20x36, shingle roof, 1 family, total cost, \$9,000; owner, Brighton Const. Co. on premises; architect, White & Lath, 6323 New Utrecht av. Plan No. 3257.

FULLER PL, n e cor Prospect av, 2-sty brick dwelling, 22x42.2, tar and gravel roof, 2 families; cost, \$4,500; owner, Wm. M. Calder Co., 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 3261.

PROSPECT AV, No. 171, 2-sty brick dwelling, 42x21.11, tar and gravel roof, 2 families; cost, \$4,500; owner and architect as above. Plan No. 3262.

CYPRESS AV, s s, 160 e Highland av, 2-sty frame dwelling, 22x28.2, shingle roof, 1 family; cost, \$2,500; owner, Edw. M. Thomas, 189 Montague st; architect as above. Plan No. 3283.

VANDERVEER PL, n s, 20 w East 23d st twelve 2-sty brick dwellings, 20x40, tin roof, 1 family each; total cost, \$36,000; owner and architect as above. Plan No. 3292.

59TH ST, s s, 140 e 12th av, three 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each, total cost, \$10,500; owner, Jos. Garaffo, 1233 59th st; architect, A. J. Mac Manus, 44 Court st. Plan No. 3279.

EAST 13TH ST, e s, 346.8 s Av J, 2-sty frame dwelling, 23x58.6, shingle roof, 2 families; cost, \$5,500; owner, J. C. Wasserbach, 1058 East 14th st; architect, E. S. Child, 29 Broadway. Plan No. 3266.

84TH ST, n s, 36.8 e Ft. Hamilton av, ten 2-sty brick dwellings, 20x35, tar and gravel roof, 1 family each; total cost, \$35,000; owner, Ft. Hamilton Const. Co., 143 40th st; architect, John C. Wandell Co., 405 Court Square. Plan No. 3265.

CYPRESS AV, n s, 160 e Highland av, 2-sty frame dwelling, 22x28.2, shingle roof, 1 family; cost, \$2,500; owner, Augustin S. Hart, 189 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 3282.

VANDERVEER PL, n w cor East 23d st, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, \$3,000; owner, Vera Const. Co., 160 Beverley rd; architect, Cohn Bros., 361 Stone av. Plan No. 3291.

EAST 7TH ST, w s, 260 s Av I, 2-sty frame dwelling, 22x32, tile roof, 1 family; cost, \$5,000; owner and architect, John R. Corbin Co., 1500 Av J. Plan No. 3335.

DELAMERE PL, w s, 180 n Av J, 2-sty frame dwelling, 22x36.10, tile roof, 1 family; cost, \$5,000; owner and architect, John R. Corbin Co., 1500 Av J. Plan No. 3336.

43D ST, s s, 100 w 16th av, three 2-sty frame dwellings, 13.4x37, tar and gravel roof, 1 family each; total cost, \$4,500; owner, Fannie A. Johnson, 420 West av; architect, Frank B. Johnson, same address. Plan No. 3302.

49TH ST, s s, 100 w 11th av, six 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$27,000; owner, John Wallace, 1063 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3305.

OCEAN AV, n w cor Albemarle rd, 2-sty and attic brick dwelling, 49.6x45.2, tile roof, 1 family; cost, \$25,000; owner, Wm. D. Dickey, 1314 Albemarle rd; architects, Slee & Bryson, 153 Montague st. Plan No. 3317.

DUMONT AV, n s, 20 e Douglass st, four 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, \$18,000; owner, Bernstein Bldg. Co., 43 Vermont st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3327.

DUMONT AV, n w cor Douglass st, four 2-sty brick dwellings, 20x45, slag roof, 2 families each; total cost, \$18,000; owner and architect, as above. Plan No. 3328.

76TH ST, s s, 86.6 w 6th av, six 2-sty brick dwellings, 20x38, tin roof, 2 families each; total cost, \$30,000; owner, Patk. J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3329.

E. 3D ST, w s, 100 n Av J, two 2-sty frame dwellings, 22x50, shingle roof, 2 families each; total cost, \$8,000; owner, Realty Sales Co., 577 Atlantic av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 3365.

EMMONS AV, n s, 179.1 e E. 16th st, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner, Geo. A. Hand, Voorhies av and Shore rd; architect, R. T. Schaefer, 1532 Flatbush av. Plan No. 3359.

EMMONS AV, n s, 208.3 e E. 16th st, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$3,000; owner and architect, as above. Plan No. 3360.

BENSON AV, s s, 43 e Bay 10th st, two 2-sty brick dwellings, 20x30, tar and gravel roof, 1 family each; total cost, \$5,000; owner, Felix Bloom, 95 Bay 10th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 3347.

NICHOLS AV, w s, 62 n Fulton st, 2 2-sty brick dwellings, 19x50, tin roof, 2 families each; total cost, \$7,000; owner, Jas. Grozan, 142 Lincoln av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 3345.

FACTORIES AND WAREHOUSES.

WILLOUGHBY ST, s s, 45 e Pearl st, 1-sty brick store room, 8x23, metal roof; cost, \$150; owner, Thos. P. Fitzimmons, 951 6th av; architect, Thos. H. C. Monell, 402 Bridge st. Plan No. 3210.

BOERUM ST, s s, 100 w Lorimer st, 5-sty brick mfg, 64x90, slate roof; cost, \$35,000; owner, Samuel Scheidleman, Liberty and Penna. avs; architect, Louis Dananacher & Co., 7 Glenmore av. Plan No. 3280.

SCHOOLS AND COLLEGES.

18TH AV, n w cor E. 5th st, 1-sty and basement brick Sunday School, 60x70, slag roof; cost, \$10,000; owner, Parkville Cong. Church, 703 E. 4th st; architect, C. P. Lovell, 12 E. 42d st, N. Y. Plan No. 3232.

STABLES AND GARAGES.

TROUTMAN ST, n s, 60.3 e Bushwick av, 1-sty brick private garage, 15.5x25, felt and gravel roof; cost, \$350; owner, Chas. J. Sauer, 897 Broadway; architect, Benj. Finkenslept, 134 Broadway. Plan No. 3206.

EAST 17TH ST, w s, 35.9 s Foster av, 1-sty frame private garage, 13x19, shingle roof; cost, \$350; owner, Dr. M. Funk, on premises; architect, John Lucey, 576 Coney Island av. Plan No. 3215.

HANCOCK ST, n e cor Marcy av, 1-sty brick garage, 19x23, tar and gravel roof; cost, \$800; owner, Geo. H. Smith, 758 Greene av; architect, A. White Preece, 59 Court st. Plan No. 3218.

EAST 12TH ST, w s, 140 s Av N, 2-sty frame stable, 23x30, tar and gravel roof; cost, \$600; owner, Anna Henisch, 1841 Coney Island av; architect, Julius J. Diemer, 45 Leonard st, N. Y. Plan No. 3273.

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59TH ST, No. 1465, 1-sty brick garage, 22x18 roof; cost, \$500; owner, Dr. G. Merenna on premises; architect, Brook & Rosenberg, 44 Court st. Plan No. 3287.

46TH ST, No. 1223, 1-sty frame garage, 11x17, shingle roof; cost, \$100; owner and architect J. W. Welton, on premises. Plan No. 3275.

EVERGREEN AV, n s, 80 e Harmon st, 2-sty brick stable, 20x24, tar and gravel roof; cost, \$300; owner and architect, Henry Redman, 366 Evergreen av. Plan No. 3331.

TROUTMAN ST, n s, 250 e Evergreen av, 1-sty brick garage, 12x20, tin roof; cost, \$350; owner, Geo. Strohschnitter, 109 Troutman st; architects, Koch & Wagner, 26 Court st. Plan No. 3307.

14TH AV, e s, 40 s 64th st, 1-sty brick stable, 30x12, gravel roof; cost, \$700; owner, Vincenzo Labarera, 14th av & East 4th st; architects, Chas. P. Cannella Co., Graham av. Plan No. 3333.

BALTIC ST, s s, 175 w Nevins st, 2-sty brick stable, 25x100, tar and gravel roof; cost, \$8,000; owner, Amalia Casselman, 1407 Av P; architect, Albert Ulrich, 371 Fulton st. Plan No. 3330.

FT. HAMILTON AV, w s, 65 n 66th st, 1-sty brick garage, 18x55, cement roof; cost, \$1,500; owner, Hans P. Madsen, 6520 Ft. Hamilton av; architect, Wm. H. Harrington, 5906 5th av. Plan No. 3312.

ROCKAWAY AV, e s, 130 s Riverdale av, 1-sty frame stable, 14x18, tar and gravel roof; cost, \$900; owner, United Housewreck Co., 769 Rockaway av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3372.

DOUGLASS ST, e s, 80 s Blake av, 2-sty brick stable, 12x12, tar and gravel roof; cost, \$200; owner, Bernstein Building Co., 487 Vermont st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3371.

STORES AND DWELLINGS.

NEW UTRECHT AV, n e cor 75th st, 2-sty frame store and dwelling, 22.3x56, roof, 2 families; cost, \$5,000; owner, Claud H. Ronk, 79th st and New Utrecht av; architect, Chas. F. Peck, 7 E. 42d st. Plan No. 3216.

MARSHALL ST, n s, 150 w Gold st, 6-sty brick welfare house and shop, 60x48, tile roof; cost, \$40,000; owner, National Lead Co., 111 Broadway; architect, A. L. Lanvill, 135 Marshall st. Plan No. 3225.

NEW LOTS RD, n e cor Watkins st, 3-sty brick store and dwelling, 20.11x38, tin roof, 2 families; cost, \$5,000; owner, Watkins Store Bldg. Co., 199 Sheridan av; architects, Cohn Bros., 361 Stone av. Plan No. 3293.

NEW LOTS RD, n s, 20.11 e Watkins av, 3-sty brick store and dwelling, 20x11.52, tin roof, 2 families; cost, \$5,000; owner and architect, as above. Plan No. 3294.

FRANKLIN AV, w s, 81 s St. Johns pl, 3-sty brick store and dwelling, 20x25, tar and

gravel roof, 2 families; cost, \$6,000; owner, Jas. F. Ryan, 131 5th av; architect, Harry H. Alberton, 273 Lefferts av. Plan No. 3341.

STORES, OFFICES AND LOFTS.

WEST 16TH ST, e s, 130 s Neptune av, 1-sty brick store, 10x20, tar and gravel roof; cost, \$500; owner, Nicola Messina, West 16th st & Neptune av; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 3303.

STORES AND TENEMENTS.

14TH AV, e s, 40 s 64th st, 3-sty brick store and tenement, 30x55, tin roof, 5 families; cost, \$8,000; owner, Vincenzo Labarbera, 14th av & East 4th st; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3334.

THEATRES.

4TH AV, w s, 20 n 22d st, 1-sty brick moving picture show and dwelling, 33x75, tin roof, 1 family; cost, \$6,000; owner, Rocco Agoglia, 705 4th av; architect, Jos. Hartung, 548 2d st. Plan No. 3309.

MISCELLANEOUS.

POINT BREEZE, Sheepshead Bay, 1-sty frame bath and boat house, 22x25, felt roof; cost, \$350; owner and architect, J. N. McLaren, 126 5th av, N. Y. Plan No. 3238.

WILLOUGHBY ST, s s, 45 e Pearl st, 1-sty brick toilet, 4x9, roof; cost, \$300; owner, Thos. P. Fitzimmons, 751 6th av; architects, L. W. & H. C. Morrell, 402 Bridge st. Plan No. 3243.

DRIGGS AV, s s, 165 w Humboldt st, 1-sty brick toilet, 10x36.6, slate roof; cost, \$800; owner, St. Stanislaus Church, 651 Humboldt st; architect, F. J. Schwartz, 113 Ellison st, Paterson, N. J. Plan No. 3248.

BOERUM ST, No. 53, 1-sty frame open shed, 22x57.11, tar and gravel roof; cost, \$100; owner, Barnet Weinstein, 57 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3204.

LEONARD ST, e s, 174 s Driggs av, 1-sty frame open shed, 16x68, gravel roof; cost, \$500; owner, National Show Case Co., 24 Johnson av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3223.

SURF AV, s s, 211 w New Iron Pier, 1-sty frame amusement device, 18x40, gravel roof; cost, \$200; owner, Jos. J. McCullough, Surf av and Sheridan's walk; architect, Chas. Bason, 2968 West 30th st. Plan No. 3278.

UNION ST, No. 104, 1-sty brick photo studio, 22x12; glass roof; cost, \$300; owner, Tony P. Mitchell, 4717 Ft. Hamilton parkway; architect, F. P. Imperato, 356 Fulton st. Plan No. 3320.

DOUGLASS ST, e s, 80 s Blake av, 1-sty brick open shed, 18x12, tar and gravel roof; cost, \$50; owner, Bernstein Building Co., 487 Vermont st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3370.

SEA BREEZE AV, n w cor W. 1st st, 1-sty tents, . . .; cost, \$100; owner, Simon Jackman, Bowery and Tilyou's Walk; architect, Wm. Takeman, on premises. Plan No. 3363.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Crescent st, n w cor Taylor st, 4-sty brick tenement, 50x88, plastic slate and gravel roof, 19 families; cost, \$35,000; owner, Conrady-Stevens Co., 9 East 42d st, N. Y. C.; architect, James D. Burt, 9 East 42d st, N. Y. C. Plan No. 1700.

DWELLINGS.

WOODHAVEN.—Brandon av, n s, 90 w Willard av, 2 2½-sty frame dwellings, 16x45, shingle roof, 1 family; cost, \$6,000; owner, Wilmot D. Losee, 726 Napier av, Woodhaven; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn, Plan No. 1627.

EVERGREEN.—Lotus av, e s, 142 s Fresh Pond rd, 10 2-sty brick dwellings, 20x50, tin roof, 1 family; cost, \$40,000; owner, Leumos Construction Co., 441 Jefferson av, Brooklyn; architects, Brook & Rosenberg, 44 Court st, Brooklyn. Plan No. 1628-9.

SPRINGFIELD.—Highview av, s s, 97 e Farmers av, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$5,000; owner, Mrs. Mary E. Rumpf, Merrick rd, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1626.

LONG ISLAND CITY.—13th av, e s, 600 n Broadway, 2-sty frame dwelling; owner, Martin Hummel, 156 5th av, Long Island City; architect, Frank Sprosser, 527 Grand av, L. I. C. Plan No. 1624.

GLENDALE.—Folsom av, e s, 84 n Myrtle av, 2-sty brick dwelling, 19x50, tin roof, 2 families; cost, \$3,000; owner, Cornelius Werberig, 102 Elm av, Glendale; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1625.

QUEENS.—Ascot pl, s s, 300 w Catherine av, 2-½-sty frame dwelling, 24x33, shingle roof, 1 family; cost, \$4,000; owner, Queens Court Cement Co., 200 Broadway, N. Y. C.; architect, J. D. Theo. Lillack, Park Row Building, N. Y. C. Plan No. 1639.

FOREST HILLS.—Slocum st, n e s, 85 n w Greenway North, 2½-sty brick dwelling, 22x28, tile roof; cost, \$5,600; owner, Sage Foundation Homes Co., 47 W. 34th st, Manhattan; architect, Grosvenor Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1644.

FOREST HILLS.—Slocum st, s w s, 160 s e Continental av, 2½-sty brick dwelling, 38x49, tile roof; cost, \$7,500; owner, Sage Foundation Homes Co., 47 W. 34th st, Manhattan; architect, Grosvenor Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1643.

ELMHURST.—Gerry st, s s, 300 w Junction av, 3 2½-sty frame dwellings, 20x41, shingle roof, 1 family; cost, \$9,000; owner, Jos. Bemel & Henry Walters, 1963 Metropolitan av, Middle Village; architects, McCloskey & Boyle, 367 Fulton st, Brooklyn. Plan Nos. 1640-41-42.

FOREST HILLS.—Grooten, s e s, 100 s Continental av, 2½-sty brick dwelling, 31x25, tile roof, 1 family; cost, \$5,800; owner, Sage Foundation Homes Co., 47 W. 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1645.

OZONE PARK.—Van Wicklen av, e s, 120 s Park av, 4 2-sty frame dwellings, 27x25, shingle roof, 1 family; cost, \$8,000; owner, Interborough Improvement Co., 44 Court st, Brooklyn; architect, owner. Plan Nos. 1592-93-94-95.

MIDDLE VILLAGE.—Wayne st, n s, 100 e Morton av, eleven 2-sty frame dwellings, 20x45, tin roof, 2 families; cost, \$33,000; owner, Dehn & Licht, Furman av, Middle Village; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1673.

JAMAICA.—Grand av, e s, 180 s Briarwood rd, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$3,500; owner, Harry Doran, 380 Shelton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1660.

ELMHURST.—Cooke av, s s, 402 w Chicago av, 2½-sty frame dwelling, 20x53, shingle roof, 2 families; cost, \$3,900; owners, Suhr & Moltenhoff, Cook av, Elmhurst; architect, Robert W. Johnson, 60 Grave st, Corona. Plan No. 1676.

MORRIS PARK.—Norris av, e s, 115 n Hearn av, 1-sty frame dwelling, 14x35, tin roof, 1 family; cost, \$1,000; owner, Louis Speck, 1780 Pitkin av, Brooklyn; architects, Millman Bros., 1780 Pitkin av, Brooklyn. Plan No. 1646.

RICHMOND HILL.—Welling st, w s, 475 s Atlantic av, two 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, \$7,000; owner, Louis Cassagne, Grant st & University pl, Clarenceville; architect, L. Gilli, 17 Napier av, Clarenceville. Plan No. 1647.

ST. ALBANS.—Herriott av, e s, 550 s Banks av, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$2,200; owner, Kensten A. Jacobson, 541 46th st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1648.

ARVERNE.—East End of Ocean av, 100 e Storm av, 1-sty frame dwelling, 12x32, felt roof; cost, \$100; owner, E. Caldwell, Bayside pl, Rockaway Beach. Plan No. 1655.

GLENDALE.—Main av, w s, 100 s Pulaski st, 2-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$3,000; owner, Jacob Oleh, Main av, Glendale; architects, Klein & Koen, 361 Stone st, Brooklyn. Plan No. 1657.

SPRINGFIELD.—Merrick rd, s e s, 75 s Anderson av, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,500; owner, Joseph H. Petersen, Merrick rd, Springfield; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1659.

WOODHAVEN.—Benedict av, w s, 1,040 n Jamaica av, 2½-sty frame dwelling, 19x46, shingle roof, 1 family; cost, \$3,000; owner, Adele Gascoyne, 734 Benedict av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1669.

SPRINGFIELD.—Merrick rd, e s, 50 s Anderson st, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,300; owner, J. D. H. Peterson, Merrick rd, Springfield; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1649.

FOREST HILLS.—Juniper av, n e s, 150 n w Puritan av, 2½-sty brick dwelling, 24x39, tile roof, 1 family; cost, \$6,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 42d st, N. Y. C. Plan No. 1666.

JAMAICA.—Herriman av, e s, 57 n Shelton av, two 2½-sty frame dwellings, 40x56, shingle roof; cost, \$10,000; owner, R. E. Adolph, Garden City, L. I.; architect, N. W. Hausman, 375 Fulton st, Jamaica. Plan No. 1670.

CORONA.—Smith st, s e cor DeWitt st, 2-sty frame dwelling, 20x40, shingle roof, 2 families; cost, \$3,000; owner and architect, E. M. Faint, 61 Henry st, Corona. Plan No. 1671.

WINFIELD.—Lenox av, w s, 140 n Park pl, 2½-sty frame dwelling, 23x50, shingle roof, 2 families; cost, \$4,000; owner, Peter Mulligan, Lenox av, Winfield; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1674.

CORONA.—Sycamore av, w s, 246 n Shell rd, 2-sty frame dwelling, 20x54, tin roof, 2 families; cost, \$3,600; owner, Chas. Edw. McDonnell, 367 Clermont av, Brooklyn; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 1675.

KEW GARDENS (Richmond Hill).—Greenfell av, e s, 80 s Quentin st, two 2-sty frame dwellings, 17x42, Spanish tile roof, 1 family; cost, \$10,000; owner and architect, John R. Corbin, Av J & East 15th st, Brooklyn. Plan Nos 1667-8.

ELMHURST.—Tulip st, s s, 136 w Junction av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,000; owner, Thomas F. Farrell, Prometcha av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1689.

CORONA.—Granger st, n s, 180 w Fairview av, two 2-sty frame dwellings, 40x38, tin roof; 2 families cost, \$6,000; owner, Antonio Palicastro, 1 Walker st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1692.

HOLLIS.—Woodhull av, w s, 200 n Choctaw av, 2½-sty frame dwelling, 16x33, shingle roof, 1 family; cost, \$2,500; owner, Nelli Sangster, Fulton st, Hollis; architect, I. M. Kirby, 94 Merrick road, Jamaica. Plan No. 1678.

ARVERNE.—Remington av, e s, 50 n Elizabeth av, 1½-sty frame dwelling, 23x31, shingle roof, 1 family; cost, \$3,200; owner, Cecil B. Ruskaway, Far Rockaway; architect Robert W. Davis, Far Rockaway. Plan No. 1686.

WOODHAVEN.—Woodhaven av, w s, 91 n Russell st, two 2-sty brick dwellings, 20x58, tin roof, 2 families; cost, \$9,000; owner, Louis Eschenbrenner, 444 Benedict av, Woodhaven; architect, A. Rose, 1722 Highland Boulevard, Brooklyn. Plan No. 1677.

FLUSHING.—Beaufort st, n s, 180 e Lawrence av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; owner, Thomas F. Farrell, Prometcha av, Corona; cost, \$3,000; architect, C. L. Varrone, Corona av, Corona. Plan No. 1690.

FLUSHING.—20th st, w s, 100 n Cypress av, 2-sty frame dwelling, 28x30, shingle roof 1 family; cost, \$4,300; owner, Marshall N. Tucker, 102 West 81st st, N. Y. C.; architect, J. Hooper, 462 Amsterdam av, N. Y. C. Plan No. 1682.

ELMHURST.—Junction av, w s, 236 n Union av, 2-sty frame dwelling, 22x35, tin roof, 1 family; cost, \$2,500; owner, Mrs. Minnie Rodin, 93 Brown av, Winfield; architect, C. L. Varrone, Corona av, Corona. Plan No. 1691.

ARVERNE.—Alexander av, e s, 180 s Ocean av, 2½-sty frame dwelling, 50x40, shingle roof; 1 family; cost, \$12,000; owner, Robert Plant, Bay View Terrace, Far Rockaway; architect, Louis Danancher & Co., 7 and 9 Glenmore av, Brooklyn. Plan No. 1684.

CORONA.—Smith av, s s, 40 e DeWitt st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, T. Gange, 120 Grant st, Corona; architect, A. Magnoin, 112 Lincoln st, Corona. Plan No. 1701.

ARVERNE.—Clarence av, w s, 200 n Amstel boulevard, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$6,000; owner, John D. Ferril, Arverne; architect, Phillip Deim, 742 Napier av, Woodhaven. Plan No. 1703.

FLUSHING.—State st, n s, 283 e Brewster av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$3,500; owner, P. J. O'Connor, 48 Central av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1704

ARVERNE.—Remington av, w s, 60 n Elizabeth st, 2½-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$6,000; owner, Thomas Ceveranti, Remington av, Arverne; architect, Phillip Deim, 742 Napier av, Woodhaven. Plan No. 1702.

MASPETH.—Elm st, s s, 54 e Summit pl, 2-sty frame dwelling, 21x44, tin roof, 2 families; cost, \$3,000; owner, Louis Kump, Elm st, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1699.

STABLES AND GARAGES.

HOLLIS.—Woodhull av, s w cor Chicopee av, 1-sty frame garage, 10x10; shingle roof; cost, \$80; owner, H. M. Kennedy, Hollis. Plan No. 1662.

FAR ROCKAWAY.—Bay View Terrace, s s, 400 e Mott av, 1-sty frame garage, 18x15, shingle roof; cost, \$200; owner Robert Plant, premises. Plan No. 1683.

WOODHAVEN.—Napier av w s, 50 s Elm pl, 1-sty frame garage, 10x15, shingle roof; cost, \$300; owner, M. H. Klocke, 702 Napier av, Woodhaven; architect, John C. Bannister, 416 Cornelia st, Evergreen. Plan No. 1687.

DOUGLSTON.—Prospect st, n e cor Main st, 1-sty frame garage, 16x12, paroid roof; cost, \$200; owner, J. E. Huntington, 12 22d st, Flushing. Plan No. 1685.

STORES AND DWELLINGS.

JAMAICA.—Benedict av, n e cor Atlantic av, 3-sty brick store and dwelling 26x55, felt and slag roof, 2 families; cost, \$6,500 (two buildings); owner, Innovation Improvement Co., 1128 Av G, Brooklyn; architect, John C. Wandell Co., 4-5 Court sq, Brooklyn. Plan Nos 1663-4.

JAMAICA.—Atlantic av, n s, 20 e Benedict av, 3-sty brick store and dwelling, 26x55, felt and slag roof, 2 families; cost, \$5,500; owner, Inovation Improvement Co., 1127 Av G, Brooklyn; architect, John C. Wandell Co., 4-5 Court sq, Brooklyn. Plan No. 1165.

MIDDLE VILLAGE.—Fresh Pond rd, n e cor Vienna av, two 3-sty brick store and dwellings, 20x54, tin roof, 2 families; cost, \$8,000; owner, Edward Houff, 23 Vienna av, Middle Village; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1680-81.

STORES, OFFICES AND LOFTS.

FLUSHING.—Main st, e s, 25 s Lincoln st, 1-sty frame office, 53x60, tar and gravel roof; cost, \$4,000; owner, Deed Realty Co., 68 Broad st, N. Y. C.; architect, F. Johnson, 46 Prospect st, Flushing. Plan No. 1650.

MISCELLANEOUS.

EDGEWATER.—On Ocean Front, 1200 w Frank av, 9 1-sty frame camps, 20x20, composition slate roof; cost, \$1,620; owner and architect, John W. Carpenter, 141 Broadway, N. Y. C. Plan No. 1630-31-32-33-34-35-36-37-38.

JAMAICA.—Catherine st, No. 60, erect frame wood and coal bin, 12x12x13 high; cost, \$40; owner, Anna Coso, 58 Catherine st, Jamaica. Plan No. 1661.

ROCKAWAY BEACH.—So. Hammels av, No. 11, 1-sty frame shed, 8x9; cost, \$10; owner, Phil. Broshelin, on premises. Plan No. 1631.

ROCKAWAY BEACH.—Remsen av, w s, 100 s Washington av, erect new foundation; cost, \$25; owner, John W. Wainwright, Remsen av, Rockaway Beach. Plan No. 1654.

ARVERNE.—East End of Ocean av, n s, 1-sty frame lean to shed, 12x9; cost, \$15; paper roof; owner, E. Caldwell, Bayside pl, Rockaway Beach. Plan No. 1652.

ROCKAWAY BEACH.—Hammels av, s e cor Boulevard, 1-sty frame lean to shed, 12x12; cost, \$20; owner, Benj Marks, on premises. Plan No. 1653.

RIDGEWOOD.—Grandview av, n s, 53 w Gates av, erect fireproof booth for moving picture show, 10x12; cost, \$600; owner, Baldassore Livati, 691 Knickerbocker av, Brooklyn. Plan No. 1656.

MIDDLE VILLAGE.—Juniper Swamp rd, n s, 100 e Stone st, 1-sty frame shed, 20x10, paper roof; cost, \$75; owner, Morris Geller, 254 Hamburg av, Brooklyn. Plan No. 1672.

GLENDALE.—Fulton av, e s, 130 n Cooper av, 1-sty frame shed, 24x15, tin roof; cost, \$50; owner Bertha Coppersmith premises. Plan No. 1679.

LONG ISLAND CITY.—Hallett st, e s, 129 s Hoyt av, 1-sty brick shop, 24x12, tin roof; cost, \$350; owner, David Hamilton, 60 Hallett st, L. I. C. Plan No. 1688.

Richmond.

DWELLINGS.

OLD TOWN RD beach front of Ideal Camping Co., frame bungalow; cost, \$250; owner, Louie P. Scherrer, 21 Wave st, Stapleton. Plan No. 328.

BARD AV, e s, 225 n Prospect st, West New Brighton, 2½-sty frame dwelling, 36x31; cost, \$6,000; owner, Chas. G. Stiles, DeKay st, West New Brighton; architect, Edw. S. Barnes, Bement av, West New Brighton; builder, H. Hermansen, West New Brighton. Plan No. 327.

BUNGALOW TOWN, New Dorp Beach, frame bungalow; cost, \$350; owner, Mr. Rose, Port Richmond; builder, Ed. Deppe, Dongan st, West New Brighton. Plan No. 333.

RICHMOND RD, n e cor Rome av, Dongan Hills, 2-sty frame dwelling, 25x44; cost, \$4,000; owner, Lettiro Cristauro, 515 East 14th st, N. Y. C.; architect & builder, Angelo H. Martire, 16 West 31st st, N. Y. C. Plan No. 331.

FACTORIES AND WAREHOUSES.

WARREN ST, n s, 150 w Broadway, West New Brighton, 1-sty frame storehouse; cost, \$500; owners, McCrea & Rose, West New Brighton; builder, E. A. Deppe, Dongan st, West New Brighton. Plan No. 330.

MISCELLANEOUS.

HAVEN ESPLANADE, s e cor Castleton av, 580 ft. of stone retaining wall; cost, \$2,000; owner, Geo. D. Smith, Havenwood rd; builder, Jos. Muller, Barrett Blvd. Plan No. 332.

CLOVE AV & BRITTON AV, Concord, frame wagon shed; cost, \$50; owner, G. Hoffman, Clove av; builders, G. & A. Buttermark, 436 Britton av. Plan No. 334.

CASTLETON CORNERS, on the property of City Farm Colony, 3-sty stone and brick dining hall and service building, 181x54; cost, \$150,000; owner, Dept. Public Charities, roof of East 26th st, N. Y. C.; architect, Frank H. Quimby, 99 Nassau st, N. Y. C. Plan No. 329.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CEDAR ST, 77-83, partitions, interior changes to 5-sty bank and clearing house; cost, \$20,000; owner, The N. Y. Clearing House Bldg., premises; architect, F. S. Holmes, 2 Rector st. Plan No. 1252.

RIVINGTON ST, 70, Allen st, 150, add 2-stys to extension, partitions, to 3-sty store and dwelling; cost, \$2,500; owner, M. Karp, 116 Forsyth st; architect, Wm. Huenerberg, 782 E. 165th st. Plan No. 1277.

GRAND ST, 345, new front to 5-sty bank and loft; cost, \$4,000; owner, Nathan Abraham, 239 4th av; architects, Upjohn & Conable, 456 4th av. Plan No. 1271.

PIKE ST, 31, windows, toilets, partitions to 5-sty store and tenement; cost, \$6,000; owners, Levinson & Shapiro, 98 Canal st; architect, C. B. Meyer, 1 Union sq. Plan No. 1258.

STANTON ST, 18, partitions, windows, toilets to 5-sty store and tenement; cost, \$3,000; owner Abraham Hochman, premises; architects, Horenburger & Bades, 122 Bowery. Plan No. 1268.

14TH ST, 132-136 W., partitions, windows, toilets to 7-sty store and loft; cost, \$2,000; owners, Lowenfeld & Prager, 149 Broadway; architect, R. Prager, 149 Broadway. Plan No. 1254.

21ST ST, 64 W., partitions, windows to 4-sty store and loft; cost, \$300; owner, Edward Hillson, 64 W. 21st st; architect, Paul W. Gusson, 186 E. 116th st. Plan No. 1253.

26TH ST, 110-112 W., bulkhead fire passage to 7-sty loft; cost, \$2,000; owner, estate Geo. V. N. Baldwin, 32 Nassau st; architect, Adolph Leicht, 9 E. 42d st. Plan No. 1278.

30TH ST, 242 W., partitions, windows to 5-sty tenement; cost, \$150; owner Philip Ohl, 351 W. 120th st; architect, Wm. H. Paine, 55 W. 105th st. Plan No. 1261.

31ST ST, 109 E., partitions, windows, ports, columns to 4-sty loft; cost, \$10,000; owners, Japan Paper Co., 34 Union sq; architect, Chas. H. Richter, 68 Broad st. Plan No. 1259.

32D ST, 37 W., partitions, windows, toilets to 5-sty store and loft; cost, \$1,000; owner, Jenny K. Stafford, Hotel Imperial, 32d st and Broadway; architect, Geo. Marshall, 341 88th st, Brooklyn. Plan No. 1262.

34TH ST, 58 E., partitions, windows to 5-sty store, dwelling and office; cost, \$200; owners, Alfred L. Loomis and Julia L. Thorne; architect, W. S. Bassell, 452 5th av. Plan No. 1256.

38TH ST, 13-15 E., partitions, windows to 5-sty dwelling; cost, \$5,000; owner, Geo. F. Baker, 2 Wall st; architect, H. H. Holly, 39 W. 27th st. Plan No. 1283.

39TH ST, 644-48 W., 2-sty rear extension, 25x20.6, walls, to 3-sty slaughter house; cost, \$2,000; owner, John J. Shea, 117 8th st, Elmhurst, L. I.; architect, E. L. Middleton, 103 Park av. Plan No. 1279.

42D ST, 625 W., partitions to 4-sty tenement; cost, \$80; owner, C. M. Scott, 142 Cottage av, Mt. Vernon, N. Y.; architect, E. H. Hahn, 893 Lafayette av, Brooklyn. Plan No. 1255.

52D ST, 50 W., 4-sty rear extension, partitions, windows to 4-sty residence; cost, \$9,000; owner, Dr. Robert G. Reese, 259 W. 90th st; architect, Wm. B. Tuthill, 287 4th av. Plan No. 1273.

66TH ST, 126 W., Broadway, 1951-1955, 1-sty rear extension, 4x44, partitions, store fronts, to 5-sty tenement; cost, \$5,000; owner, Empire Square Realty Co., 1947 Broadway; architect, Eli Benedict, 1947 Broadway. Plan No. 1272.

72D ST, 201 W., partitions, windows, extension, toilets to 8-sty hotel and store; cost, \$40,000; owner, Morris Schinasi, 107th st and Riverside Drive; architect, Matt. J. McQuillan, 100 William st. Plan No. 1257.

99TH ST, 227 E., partitions to 6-sty store and tenement; cost, \$100; owner, Estate Theo. F. Vail, 66 Broadway; architect, J. W. Cole, 403 W. 51st st. Plan No. 1276.

108TH ST, 424 E., piers, steel beams, to 1-sty storage; cost, \$500; owner, R. Bunke, 410 E. 141st st; architect, J. G. Michel, 323 45th st, Brooklyn. Plan No. 1280.

BROADWAY, 1166-1172, 28th st, 14-18 W., show windows, change roof, to 12-sty store; cost, \$2,000; owner, Caroline H. Johnston, Stuttgart, Germany; architect, S. E. Gage, 340 Madison av. Plan No. 1282.

BROADWAY, n s cor 45th st, sign to six 5-sty stores and dwellings; cost, \$1,000; owner, F. B. Hidden, 42 Broadway. Plan No. 1266.

BROADWAY, 1540-42, sign to 2 1/2-sty store and loft; cost, \$300; owner, Thomas B. Hidden, 42 Broadway. Plan No. 1265.

BROADWAY, s w cor 11th st, partitions, windows, to 6-sty hotel; cost, \$2,000; owner, St. Denis Hotel Co., premises; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1260.

BROADWAY, n w cor 30th st, partitions, windows, toilets, to two 2 and 4 sty stores and tenements; cost, \$10,000; owner, Isabella Jex, Plaza Hotel; architect, J. C. Westervelt, 36 East 34th st. Plan No. 1251.

BROADWAY, 39, Trinity pl, 15, tank to 5-sty office; cost, \$275; owner, est. Augustus Hemenway, 10 Tremont st; architect, the Rushing Co., 39 Cortlandt st. Plan No. 1274.

PARK AV, s w cor 65th st, rear, alter garage to 2 sty; cost, \$2,000; owner, Clara A. Bowron, 18 East 65th st; architects, Bissell & Barber, 569 5th av. Plan No. 1270.

PARK AV, s w cor 65th st, partitions, windows, toilets, to 5-sty dwelling; cost, \$6,000; owner, Clara A. Bowron, 18 East 65th st; architects, Bissell & Barber, 569 5th av. Plan No. 1269.

ST. NICHOLAS AV, 732, partitions to 3-sty dwelling; cost, \$500; owner, Ed J. Tarrell, premises; architect, J. Hoffmann, 318 West 121st st. Plan No. 1264.

3D AV, 399-401, partitions, toilets, windows, to 5-sty tenement; cost, \$500; owner, H. R. Hutcheson, premises; architect, O. Reissmann, 30 1st st. Plan No. 1281.

5TH AV, 550-552, partitions, windows, to 8-sty store and loft; cost, \$3,000; owners, T. C. Hollander & B. F. Fitman, premises; architect, Harry N. Paradies, 231 West 18th av. Plan No. 1267.

5TH AV, 562, partitions to 4-sty studio and store; cost, \$1,500; owner, Catherine S. Harper, 4 Gramercy pl; architect, H. M. Baer, 21 West 45th st. Plan No. 1263.

10TH AV, 458-460, 1-sty side extension, 23x45, piers, girders, steel beams, elevator, to 6-sty factory; cost, \$15,000; owner, Locust Farms Dairy Co., 511 West 35th st; architects, Lord Hewlett & Tallant, 345 5th av. Plan No. 1275.

GREENWICH ST, 110, toilets to 4-sty store and tenement; cost, \$50; owner, Edward J. Hancy, 40 Wall st; architect, W. S. Boyd, 561 Hudson st. Plan No. 1288.

MAIDEN LANE, 129, change coping, platforms to 4-sty lofts; cost, \$100; owner, Nora C. Thomas, Paris, France; architect, B. W. Berger & Son, Bible House. Plan No. 1287.

PEARL ST, 78, tank to 5-sty warehouse; cost, \$500; owner, Henry B. Brewer, 59 Pearl st; architect, Earl C. Maxwell, 30 Church st. Plan No. 1289.

14TH ST, 114 West, store fronts to 4-sty store and loft; cost, \$1,500; owner, L. W. Colquitt, 268 West 34th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 1292.

24TH ST, 34 West, 1-sty front and rear extension, 25x16.4, steel girders to 5-sty store and tenement; cost, \$1,000; owner, Michael Coleman, 49 West 23d st; architect, C. H. Richter, 68 Broad st. Plan No. 1285.

92D ST, 213-215 East, partitions, stalls, stairs to 3-sty stable and garage; cost, \$1,200; owner, Geo. Ehret, 235 E 92d st; architect, L. E. Dell, 1133 Broadway. Plan No. 1284.

70TH ST, 134 East, 2 & 3-sty rear extensions, 10x8.4 and 15x17.10, raise extension; windows, doors to 4-sty dwelling; cost, \$3,400; owner, Leo Everett, 134 East 70th st; architects, Walker & Gillette, 128 East 27th st. Plan No. 1293.

WEST BROADWAY, 41-45, tank to 5-sty printing house; cost, \$1,500; owner, Park Place Realty Co., 42 Broadway; architect, E. C. Maxwell, 30 Church st. Plan No. 1290.

3D AV, 1459, partitions, stairs to 5-sty store and loft; cost, \$1,500; owner, Gretchen Ulman, 1025 Putnam av, Brooklyn; architect, N. Langer, 81 East 125th st. Plan No. 1286.

5TH AV, 99-101, partitions, to 11-sty store and loft; cost, \$300; owner, 101 5th Av Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 1294.

FRONT ST, 71-73, partitions, to 5-sty oil house; cost, \$250; owner, Caroline S. Fellows, 25 Broad st; architect, C. S. Morrell, 59 Ann st. Plan No. 1295.

WORTH ST, 181-183, Mulberry st, 27, partitions to 5-sty tenement; cost, \$100; owner, J. S. Barclay, 19 Liberty st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1296.

BROADWAY, 740-744, partitions, balcony, stairs, to 12-story loft; cost, \$1,500; owner, O. B. Potter Trust, 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 1297.

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1ST AV. 1373 windows, stairs, to 4-sty tenement; cost, \$1,000; owner, Frank Mosner, 1373 1st av; architect, J. H. O'Rourke, 1373 1st av. Plan No. 1298.

21ST ST. 136-140 W. erect trusses, columns, tank, to 12-sty loft; cost, \$800; owner, Moses L. Isaacs, 686 Broadway; architect, R. J. Mansfield, 135 William st. Plan No. 1299.

124TH ST. 362 e 1st av. 2419, partitions, show windows, to 5-sty store and tenement; cost, \$500; owner, Bernard Solzberg, 2419 1st av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1300.

17TH ST. 523-525 E. toilets, partitions, to 3-sty school; cost, \$250; owner, St Mary Magdalene School, 527 E. 17th st; architect, T. J. Duff, 407 W. 14th st. Plan No. 1301.

11TH AV. 154, steel beams, posts, to 3-sty factory; cost, \$450; owner, The New York Berger Co., 154 11th av; architect, F. C. Zucker, 601 W. 26th st. Plan No. 1302.

35TH ST. 43-49 W. change roof, to 12-sty hotel; cost, \$400; owner, Randolph Guggenheim Estate, 725 Broadway; architect, Wm. H. Symonds, 200 5th av. Plan No. 1303.

LEXINGTON AV. 413, boilers, to 1-sty boiler house; cost, \$600; owner, Wm. H. Reynolds, 395 Lexington av; architect, J. H. Whyte, 255 Ft. Washington av. Plan No. 1304.

DEY ST. 78, change vault lights, to 5-sty store; cost, \$1,000; owner, I. C. & K. A. Wilson, Inc., 78 Dey st; architect, Wm. Higginson, 1123 Broadway. Plan No. 1305.

LIBERTY ST. 21; Maiden lane, 60, change stoop, ashlar, to 4-sty office; cost, \$5,000; owner, Horace S. Ely & Co., 21 Liberty st; architects, Butler & Rodman, 16 E. 23d st. Plan No. 1306. Cauldwell-Wingate Co., 381 4th av, has contract.

Bronx.

156TH ST. No. 658, 1-sty brick extension, 11.4x15.6, to 2-sty frame store and dwelling; cost, \$500; owner, Hilda Selonick on premises; architect, B. Ehling, 1136 Walker av. Plan No. 264.

BRONX BOULEVARD, w s, 464 s Glen Hill rd, move 2-sty frame dwelling; cost, \$500; owner, Richard Morrison, Station pl; architect, F. J. McGarry, 671 E. 216th st. Plan No. 262.

PROSPECT AV. No. 914, 1-sty brick extension, 23x48, to 2-sty frame store and dwelling; cost, \$5,000; owner, Reuben E. Fitchearn, 150 E. 150th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 263.

STEPHENS AV. e s, 370 s Clason Point rd, new partition to 1-sty frame pool room; cost, \$200; owner, Clinton Stephens on premises; architect, Clinton Stephens on premises. Plan No. 265.

BRISTOW ST. No. 1325, 1-sty frame extension to 2-sty frame dwelling; cost, \$200; owner and architect Benj. Freund, on premises. Plan No. 266.

BAILEY AV. w s, 202.11 n Albany road, build 1-sty of brick under, and 1-sty brick extension to 2 1/2-sty frame dwelling; cost, \$900; owner, Mrs. Anna Spry, on premises; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 267.

BRISTOW ST. No. 1334, new partitions, to 2-sty frame dwelling; cost, \$200; owner, S. Warshansky on premises; architect, Robt. E. La Velle, 813 East 168th st. Plan No. 269.

147TH ST. No. 875, 2-sty frame extension, 25x26, to 2-sty frame dwelling; cost, \$800; owner, Edith Elfin on premises; architect, Paul W. Gussow, 186 East 116th st. Plan No. 268.

VILLA AV. w s, 126.44 s 204th st new store front, to 2-sty frame store and dwelling; cost, \$150; owner, Jas. Castaldo, 3097 Villa av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 270.

WESTCHESTER AV. No. 582, new beams, new girders, etc., to 5-sty brick store and tenement; cost, \$275; owner, Thos. Hussmann, on premises; architect, Chris. F. Lohse, 563 Eagle av. Plan No. 271.

Brooklyn.

BOERUM ST. No. 53, new frame extension, 22x8.11; cost, \$1,000; owner, Barnet Weinstein, 57 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3205.

FULTON ST. n s, 25.7 w Flatbush av, exterior alterations; cost, \$2,500; owner, Jerome Realty Co., 51 Clark st; architect, Harold D. Douglas, 215 Montague st. Plan No. 3207.

HANCOCK ST. n e cor Marcy av, new extension, 8.2x4.4; cost, \$4,500; owner, Geo. H. Smith, 758 Greene av; architect, A. White Pierce, 59 Court st. Plan No. 3219.

HERKIMER ST. No. 1553, extend piazza, etc.; cost, \$200; owner, Harris Cohen, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 3226.

LEONARD ST. No. 692, interior alterations; cost, \$250; owner, Robt. Johnston, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 3228.

KEMSEN ST. No. 81, new extension, 2.6x2.4; cost, \$6,000; owner, Mrs. J. W. Chapman, on premises; architect, Frank T. Connell, 125 E. 23d st. Plan No. 3221.

WINTHROP ST. n s, 88.10 e Flatbush av, new extension, 22x2.4; cost, \$4,500; owner, H. R. L. Realty Co., 2 Rector st; architect, Herbert Godwin; ano 103 Park av, N. Y. Plan No. 3227.

78TH ST. s s, 414.3 w 5th av, new plumbing, etc.; cost, \$200; owner, Geo. B. Mauley, 444 78th st; architect, Harry Rocker, 109 4th av. Plan No. 3211.

ADAMS ST. No. 342 new moving picture booth, etc.; cost, \$150; owner, Hyde & Behman Amusement Co., 44 Court st; architect, H. W. Johns Manville Co., Madison av & 41st st. Plan No. 3267.

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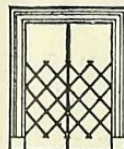
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BROADWAY, No. 1467, new plumbing, etc.; cost, \$500; owner, Henry Batterman estate, 190 Montague st; architect, Ralph Guida, 14 Vista av. Plan No. 3209.

LEWIS AV, Nos. 3-5, exterior and interior alterations; cost, \$2,500; owner, Max Eisler, 136 Vernon av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3212.

ST. MARKS AV, No. 1584, new porch, etc.; cost, \$200; owner Nathan Feiner, 283 Wallabout st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 3203.

"BARREN ISLAND," west end, new machine booth, etc.; cost, \$200; owner, Michael Zemetra, on premises; architect, Thos. N. Langan, 535 58th st. Plan No. 3217.

LUNA PARK, 600 n Surf av and new circus ring, etc.; cost, \$450; owner and architect, as above. Plan No. 3214.

LUNA PARK, 400 e W. 12th st, new partitions, etc.; cost, \$1,000; owner and architect, Luna Amusement Co., on premises. Plan No. 3213.

SACKETT ST, No. 704, new partitions, etc.; cost, \$500; owner, M. Campagnillo, 400 Union st; architect, W. J. Conway, 704 Sackett st. Plan No. 3233.

WELDON ST, No. 125, new extension, 6x13.8; cost, \$500; owner, Peter M. Gillen and ano, on premises; architect, Frank Dunn, 2959 Atlantic av. Plan No. 3230.

SOUTH 5TH ST, No. 69, new extension, 9x15; cost, \$3,800; owner, Israel M. Bohna, 209 Park Row, N. Y.; architects, Shampam & Shampam, 772 Broadway. Plan No. 3249.

74TH ST, n s, 275 e 15th av, new extension, 8.6x6; cost, \$500; owner, Chas. B. Page, 1538 74th st; architect, M. D. Foot, 1432 75th st. Plan No. 3247.

ATLANTIC AV, No. 2310, new moving picture booth; cost, \$200; owner, Rosa Lopardi, on premises; architect, N. Y. Fireproof Const. Co., 43 E. 21st st, N. Y. Plan No. 3237.

BENSON AV, n w cor 16th av, new piazza; cost, \$500; owner, Chas. W. Congdon, 1819 Newkirk av; architect, Chas. Schubert, 13th av cor 86th st. Plan No. 3240.

GRAND AV, No. 624, new exterior and interior alterations; cost, \$500; owner, Ferdinando Albarano, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3239.

EVERGREEN AV, n w cor Halsey st, new extensions, 20x40; cost, \$1,000; owner, David C. Long, 1122 Halsey st; architect, W. H. Ludwig, 801 Eastern Parkway. Plan No. 3231.

5TH AV, No. 678, excavate cellar; cost, \$300; owner, Anna G. Springer, 521 59th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3241.

7TH AV, No. 123, new extension, etc.; cost, \$2,500; owner, Eliz. Dryden, 252 7th av; architects, Brook & Rosenberg, 44 Court st. Plan No. 3235.

DEAN ST, No. 319, new extension, 42x25; cost, \$5,000; owner, John Hoppe, 231 Lenox rd; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 3277.

HUMBOLDT ST, No. 718, interior alterations; cost, \$225; owner, Morris Baron, on premises; architect, Jos. McKillop, 154 India st. Plan No. 3254.

HANCOCK ST, n s, 100 e Franklin av, new stairway, etc.; cost, \$500; owner, Central Cong. Society, 65 Jefferson av; architects, Bannister & Schell, 69 Wall st.

JAVA ST, s w cor West st, exterior and interior alterations, etc.; cost, \$25,000; owner, Saml. Weisglass, on premises; architects, Shampam & Shampam, 772 Broadway. Plan No. 3290.

LAKE ST, e s, 205 n 86th st, new extension, etc.; cost, \$400; owner, Peter C. Cambelli, 32 New Bowery; architects, Jas. A. McDonald & Son, Surf av & West 24th st. Plan No. 3259.

PRINCE ST, Nos. 173-5, new store front, etc.; cost, \$1,200; owner, Myer Arensberg, 137 Myrtle av; architect, Ernest A. Lynde, 1058 56th st. Plan No. 3271.

ROEBLING ST, w s, 100 s So. 9th st, new store front, etc.; cost, \$2,000; owner, Saml. L. Hough, 346 Roebling st; architect, Benj. Pinkensieper, 134 Broadway. Plan No. 3289.

SHERMAN ST, No. 254, new extension, 4.6x27; cost, \$150; owner and architect, Saml. Hughes, on premises. Plan No. 3268.

VERONA ST, n w cor Imlay st, new elevator, etc.; cost, \$1,000; owner, N. Y. Dock Co., 8 Bridge st; architect, Guernsey Elev. Co., 62-4 West 45th st. Plan No. 3253.

VAN DYKE ST, n s, 150 w Richard's st, new elevator, etc.; cost, \$300; owner, Brooklyn Fire Brick Works, 88 Van Dyke st; architect, Wm. Lynch, 97 Coffey st. Plan No. 3252.

SO. 8TH ST, No. 216, enlarge front, etc.; cost, \$300; owner, F. Noble, 2 Wall st; architect, John Thatcher & Son, 60 Park av. Plan No. 3288.

58TH ST, No. 1858, new extension, 16.2x3; cost, \$300; owner, Mary Galasso, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 3276.

74TH ST, s s, 236 e 15th av, new extension, 12x12; cost, \$125; owner, Christian Latz, 1530 74th st; architect, J. H. Thiel, 1534 74th st. Plan No. 3264.

DE KALB AV, n w cor Steuben st, new tank on roof, etc.; cost, \$150; owner, S. Weil & Co., on premises; architects, Koch & Wagner, 26 Court st. Plan No. 3251.

MYRTLE AV, n e cor Skillman st, new walls, etc.; cost, \$500; owner, Morris Gold, 870 Bedford av; architect, Jacob Fisher, 25 Av A. Plan No. 3285.

PROSPECT PL, No. 637, new windows, etc.; cost, \$400; owner, Jos. Rosenberg, 37 Grand sq; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3256.

FULTON ST, Nos. 899-907, new bulletin on roof; cost, \$100; owner, Bertha L. Palok, 287 Clinton st; architect, as above. Plan No. 3299.

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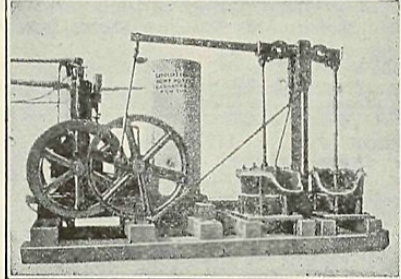
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WYTHE AV, Nos. 678 to 682, new plumbing, etc.; cost, \$4,000; owner, Isaac Siegel, 104 East 116th st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 3260.

SURF AV, s s, 70 w West 33d st, new extension, 25x12.5; cost, \$275; owner, Harry Loenthal, on premises; architect, Jas. A. McDonald & Son, Surf av & West 24th st. Plan No. 3258.

WAVERLY AV, e s, 129 n Myrtle av, raise roof, etc.; cost, \$350; owner, James Bohan, 137 Waverly av; architect, Frank H. Quinby, 99 Nassau st, N. Y. Plan No. 3255.

3D AV, s w cor 51st st, new store front, etc.; cost, \$250; owner Olga Greenbaum, 49 56th st; architect, Benj. Driesler, 178 Remsen st. Plan No. 3260.

BERGEN ST, n e cor Washington av, new bulletin on roof; cost, \$100; owners, Helbrinner & Abrahams, on premises; architect as above. Plan No. 3300.

BRIDGE ST, Nos. 200-211, bulletin on roof, etc.; cost, \$100; owner, Bernard A. Bridges, 283 Front st; architect, Walter A. Taxon, 2376 3d av, N. Y. Plan No. 3298.

COLUMBIA ST, n e cor Union st, interior alterations; cost, \$150; owner, Elton Vecchio, 25 President st; architect, John Burke, 603 East 2d st. Plan No. 3311.

FULTON ST, No. 489, new windows, etc.; cost, \$200; owner, L. S. White, 1546 Broadway, N. Y.; architect, L. W. H. Morrell, 402 Bridge st. Plan No. 3319.

PENN ST, No. 192, interior alterations; cost, \$300; owner, Julia Lustig, on premises; architect, R. Spolan, 415 Wallabout st. Plan No. 3308.

PROSPECT PL, s w cor Flatbush av, new bakers oven; cost, \$500; owner, John Schmidt, 280 Flatbush av; architect, A. White Pierce, 59 Court st. Plan No. 3318.

TAYLOR ST, No. 172, move building; cost, \$1,500; owner, Nochman Segol, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3321.

TAYLOR ST, No. 174, move building; cost, \$1,500; owner, Hugo R. Kirstein, 30 Lee av; architect, as above. Plan No. 3322.

TAYLOR ST, No. 170, move building; cost, \$2,500; owner, Fredk. Wichmann, on premises; architect, as above. Plan No. 3323.

TAYLOR ST, No. 176, move building; cost, \$1,500; owner, Hugo R. Kirstein, 30 Lee av; architect, as above. Plan No. 3324.

TAYLOR ST, No. 168, move building, etc.; cost, \$1,500; owner, Bert Holmes, 12 Yonkers pl, Yonkers; architect, as above. Plan No. 3325.

YORK ST, No. 212, new store front, etc.; cost, \$200; owner, Francesco Antonello, on premises; architect, Gaetano Fischetti, 63 St. Edward st. Plan No. 3316.

EAST 19TH ST, w s, 200 n Glenwood rd, alter roof; cost, \$75; owner, F. S. Pendleton, 708 East 19th st; architect, Irving B. Ellis, 261 Broadway, N. Y. Plan No. 3301.

BUSHWICK AV, No. 425, shaft, windows, etc.; cost, \$300; owner, Isidor Gerler, 176 9th av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3338.

CROPSEY AV, s s, 300 w Bay 35th st, interior alterations; cost, \$350; owner, Peter A. Hege-mann, 35 Monroe pl; architect, H. N. Case, 214 Bay 35th st. Plan No. 3313.

GREENPOINT AV, No. 184, new extension, 25x35; cost, \$2,000; owner, Wm. Weingarden, on premises; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 3310.

HOWARD AV, No. 37, new extension, 20x 10 2; cost, \$400; owner, Michael Penell, 284 Tompkins av; architect, Wm. J. Ryan, 163 Ryerson st. Plan No. 3315.

MYRTLE AV, Nos. 419-421, replace store front; cost, \$500; owner, Wolf Horwitz, on premises; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3326.

MYRTLE AV, No. 853, interior alterations; cost, \$1,000; owner, Jos. Fetner, 493 Willoughby av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3332.

PENNSYLVANIA AV, w s, 55 s Vienna av, raise building, etc.; cost, \$200; owner, Adolph Lang, on premises; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 3296.

PITKIN AV, n s, 52.6 e Ashford st, new windows, etc.; cost, \$250; owner, Jas. N. Stewart, 1238 Oakley av, Ozone Park; architect, Louis F. Schillinger, 167 Van Sicklen av. Plan No. 3297.

SHEFFIELD AV, e s, 100 s Liberty av, move building; cost, \$1,800; owner, Sophie Schmidt, 400 E. Main st, Patchogue; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3314.

ELMORE PL, w s, 250 s Av F, interior alterations; cost, \$400; owner, Fredk G. Long, 722 Elmore pl; architect, Henry L. Lath, 6323 New Utrecht av. Plan No. 3339.

PACIFIC ST, No. 706, restore stable, &c; cost, \$150; owner, Anthony Weber, 459 E. 21st st; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 3366.

PENN ST, Nos. 306 to 310, interior alterations; cost, \$300; owner, John McFul, 306 Penn st; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 3368.

WILLOW AV, s w cor Orange st, new windows, &c; cost, \$1,500; owner, Chas. Arbuckle Estate; architect, Wm. Higginson, 21 Park row. Plan No. 3344.

NORTH 7TH ST, No. 311, new plumbing, &c; cost, \$150; owner, Agnes Paladino, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3355.

69TH ST, s s, 290 w 15th av, new plumbing; cost, \$100; owner, Michael De Angelo, 1446 69th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 3346.

BUSHWICK AV, n w cor Hancock st, interior alterations; cost, \$150; owner and architect, Eden Co., 1207 Bushwick av. Plan No. 3342.

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EUCLID AV, w s, 135 s Jamaica av, move bldg, &c; cost, \$300; owner, John Adler, on premises; architect, Wm. B. Ellis, 105 Glen st. Plan No. 3354.

FRANKLIN AV, No. 197, new store front, &c; cost, \$300; owner, Julius Ricke, on premises; architect, Hy Holder, Jr, 242 Franklin av. Plan No. 3358.

KENT AV, No. 103, new plumbing, &c; cost, \$150; owner, Max Baumstein, 101 Kent av; architect, Max Cohn, 280 Bedford av. Plan No. 3348.

LAFAYETTE AV, No. 584, new windows, &c; cost, \$300; owner, Mary Isaacovitz, 453 Stone av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3353.

ST. MARKS AV, No. 783, new extension, 5.7x 13.6; cost, \$300; owner, Thos. E. Murray, on premises; architect, Wm. Weissenbegan, Jr, 55 Duane st. Plan No. 3367.

ST MARKS AV, No. 645, new plumbing, &c; cost, \$1,500; owner, Dr. B. C Collins, on premises. Plan No. 3340.

8TH AV, w s, 20 s 12th st, new extension, 16x10; cost, \$2,000; owner, Nathan Federgreen, 135 Prospect Park West; architect, David Danes, 840 72d st. Plan No. 3362.

Queens.

EVERGREEN.—Center st, s s, 175 e Wyck-off av, general repairs after fire damage; cost, \$40; architect B. Strubel, 1606 DeKalb av, Brooklyn. Plan No. 522.

FAR ROCKAWAY.—Clarke av, w s, 50 n Broadway, erect bath room compartment on rear, 6x8; cost, \$230; owner, Mrs. S. Hochstaedter, Far Rockaway. Plan No. 512.

ROCKAWAY BEACH.—Ocean av, n s, 100 w Dodge av, erect new stone foundation; cost, \$75; owner George Brown, 705 Westchester av, Bronx. Plan No. 514.

JAMAICA.—New York av, w s, 525 n South st, 1-sty added to top; cost, \$250; tin roof; owner, M. Garvey, 105 New York av, Jamaica. Plan No. 510.

JAMAICA.—Smith st, Nos. 101 and 103, take out old store fronts and replace; cost, \$300; owner, Vincent Avenia, 103 Smith st, Jamaica. Plan No. 518.

LONG ISLAND CITY.—Luyster st, e s, 80 s Jamaica av, erect new water-closet compartments on rear of two dwellings; cost, \$250; owner, F. Bradley, 1389 2d av, New York City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 513.

LONG ISLAND CITY.—Shore road and 9th av, repair piazza and other slight repairs; cost, \$250; owner, Mrs. Alexander Williams, on premises. Plan No. 515.

LONG ISLAND CITY.—15th av, w s, 415 n Vandewater av, 2-sty frame extension on rear, 15x17, tin roof, new plumbing; cost, \$1,200; owner, John Kiefaber, 409 15th av, Long Island City; architects, J. F. Berger Co., 359 13th av, Long Island City. Plan No. 511.

ROCKAWAY PARK.—4th av, e s, 240 s Washington av, enclose rear porch, felt roof; cost, \$50; owner, J. F. Hamilton, 26 4th av, Rockaway Park. Plan No. 521.

ROCKAWAY BEACH.—No. Fairview av, No. 47, erect summer kitchen on rear of hotel, 11x 19, slag roof; cost, \$75; owner, Richard Corcoran, on premises. Plan No. 520.

ROCKAWAY PARK.—Washington av, n s, 410 e 5th av, enclose rear porch; cost, \$10; owner, William Colton, on premises. Plan No. 519.

ARVERNE.—Vernam av, e s, 100 s Ocean av, erect new porch; cost, \$25; owner, Martha Nathons, Arverne. Plan No. 532.

ARVERNE.—Park av, s w cor Boulevard, alter windows to provide for door; cost, \$90; owner, Park Av. Construction Co., Arverne. Plan No. 543.

CORONA.—Floyd st, n s, 300 w Corona av, 1-sty frame extension on rear, 20x22, tin roof, new plumbing; cost, \$450; owner, January Par-drone, 25 Floyd st, Corona. Plan No. 539.

CORONA.—Buena Vista av, n s, 150 w Myrtle av, 1-sty frame extension on front and side, 8x 31, tin roof; cost, \$250; owner, I. Stone, 143 Buena Vista av, Corona. Plan No. 537.

CORONA.—Orchard st, s s, 210 e Corona av, 1-sty frame extension on rear, 17x13, tin roof; cost, \$350; owner, Max Stone, 120 Orchard st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 538.

CORONA.—Highland av, n s, 300 e Broad st, general interior alterations and repairs, new plumbing; cost, \$3,000; John J. Connelly, Highland av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 540.

ELMHURST.—Broadway, e s, 51 s Court st, remove and replace store front and other repairs; cost, \$850; owner, Chas. Schneller, 56 Chicago av, Elmhurst. Plan No. 535.


EAST WILLIAMSBURG.—Zeidler av, w s, 175 n William st, new water closet compartments, new plumbing; cost, \$75; owner, Magdalena Matzen, 61 Zeidler av, East Williamsburg. Plan No. 541.

FLUSHING.—Parsons av, e s, 100 n Broad-way, 2½-sty frame extension on rear, 21x10, shingle roof, new plumbing; cost, \$1,000; owner, E. C. Hulst, Parsons av, Flushing; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 529.

JAMAICA.—Woodhaven av, w s, 69 s Jamaica av, building to be moved to above location, store front removed and front built up, other repairs; cost, \$1,000; owner, Anna Kurz, on premises; architect, C. W. Ross, 45 West 34th st, N. Y. C. Plan No. 523.


LONG ISLAND CITY.—12th av, e s, 225 n Grand av, erect bathroom compartments; cost, \$235; owner, Elizabeth Jaegers, 404 12th av, Long Island City. Plan No. 526.

ROCKAWAY BEACH.—Pier av & ocean front, general repairs to 32 bath houses; cost, \$200; owner, Frank C. Page, Pier House, Rockaway Beach. Plan No. 542.



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LONG ISLAND CITY.—9th av, No. 518, construct air-shaft for bathroom; cost, \$20; owner, Anton Valenka, on premises. Plan No. 527.

JAMAICA.—Bryant av, w s, 100 n Chichester av, new stone foundation; cost, \$500; owner, J. J. O'Brien, 2139 8th av, N. Y. C. Plan No. 531.

ROCKAWAY BEACH.—Chase av, No. 37, enclose porch; cost, \$50; owner, B. Kahn, on premises. Plan No. 534.

ROCKAWAY BEACH.—Boardwalk, n s (Steeple Chase Park), erect new toilet compartments; cost, \$150; lessee, S. Jenkelson, 7-8 Chatham sq, N. Y. C. Plan No. 536.

ROCKAWAY BEACH, Boardwalk, s w cor (Steeple Chase Park), cut 10 new windows; cost, \$100; lessee, S. Jenkelson, 7-8 Chatham sq, N. Y. C. Plan No. 533.

ROCKAWAY BEACH.—So. Chase av, n s, 100 n Ocean av, cut 2 new windows (dormer); cost, \$60; owner, J. T. Sherrin, 746 Carroll st, Brooklyn. Plan No. 530.

WINFIELD.—Thompson av, n s, 225 e Flsk av, take out and replace store front; cost, \$125; owner, Valentine Geberig, on premises. Plan No. 524.

Richmond.

ELM AV, Beach Park, Midland Beach, add to dwelling; cost, \$100; owner, Mrs. Wendle, 423 Central av, Newark, N. J.; builder, Aug. Alverson, Lincoln av, Beach Park. Plan No. 172.

FOOT SEA AV, Fort Wadsworth, frame shed for factory; cost, \$50; owner and builder, Insulative Co., on premises. Plan No. 173.

JEWITT AV, s s, near Boulevard, No. 720, concrete; cost, \$300; owner, Edith H. Walker; builder, S. H. Walker. Plan No. 171.

Government Work.

NEWARK, OHIO.—Bids will be received until July 1, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States Post Office at Newark, Ohio. The building is 2-stys and basement, fireproof, granite and marble facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Newark, Ohio, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

UNION, S. C.—Bids will be received until June 24, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States post office at Union, S. C.; 1-sty and basement, approximately 4,117 sq. ft., brick faced, with stone trimming and tin roof. Drawings and specification may be obtained from the office of the custodian of the site at Union, S. C., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

MANSFIELD, OHIO.—Bids will be received until June 25, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Mansfield, Ohio. 2-stys and basement, approximately 7,800 sq. ft.; first floor only of fireproof construction; tin roof; stone facing. Drawings and specifications may be obtained from the custodian of site at Mansfield, Ohio, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

CHESTER, PA.—Bids will be received until June 27, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Chester, Pa. 2-sty basement and unfinished attic extension of approximately 2,300 sq. ft. The first floor only is fireproof construction, exterior facing of stone and brick with slate roof, and there will be certain repairs and alterations in the present building. Drawings and specifications may be obtained from the custodian at Chester, Pa., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

NEWARK, N. Y.—Bids will be received until June 26, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Newark, N. Y. 1-sty and basement, non-fireproof construction, stone, brick, stucco facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Newark, N. Y., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

CHARLESTON, W. VA.—Bids will be received until June 21, for the installation of a heating and ventilating apparatus, etc., for the United States post office and courthouse building at Charleston, W. Va. James Knox Taylor, Supervising Architect, Washington, D. C.

YORK, PA.—Sealed proposals will be received until July 5, for an electric push-button lift in the United States post-office at York, Pa. James Knox Taylor, Supervising Architect, Washington, D. C.

PORTSMOUTH, O.—Sealed proposals will be received until July 8, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the extension, remodeling, etc., of the United States post-office at Portsmouth, O. The extension is to be of one and two stories and basement, of approximately 2,100 sq. ft. ground area, brick faced with slate roof, and of non-fireproof construction, except the first floor. Drawings may be obtained from the custodian of the site at Portsmouth, O., or the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

AUSTIN, TEX.—Sealed proposals will be received until June 29, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States

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post-office at Austin, Tex. The building is two stories and basement, stone and brick faced, of fireproof construction (except roof), with a ground area of approximately 15,200 sq. ft. Drawings may be obtained from the custodian of site at Austin, Tex., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

EVANSTON, ILL.—Bids will be received until July 9, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches), of the United States post-office at Evanston, Ill. The work contemplated is a 1-sty basement and mezzanine extension of approximately 3,300 sq. ft. ground area, fireproof construction, stone facing, tin roof, and certain remodeling and repairs of present building. Drawings may be obtained from the custodian of site at Evanston, Ill., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

Personal and Trade Notes.

W. L. FLEISHER & CO., INC., engineers, announce that they have succeeded to the business of Francis Bros. & Jellett, Inc., 156 5th av, N. Y. C.

HENRY M. ROGERS, a retired builder and contractor, died at his home, at Huntington, L. I., in his eighty-sixth year. Mr. Rogers was a native of Huntington. At the age of twenty-two he entered the building and contracting business, remaining actively engaged up to fifteen years ago.

PARK COMMISSIONER ELIOT, Queens, has appointed Abraham U. Whitson of 307 State street, Flushing, as an assistant engineer in that department, at a salary of \$2,250 per annum.

THE HARRIS AUTOMATIC PRESS CO. announces the removal of its New York office from Room 1579 to Suite 1573 in the Hudson Terminal Building, 50 Church street.

THE SECURITY CONSTRUCTION COMPANY, formerly of 121 West 42d street, is now settled in offices in its own building at 115-119 East 75th street. Officers of the company are Peter B. Riley, president; John H. Corrigan, vice-president; John M. MacAdam, secretary and treasurer.

LESS SLATE SOLD.

Production for 1911 Reached Nearly \$6,000,000, But Was Less Than in 1910.

There was a falling off in the production of slate in the United States in 1911, according to an advance chapter from "Mineral Resources of the United States," issued by the United States Geological Survey. The value of the output last year was \$5,728,019, a decrease of \$508,470 compared with 1910, when the value was \$6,236,759.

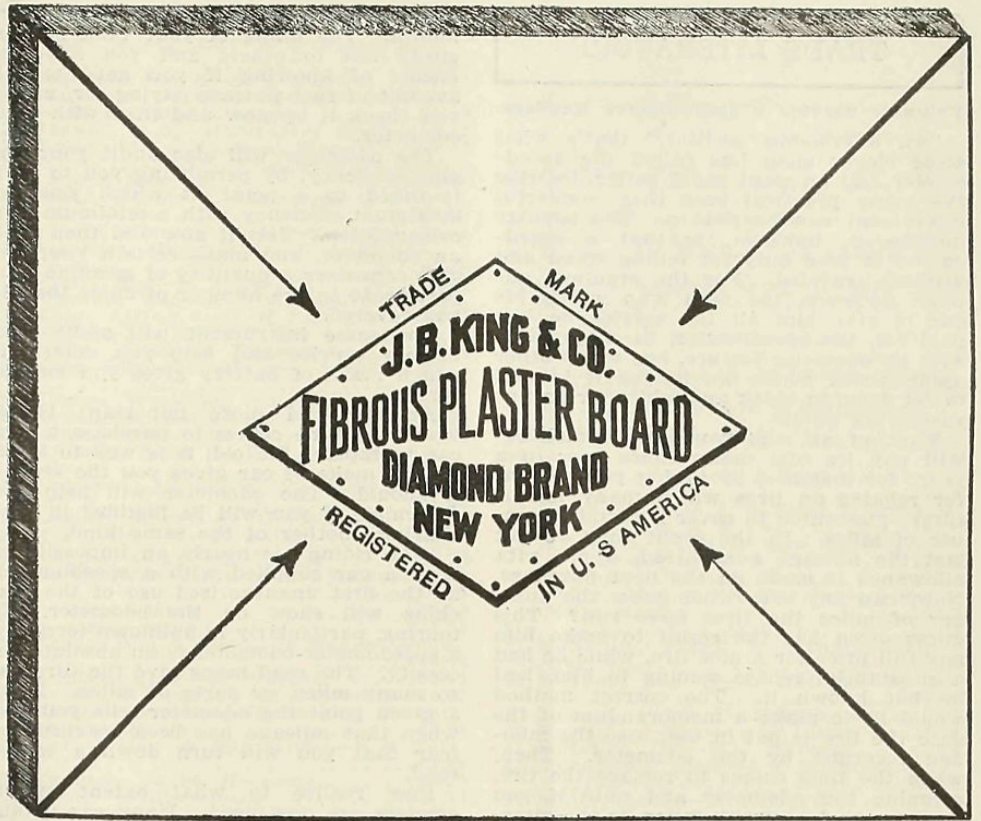
Pennsylvania took the lead in output, with 59.9 per cent.; Vermont was next, with 28.37 per cent.; and Maine, Virginia, New York, Maryland, New Jersey, Georgia and Arkansas followed in order of rank. California and Tennessee, which reported a production in 1910, dropped out in 1911.

The decrease in production was noticeable in roofing slate, 1,124,677 squares being the output in 1911, a decrease of 135,944 squares from the production in 1910. The value of the output for 1911 was \$4,348,571, while that for 1910 was \$4,844,664, although a square of slate cost 3 cents more in 1911 than in 1910. A square consists of a sufficient number of pieces of slate to cover 100 square feet of roof, with allowance generally for a 3-inch lap. The production in 1911 therefore represented over 120,000,000 square feet of roofing.

An increase in mill stock—exclusive of blackboard and school-slate material—is noted in 1911, both in quantity and value, the production being 5,744,577 square feet, valued at \$1,027,605, an average price of 18 cents a square foot. In the previous year the amount produced was 5,181,498 square feet, valued at \$999,098, or 19 cents a square foot. Blackboards and school slate are made only from the Pennsylvania slate and there was not so much marketed in 1911 as in 1910. Mill stock also includes flooring, wainscoting, vats, tiles, sinks, laundry tubs, grave vaults, sanitary ware, refrigerator shelves, flour bins, dough troughs, electrical switchboards, mantels, hearths, well caps, and billiard, laboratory, kitchen, and other table tops. This material is made in the form of slabs from 1 inch to 3 inches or more thick.

While there was a fair demand for slate, according to reports received from the operators, trade conditions were unsettled and prices were somewhat lower than those in 1910.

—In the textile trade there is a halting disposition. Manufacturers are embarrassed by the greatly increased cost of production and the difficulty as well as the frequent impossibility of passing on the increased cost to the consumer. In some cases the distribution of goods has been positively checked by current high prices.



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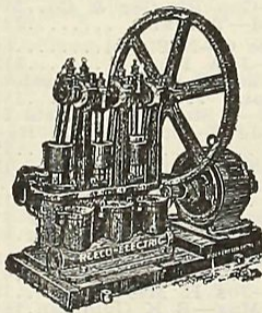
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TRADE LITERATURE

Valuable Service a Speedometer Renders.

"An automobile auditor," that's what some clever chap has called the speedometer and no word could better describe the many practical uses that wonderful instrument can be put to. The popular impression, however, is that a speedometer is used only for telling speed and distance traveled. For the practical autoist, however, the man who wants his car to give him all the service he has paid for, the speedometer, in conjunction with its odometer feature, has many other applications, which we believe it is well to set down in black and white for an unsuspecting public.

First of all, the "automobile auditor" will pay its cost many times over in a year; for instance, by taking your claims for rebates on tires which many manufacturers guarantee to cover a certain number of miles. In the event they do not last the mileage guaranteed, a pro rata allowance is made on the next purchase. Now, can any car owner guess the number of miles the tires have run? This guess often has the result to make him pay full price for a new tire, while he had a substantial rebate coming to him, had he but known it. The correct method would be to make a memorandum of the date the tire is put in use, also the mileage recorded by the odometer. Then, when the time comes to replace the tire, examine the odometer and note if you have covered as many miles as the guarantee calls for.

By the same simple process, your odometer will save you considerable money on the gasoline you burn, an item that

amounts to no inconsiderable figure every month. The filling of your tank is generally left to others and you have no means of knowing if you get the full amount of fuel you are paying for, unless you check it up now and then with your odometer.

The odometer will also audit your engine efficiency, by permitting you to keep it tuned to a point at which you get maximum efficiency with a minimum fuel consumption. Test it now and then with an odometer, and make certain your engine consumes a quantity of gasoline proportionate to the number of miles the car has covered.

The same instrument will audit your battery service and help you determine which make of battery gives you longest service.

Another and more important thing: when the time comes to purchase a new car to replace the old, it is well to know if that make of car gives you the service it should. The odometer will help you determine if you will be justified in purchasing another of the same kind.

"Joy riding" is nearly an impossibility with a car supplied with a speedometer, as the first unauthorized use of the machine will show on the odometer. In touring, particularly in unknown territory, a speedometer-odometer is an absolute necessity. The road maps give the turns as so many miles, or parts of miles. From a given point the odometer tells you just when that mileage has been reached; no fear that you will turn down a wrong road.

Few realize to what extent speedometers are now used. Many car manufacturers supply them as standard equipment, as part of the car, which means that the speedometers must be manufactured in tremendous quantities. The

Stewart Speedometer Co., which is located in Chicago, manufactures the Stewart Speedometer, and requires a factory occupying four acres of floor space and necessitates over 500 employees, with an output of over 1,500 per day.

High-Pressure Steam on Concrete.

The Department of Commerce and Labor has issued No. 5 of the Technologic Papers on the subject of "The Effect of High-Pressure Steam on the Strength of Portland Cement Mortar and Concrete," by Rudolph J. Wig, Associate Engineer-Physicist of the Bureau of Standards. Copies of this illustrated book may be obtained by addressing the Department at Washington.

"Good Roofs."

The Barrett Manufacturing Company, of New York, has issued a new catalogue entitled "A Word to Architects, Engineers and Roofers," on the subject of specification roofs. The extent of the use of these roofs is not conceivable to the average person until they read the text of this booklet and see the photographs showing the application of Barrett Specification Roofs for weather. Copies may be obtained by addressing the Barrett Manufacturing Company, New York.

Heavy Duty Pile Hammers.

The McKiernan-Terry Drill Co., 115 Broadway, is issuing a circular describing their heavy duty pile hammers. Copies of this circular, describing the work of driving piles on the site of the New Barge Office at Battery Park, New York, may be obtained by addressing the company at the address given.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

MAY

- 25 Albano, Vincenzo—R D'Annunzio.35.65
- 27 Abraham, A Siegfried—Bilwiler Bros.238.27
- 27 Appleton, R Ross—R S Smith.5,654.07
- 27 Allgood, A Perry De Forest—Burnham & Phillips309.57
- 28 Adler, Eugene—Ale Realty Co.196.51
- 29 Arnold, Henry K—United Electric Light & Power Co.75.56
- 29 Agid, Sam, Sale or Sole—J Margisfeld304.91
- 31 Alexander, Jno F—J Litwin.119.50
- 31 Anderson, Louis R—W H Smith.200.00
- 31 Allen, Walter B trustee—European American Bankcosts 130.00
- 25 Berlin, Isaac—R P Lee et al.11,164.17
- 25 Breglia, Jno D—P Whittle.310.51
- 25 Brenner, Aaron, David & Neilech—Twenty-fifth St Realty Co.1,365.77
- 25 Baker, Hyman D—Otis Elevator Co.112.77
- 25 Bendix, Angelica—M O Miller.765.28
- 25 Barry, Thos & Martin Kearney—People, & Co.500.00
- 25 Bodmer, Rudolph J—Jno Wanamaker N Y51.58
- 25 Brown, Wm E—same22.53
- 25 Bulman, Chas—H B Davis et al.103.35
- 25 Bechtold, Adolph—H S Jones et al.49.90
- 25 Bloodgood, Harry L—M Rogers.32.94
- 25 Berg, Isidore—S Eisenberg.1,863.03
- 27 Berney, Louis—C J M Wahlers et al22.22
- 27 Becerra, Mariano D—Monolith Realty Co.128.81
- 27 Buehler, Geo—Geo Ringler & Co.342.60
- 27 Bailey, Chas—J Reebers Sons Co.145.43
- 27 Baldini, Vincent B—E Weil.42.40
- 28 Brown, F Harold—S C Thurn et al.204.59
- 28 Bloch, Jos—D Spitzer46.91
- 28 Barowsky, Israel & Max Cohen—J Onward et al4,618.92
- 28 Brand, Saml—A E Zimmermann.303.81
- 28 Broderick, Michl J—G Beasley.34.72
- 28 Battista, Jno by gdn—Bronx Taxicab Co.costs, 109.03
- 28 Brunwell, Louise—O F Bernner.31.66
- 28 Blaine, Jas—M Goldberg.248.71
- 28 Brehm, Jos H—B K Bloch.393.90
- 28 Boyce, Jos A & Empire State Surety Co—City of N Y934.43
- 28 Bolender, Geo P & Katherine S—N T Swezey's Sons & Co115.55
- 28 Bugul, Abr—W B Rand831.38

- 29 Birke, Emanuel—L Morris59.40
- 29 Boyle, Katherine—W McDonald et al70.91
- 29 Better, Sadie—A Molly162.15
- 29 Bowersock, Fred H—N Y Tel Co.62.93
- 29 Burdett, Jos S same.51.31
- 29 Boxer, Isidor—M Last213.42
- 29 Bingham, L Thomas—J Greenfield.19.93
- 29 Bull, Spencer B P—J August.47.85
- 29 Bachner, Saml & Aloysis G Halleran—B Davis173.05
- 29 Bachner, Saml—B David41.59
- 29 Barry, Jas—Geo Ringler & Co.286.07
- 29 Blank, Richd—T Blank321.12
- 29 Bauer, Louise C—N Siegel.50.11
- 29 Bogul, Abr—J A Pruss512.97
- 31 Butta, Giovanni & Lorenzo Ansalone—J G Timlot199.79
- 31 Brown, Lena—I Steincosts 38.37
- 31 Brand, Claude Z—Stroheim & Remann.32.19
- 31 Baum, Sol—N Y Edison Co.15.07
- 31 Bardnarczuk, Nich—S Weill et al113.95
- 31 same—same.costs 67.63
- 31 Blinderman, Harry—I Schechter.81.65
- 31 Bresiacher, Dorothea L—M J McAuley.41.62
- 31 Bell, Edwd—Jos H Meyer Bros.18.16
- 31 Bolotovskiy, Max—B K Goldman.188.22
- 31 Bevin, Olin C—Brooks Bros85.74
- 31 Bowler, Chas L—M Meyers et al152.98
- 31 Burgart, Geo—Sample & Co.275.85
- 25 Chatterton, Thos I—B K Bloch.132.31
- 25 Casazza, Adelina—N Y Tel Co.23.16
- 25 Christopher, Harry D—A D Kahn.45.98
- 25 same—L Joseph et al.113.03
- 25 Cunningham, Grace—W Simpson.301.22
- 25 Caccavo, Andrea—J H Goggin.64.72
- 25 Coffin, Jno F & Wm Meldrum—J S Lawson3,135.83
- 27 Celona, Henry S—Arthur Leslie Sauce Co34.57
- 27 Coakley, Wm A—S Green.90.41
- 27 Connors, Thos F Jr—I Greenberg.215.11
- 27 Cohn, Eliza—F Speir et al.166.41
- 28 Chester, Anita C—S Brown.174.66
- 28 Coffey, Wm J—Equitable Trust Co of NY203.46
- 28 Cook, Henry—National Cigar Stands Co.158.03
- 28 Custer, Ignatius—W L Abbott.costs, 107.82
- 28 Cooper, Frank—Contractors Supply Co280.66
- 28 Carr, Henry D—J T Hamilton et al.89.26
- 28 Console, Flando—R M Marasco.43.62
- 28 Chasin, Max & Max Cohen—N Bardach29.72
- 28 Cohen, Mares—I Levinson et al.589.10
- 28 Cammerwr, Alf—H Kuhnart et al298.37
- 29 Carton, Andw B—H G Carton.1,220.32
- 29 Carpinto, Jos—Consumers Bwg Co of N Y City5,736.71
- 29 Celene, Lillian—United Electric Light & Power Co.17.21
- 9 Carpenter, N Leslie, Jos N Carpenter, Atmore L Baggott & Sterrett Tate—D Rait1,327.11
- 29 Cole, Herb S—C W Smith.318.51
- 29 Cohen, M Harry—N Y Tel Co.27.08
- 29 Cisney, Geo W—H Grohman.95.86

- 29 Coleman, Edgar—Geo Ringler & Co.328.44
- 29 Carroll, Sarah T & Jno J—E Badt.430.09
- 29 same—same3,509.43
- 29 Carton, Andw B—E Rothschild.2,207.97
- 31 Carton, Wm F—J J Harvey.288.41
- 31 Crosby, Thos—T Hill95.70
- 31 Chakales, Chas & Luigi Passarillo—HBurger.45.81
- 31 Cohen, Bernard—N Y Edison Co.124.48
- 31 Cohen, Isaac—N Y Edison Co.23.04
- 31 Cannon, Ackley C—same.10.14
- 31 Corn, Sydney P—R C Kerr et al.247.75
- 25 Decker, Jas B—A C Bell.143.31
- 25 Devine, Cath—Jno H Springer Realty Co.154.31
- 25 D'Ascoli, Wm R—Kniffen & Demarest Co75.84
- 27 Daly, Wm—F A Donnelly et al.519.67
- 27 Dalton, Wm—De Laval Separator Co81.84
- 27 De La Narca, Raffaele—Regent Realty Co84.79
- 27 Donovan, Frank J & Jas J—Boyers-town Casket Co.23.81
- 27 Dunn, Jno P—Geo Ringler & Co.320.70
- 28 De Milt, Benj F—J A Bingham.629.51
- 28 Doyle, Jas T—A B Deligman et al.1,646.44
- 28 Dunigan, Jas W—D Kaufman.31.31
- 28 David, Henri—Jordan, Moriarty & Co.74.85
- 28 Demarest, Henry J—L G Demarest.costs, 35.48
- 29 Donaldson, Windram—S Leavitt.34.76
- 29 Decker, Henry—M Gongajez.250.00
- 31 Duffy, Jno E—Geo Ringler & Co.272.25
- 31 Doll, Louisa—S E Potter et al304.27
- 31 Dezagio, Antonio—N Y Edison Co.12.84
- 31 Dodge, Warren A—Patterson, Gottfried & Hunter, Ltd34.02
- 31 Donatin, Louise—Corn Exchange Bank.238.85
- 31 Del Wit, Wm—J Glasel.17.65
- 31 Dunne, Jas P—Jos H Meyer Bros.24.08
- 27 Ellin, Abr—Jos Stern & Sons.152.25
- 28 Emanuel, Otto W—S Wilson.930.48
- 28 Enthoven, Rose—American Fidelity Cocosts, 125.53
- 29 Erisson, Anna—Summit Realty Co.137.81
- 29 Emanuel, Walter—N Y Tel Co.25.14
- 29 Epstein, Philip—same67.46
- 29 Eiser, Abr—N Schlussell Co.20.13
- 29 Evans, Frank—I McMichaels.64.41
- 31 Epstein, Bertha—A H Joline et al.costs 108.88
- 31 Elliott, Clarence—N Y Edison Co.10.69
- 31 Eggers, Albt F, Oswald Lauffer* & Wm H Baur*—N Y Tel Co29.33
- 25 Ferraro, Genaro—A Strauss.23.56
- 25 Fenn, Emory W—American Exchange Cigar Co102.36
- 27 Friedman, Jacob—Jos Stern & Sons Inc152.25
- 27 Fleming, Irene—B Slipyan.28.00
- 27 Farrell, Jno J—Hands Distilling Co176.27
- 27 Fast, Saml—L Sklar.192.78
- 27 Frazer, Lucille—B Grunert.78.01
- 28 Fellerman, Morris & Harry Gordon—S K Ellenbogencosts, 68.88
- 28 same—same et alcosts 70.38
- 28 Finger, Annie—A Korn29.18
- 29 Freeland, Werner J—Nielsen & Swan-

son	69.05	27 Jasman, Saml—Star Beef & Provision Co	128.99	28 Matthews, Franklin—Victor Hote Co	100.118
29 Francke, Traugott—N Y Tel Co	15.65	27 Jones, Annie M—L W P Norris et al	932.64	28 Moskowitz, Max—W H Stetson	123.61
29 Florandin, Chas H—Acker, Merrill & Condit Co	148.61	28 Jackson, Jno E—S M Borland	906.48	29 Marcus, Max—N Y Tel Co	23.65
29 Fitzgerald, Austin—Ragus Tea & Coffee Co	43.34	28 Judelsohn, Jacob & Hercules Scerbo*—W P Goldman et al	51.52	29 Moses, Hannah—same	17.41
29 Fishman, Hyman—J Appel	124.03	28 Janney, S M—Hampshire Club	162.89	29 McCue, Martin—same	24.14
29 Fels, Chas & Wm Klein—Geo Ringler & Co	281.90	28 Joyce, Jno & Patk—J Sinnott	100.82	29 Moore, Ada—same	47.83
31 Flanagan, De Witt C—S Katz	288.77	28 Jones, Grahame—Westinghouse Electric & Mfg Co	6,927.88	29 Morris, Jno—Standard Engraving Co	114.41
31 Felbstein, Murray H—Jos H Meyer Bros	24.08	28 Jones, Keyser & Adams—W G Arras	3,653.77	29 Mackey, Anne T—W W Cole	381.50
31 Friedfeld, Jacob—Yorkshire Realty & Constn Co	34.41	29 Jacobi, Olga—B H Macdonald	64.31	29 Mitchell, Jno—Pittzbuerg Meter Co	22.67
31 Fischbach, Jacob* & Chas Schhankel Stock Quotation Telegraph Co	59.41	29 Jaeckert, Hugo E Jr—R A McKee	90.26	29 Mays, Julia—M Landon et al	297.55
31 Farrenkopf, Tobias E—C Singer et al	120.70	25 Kelly, Abr—B Weiss	151.69	29 Miles, Jos R—L Cronin	245.03
25 Goldberg, Joe & Sam Newman—Peopple, & Co	500.00	25 Kiessell, Wm—A J Blackburn	107.15	29 Moskowitz, Saml—Lloyd Constn Co	128.84
25 Gillis, Thos J—E H Welling	77.72	25 Kohn, Alfred J—G W Salinger	1,371.47	29 Madden, Stephen G—J Graham	266.39
25 Gross, Louis E—G A Feld Co	67.50	25 Knapp, Jas H—N Y Tel Co	29.63	29 Mendelsohn, Gus—Pioneer Waist & Dress Co	34.65
28 Gordon, Harry & Morris Fellerman—L Weiss	69.44	25 Kafka, Otto—M Rosenstein	157.41	29 Matthews, Franklin—Victor Hotel Co	72.63
28 Gerety, Jno B—Kameraker & Co	69.91	27 Katz, Sam—Vogelfanger & Schwartz	125.22	29 Miyake, Toshio & Shezaburo Ishimi—N Y Tel Co	21.21
28 Groff, Jqs C—Studebaker Bros Co of N Y	228.61	27 Klerge, Wm—Geo Ringler & Co	140.25	29 Moran, Chas & Wm B Scanlon—N Y Tel Co	32.63
28 Gibson, Barnet—I L Kleban et al	75.34	28 Kronheim, Morris—A Truckman	986.38	29 Mellor, Norman B—N Y Tel Co	21.61
29 Guth, Eugene—J Bogarty	272.21	28 Kraus, Aug—S Levy	83.65	29 Musso, Jas—same	25.55
29 Guzzetta, Antonia & Christy—S Hoffman	32.03	28 Kimball, Saml E—F J Rooney Lamp Co	410.57	29 McCloot, Thos—F J Bushnell et al	133.80
29 Gerlach, Chas A—Acker, Merrill & Condit Co	70.29	28 Judelson, Jacob—W P Goldman et al	206.40	29 Matthews, Wm F & Saml E Murphy—Geo Ringler & Co	280.00
29 Goldberg, Jacob, Nathan & Barnett—N Kreitzvogel	68.71	28 Levine, Harry—O Goldstein	121.86	31 Melancon, Jules & Edw Liberman—H Leibold et al	124.82
29 Gervitch, Jacques—Piser & Co	52.12	28 Korn, Geo W—H Bailey	34.22	31 McGINLEY, Chas—H Bailey	52.10
29 Greenberg, Stuart M—N Y Tel Co	23.50	28 Kopper, Henry—K Herter	26.25	31 Maher, Henry W—Harrington Park Villa Sites	362.73
29 Gravy, Louis—same	32.80	28 Kerby, Wm—Bank of the Metropolis	374.85	31 same—L A Skinner	237.31
29 Goldsmith, Sam J—same	14.94	28 same—same	909.53	31 McNeillie, Frank E—Hannis Distilling Co	155.60
29 Gerson, Geo—same	17.22	28 same—same	381.33	31 Murphy, Jas H—L Gilliams et al	143.67
29 Graeber, Christina—Geo Ringler & Co	277.21	28 Kerby, Wm & Alonzo H Magee—same	1,858.41	31 Marcos, Peter D—People, & Co	59.72
29 Gottlieb, Morris—J Morris	34.17	28 Kaplan, Chas—R Wechter	190.47	31 Mortimer, Wm—Cafe Cigar Co	82.01
29 Grossman, Geo—A Edelman	72.16	28 Kushner, Zussman—M Lipschitz	214.31	31 McIntire, Jno—H J Moness	39.41
31 Goldberg, David—B Toplon	39.41	29 Kreilshimer, Leopold—Acker, Merrill & Condit Co	28.39	31 Mendelson, Alter—J J Silverstein	224.65
31 Groynstein, David R—W D Desmond	98.41	29 Kerby, May or May Kirby—N Y Tel Co	41.29	31 Miller, Aaron—A S Hoyd	49.91
31 Gerstenlauer, Jno—E Smolka Plumbing Supply Co	198.09	29 Kramer, Nathl H—same	48.09	25 Nigro, Jos gdn—A Grosso	79.63
31 Goldstein, Peppe—J Marvanov	51.40	29 Kroll, Willia—same	15.97	25 Norton, Eliot—Paul Ruinart Champagne Co	64.71
31 Gladman, Geo J—American Medical Pub Co	202.74	29 Kornhaber, Benj & Louis Rosenberg—same	19.31	27 Nathan, Alice—H B Clafin Co	25.71
31 Gordon, Bartha—N Y Tel Co	27.50	29 Koppel, Martin T—same	20.20	27 Newgold, Morris—Commercial Laundry	72.80
31 Gluck, Maurice B—Fairchild Advertising Inc	178.59	29 Kimball, Wilbur R—S F Beckwith	275.69	28 Nightingale, Wm S—S G Salomon et al	65.44
31 Gerleit, Aug & Lizzie D—H Boehm	1,045.57	29 Kaiser, Leon S—G Stella	45.13	29 Nolan, Jno J—A H Gordon	163.31
31 Grass, Louis A & Ellen T McGuire*—Geo Ringler & Co	288.38	29 Kimball, Wm R—S F Beckwith	326.37	29 Nicholas, Geo—Acker-Merrall & Condit Co	34.24
31 Guth, Eliz K—Consolidated Telegraph & Electrical Subway Co	176.65	31 Knopf, Geo—G Uhlig	12.72	29 Nieberg, Chas—N Y Tel Co	215.73
25 Honig, Sam—S Tendler et al	68.87	31 Kraus, Elias—J Frick	247.91	29 Nebelmesser, Chas R—W Schartmann	137.50
25 Hill, Jno D—Jno Wanamaker N Y	160.86	31 Kee, David C—Simpson-Crawford Co	86.91	29 Nagin, Jos or Jos Naginsky—S Berg	2,811.60
25 Haggerty, Frank T—West Virginia Malleable Iron Co	855.76	31 Krantz, Herman—Golbe Thread Co	26.75	29 Nagle, Percival E—Greater N Y Tin & Tar Roofing Co	64.41
25 same—A S Lyon	324.80	31 Kolber, Edw—G W Salter	280.11	29 Nemeck, Jno & Vaclaw—V Tobi	95.43
27 Hurwitz, Louis—L Feldman	342.07	25 Loskowitz, Elias—same	32.42	31 Norcross, Chas P—N Y Tel Co	30.56
27 Hansen, Matthew J—Sherwin Williams Co	46.76	25 Lieberman, Jacob M—S Lieberman	148.28	31 Nendell, Geo H—N Y Tel Co	14.63
27 Heddendorf, Wm H—M H White & Co	199.74	25 Lynch, Michl J—R Robinson	69.71	31 Nostrand, Harry R—E L Sykes	112.17
27 Haight, Allen T—A H Balcolm	354.71	27 Latell, Alfred—American Copywright Co	294.41	29 O'Connor, Edmund—Fiske & Co Inc	36.10
27 Hoetzel, Geo W—Masons' Supplies Co	342.92	27 Love, Isaac H—H S Lowenthal	842.12	27 O'Connor, Daniel L—Burnham & Phillips	96.91
27 Hoffman, Christian & Rudolph—E M Kropf	2,910.92	27 Lustig, Aaron—L Taub et al	253.20	28 O'Donnell, Jno J admr—B R Colwell	35,118.49
27 Hughes, Michael—Conroy Bros	108.18	27 Leshin, Morris—J Galowitz et al	47.01	28 O'Brien, Mary E—M Kracker	31.85
27 Hacker, Fred—T Kraus	587.38	27 Levine, Adolph—O Mandel et al	106.91	29 O'Neill, Nora admrx—Chas Xoller Co	118.57
27 Hogan, Jas F—Berg Bros	139.41	27 Lester, Max & Jas Pollack—M Bavaria	278.32	29 Oppenheimer, Herbt—S E & M E Bernheimer Co	116.31
28 Herfurth, Rudolph W* Jno Mullin & Eugene Wagner—P Duzets et al	29.41	27 Lentz, Jno H—C G Wucherer	157.42	29 Olson, Jno E—N Y Edison Co	721.37
28 Holmes, Geo—J Vogelfanger et al	30.10	27 Lyman, Wm—Metropolitan Life Ins Co	22,586.80	25 Peterson, Eugenie M—A Muller	1,056.51
28 Hoyt, Eliz M & Adeline Vredenburgh—A M Smith	161.90	27 Lohman, Henry G—V F McLarney	133.85	25 Parodi, Eugene L—S Yanuck	159.40
28 Hoffman, Nich—S Fuhrer	150.90	27 Lee, Wm—Thos B Jeffrey Co of N Y	96.43	25 Price, Estelle—Jno Wanamaker N Y	105.61
28 Hollahan, Richd—C Richter	177.37	27 Lechner, Rudolph—F C Coppiens	87.88	25 Porter, Etta G—same	294.64
28 Higgins, Jno—J Sinnott	319.12	28 Lanardi, Geo—N J Nichols	69.72	25 Petze, Wm R—N Y Tel Co	18.21
28 Higgins, Francis T—H R Burt et al	33.30	28 Lavy, Ralph—F Tausend	274.42	25 Pirl, Franz—A L Cary	67.65
28 Hoffman, Kallman—Wright & Graham Co	195.57	28 Labordo, Henri—L Mirabel	93.11	27 Pecker, Jacob—M Spieler et al	50.16
28 Hassman, Louis—H Abromowitz	25.51	28 Lagowitz, Maurice B—J Neuman et al	182.49	27 Place, Franklin E—L A Wegenaar	284.12
29 Harris, Marcus—H Kunz	246.49	28 Lamm, Harry—J H Loffler	71.71	27 Pachman, Louis—Lotos Adv Co	61.36
29 Harnisch, Fredk & Theo—M Marcuse	425.43	28 Lee, Chas A & Wm J Bush*—O S Lee	835.38	27 Peterson, Geo H—S Cohn	18.29
29 Hamilton, Annie—G W Plunkitt	100.08	28 Lang, Christian, Remsen Iron Works, Saml Reimer & Max Greenstein—N Y Iron & Steel Co	171.65	27 Pragnell, Agnes M—M Kamp	9.72
29 same—Central Trust Co	93.62	28 Levenson, Morris—T J Mooney	2,342.42	27 Penfield, Wm W—C D Edmonston	1,654.54
29 Howard, Shafter—Savger & Jordan	220.95	29 Livoe, Ellen L—R H Macdonald	103.31	27 Propp, David—Speedway Realty Co	60.01
29 Hornler, Saml—M Florin et al	32.15	29 Lowenstein, Lippman—N Y Tel Co	16.93	27 Pappas, Michl & Jno Manolas—L C Babink et al	56.15
29 Hall, Wm A—A F Wiener	231.91	29 Liebe, Alex B—same	14.81	27 Perier, Claude C—H J Weiss	434.41
29 Hohmann, Peter—N Y Tel Co	16.15	29 Lindinger, Fritz—same	93.58	27 Pitkin, Walter B—Akron Bldg Co	261.61
29 Hayes, Jas F—same	30.13	29 Levine, Harry—N Levy	22.41	27 Poutecarva, Jos—L Taub et al	59.80
29 Hurley, Frank C—S L Pakas	13.00	29 Lewkowitz, Harry—Halls Safe Co	16.91	27 Pitrello, Vincenzo—W F Irish Electric Co	13.78
29 Hallowell, Louis S & Herbt S Cole—H Abromowitz	25.51	29 Lauder, Jas & Wm Johnsons—Swift & Co	127.32	28 Peckerman, Max—L Stern	85.22
29 Hurvitz, Chas S—J Epstein et al	112.62	29 same—same	193.74	28 Purcell, Walter F gdn—City of NY	163.95
29 Haas, Arthur—A Nyers et al	66.31	29 Leonard, Franklin Jr trste—R H Thomas	1,209.73	28 Phillips, Lewis—Jno A Roebings Sons Co of NY	20.32
29 Henigson, Saml—N Philipsborn Co	13.20	31 Lane, Frank A—Surplus Assets Co	1,640.24	28 Polsky, Abr—American Watch & Diamond Co	43.19
31 Huneke, Henry J—W Volk et al	151.91	31 Lessin, Marcus—T M McCarthy et al	234.31	28 Polletschek, Jacques—A Kratz	17.72
31 Howard, Carlton G—J Damm	148.57	31 Le Velle, Paul B—E S Hersels	78.07	29 Phillips, Sidney E—F A Williams	88.04
31 Hollowazak, Henry—V Sennuk	108.35	31 Lambert, Joe—People, & Co	64.72	29 Potter, Edwin C Jr—T J McBride	133.87
31 Holmes, Robt D—G Ditta & Son	22.11	31 Lawrence, Walter—H C Luke	126.70	29 Patterson, Albt R—W McDonald et al	146.81
31 Holly, Isaac Mac M—G Sender	125.41	31 Lincoln, Margarette E—H Joseph	318.65	29 Palmer, Saml S—New Amsterdam Casualty Co	66.87
31 Hirsch, Saml or Hirsh—J Pierre	232.94	25 Muller, Robt & Jos Lippe—People & Co	500.00	29 Pascia, Jos & Robt Muh—F N Du Bois et al	829.26
31 Hamilton, Chas—M J Hamilton	429.31	25 McDougald, Cornelius W—G P Campbell (correction)	543.94	31 Pavalewitch, Peter—I A Krulwitch	67.91
31 Herzog, Harry—A Levin	27.41	25 McElroy, Sarah—American Exchange Cigar Co	69.11	31 Passel, Saml & Saml Augenzueker—N Y Tel Co	26.19
31 same—same	316.41	25 Meuer, Robt—Aaron Buchsbaum Co	193.78	31 Polak, Edwin A & Josiah—N Y Tel Co	104.29
31 Halpin, Hannah—Jno H Springer Realty Co	49.31	25 Middleton, Arthur W—F Dattles et al	398.50	31 Paletz, Jacob—same	22.68
31 Horowitz, Isaac, Louis Turetzky or Louis Turetzkin & Isaac Pesetzky—P Bogen	119.52	27 Morris, Jos A—A Rusch et al	1,038.97	31 Pulvermacher, Dora—same	19.69
31 Hegez, Jos, Geo & Alfred*—B Newmark	95.04	27 Malakoff, Saml—Natl Perfume Co	100.48	31 Pahde, Edw—L S Meyer et al	177.15
28 Isaacson, Pincus, Julius Abrahams & Jacob Heilbreun—L Weil	4,015.32	28 Miller, Adolph S, Adolph S Miller, Inc & Ricardo Realty Co—H F Wagner	1,878.33	25 Quirk, Jno H—M Stern	178.42
25 Jones, Chas M—N Y Tel Co	25.82	28 Moos, Frank—S Marks	69.31	27 Quimbo, Jno—G T Eliot	25.85
25 Jacob, David—same	150.77	28 Muir, Jos—M M Jensen	147.24	31 Quinn, Jas—H McShane	114.78
25 Jones, Lorena R—H A Vedder	424.22	28 McGrath, Wm—W B Simonds et al	19.81	25 Roache, Jno J—N Y Tel Co	48.15
		24 Mulvaney, Mary C—H Kuhnart et al	147.49	25 Rule, Jas—P Hoffmann	45.01
		28 Maher, Stephen J—Tracy Packard & Huntoon	142.75	25 Ratner, Max—I Paley et al	161.00
		28 Megray, Otto F—R Werner	72.03	25 Reilly, Michl—O'Rourke Engineering & Constn Co	108.70

25 Ross, Wm F—C P Rald.....2,162.00
 27 Rogers, J S—M W Dittmas.....791.56
 27 Regan, Jno J—Chemical Realty Co
 Co.....144.80
 27 Rudensky, Max—Anderson & Co.434.69
 28 Randall, Lillian C—Oppenheim, Col-
 lins & Co.....49.33
 28 Rosner, Henry A—Antoniedes Co.40.37
 28 Rugby, Wm—35% Automobile Supply
 Co.....2,383.30
 28 Runkle, Maurice—L H Moos.....1,143.88
 28 Reinsberg, Isaac—L Bath et al.....21.55
 29 Rosoff, Saml R & Benj A Levine—T
 Healy.....62.11
 29 Renz, Adam—A S Norton.....3,931.04
 29 Rosenthal, Chas—Exa Bend et al.77.43
 29 Ringe, Theo—D McNamara.....164.02
 29 Robinson, Ida J—B Robinson.....
 costs, 69.08
 31 Riley, Margt—N Y Edison Co.....45.93
 31 Rabinowitz, Nettie—same.....16.95
 31 Rhodes, Fred D—W J Curran.....258.40
 31 Rader, Chas—J H Walker.....166.74
 31 Rosett, Louis J—C Rosenberg.....68.11
 31 Rosett, Louis J—C Rosenberg.....68.11
 31 Reilly, Jas—Interborough Rapid
 Transit Co.....67.88
 31 Rosen, Saml—N Y Tel Co.....28.28
 31 Robinson, Henry—J Maryanov.....33.28
 31 Rottman, Isidore—L Baumgold et al
161.91
 31 Richi, Victor—F H Hobbs.....31.41
 31 Roche, Wm—J Blum.....59.71
 31 Redman, Wm—Hannis Distilling Co
561.86
 31 Roeder, Ernest—J A Haws et al.....44.06
 31 Rich, Bert A—L Saxe.....52.78
 25 Scutere, Frank—N Y Tel Co.....25.27
 25 Schult, Gus—same.....71.24
 25 Sprague, Margt M—Jno Wanamaker
 N Y.....36.13
 25 Schwefel, Chas—S Simon.....230.38
 25 Schmadeke, Fred—Mutual Milk &
 Cream Co.....160.06
 25 Sullivan, Francis—W G Harper.....44.65
 25 Sheehy, Wm J—P Koeningsberg et al
2,019.17
 25 Sullivan, Jno—W B Simonde et al
20.27
 27 Smith, Geo D—E A Ferguson.....459.00
 27 Silberstein, Jacob—Chas F Mattlage
 & Sons.....397.37
 27 Sands, Sylvester—G T Elliott.....60.55
 27 Siegfried, Abr—C J Billwiller et al
238.27
 27 Shine, Jno L—C L Bucki.....268.26
 27 Schulman, Morris S—S Schulman.88.45
 27 Sukovice, Isidore, Philip Sukoff &
 Aaron Sukoff—L Kalmanowitz et al
784.93
 27 Shattuck, Maxwell C—R H Gregory
175.11
 27 Stowell, Jno—Armour & Co.....29.41
 27 Suratt, Veleska—C A Darde.....218.62
 27 Schwartz, Harry—W Haussler.....
 costs 68.48
 27 Siegel, Max & Jos Pollock—J Miller
84.40
 27 Steinbock, Philip—A Meyer.....37.70
 28 Seiffert, Mina—A S Florentine.....21.90
 28 Sutherland, Leslie & Chas Karg exrs,
 Teresa Karg, Augusta Roessler,
 Amalia Karg, Mathilda Sutherland
 & Charles Karg—W Bradley.....
 costs, 131.17
 28 same—Snare & Triest Co.....
 costs, 117.87
 28 Solimine, Sebattiano—B K Bloch.....
 160.17
 28 Sullivan, Wm J—R Fixie.....218.56
 28 Scheff, Abr J—A Shapiro.....166.41
 28 Schiler, Jno—A Hupfels Sons.....132.22
 28 Shearman, David—Chauncey Real
 Estate Co Ltd.....153.90
 28 Schiler, Jno—C Kling.....88.10
 28 Scott, Matilda J Q—W C Garbutt.100.85
 28 Sylzberger, Moses—T V Trippe.....550.93
 28 Schaeztle, Katie—Geo Ringler & Co
297.61
 28 Schoenbrun, Benj—McCall Co.....60.84
 29 Salomon, Eugene J—J O'Brien et al
176.81
 29 Slavin, Jno J—Masons Supplies Co
136.70
 29 Stern, Isidor—N Y Tube & Spool
 Cotton Co.....145.05
 29 Schneider, David—J F Brodil.....458.31
 29 Schischkar, Emily—Acker, Merrall
 & Condit Co.....36.33
 29 Spiegel, Max & Isidor Feldbaum—
 N Y Tel Co.....19.66
 29 Sackett, Fredk—Commonwealth Ins
 Co of N Y.....1,419.59
 31 Stanley, Chas H—N Y Edison Co.12.21
 31 Slauson, Clarence A—same.....15.11
 31 Spielvogel, Herman—same.....23.42
 31 Sheffield, Edw R—Ducasse & Co.....
 146.91
 31 Sheffield, Edw R—G J Kluykens.....
 160.50
 31 Smith, Lloyd J—Tribune Assn.....76.61
 31 Savarese, Andw—Thorndike & Hik
 Inc.....52.81
 31 Schwartz, David L—J Freifeld.....39.65
 31 Stearns, Wm T—S M Milliken et al
450.79
 31 Stocking, Louise—Interborough Rap-
 id Transit Co.....costs 117.88
 31 Severino, Rita or Margt Dean—N Y
 Tel Co.....28.20
 31 Schlesinger, Jos—N Y Tel Co.....16.87
 31 Schill, Moses S—same.....29.51
 31 Schoenfeld, Meyer—same.....60.59
 31 Silverman, Bertha & Thos Russalis
 —same.....14.96
 31 Strauss, Wm—same.....17.21
 31 Sherman, A Percy—F Gulick.....201.28
 31 Sturman, Jno H G—W Dimsey.....222.41
 31 Sherman, A Percy—Cincinnati Abat-
 toir Co.....148.61
 31 Simon, Milton L—S Cooperman.10.72
 31 Saperstone, Herman J—J Harbater
 et al.....87.94
 31 Salemi, Antonia—H W Johns Man-
 ville Co.....110.97
 31 Stelle, Harry W—Jno Wanamaker,
 N Y.....172.41
 31 Sawyer, G Edwin—F C Werner.....37.91
 31 Shannon, Patrick—Geo. Ringer &
 Co.....354.70
 31 Sutin, Harry & Barney—P Goerlitz
 et al.....120.55

25 Tribelhorn, Ernest, Ernest Tribelhorn
 Inc—Otis Elevator Co.....105.61
 27 Thul, Frank F—E G M Hutchins.....
 918.95
 27 Teall, Margt B—B Messing et al.28.41
 28 Tebbets, Jno—J H Claffy et al.....39.86
 29 Toch, Fanny—Public Bank of N Y
2,750.30
 29 Tetzlaff, Arthur—M B Tetzlaff.....41.12
 29 Tierney, Harry A—I G Burton.....62.90
 29 Tymocki, Anton—Steinhardt Bros &
 Co.....152.53
 29 Thunnell, Reinhold—M Demarest.36.90
 29 Taylor, Gould H, Jean Rosetti & Eu-
 gene Kiss—L W Taylor.....418.41
 29 Tannenbaum, Max—Acker, Merrall
 & Condit Co.....159.90
 29 Tripp, Otto—Stoddard Motor Car Co.
45.82
 29 Tierney, Jas A—H L Bryde Inc.102.43
 29 Taylor, Jas S—J W Conlon.....551.44
 31 Travers, Jno—N Y Tel Co.....52.26
 31 Turner, Louis & Frank Zimring—
 same.....44.08
 31 Terral, Francois—A Benedict.....95.92
 31 Typermann, David—A Schapiro.....45.95
 31 Timothy, Thos—E J Markey Co.....
 604.64
 31 Thompson, Jos H, Jr. & Jos H Thomp-
 son, Jr. & Co—J N Glass.....256.91
 29 Ubelmesser, Chas R—W Schartmann
137.50
 25 Vincent, Peter—J Rieke.....234.40
 28 Venghaus, Mabel H—Halstead Land
 & Development Co.....38.50
 31 Van Allen, Anna—N Y Edison Co.134.81
 31 Vidal, Camille—N Y Tel Co.....23.81
 31 Vanderbeck, Arthur D—Jno Wana-
 maker N Y.....108.54
 25 Weisberger, Moritz—J B Kelly.....20.01
 25 same—Burt Bros.....85.73
 25 Webb, Eugene C—Deverall Perfec-
 tion Mfg Co.....293.63
 25 White, Jno B—A L O'Shea.....3,017.83
 25 Whiting, Edw N—C H Gerdes.....71.78
 27 Wagner, Wm—Dean & Co.....289.13
 27 Ward, Robt E—Blumenthal & Bick-
 art Inc.....437.65
 27 Weintraub, Max—Natl Dry Goods Co
425.61
 27 Weiss, Saml F—M Feist.....117.37
 27 Wagner, Elias—S Schuchner et al.32.95
 27 Werbelovsky, Jacob H—R Ash.....500.00
 27 Walz, Jack F—C Zimpher.....202.92
 27 Wallace, Geo—J Jenney.....costs 70.35
 28 Wolf, Saml—City of N Y.....60.41
 28 Weber, Morris—H Male.....23.72
 28 Willis, Saml—H Oppenheimer.....73.96
 28 Willis, Wm—J M Seidenberg.....274.88
 28 Weissberger, Saml—J Stiefel.....319.36
 29 Williams, Saml J—Masons Supplies
 Co.....32.54
 29 Wood, Edith—W H Betjir.....40.91
 29 Weller, Wm J—C D Steffens.....133.42
 29 Wyatt, Merritt T—M S Bowe.....80.71
 29 Wilcox, Geo L—A N Mosser.....85.37
 29 Wetmore, J Douglas—W M Morgan
3,269.36
 31 Wishart, Geo—F D Freund et al.....
 3,269.36
 31 Waterman, Stewart G—N Y Tel Co
50.39
 31 Webb, Eugene C—same.....15.50
 31 Woods, Chas A—F Bowles.....391.76
 31 Wegener, Paul R H—H R F Wege-
 ner.....789.81
 31 Whitridge, Fredk W, recr—M Lof-
 gren.....8,448.20
 31 Whitman, Wm—J Kaiser et al.....
 costs 37.15
 31 same—same.....costs 27.15
 31 Werner, Henry W—G A Feld Co.206.81
 31 Whalen, Peter, Roland Lapaght &
 Geo Decker—Geo Ringler & Co.310.30
 31 Weisberger, Moritz—Union Furniture
 Co.....489.10
 et al.....76.64
 27 Zacks, Isaac—M Frank.....656.88
 31 Zala, Angelo—V Curatolo et al.156.05
 31 Ziegler, Louis—Wm Hanker Co.....34.41

CORPORATIONS.

25 Charles Segall Co—B Teal.....68.98
 25 Hudson Engineering Co—C E Koh-
 letz et al.....74.28
 25 John V Schaefer Jr & Co—N Y Tel Co
82.57
 25 Local Advertisers Co—D Kramer.62.41
 25 Natl Waste Co—N Y Tel Co.....130.61
 25 Runkle Realty & Constn Co—West-
 chester & Bronx Title & Mtg &
 Guaranty Co.....252.63
 25 Renz Von Schoen Concreting Co—C
 Doll.....821.56
 25 Seth-Low Realty Co—D Meyer.....
 costs 78.19
 25 Underwriters Realty & Title Co—
 C W Weddle Co Inc.....630.14
 25 Vacuum Cleaner Co—Bway Cortlandt
 Co et al.....costs 71.02
 27 St John Corp—M E Elliott.....2,057.38
 27 Guerrero Mines Co—Wall St Exchg
 Bldg Assn.....420.19
 27 Eastern Fibre Decorating Co—C L
 Wright.....345.91
 27 Stevenson Rye & Co—C Di N Fro-
 secchi.....1,046.41
 27 Bronx Home Realty Co—A S Finck
3,019.44
 27 Walton Bldg Co—J H Marsching
 et al.....1,839.38
 27 Urban Concrete Co—D O'Hara.....594.86
 27 National Waste Co—Damstadt Scott
 & Courtney.....316.91
 27 Rooney Electric Lamp Co—Lippin-
 cott Glass Co.....462.73
 27 Ney Transportation Co—J Wetherell
 Jr et al.....839.47
 27 Greater N Y Sash & Door Co—J W
 Coles.....373.99
 27 City of N Y—Uvalde Asphalt & Pav-
 ing Co.....1,019.28
 28 Wyanoak Co—Jno Thomson Press
 Co.....80.78
 28 Madison Constn Co,* Dominick Mel-
 ello* & Ernest Ruggere—C Silvestro
192.52
 28 Long Island R R Co—D T Hodges.....
 1,332.93
 28 Wiley-Harker Lumber Co—Flint
 Erving & Stoner Co.....523.17
 28 same—Dare Lumber Co.....248.94

28 Joseph H Thompson Jr Co—Passaic
 Cotton Mills.....266.33
 28 National Film Distributing Co—N
 Y Tel Co.....117.48
 28 Atlantic Bldg Supply Co—Vulcanite
 Portland Cement Co.....costs, 485.64
 28 Knox Clothing Co—M Weisman &
 Sons.....95.65
 28 American Stores Co—B Fischer & Co
679.46
 28 Federal Union Surety Co—E Conway
54,030.00
 28 Barnard Realty Co—S Pappas.1,739.16
 28 Matchless Match Co—S H McKim.
4,563.33
 28 same—L M Roe.....2,838.53
 28 New York Rys Co—A J May.....174.17
 28 J Tarnatous & Co & Jno F Fuller Jr
 —C A Parkes.....802.02
 28 H Pepper & Son Inc—United Auto-
 mobile Owners Protective Assn Inc.
170.17
 28 Lovell Pub Co—Blauvelt & West Co
34.31
 29 Atkinson Constn Co & Russell Con-
 tracting Co—North Avenue Bank
 of New Rochelle.....2,567.83
 29 Gurlitt-Braub-Davis Corp—Horse-
 less Age Co.....184.88
 29 M L B Box Ball Co—United Electric
 Light & Power Co.....37.85
 29 Messuri & Lauria Co—W Hampel.
1,084.61
 29 Shanley-Morrissey Inc—Atlantic Gulf
 & Pacific Co.....325.59
 29 B Ackerman Co & J Douglas Wet-
 more—W M Morgan et al.....76.64
 29 Marietta Mining & Milling Co—
 Nuntoon Simmons Ice Co.....25.41
 29 Palace Five & Ten Cent Store—E
 Kaufman et al.....36.35
 29 City of N Y & Sigrette & Mannine
 Co—P Inke.....118.10
 29 same—same.....4,814.56
 29 Magnesia Cement Co—G J Caborn Co.
138.16
 29 Hudsons Inc—Philip Hano & Co.....98.41
 29 Worcester Constn Co & A J S Realty
 Co—D F Butcher.....1,636.72
 29 International Safety Electric Third
 Rail Co—N Y Tel Co.....32.80
 29 Sun Constn Co—N Y Tel Co.....503.91
 29 Eastern Fibre Decorating Co—NY
 Tel Co.....68.09
 29 British Union National Ins Co Ltd—
 D Stael et al.....2,419.43
 29 Folks Theatrical Club & Jos Rosen
 —S Grotzky.....29.65
 29 Reid & Sons Mfg Co—David Williams
 Co.....150.37
 29 same—J Shepherd Clark Co.....77.24
 29 Froma Realty Co—Coal Boulet Co.
79.56
 29 Hard Iridium Point Pen Co—M Fin-
 stone.....76.09
 29 Moritz, Klein Realty & Constn Co—
 J Johnson.....59.41
 29 Katonah Lighting Co—Andrews En-
 gineering Co.....3,109.63
 29 City of N Y—J Mariano.....1,000.00
 29 Independent Cornice & Roofing Co—
 Northwestern Cornice & Roofing Co.
59.85
 29 Manhattan Proportion Co—J H Will-
 ers.....301.75
 29 T J Flood Inc—National Metal Bed
 Co.....808.81
 29 Culgin-Pace Contracting Co—City of
 N Y.....costs, 149.03
 29 Portaueck Realty Co, Jno A Young
 & Wm H Cooper—First National
 Bank of Jersey City.....3,477.00
 29 Frank L Fisher Co, Wm H Peekham
 & Chas W Mix—V E Snuder.....2,248.58
 31 Travelers Ins Co—A W Smith.16,388.62
 31 Centurian Concrete Steel Co—Har-
 rington Metal Lath Co.....230.76
 31 Huntspoint Amusement Co—N Y
 Edison Co.....60.89
 31 London Feather Novelty Co—F E Ma-
 son & Son.....555.97
 31 McKinley Storage & Van Co—W B
 Ready.....119.31
 31 Royal Roofing Co—C K Williams &
 Co.....72.75
 31 Illinois Surety Co—Societa Di Mutuo
 S Catania.....302.76
 31 Seton Constn Co—Mount Vernon
 Trust Co.....2,509.15
 31 N Y Cape Fronts Mfg Co—S Brisk-
 man.....630.30
 31 Aetna Life Ins Co—M Marchi.....118.60
 31 Merchants' Natl Bank—North British
 & Mercantile Ins Co.....14,648.78
 31 H G Realty Co—N Y Tel Co.....191.78
 31 Welfare Realty & Constn Co—N Y
 Tel Co.....68.97
 31 Northwestern Securities Co—N Y
 Tel Co.....45.77
 31 All Angle Safety Razor Co—L Green-
 berg.....438.78
 31 "Colston's"—A Erkins.....890.62
 31 Sixth Ave & Fourth St Realty Co—
 Union Nut & Bolt Co.....42.87
 31 Stark & Brachfeld—M Brachfeld.83.25
 31 City of N Y—I Joseph.....65.00
 31 same—S Topkes.....200.00
 31 Colleton Coal Co—J B Dickson et al
4,674.80
 31 Capone Co—Igou Bros.....86.99
 31 Multiplex Unit Electric Co—M M
 Kohn.....1,596.05
 31 Wiley-Harker Lumber Co—United
 Lumber Co.....2,037.77

Borough of Brooklyn.

MAY
 23 Abernethy, Geo H—E J Walsh.....524.81
 23 Alexander, Jno F—J Litwin.....98.48
 24 Augustino, Domenico—J F McGnare.
74.40
 24 Abraham, Julius—L Weil.....4,015.32
 24 Anderson, Jno & Chas—Ida V Miller.
89.80
 25 Arbuckle Realty Co—G Giordiano.77.40
 25 Arico, Jos—A L Henry.....289.00
 25 same—same.....529.81
 27 Alpine, Jno R as pres United Assn of
 Journeymen Plumbers of America,
 &—L Schoutan.....3,747.78
 27 Backroth, Henry—J Faigle.....4,886.26

23	Buttelman, Robt T—same	4,886.26	27	Farrell, Jno O—J Caddell & ano.	100.90	25	Kastendreck, Julian T W—R A Lef-	349.04
23	Byrnes, Thos—G E Deely	111.90	28	Furlong, Henry J & as admstr Helen	386.02	25	Kohen, Saml—F Munch Bwy	17.42
23	Bellofiore, Giuseppe—White Marble &	117.70	N—Irene D Taylor	386.02	25	Kojan, Edw—American Moving Pict	134.41	
23	Bendix, Angelina—Matilda O Miller	765.28	23	Greenwald, Saml—Clark Hutchinson	139.31	27	Kingston, Saml—A H Joline as recr	117.50
23	Bernstein, Abr—N Tannenbaum	44.65	24	Gelhardt, Edna S—Eleanor L Grimes	649.59	28	Kraus, Aug—S Levy	83.65
23	Brady, Emma C—Bklyn Union Pub	86.47	24	Goff, Jno W—City of NY	218.35	28	Katz, Sam—Vogelfanger & Schwartz	125.22
23	Brady, Thos H—same	86.47	24	Gilbert, Benj—same	218.35	23	Lennon, Thos J—A Jepson & ano	139.90
23	Baker, Chas—Fullerton Electrical Co.	157.75	24	Gibbons, Thos J—same	218.35	23	Leibman, Frank—Serafino Magliola	111.72
24	Burke, Wm—City of NY	38.56	24	Girardot, Fredk A—same	218.35	23	Long, Jacob M—E H Mayne	151.34
24	Brust, Geo—same	218.35	24	Griggs, Thos J—same	98.49	24	Langlois, Ernest—Standard Paint Co.	80.41
24	Blake, Lawrence E & *Lawrence E	368.15	24	Godfrey, Thos—same	218.35	24	Laskowitz, Chas an infant by Elias	32.42
24	Buesing, Wm—H Kracke & Son	96.19	24	Goldbold, Jas—same	218.35	24	Levy, Sarah—M Hersfeld et al	95.96
24	Bechtold, Adolph—H S Jones	49.90	24	Glynn, Wm A—same	218.35	24	Lebowitz, Bertha—L Frucht	36.87
24	Borowsky, Israel—J O Ward & ano	4,618.92	24	Grogan, Thos—same	218.35	24	Lang, Jas W—same	218.35
24	Barshatsky, Michl—Sweeney & Gray	434.65	24	Glynn, Wm A—same	218.35	24	Landau, Jacob—same	218.35
25	Block, Rebecca—Matilda McDonald	100.00	24	Guck, Wm A—same	218.35	24	Lanning, Jepha H—same	218.35
25	Burlingame, Walter M an infant by	67.22	24	Gordon, Reuben—same	218.35	24	Lang, Frank C—same	299.64
25	Burlingame, Water A—same	72.72	24	Good, Jno—same	218.35	24	Lahey, Michl—same	218.35
25	Browd, David K—S Grikoff	42.50	27	Goldberg, Joe—State of N Y	500.00	24	Landau, Isidore S—same	218.35
27	Beckert, Gustave A—S Freidman &	292.83	27	Greene, Annie M—Kath Greene	77.46	24	Lamont, Horace G—same	218.35
27	*Bruck, Geo H—S Friedman & Co	292.83	27	Goldberg, Chas M—S Tunick	34.40	24	Lane, Edgar—same	218.35
27	Blum, Henrietta—A Daych	32.42	27	Germane, Alfred—Sonoma Wine &	124.72	24	Lavens, Jas E—same	218.35
27	Boehm, Jno H Jr—same	32.42	28	Gullicksen, Andw G—Graff Furnace	361.41	24	Laskovitz, Elias—M D Mirsky	32.42
27	Birwe, Jos—A Entenman (Inc)	107.33	23	Hobbs, Clara E—Bklyn Union Pub	86.97	27	Lundy, Fredk—Hamilton Trust Co.	1,054.75
28	Brown, Wm R—G A Hartung	633.38	24	Holly, I MacArthur—F L Way	91.99	27	Leist, Louis & Marie—M Eichman	1,198.40
28	Butler, Richd—Bernheim Distilling Co.	248.17	24	Heymann, Henry M as com Jno Cooney	119.20	28	Levy, Wm—Kelley Stove Co	28.10
28	Bopp, Anna M—R Heepe	414.07	24	Hoefner, Jno H—Oniget & Co	251.90	28	Lanassam, Henry—same	28.10
28	Boss, Peter C—Mary E Boss	82.80	24	Heilbrunn, Jacob—L Weil	4,015.32	28	Lavin, Jno—Bernheim Distilling	248.17
28	Baldem, Vincent B—E Weih	42.40	24	Holt, Jas J—R Kinzinger	44.70	28	Levine, Adolph—O Mandel & ano	106.91
28	Bogul, Abr—J A Pruss	512.97	24	Heinsch, Ernest—Swift & Co	61.83	23	Mack, Andw T—F W Randall	95.47
28	Blank, Natl A—Harriette Elwin et	63.99	24	Herz, Henry—City NY	218.35	23	Mullen, Nellie—Piel Bros	67.96
23	Cutler, Saml, Philip & Paul—N Roth-	3,512.95	24	Ham, Jos S—same	218.35	23	Moskowsky, Hyman—A C Agranoff	75.40
23	Columbine, Katherine—Bklyn Heights	111.22	24	Hyde, Lionel—same	218.35	23	Mullin, Jno—S J Schiff	108.23
23	Columbine, Jno F—same	111.22	24	Hunger, Pauline—same	218.35	23	Miller, Cleveland D—B J Conroy	120.25
23	Colombo, Bonefacio—Karoline Ny-	1,636.60	24	Hurrold, Geo W—same	118.44	23	Morris, Saml H—A Wohl	128.90
23	Ciccolallo, Nicoletta an infant by	118.33	24	Hogan, Jno—same	218.35	23	Muller, Alfred—Meyer Realty Co	14.90
24	Chamberlain, Edw K—Hudson River	155.56	24	Hohwiesser Louis—same	98.49	24	McNulty, Harold B—J Hill	60.36
24	Clayton, Geneva—Sophie Lemberg	60.80	24	Hogan, Patk H—same	218.35	24	Massa, Chas E—State Comr of Excise	1,819.97
24	Clark, Geo A—C E Ball	265.65	24	Hilliard, Chas H—same	218.35	24	Martin, Geo H—B J Conroy	28.70
24	Cassidy, Mary as admrx—Margt O	362.90	24	Hill, Thos F—same	418.12	27	Magness, Lillian—A Daych	32.42
24	Combs, Henry—City of NY	418.12	24	Hagerty, Patk—same	218.35	27	Maun, Jno W—City of N Y	38.57
24	Coyne, Patk—same	218.35	24	Hackett, Thos F—same	218.35	27	Moffatt, Geo L—J Rice	61.40
24	Cohen, Max—J O Ward & ano as exrs	4,618.92	24	Hard, Max R—same	218.35	27	Monaco, Pasquale & Teresa—N	258.22
24	Clapp, Mathilda M—B J Conroy	279.00	24	Hamlett, Danl—same	218.35	27	Monsees, Jacob D—W E Baker Co	71.85
25	Coler, Ernest—5th Av Library Society	59.48	24	Harney, Chas A—same	218.35	28	McAghon, Justin—G A Hartung	633.38
27	Crowley, Thos—A A Marshall	76.02	24	Hackett, Jas—same	218.35	28	Murphy, Jas E—F W Parsons	234.25
27	Coakley, Wm A—S Green	90.41	24	Harding, David—same	218.35	28	Moore, Eff T—same	234.25
27	Castro, Chas D—V Samuelson	1,231.47	24	Hackett, Jas J—same	218.35	28	McKay, Effingham M—Margt Jarvis	147.15
28	Celona, Henry S—Arthur Leslie Sauce	34.57	24	Hill, Geo W—same	218.35	28	MacDonald, Mitchel T—H M McKean	69.66
28	Coffey, Danl J—Thorndike & Mix	174.30	24	Harrison, Patk J—same	218.35	23	Noll, Arthur E—Excelsior Bwy Co.	1,062.26
28	Cheroots, Frank—D T Merritt et al	106.65	24	Hogan, Winifred—same	218.35	23	Newton, Sidney R—Crandall Pettee	175.54
28	Clayton, Frank T—Harriette Elwin	42.88	24	Hayden, Francis J—same	218.35	25	Nellie, Annie—Frances G Heester as	2,348.55
23	Doss, Wm—Monticello Distilling Co.	124.23	24	Hanley, Jno—same	218.35	27	Newman, Sam—State of N Y	500.00
23	Drechster, Sam—L Salpeter	116.90	24	Halter, Jos—City NY	68.53	23	Orr, Thos—M Goldstein	1,202.62
23	D'Ascoli, Wm R—Burns Bros	81.40	24	Hahn, Wm C—same	218.35	23	Phillips, Jno—Colwell Lead Co	1,155.73
23	De Vore, Arthur N—Acker Merrall &	25.50	24	Hendrickson, Cornelius—same	218.35	23	Poseinsky, Sam—Brody Constn Co	32.40
24	Diétrig, Jos—City of NY	218.75	24	Hellstrom, Albin—same	218.35	24	same—same	32.40
24	D'Agostino, Vincenzo—S Bonagura	143.44	24	Hartman, Jos—same	218.35	24	Pechenik, Nathan—H Smolovitz &	174.45
24	Dix, Otto—B K Bloch	176.31	24	Hahn, Augustus B W—same	58.54	24	Palley, Saml—Sophie Lemberg	60.80
24	D'Workowitz, Wm—B T Babbitt (Inc)	66.52	24	Heathote, Pricilla—same	218.35	24	Parodi, Eugene L—S Yanek	159.41
24	Dowst, Arthur A—City of NY	218.35	24	Heffron, Jas—same	218.35	25	Punde, Carl—H Kracke & Son	96.19
24	De Brerd, Fredk B—same	218.35	24	Hays, Mary—same	98.49	25	Pease, Leon W, *Josiah & *Edwd or	117.12
24	Dean, Wm G Jr—same	218.35	24	Hennessy, Edw—same	218.35	27	Pease & Sons—I P Frink	84.40
24	Dangler, Morris—same	218.35	24	Hausline, Chas—same	218.35	27	Pease, Franklin E—L A Wegenaar	284.12
24	Dietz, Frank—same	218.35	25	Hoyt, Eliz M—Annie M Smith	161.90	27	Peuplie, Chas—F Munch Bwy	191.90
24	Downey, Patk—same	38.56	25	Haas, Anna E—Frances G Heesters	2,348.55	28	Picarsky, Max—E Elkind	70.95
24	Duncan, Robt H—same	218.35	27	Holdsforth, Wm A & Percy—C A	17,405.14	24	Quinn, Jas—H McShane	114.78
24	Dubernell, Jas V—same	218.35	27	Holly, I MacMunn—Bklyn Hudson	34.90	23	Rosenberg, Herbt an infant by Otto	55.50
24	Dowdell, Jno F—same	218.35	28	Heinrich, Chas—Consumers Bwg Co	2,750.82	23	Robinson, Mary—Burns Bros	30.40
24	Donovan, Patk—same	218.35	28	Horne, Wm—Annie M Eastman	133.40	23	Reisenberger, Alex—L Schneider	111.90
24	Douglass, Saml—same	418.12	28	Higgins, Francis T—H R Burt & ano.	38.30	24	Reeve, Wm B—Lawyers Mtg Co	704.83
28	De Leen, Louis—S Rosansky	409.90	28	Hoffman, Nich—S Fuhrer	150.90	24	Rothberg, David—Mary B Horton	50.81
24	Edwards, Albt—H W Woodcock	63.32	24	Isaacson, Pincus—L Weil	4,015.32	23	Rabinowitz, Jacob—Celia Perlman	224.41
24	Emmerson, Jos E exr Geo Brown—	59.92	24	Iverson, Jno—City N Y	218.35	25	Rauch, Saml—State of NY	500.00
24	Earley, Wm—same	218.35	24	Irving, Fitch C—same	218.35	27	Regan, Jas S—Hamilton Trust Co.	1,054.75
24	Ehrhardt, Oscar—same	43.57	23	Isaacs, Jno—State Comr of Excise	1,819.97	27	Robertson, Geo W—Marie Lehr	80.06
24	Erskine, Archibald—same	218.35	24	Jackson, Nathan L—D F Cowen	220.55	27	Rosen, Abr J—Bond Bottle Sealing	388.36
24	Elmore, Jas H—same	218.35	24	Jaffe, Saml—Jane Flood	14.65	27	Ryan, Danl J—F W Randall	153.73
24	Earl, Virginia—same	218.35	24	Jones, Wm—City N Y	218.35	27	Rhodes, Fred D—W I Curran	258.40
25	England, Frank—G Winter	86.50	24	Johnson, Jno L—same	218.35	28	Rogers, Carroll P—E C Genge	83.66
27	Ellin, Abr—Jos Stern & Sons (Inc)	132.13	24	Jacobson, Thornwald—same	118.44	28	Rogers, Carroll—Geo W Parker Art	78.22
28	Eugeman, Wm A—J E Wait	1,418.49	24	Johnson, Jno P—same	218.35	28	Rings, Theo—Delia McNamara as	164.02
28	Egbert, Geo W—F C Armstead	585.63	24	Joyce, Edw—same	218.35	28	Robinson, Simon—Harriette Elwin	29.16
23	Fox, Leonard—Fullerton Electrical	159.75	24	Johnson, Morris—same	218.35	23	Silverman, Sol—L Salpeter	116.90
23	Fitzgerald, Wm H—W J Remeking	87.36	24	Johnson, Jas R—same	218.35	23	Sanseverino, Raphael—Piel Bros	66.26
23	Freeman, Jos—L Salpeter	116.90	24	Jaulus, Oscar—same	218.35	23	Sponzio, Frank—City NY	110.83
24	Fulkerson, Wm S—City of NY	218.35	24	Jaulus, Alfred—S Teitelbaum &	68.76	23	Sheehan, Jno F—D A Patten	35.75
24	Findley, Robt L—same	218.35	24	Son	68.76	24	Sugarman, Mark—I Nemitz	26.56
24	Fadden, Chris F—same	218.35	24	Jones, Robt H—City NY	218.35	24	Smythwick, Chas A—L G Hart	16.30
24	Farr, Geo L—same	218.35	24	Johnson, Markham A—same	218.35	24	Shaw, Jas G—Hudson River Stone	145.56
24	Flynn, Jno J—same	218.35	27	Jenson, Harry—Mayer Provision Co.	74.96	24	Stein, Geo H—Duche-Graves Licorice	51.87
24	Flynn, Michl—same	218.35	27	Jenson, Martin—same	34.60	24	Schneider, Markus—J J Zeihlking	400.00
24	Falkenheim, Chas T—same	38.56	27	Jonas, Benj as admr Robt—Cleary	118.10	25	Shearman, David—Chauncey Real Es-	153.90
24	Freel, Patk—same	218.35	28	Jensen, Mauritz—Rohe & Bro, Inc	585.43	25	Schauder, Philip—D Spiegler	1,028.61
24	Ferber, Nathan—same	218.35	28	Jacobson, Abr—Vogelfanger &	16.85	25	Sach, Vera—State of NY	500.00
24	Fieder, Wm J—same	218.35	23	Schwartz	16.85	25	Seitz, Michl—Bond & Mtg Guar-	1,423.64
24	Fries, Michl C—same	218.35	23	Kenny, Jno D—W Rich	368.91	27	Simms, Jas—Sarah M Simms	69.12
24	Fuller, Edgar C—same	218.35	23	Kroemer, Emma—M J McCarty	116.00	27	Stubenwoll, Fredk—M P Greenman	96.82
24	Fuchs, Adolph—same	218.35	23	Kemble, Daisy—H C Kemble	2,515.00	27	Siegal, Max—J Miller	84.40
24	Faust, Geo—same	218.35	24	Koch, Herman—Swift & Co	72.41	27	Simonetti, Tomaso—K C & M V Mc-	50.15
24	Fogel, Aaron—City of NY	218.35	24	Koehl, Louis J—same	29.41			
24	Frank, Chas—same	218.35	24	Kroengold, Ignatz—I Nemitz	36.00			
24	Fowler, Jno W—J Loskeavo & ano.	116.31	24	Kleinfelder, Geo—American Hay Co.	590.93			
24	Finkel, Simon—L Salkin	62.30	24	Kruger, Nellie M—Inter R T Co	109.88			
24	Friedman, Harry—Artlssa V Gearon	981.82	24	Kroeger, Wm—United Dressed Beef	49.25			
25	Freudenheim, N Henry—H Elfers &	66.91	24	Kavanagh, Jno—City NY	218.31			
	ano		24	Knapp, Clifton H—same	218.35			
			24	Kirk, Robt—same	218.35			
			24	Kelly, Wm—same	218.35			
			24	Kramer, Louis—same	218.35			
			24	Kloetzer, Otto—same	218.35			
			24	Kinsella, Wm J—same	218.35			
			24	Kirtland, Francis—same	218.35			
			24	Kip, Robt W—same	218.35			
			24	Komp, Albt—same	218.35			
			24	Kluber, Jno C—same	218.35			
			24	Kenna, Timothy—same	218.35			
			24	Kornrumpf, Adolph—same	218.35			
			24	Kloppenberger, Henry G—same	218.35			
			24	Koenig, Louis—H Reibel	276.81			
			24	Kloth, Otto—Kath McNamara	19.06			

Table listing names and amounts, including Sutton, Woodruff-Morten & Co., Swartzman, Michl-H Mastin, Strassle, Ernest F-G A Hartung, Stack, Jas J-Tablet Pub Co., Selibowsky, Isaac-H Gropper & ano., Suriano, Pasquale-Francisco Marano, Sparks, Geo B-M Bennett & ano., Towns, Mirabeau L-F Bailey, Thompson, W H-Acker, Merrill & Condit Co., Tromba, Nicolo-Lehn & Fink, Taaffe, Patk admstrx of-Margt O Prey, Thea, Morris-A De Dinatis, Totten, Irving-A A Marshall, Tucker, Fred H-H A Langjahr, Tolchinsky, Jno-Rockwood & Co., Vito, Frank-Mae Weynand, Uhlig, Chas W-Pacific Bank, Uttal, Sol-Smyth Donegan Co., Van Winkle, Saml-C E Rickerson, Vogt, Jos-C Grozinger, Vredenburgh, Adeline-Annie M Smith, Venghaus, Mabel H-Halsted Land & Dev Co., Weiss, Saml-F Luppens, Wiener, Benj-Annie E Hommel & ano., Whitcomb, Salmon-A H Warmolts, Wolff, Geo S-H Markowitz, Wortman, Simon-B K Bloch, Wolfe, Saml-A Nespoli, Weber, Aaron M-Pacific Bank, Wolf, Geo S-W C Wood & ano as exrs, Wood, Dora-C Schmidt & ano., Wolff, Bernard-G A Helm, Wendelken, Diedrick-Gottschalk Co., Wolovits, Hyman-H Paseornek, Wittenberg, Abr-A Smith, Wolf, Peter-Harriette Elwin et al, Yglesia, Adolfo-Hamilton Trust Co.

CORPORATIONS

Table listing corporations and amounts, including Baker & Fox-Fullerton Electrical Co., Graff & Hauck Co-Pierce, Butler & Pierce Mfg Co., Liberman Dairy Co-Dominion Chemical Co., Kosmos, Engrg Co-V Caputo, an infant, Regal Homes Co-J Sidoti, Smith & Loughlin, Inc-P A Blaum, Williamsburgh Marble Co-White Marble & Terrazzo Co., Artonbel Realty Co-Sophie Lemberg, Builders & Traders Realty Co-L Marx & Son, E Soter & Co, Inc-Royal Paper Box Co., L Van Construction Co-B Larzelere, Midwood Plumbing Co-M Herzfeld et al, New Palm Garden-I Nemitz, Pimdl & Buessing-H Krache & Son, Becker & Cohn Realty Co-I Feldman, Bruck & Co-S Friedman & Co, Cosgrove Bros-H Lischen & Sons Rope Co., Fisher Yglesia Co-Hamilton Trust Co., Long Island Heating Co-H Leach, Meyer Realty Co-Mallama Tile & Marble Co (amended), same-J J Mallaurd (amended), same-F Hafner (amended), Brown, McAgnon & Strassie-G A Hartung, Levy & Langsam-Kelly Stone Co., Olympia Candy Co-Maldurmin Impt Co., Pauline Constn Co-Popkin Gas Fix Co.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

MAY 25, 27, 28, 29, 31.

Table listing satisfied judgments in Manhattan and Bronx, including Allen, Wm H-City of NY, Ackerman, Harry-C G Thompson, Appleby, Chas E-R Turner, Beckley, Jno J-Prudential Real Estate Corp, Brownold, Martin-A J Bates & Co, Bosselman, Mathile-L Polstein, Beardsley, Egbert R-J C Rundbach, Barry, Jas E & Jno M Finley-C Herman, Busch, Casper H-J E Nichols et al, Bacchiani, Roger & Lewis-Pabst Bwg Co, Broadway & Fifty-third Street Co-M Pemberton, Charles, Harry H-D Fish, Creamer, Jos-S Solomon, Creamer, Jno M-D J Mackintosh, Campbell, Murdoch M-J J Murtagh, Same-same, 1908, Cullo, Jno & Jas-A E Bockman et al, Currier, Israel L-E H Ohlendorf.

Table listing names and amounts, including Donnegan, Marla A-E S Kirtland, Degnon, Jas-M Jacobsen, Doushkoss, Israel-H Heidenreich, Egner, Wm O-M Wooley et al, Same-same, 1911, Same-G H Lewis et al, Egan, M Francis, Eugene Montain & Edw J Scully-B Sewell, Eells, Stillman W-Cremo Light Co, Egner, Wm O-C Hutwelker et al, Fox, Saml E-I Reich et al, Fearon, Jas S, Clarence W Wrightson, Jos B Patterson, Robt I Fearon & Frank L Fearon-Putnam Hooker Co, Same-same, 1911, Gabler, Jno C-J Levin et al, Gluck, Jos-D Robson, Goldie, Saml & David Cohen-State Bank, Hayes, Cath-J R Fitzpatrick, Holub, Louis & Paul Bush-A Thourot, Harris, Caroline-Finch & Coleman, Hatch, Edw-Natl Iron Bank, Hero, Arthur-M Marcuse, Johnston, Geo-J L Conklin, Kracht, Henry J-P Livingston, Koslowitzky, Louks, Isaac Koslowitz, Hyman Koslowitz & Frank Nelkin-S SHEREVSKY, Lewis, Nathan-J Cohen & Son, Legniti, Angelo-C Moser, Same-W Moser, Same-C Moser, Lowe, Emma-C F Coppins, Lebendig, Sarah-F Fuchs et al, Merle, Wm M & Theo G Greenwald-Lang & Co, Mulvihill, Matthew F-P Lyons, Mullen, Thos J-L Mecker, March, Jas E & Edw A Clark-People & Co, N Y School of Applied Design for Women-J Harry Nicholson & Co, Nagler, Chas P-Becker Bros Mott Haven Packing House Inc, Nellenbogen, Isidor-L Engel, Ottenberg, Irving-L M Schmitt, Oppenheim, Wm-S Reich, Ogdan, Clara F-A Coyne, O'Brien, Jno-D Duncan, Same-same, 1903, Packard, Nathan J & Moses-W P Young et al, Rosenbluth, Kalman & Morris Rosenberg-People, & Co, Rosenkranz, Max-S H Jackson, Rath, Henry C-Bergdorf & Goodman Co, Sheehan, Jno C-D B Duncan, Sello, Laura A-F Sello, Sabine, Jno B-A H Leonard, Stephenson, Jno T-A Bingham, Same-same, 1912, Shapiro, Osias-L Katz, Siegelstein, Pierre A-A Waxman, Same-E L Winthrop, Stevens, Orlando R-S I Miller, Sileo, Thos-A Gallo, Scholder, Jacob-J S Galowitz, Thompson, Helen O-T F J Hannan, Whalen, Jno J & Federal Union Surety Co-W W Farley, Weil, Jacob-B McDermott, Weber, Albt E-W F Lennon, Williamson, Chas H-L Ehrenberg et al, Zagat, Paul H-S G Gant, Same-Sharp & Dohne, Same-G Sidenberg, Same-same, 1900, Same-same, 1900, Same-E W De Leon, Same-G F Brooks, Same-Riverside Bank, Same-same, 1907, Same-same, 1907, Same-same, 1907.

CORPORATIONS.

Table listing corporations and amounts, including Century Gas & Electric Fixt Co-B Bienefeld, Coleman Liquid Copper Co-H T Woods, Coffey Realty Co & Abr J Goldstein-North Side Hoisting Co Inc, Coffey Realty Co-P Thielman, Same-F G Genninger, E H Ogden Lumber Co-P Ward, Fluri Constn Co-L Cohen, Fitzhugh Smith Co-L Squires, Same-same, 1912, Gingold Realty Co & Abr J Goldstein-Nason Mfg Co, Gingold Realty Co-M Schaffer Flaum Co, George C Kokaris Co-Snare & Triest Co, Hennique Constn Co-H Gahren et al, Henry Pels & Co-David M Oltarsh Works of NY, Italian Union Realty & Security Co-N Y Edison Co, Nickelsburg Bros Co-A R Clarke & Co, 1911.

Table listing names and amounts, including Scalzo Realty Co-Mazza Constn Co, Sweeney Tierney Hotel Co-F W Johnson, William Reid Constn Co-R G Hitchings.

Borough of Brooklyn.

MAY 23, 24, 25, 27 & 28.

Table listing names and amounts in Brooklyn, including Arbuckle, Jno-D McMullen, Same-same, 1912, Adanes, Sam-L Fishman, Bellows, Edw F & Wayne R-Louis Josephthal et al as exrs, Bonomo, Albt-F Klinck Jr infant & Co, Same-same, 1912, Roger, Henry-T B Hegeman, Columbine, Nellie-W N Columbine, Egner, Wm O-Hutwelker & Briggs Co, Fichera, Sebastino & Giuseppe-Meyer & Nelson, Gleason, Jno-L Lapersonnerie, Gewertz, Jacob M-Union Bank, Same-same, 1909, Same-Lafayette Trust Co, 1909, Same-S L Levy, 1908, Same-Cross, Austin & Ireland Lumber Co, 1909, Same-S Cohn, 1910, Hammer, Thos B-J E Ogden, Jamison, Wm A-D McMullen, Jowaiszas, Frank-Swift & Co, Same-same, 1912, Same-same, 1912, Kruger, Jno L-American Bill Posting Co, 1911, Kleinschnitz, Aug-J Wagner, Kenny, Thos-W F Hagarty, Kostrach, Dora-F Munch Bwy, Mason, Jno F-H F Thaim, 1912%, McClean, Jno J-W F Durst, Murcott, Marie-Nassau Elec R R Co, McKeever, Jno W-H Koehler & Co, Meagher, Hattie-H L Lewin, Martin, Jas-H M Rolston, Miller, Mary A-Mech Bank, Bklyn, Nelson, Geo A-J Whitley, Same-same, 1901, Patane, Salvatore-A Coltora et al, Russo, Jack-F Klinck Jr infant & Co, Same-same, 1912, Stephens, Annie W-H S Manus, Stephens, Benj F-Garford Motor Car Co, 1909, Stephens, Benj F-Pennsylvania Rubber Co, 1908, Stevens, Orlando R-State of N Y, Smith, Chas W-Ella J Carey et al as admrx, Savarese, Francisco & Antonio-Bramhall Deane Co, Wood, Margaret-G Dautney, Wallace, Cath E-H Feldman, Williamson, Chas H-L Ehrenberg.

CORPORATIONS.

Table listing corporations and amounts, including E F Bellows Agricultural Co-Louis Josephthal et al as exrs, James Butler (Inc)-Helen Henser, Martense Realty Co-W G Kinney, William Reid Constn Co-B G Hitchings, Jay St Terminal-D McMullen.

Vacated by order of Court. Satisfied of appeal. Released. Reversed. Satisfied by execution. Annulled and void.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE

MAY 23, 24, 25, 27, 28.

Table listing chattel mortgages in Manhattan and Bronx, including Allen Constn Co, Vermilye av, 100 n 207th, Leon Mayer, Fixtures, &c, Alpha Constn Co, Mad av, nec 82d, Consolidated G Co, 22 Ranges at \$18 each, Belwood Constn Co, Stebbins av, sec 170th, Colonial Mantel & R Co, Refrigerators, Bergen, W C, Arthur av, nec 176th, Northern Union Gas Co, Ranges, 250, Farnolo, Chas R, 175th st, ns, 50 e Belmont av, Northern Union Gas Co, Ranges, 210, Frontenac Realty Co, 122 E 82d, Consolidated G Co, Ranges, 183, Hancock Constn Co, Manhattan av, sec c 123d, Consolidated G Co, Ranges, 81, Christie Iron Works-Gavin Machine Co, 1912, 104.90, Lehrman, Chas H, 301 St Nich av, Consolidated G Co, Ranges, 63, Mansard Constn Co, Mad av, sec 83d, Consolidated G Co, Ranges, 33, ranges at \$18 each, Mungo, A, Hughes av, ws, 207 s 180th, Northern Union G Co, Ranges, 75, Putnam Constn Co, 68-70 E 86th, Consolidated G Co, Ranges, 123, Wah, Sun & Co, 14 Pell, Consolidated G Co, Piren, 128.

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAY 23, 24, 25, 27, 28.

Colifane, Frank M. 14th av, c 69th. .
Borough Gas & Elec Fix Co. Gas
Fixtures, &c. 175
McTamany, Jno. 1115 Ditmars av. West
End Gas Fixture Co. 95
High Grade Constn Co. 20th av & 61st
.Frommeyer & Whelan. Plumbing.
1,900
Youdelman, H. 88 Humboldt. Beach-
Russ Co. Gas Fixtures. 60

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 23.

Lenox av nwc 112th, 90.5x100; Central Trust Co of NY agt Saml Mandel et al; Joline, Mandel & Rathbone (A); Sydney Herman (R); due, \$203,629.94.

MAY 24.

Madison av, ws, 132.7 s 130th, 16.5x75; Irving Smith agt Eliz Smith; Jno H Rogan (A); due, \$8,968.67.

MAY 25.

No Judgments in Foreclosure Suits filed this day.

MAY 27.

160TH st, ss, 375 w Bway, 50x125; Arnold H E Schramm agt Isaac M Berinstein; Man & Man (A); Arthur M Levy (R); due \$17,908.33.

MAY 28.

Cherry st, ns, 90.2 e Catherine, 25x103.9; Jeanette A Keyser agt Rosie Kutler et al; B Elliot Burston (A); Jno B Knox (R); due, \$7,284.02.

97TH st, ns, 151.6 e Col av, 16x100.11; Germania Life Ins Co agt Benj F Romaine; Dulon & Roe (A); Edwin D Hays (R); due, \$14,575.56.

St Annus av, 111; Stephen J McCarthy agt Jonas Weil et al; Clarke & Clarke (A); S Howard Cohen (R); due, \$9,387.50.

LIS PENDENS.

Manhattan and Bronx.

MAY 25.

70TH st 30-6 W; Wm H Hamilton et al agt Eben Goodwin et al; partition; Hamilton, Gregory & Freeman, attys.

Roosevelt st, 13-15; also WATER ST, 191; also BOWERY, 24; also CHRYSTIE ST, 196½; also GRAND ST, 343; also LA-FAYETTE ST, 206; also WALKER ST, 57; Howard Conkling agt Alfred R Conkling et al; partition; J I Wiener, atty.

MAY 27.

Thompson st, es, 87.3 s Spring, 50x88; also 3D ST, 118; also CARMINE ST, 63; Katie Decker agt Wm J Amend exr et al; amended action for admeasurement of dower; J F Stier, atty.

Water st, 152; Robt Cockcroft agt Lillian C Howell et al; partition; Conway, Williams & Kelly, attys.

Riverside dr, nec 127th, 86.6x100xirreg; Elgin E Mott agt Hanover Estates et al; action to impress trust; Hedges, Ely & Frankel, attys.

MAY 28.

Washington pl, 12; also GREENE ST, 255, leasehold; Chas Moran agt Maria L Hoyt et al; partition; Bowers & Sands, attys.

Pinehurst av, swc 189th, 200.5x112.10; Abr Starobin agt Rountree Realty Co et al; action to set aside mtg; S S Marcus, atty.

MAY 29.

Lots 115-17 map of 175 lots belonging to Estate of Lewis G Morris, Bronx; Cohn & Siegel agt Plymton Constn Co; notice of levy; Lese & Connolly, attys.

Ittner pl, ns, bet Webster & Park avs, lot 19a; Peter Quinn agt Wm A Smith et al; foreclos of transfer of tax lien; L F Moynahan, atty.

146TH st 159 W; Tenement House Dept agt Margt E Kilduff; notice of levy; A H Watson, atty.

MAY 31.

Amsterdam av, 1538; also 3D AV, 1128; also ST MARKS PL, 107-107½; Hyman Epstein agt Louis Starr; accounting, &c; Weschler & Rothschild, attys.

Borough of Brooklyn.

MAY 23.

Thatford av, ws, 243.1 s Sutter av, 18.9 x90; Title Guar & Trust Co agt Simon Alenik et al; T F Redmond, atty.

Liberty av, ns, 20 e Shepherd av, 20x75, Ray Plass agt Carmine Curcio et al; T F Redmond, atty.

Wolcott st, sws, 165 nw Van Brunt, 40 x100; Title Guar & Trust Co agt Ida Biagini et al; T F Redmond, atty.

58TH st, nes, 379.9 se 7 av, 20x100.2; New York Investors Corp agt Albertine Nordin et al; T F Redmond, atty.

Lots 105, 106 & 107, on map of prop in the 26th Ward, belonging to the Estate of Simon Rapelje; Ernestine L Hooek as exrx agt David Wolfman et al; Kiendl & Son, attys.

S 1ST st, 352; Michl Gartland agt Hugh Gartland; to compel reconveyance; D Siegelman, atty.

Gates av, ss, 150 w Reid av, 62.6x100; Harris Goldberg & ano agt Emma Tuck & ano; to set aside deed.

Snediker av, es, 201.5 s Atlantic av, 19.10x100; Josephine S Knight agt Julia Ballenberg et al; E Kempton, atty.

Saratoga av, es, 95.7 n Park pl, 80x100; Ethel Bernstein agt Max Schlesinger et al; J J Schwartz, atty.

Plot begins at the c l of the blk bet Hawthorne & Winthrop, were the same is niterested at right angles to Winthrop, from a point distant 280.7 e of Main in the Village of Flatbush, runs n106 to Hawthorne, xe37.6xsl06xw37.6 to beg; Merchants Co-operative Mtg Co agt Mary B Cusick et al; H Weismann, atty.

Plot begins at the centre line of the block bet Hawthorne & Winthrop, where the same is intersected at right angles to Winthrop, from a point distant 318.1 e of Main in the Village of Flatbush, runs n 106 to Hawthorne, xe37.6xsl06xw37.6 to beg; same agt same; same atty.

Pacific st, sec Grand av, 25x55; Jeanette G Brown agt Wm A A Brown et al; Beard & Paret, attys.

Classon av, swc Dean, 24.6x100; Jeanette G Brown agt Wm A A Brown et al; Beard & Paret, attys.

Plot begins at the centre line of the block bet Hawthorne & Winthrop, where the same is intersected at right angles to Winthrop from a point distant 318.1 e of Main in the village of Flatbush, runs n 106 to Hawthorne xe37.6xsl06xw37.6 to beg; same agt same; same atty.

Pacific st, sec Grand av, 25x55; Jeanette G Brown agt Wm A A Bronw et al; Beard & Paret, attys.

Classon av, swc Dean, 24.6x100; Jeanette G Brown agt Wm A A Brown et al; Beard and Paret, attys.

6thford av, ws, 243.1 s Sutter av, 18.9x 90; Title Guarantee & Trust Co agt Simon Alenik et al; T F Redmond, atty.

Liberty av, ns, 20 e Shepherd av, 20x75; Plass agt Carmine Curcio et al; T F Redmond, atty.

Wolcott st, sws, 165 nw Van Brunt, 40x 100; Title Guarantee & Trust Co agt Ida Biagini et al; T F Redmond, atty.

58TH st, nes, 379.9 se 7 av, 20x100.2; N k Investors Corp agt Albertine Nordia et al; T F Redmond, atty.

Lots 105, 106 & 107, on map of prop in the 25th Ward, belonging to the Est of Simon Rapelji; Ernestine L Hooek as exr agt David Wolfman et al; Kiendl & Sons, attys.

S 1ST st, 352; Michl Gartland agt Hugh Gartland; to compel recognizance; D Siegelman, atty.

Gates av, ss, 150 w Reid av, 62.6x100; Harris Goldberg & ano agt Emma Tuck & ano; to set aside deed.

Snediker av, es, 201.5 s Atlantic av, 19.10x100; Josephine S Knight agt Julia Ballenberg et al; E Kempton, atty.

Snediker av, es, 181.5 s Atlantic av, 20x 100; Josephine S Knight agt Julia Ballenberg et al; E Kempton, atty.

Snediker av, es, 131.5 s Atlantic av, 25x 100; Bond & Mtg Guarantee Co agt same; same atty.

Snediker av, es, 106.5 s Atlantic av, 25x 100; Michl H Livingston agt same; same atty.

Snediker av, es, 156.5 s Atlantic av, 25x 100; First Reformed Episcopal Church agt same; same atty.

Grafton st, nec Blake av, 300.5x100; Dumont Mtg & Realty Co agt D & P Constn Co; S S Schwartz, atty.

71ST st, nes, 105.9 se Mackay pl, runs se40xne98.8xnw39.11xsw100.4 to beg; Howard D Hammond agt Andrew G Gulliksen et al; I I Goldsmith, atty.

Ocean pkway, es, 18.10 n Av S, runs e 250 to E 7 xn26.4xnw178.4xw133.3 to pkway xe157.9 to beg; Bklyn Trust Co agt Kanute J Lundgren & ano; C C Suffren, atty.

Nevins st, es, 60 n Baltic, 20x75; Bridget Duffy agt Mary K O'Reilly; to set aside deed; B N Manne, atty.

Sterling pl, ns, 100 w Howard av, 125x 127.9; Ann Holloway agt Abr Belanowsky et al; Edwards & Levy, attys.

5TH av, ses, 60.2 sw 49th, 20x90; Title Guarantee & Trust Co agt Michl J Johnstone et al; T F Redmond, atty.

10TH av, ses, 60 ne 74th, 20x100; Ulster County Svgs Bank agt Rose E Dilberger et al; T F Redmond, atty.

Rockaway av, es, 150 n Sutter av, 25x 100; Farmers & Mechanics Svgs Bank of Lockport agt Jos Powers et al; T F Redmond, atty.

Plot begins on the shore line of Gravesend Bay at the intersection of the se line of land of Jas Stillwell, runs se41.3xne485 to rd to Voorhees mill or Mill rd xnw 141.5xsw334.2xse50xsw199 to beg; also HARWAY AV, ws, at the intersection of the s line of land of Gertrude M Ryder, runs sw392 to highwater line of Gravesend Bay xse40xne390.7 to av xnw35 to beg; also PLOT begins at the intersection of the highwater line of Gravesend Bay & s line of land of Gertrude M Ryder, runs sw4.157.6xse40xne4.160 to Gravesend Bay xnw40 to beg; also PLOT begins on the e of Gravesend Bay at the division line bet

Lot 2 & 1 on map of land under water in Gravesend Bay, runs sw4.120.10 to pier line xn-xne4.160xse138.9 to beg; also PLOT begins at the s line of land of Jas Stillwell at its intersection of mean high-water line of Gravesend Bay, runs ne138.9 xsw1.942.7 to pier line xse346xne1.907.6 to beg; Wm Stillwell agt Caroline V Bate-man et al; specific performance; G F Eschback, atty.

13TH av, ws, 20.2 s 42d, 20x80; Mary B Francisco agt Eurica Boccasecca et al; J J Hood, atty.

MAY 24.

Court st, 590; Jane Turnbull agt Saml Wasinsky et al; G M Moskowitz, atty.

Stone av, ws, 150 s Blake av, 25x100; Mary M Horton agt Hyman Fishman et al; L W Searle, atty.

29TH st, nes, 75 se 3 av, 25x40; Title Guar & Trust Co agt Frank Spero et al; T F Redmond, atty.

Union st, ns, 290 w Hoyt, 15x90; Title Guar & Trust Co agt Antoinette Mayo et al; T F Redmond, atty.

33D st, sws, 282.11 nw 5 av, 17.1x100.2; Title Guar & Trust Co agt Helma Olsen; T F Redmond, atty.

3d av, es, 134 s Union, 28x80; Title Guar & Trust Co agt Vittoria Romanelli et al; T F Redmond, atty.

41ST st, sws, 16.1 nw West, runs sw100.2 xnw35xne to Lotts la xe-xe to 41st xse30.10 to beg; Title Guar & Trust Co agt Michl Salit et al; T F Redmond, atty.

49TH st, ns, 280 e 3 av, 20x100.2; Trstes of the Episcopal Fund of the Diocese of Long Island agt Jacob Larsen & ano; T F Redmond, atty.

E 17TH st, es, 225 n Av U, 40x80; Title Guar & Trust Co agt Michl N Salmore et al; T F Redmond, atty.

12TH av, wc 68th, runs nw160xsw139.5 to Bay Ridge av xse14.6xsl53.11 to 12 av xne87.6 to beg; Title Guar & Trust Co agt Nannie H Smith et al; T F Redmond, atty.

George st, ses, 275 sw Knickerbocker av, 25x100; German Savgs Bank of Bklyn agt Harris Meyer et al; Fisher & Voltz, attys.

St Marks av, ns, 250 w Rockaway av, runs w25xsl12 to Eastern pkway ext xne 29.7xns9.1 to beg; Selah B Strong as trste agt Beckie Getzoff et al; S B Strong, 3d, atty.

Palmetto st, ss, 200 w Irving av, 200x 100; Margt McKibben agt J Henry Small Realty Co et al; Hirsh & Rasquin, attys.

E 39TH st, ws, 220 s Av C, 20x100; Bernhard Nussbaum agt S Bonagura Realty Co et al; N Cohen, atty.

E 39TH st, ws, 240 s Av C, 20x100; same agt same; same atty.

E39TH st, ws, 260 s Av C, 20x100; same agt same; same atty.

E 39TH st, ws, 280 s Av C, 20x100; same agt same; same atty.

13TH st, ss, 337.10 e 8 av, 19.6x100; Morris Sherwin agt Chas Pellman & ano; Myers & Schwarsenski, attys.

Macon st, sec Marcy av, 16.8x100; Eva Averell agt Isaac Stein et al; G F Alexander, atty.

Sumner av, ws, 91.1 n Pulaski, 17.9x82; Harry Prager agt Louis Schultzman & ano; Isaac Allen, atty.

Van Brunt st, 361; Wm Ditzenberger & ano agt Chas Carroll et al; Reynolds & Geis, attys.

Garfield pl, sws, 225 se 4 av, runs sw 104.5 to Old Mill rd xse23.6xne68.11xsl1.10 xne40.7 to Garfield pl xnw24.9 to beg; R Morgan Olcott as trste agt Nicola Serra et al; C C Suffren, atty.

MAY 25.

46TH st, ws, 440 se 17 av, 20x100.2; Kingston Realty Co agt Michl Melody Realty & Constn Co et al; W T Lindsay, atty.

46TH st, ws, 460 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 540 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 560 se 17 av, 20x100.2; same agt same; same atty.

Union st, ns, 142 w 6 av, 25x95; also ELTON ST, ws, 100 n Dumont av, 75x84; Saml Heineman et al agt Leopold Schwager et al; L F Hollenbach, atty.

46TH st, ws, 140 s 17 av, 20x100.2; Kingsboro Realty Co agt Michl Melody Realty & Constn Co et al; W T Lindsay, atty.

46TH st, ws, 160 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 180 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 200 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 260 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 280 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 300 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 320 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 380 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 400 se 17 av, 20x100.2; same agt same; same atty.

46TH st, ws, 420 se 17 av, 20x100.2; same agt same; same atty.

Cambridge pl, es, 296 n Putnam av, 21 x100; also TOMPKINS AV, ws, 20 s Putnam av, 20x95; also LEXINGTON AV, ss, 100 e Bedford av, 16.6x100; also LEXINGTON AV, ss, 180.6 e Bedford av, 16x

100; Wm H Hamilton & ano agt Eben Goodwin et al; partition; Hamilton, Gregory & Freeman, attys.

Blake av, ns, 40 e Williams av, 20x80; Progressive Realty & Improvement Co agt Jos Wollin et al; J G Abramson, atty.

Summer av, ws, 67.6 s Willoughby av, 16.6x80; Herman Busky agt Oscar R Blum; specific performance; Chas Burstein, atty.

Ditmas av, ns, 149 e E 9th, 31x100; Jno Reis agt Mary L McFarlan et al; Armstrong & Brown, attys.

Rockaway av, 926, ws, 225.6 n Hegeman av, 20x100; Jno Auer agt Louis Leist et al; C H Levy, atty.

Rockaway av, 922; Jno Auer agt Marcus Kahn et al; same atty.

3D av, es, 60.4 s 35th, 39.10x100; Jonas Frederickson agt Bridget Hart & ano; Furst & Furst, attys.

MAY 27.

Warehouse av, ws, 100 s Mermaid av, 40x118.10; Title Guar & Trust Co agt Vincenzo Bruno et al; T F Redmond, atty.

19TH st, sws, 285 nw 4 av, 50x102.2x—x 97.8; Title Guar & Trust Co agt Jno Heinlein Cut Stone Co et al; T F Redmond, atty.

W 7TH st, ws, 360 n Av U, 20x82.6; Rosina Lارايا agt Giuseppe La Morte et al; J A Walsh, atty.

Chester st, es, 140.3 n Riverdale av, 20 x100; Natl Savgs Bank of the City of Albany agt Fannie Rosenthal et al; T F Redmond, atty.

Elton st, es, 325 n Arlington av, 25x100; New York Investors Corporation agt Arthur J Waldron et al; T F Redmond, atty.

21ST st, ns, 85 w 4 av, 25.6x100; Long Island Loan & Trust Co as trustee agt Michl Pepe et al; T F Redmond, atty.

20TH st, sws, 225 nw 6 av, 25x100; Methodist Book Concern in the City of NY agt Francisco Maiorano et al; T F Redmond, atty.

Degraw st, ss, 156.4 e 4 av, 16.4x100; Emma C Insler & ano as exrs agt Giovanna Bonacci et al; T F Redmond, atty.

Van Brunt st, ws, 50 s Eliz, 25x90; Title Guar & Trust Co agt Jennie Greenberg et al; T F Redmond, atty.

Melrose st, ss, 425 e Knickerbocker av, 25x100; New York Investors Corporation agt Jos Lifkowitz et al; T F Redmond, atty.

Junius st, ws, 175.2 n Sutter av, 74.10x 100; Mutual Poultry Co agt Ella Fellman et al; specific performance; S A Telsey, atty.

Same prop; Isaac Edelson & ano agt Esther Fellman et al; A Casper, atty.

Watkins st, ws, 125 s Liberty av, 25x 100; Williamsburgh Savgs Bank agt Fanny Horn et al; S M & D E Meeker, attys.

Berry st, es, 100 s S 8th, 20x69; Williamsburgh Savgs Bank agt Frances Gorman et al; S M & D E Meeker, attys.

S 1ST st, ns, 50 w Havemeyer, 25x77; Geo H Mahler agt Jno C Tiedemann et al; partition; L J Laugbein, atty.

E 14TH st, es, 45 s Wellington ct, 40x 100; Howard B Bullard agt Geo C Spencer et al; C A Clayton, atty.

Jardine pl, ws, 130.7 s Herkimer, 17x92; Nassau Co-operative Bldg & Loan Assn agt Lulu S Haase et al; Kiendl, Smyth & Gross, attys.

Silliman pl, ss, 261.11 e 2 av, 40.3x84.2 x40x79.4; Arthur L Williams agt Neal & Brinker Co of NY et al; Cary & Carroll, attys.

MAY 28.

19TH av, nws, 133.4 ne Benson av, 33.4x 96.8; Wm I Sirovich agt Ida Marrenner et al; Frank Wasserman, atty.

Blake av, ss, 99.10 e Montauk av, 20x90; Herb C Smith agt Frank Jowaiszas et al; Smith, Doughty & Weynberg, attys.

Blake av, ss, 79.10 e Montauk av, 20x 90; same agt same; same atty.

65TH st, ns, 540 W 14 av, 114.9x100.2x 108.7x100; Renard S Padgett agt Danl F Lewis et al; C J Ryan, atty.

Sheffield av, ws, 250 n Belmont av, 50x 100; Richd C Campbell & ano as exrs agt Mary Globet et al; T P Peters, atty.

Atlantic av, ns, 180 w New York av, 40x 149.1; Rawson L Wood et al agt Jos Dunn et al; Weeks & McDermott, attys.

15TH av, nc 67th, 80x80; Home Life Ins Co agt Jos Rinaldi et al; T F Redmond, atty.

Bristol st, es, 200.3 s Dumont av, 20x 100; Home Life Ins Co agt Saml Strauser et al; T F Redmond, atty.

Hicks st, nec Pacific, 90x82; Alice H Van Auden agt Jno C Ball et al; T F Redmond, atty.

Kings Highway, ss, 22 e E 12th, 22x 102.1x21.6x101.1; Title Guarantee & Trust Co agt Masha Finkelstein et al; T F Redmond, atty.

67TH st, nes, 100 nw 15 av, 20x100; Wesleyan University of Middletown, Conn agt Jos Rinaldi et al; T F Redmond, atty.

E 12TH st, ws, 99.11 s Kings Highway, 20x60; National Savgs Bank of Albany agt Ike Rotblatt et al; T F Redmond, atty.

E 12TH st, ws, 119.11 s Kings Highway, 20x60; same agt Newkirk Holding Co et al; same atty.

64TH st, sws, 120 se 8 av, 40x100; Edw J Fletcher agt Geo Ahlstrom et al; partition; Maxon & Jones, attys.

Lewis av, nwc Pulaski, 20x79.10; Frank Lorentz agt Saml Cohn et al; O'Neill & O'Neill, attys.

Riverdale av, ns, 50 e Thatford av, 19x 100; Louise A Hanks agt Hyman Nemzer et al; Neu Gilchrist & Spedick, attys.

McDonough st, ss, 159 e Lewis av, 19x 100; Kings County Savgs Instn agt Helen M Brooks et al; Coombs & Wilson, attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAY 25.

153D st, 530 W; Edw Elbaum agt Lettie J Risley et al; H B Singer, atty.

Essex st, 78-80; Grand Lodge of the U S of the Independent Order of Free Sons of Israel agt Harris Cohen et al; amended; M B & D W Blumenthal, attys.

Lots 19-20 map of Cebrie Park, Bronx; Theo J Chobot agt Sarah A Lockwood et al; M J Sullivan, atty.

Lot 200 map of Gleason prop, 24th Ward Bronx; Josephine D Ebeling agt Jacob Cohen et al; M J Sullivan, atty.

MAY 27.

111TH st, 120 W; Jennie K Stiefel agt Emilie S de Hierapolis et al; F I Haber, atty.

101ST st, ns, 230 w West End av, 20x 100.11; Helen Jungling agt Louis J Hopkins et al; J W Purdy, Jr, atty.

Montgomery av, ws, — n 176th, Lot 479; Tax Lien Co of NY agt Wm J Flanagan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Lots 108-12 map of South Washingtonville, Bronx; Thos W Thorne agt Christian H Werner et al; G E Gartland, atty.

MAY 28.

130TH st, 19 E; Broadway Savgs Instn of the City of NY agt Margt J Cannon et al; R Kelly, atty.

142D st, ns, 270 w Lenox av, 40x99.11; Siegfried Rown agt Morris R Stang et al; A & H Bloch, attys.

Park av, es, 75.9 n 97th, 25.2x100; Francis K Pendelton et al agt Salamon Farian et al; Anderson, Iselin & Anderson, attys.

Lot 200, map of Gleason prop; Sarah G Higgs agt Jacob Cohen et al; Clocke, Koch & Reidy, attys.

113TH st, ns, 121.4 e Park av, 42.8x 100.11; Julius C Kohn agt Saml Cohen et al; J M Roeder, atty.

200TH st nwc Valentine av, 25x92.6; Sigmund Wechsler agt Josiah Jones et al; R V Wechsler, atty.

Riverside dr, 550; Harry B Davis agt Hanover Estates et al; L Sachs, atty.

Lexington av, ws, 65.4 n 31st, 22.6x100; Stephen G Roach et al agt Julius Rosenberg et al; H E Lippincott, atty.

108TH st, ns, 175 w Bway, 25x100.11; City Real Estate Co agt Hyman D Baker et al; H Swain, atty.

Walton av, ws, 148 s 183d, 20x95; Edw Regenhart agt Bedford Park Constn Co et al; C Putzel, atty.

149TH st, ss, 112.4 w St Anns av, 37x 84.10; Henry Engel agt Wm G Rose et al; E A Hassey, atty.

Lot 183 map of 369 lots owned by Hunts Point Realty Co, Bronx; Saml Riker Jr agt Helen W Halsey et al; S Riker, Jr, atty.

STH av, 2442; Excelsior Savgs Bank of the City of NY agt N & Z Realty Co et al; J C Gulick, atty.

141ST st, 239-41 W; David Harris agt Sarah Lippstadt et al; Davis & Davis, attys.

Amsterdam av, 206-S; Mary A Cudlipp agt Wm G Rose et al; Reynolds & Thomas, attys.

Dawson st, es, 537.4 n Longwood av, 40.7 x100; Josephine H Blau agt 1226 Dawson Street; M Blau, atty.

134TH st, ns, 270 e 8 av, 15x99.11; Sarah M Chapman agt Rachel E Cox et al; Brady & Brady, attys.

MAY 29.

No Foreclosure Suits filed this day.

MAY 31.

Bracken av, ws, 100 n Randall av, 50x 100; Henry McCaddin agt Kate Ostrow et al; W E Slevin, atty.

149TH st, ss, 75.10 w St Anns av, 36.6x 84.10; Geo Schwegler agt Wm G Rose et al; A & H Bloch, atty.

180TH st, ss, 91.7 e Daly av, 40x100; Ellen Johnston agt Krabo Ernst Realty Co et al; Rasquin & Rasquin, attys.

3D av, nec St Pauls pl, 47.4x102.3; Lillian A Martin agt St Pauls Realty Co et al; R & E J O'Gorman, atty.

Webster av, ss, 1,000 ne Woodlawn rd, 50x81.11; Washington Savgs Bank et al agt Kingston Securities Co; F M Patterson, atty.

143D st, 239 W; Eliz B Vanderpool agt Amelia Basch et al; House, Grossman & Verhaas, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

MAY 25.

Broadway, nec 212th, 118.7x197.9; Chas Isham, Saml Isham & Wm B Isham, Julia I Taylor & Minturn P Collins loan Hazel Real Estate Co to erect a — sty bldg; — payments. \$200,000

MAY 27.

No Building Loan Contracts filed this day.

MAY 28.

38TH st, 63-7 W & 39TH st, 62-4 W; State Realty & Mtg Co loans Colony Constn Co to erect a 12-sty & loft bldg; 13 payments. 235,000

St Nicholas av, swe 187th, 100x125; Sender Jarmulowsky loans Bogam Realty Co to erect two 5-sty apartments; — payments. 65,000

MAY 29.

Riverside dr, sec 141st, 99.11x125; Metropolitan Life Ins Co loans West Side Constn Co to erect a 11-sty apartment; 13 payments. 475,000

141ST st, ss, 325 w Bway, 100x—; same loans same to erect an 8-sty apartment; 12 payments. 225,000

Quimby av, ns, 174.10 w Castle Hill av, 24.10x103.1; Eliz K Dooling loans Adam Mink to erect a 2-sty dwg; 3 payments. 3,750

Quimby av, ns, 149.10 w Castle hill av, 25x103.1; same loans same to erect a 2-sty dwg; 3 payments. 3,750

Bainbridge av, swe, 194th, 31.7x84.2x irreg; Van Dyck Estate loans Jno J Tully Co to erect a 5-sty apartment; 13 payments. 40,000

Bainbridge av, ws, 31.7 s 194th, 40x81x irreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Bainbridge av, ws, 71.7 s 194th, 40x40x irreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Bainbridge av, ws, 111.7 s 194th, 40x 84.10xirreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Briggs av, es, 165.11 s 194th, 39.7x84.9x irreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Briggs av, es, 125.9 s 194th, 40.2x83.2 xirreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Briggs av, es, 85.7 s 194th, 40.2x81.6 xirreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Briggs av, es, 45.5 s 194th, 40.2x80.5 xirreg; same loans same to erect a 5-sty apartment; 13 payments. 25,000

Briggs av sec 194th, 45.5x81xirreg; same loans same to erect a 5-sty apartment; 13 payments. 30,000

St Peters av, ns, 250.1 w Maclay av, 25x 97.2; Wm R Brinkerhoff atty loans Bertha Harrison & Sol Friedman to erect a 2-sty dwg; — payments. 4,000

St Peters av, ns, 275.1 w Maclay av, 25 x96.7; Fredk A Southworth loans Bertha Harrison & Sol Friedman to erect a 2-sty dwg; — payments. 4,000

195TH st, swe Decatur av, 121.4x135.3; Title Guar & Trust Co loans Miltner Bros to erect 3-5-sty apartments; 7 payments. 82,000

173D st, ns, 44.5 w Bathgate av, 42x100; City Mtg Co loans Fulle Bldg Co to erect a 5-sty apartment; 10 payments. 31,000

Amsterdam av, nec 119th, 80.11x150; Metropolitan Life Ins Co loans Carnegie Constn Co to erect a 10-sty apartment; 6 payments. 412,500

Lots 250-51 map of Gleason prop, Bronx; Fredk A Southworth, atty, loans Cornelius & Hannah O'Connell to erect a 2-sty dwg; — payments. 4,500

MAY 31.

89TH st, 11 E; Union Trust Co of N Y loans Irene Gillespie to erect a — sty bldg; — payments. 100,000

West st, ss, 228.5 e Mohegan av, 50x 88.7 to 181st, x50.6x81.5; Prospect Investing Co loans Warren Bldg Co to erect two 5-sty apartments; 7 payments. 20,000

ATTACHMENTS.

MAY 23.

Champlin, Frank A; Hexter Motor Truck Co; \$2,807.50; Alexander, Cohn & Sondheim.

MAY 24.

Ferrante, Francesco; Fruit Auction Co; \$1,720.35; McElheny, Bennett & Sicher.

MAY 25, 27 & 28.

No Attachments filed these days.

MECHANICS' LIENS.

Manhattan and Bronx.

MAY 25

104TH st, 157 E; Louis Morris agt Bern Budd & Hyman Ribman (166). 56.00

32D st, 9 W; Peter Brown agt Margt I Hoyt, Timothy D Healy & Healy Restaurant Co (167). 325.29

39TH st, 243 W; American Bar Lock Co agt McGraw Pub Co, Hedden Constn Co & Lobel Andrews Co (renewal) (168). 210.00

Washington av, 2183; Harry Jacobson agt C D S Realty Co & Andw Warren, agent (169). 53.50

97TH st, 315 & 325 E; Jacob Plotkin agt Henry Frank, Jacob Straus, Theo Friedeberg, Wm Hellman & Louis Steinberg (170). 299.00

Same prop; same agt same (171). 185.00

43D st, 108-16 W; Ralph E Dings et al agt NY Order of Elks & Jas Hanley (renewal) (172). 76.50

Broadway, 1966-S; Bernhard Diamant agt Morris Weinstein (173). 105.00

MAY 27.

Water st, 113; Abr Sacks agt Henry Weingert & Jas Cummings & Co (174). 100.00
Morris Park av, 716; Louis Ippolito agt Mary Fiorella (175). 109.65
Park av 2978; Wm Hyman agt Mary M Molloy (176). 183.50
Crotone av, nec 187th, 200x100; Frank Spadaccini agt Nesta Constn Co, Orlando Cipriani & Michele Vologuese (177). 197.00
Tinton av, 591-7; Nathan Altman agt Robt H Mathews & Jane Mathews (renewal) (178). 71.80
Southern Blvd, 2209; Ely Feinstein agt Jack Warner & Chas Schrott, Inc (179). 110.00
Audubon av, 369; Baker & Fox agt W 184th St Constn Co & Fredk Burghard (180). 90.00
53D st, 50 E; Jno V Van Pelt agt Clara S Lyle & Henry N M Lyle (181). 323.50
13TH st, 603 E; also AV E, 215-7; Bernard Zucker agt Lena Jacobowitz & Morris Jacobowitz (182). 76.00
10TH av, 295; Jos Shulman agt Francis Markham & Michl O'Neil (183). 315.00

MAY 28.

Clark st, 16-18; Hotchkiss, Vail & Garrison Co agt Jas C Kuhn & Katz & Kantor (184). 162.40
Claremont av, 160; Jos Kotlowsky agt Tomahawk Realty Co (185). 400.00
77TH st, 44 W; Watson Stillman Co agt Manhattan Square Apartment Assn (186). 375.00
Webster av, ws, 227.9 n 179th, 70x120; Dominick Salzano et al agt Cawson Construction Co Inc (187). 345.00
99TH st, 54-6 W; Greason Mfg Co agt Navarre Realty Corp (188). 77.84

MAY 29.

Morningside dr, swc 121st, 101x181.4; Geo H Storm agt Eighty-eight Morning-side Drive Co & Ellison Constn Co (189). 1,840.00
13TH st, 427-9 E; Jno Laura agt Caris-brooke Realty Co & Coles Constn Co (190). 160.00
St Nicholas av, es, 50 s 179th, 100x100; Adolf Smith agt Rosie Levy & Bernhard Levy (191). 154.60
St Nicholas av, nwc 150th, 104x100; David Kraus agt Welton Constn Co (192). 250.00
1ST av, nwc 11th, 25x100; White Iron Works inc agt Edw Rafter & Barnett Miller (193). 56.37
5TH av, 581-3; Ferd F Laudon agt Hertz Habit Maker Inc & Seger & Gross Co (194). 164.25
Broadway, swc 178th, —x—; Sidney J Eisner agt Jno Lever, Saml Kruckman & Louis Kulper (195). 329.00
56TH st, 6 E; Geo Mulligan Co agt Est of Jos Laroque & Jos Laroque Jr & P W French (196). 10,905.43
99TH st, 169 E; Benj Kornblum agt Herman Knepper (197). 74.65
Ridge st, 80-8; Robinson Stoneware Co agt Ridge Holding Co, Chas I Weinstein & Katz & Kantor (198). 510.65
223D st, ns, 38 e White Plains av, 75x 100; Oriental Fireproof Sash & Door Co agt Morris Improvement Co (199). 275.00

MAY 31.

109TH st, 232 E; Hyman Cohen agt Mary Jange & Antoneo Jange (200). 229.00
Pike Slip, 85; Isidore Marchowsky et al agt Mary E Buckley & D J Comyns & Co (201). 40.00
Morris Park av, ss, 50 e Holland av, 25.6 x100; Era Realty Co agt Henrietta or Yetta Gitelson (202). 1,588.00
233D st, ns, 38 e White Plains av, 100 x100; Dante G Crisconino agt Morris Im-provement Co (203). 250.00
Audubon av, es, 74.11 n 183d, 20.7x70; Saml Miller agt West 184th St Constn Co & Fred Burghard (204). 59.00
Canal st, 202-4; Bessie S Shapiro agt Arthur P Derby Siegel Contracting Co & M Perlberg (205). 145.00

Borough of Brooklyn.

MAY 23.

Dwight st, es, bet King & William, 200x 100; Greenpoint Metal Covered Door Co agt Patk Hayes. \$392.00
Bergen st, ss, 424.6 w Rockaway av, 40x 127; Chestnut Ridge White Brick Co agt Jos Malkin & Malkin Constn Co. 502.50
W 7TH st, es, 340 n Av O, 26x100; Rue-gamer & Auer Co agt Jno M O'Grady & Lawrence A Brennan. 235.00
E 24TH st, ws, 180 n Av Q, 40x100; Rue-gamer & Auer Co agt Lawrence A Brennan & Dawrence A Brennan Co. 1,000.00
Sheffield av, es, 80 n Blake av, 70x100; Louis Evens agt Harry Schneider; Apr 29'12. 174.00

MAY 24.

E 15TH st, cor Av R, 80x75; Raffaele Crisci agt Jan A Williams Improvement Co & Giacomo Elmich. 100.00
Same prop; Pasquale Carforo agt same. 47.00
E 7TH st, es, 360 n Av M, 40x120.6; Ph Feldman & Son agt Ester Litwak. 50.00
Av W, 817-19; Thos F Ferris agt Jno K Hartman, Anson S Johns, Union Trust Co of Lancaster, Pa & Wm Wohlsten. 151.15

9TH st, 148; Sol A Ring agt Hyman Goldstein. 27.00
West st, ws, 50 n 40th, 100x100; Chas Rothenbach (Inc) agt Jos B Thompson Real Estate Co & Jos B Thompson. \$68.00
Lott av, nwc Bristol, 60x100; McVeigh & Brennan agt Bristol Bldg Co & Jno Taft; Apr26'12. 1,250.00
Columbia st, 156; Kane Constn Co agt Margt E Sullivan & Mary L Murnane; Apr23'12. 180.00

MAY 25.

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Hochman's Sons Iron Works agt Purdy Constn Co; May3'12. 1,340.00
Vermont av, es, bet New Lots rd & Hegeman av, —x—; also VERMONT AV, ws, bet New Lots rd & Hegeman av, —x —; Abr Levin agt Vermont Bldg Co & Mr Cohn; Mar30'12. 1,600.00
11TH av, swc 53d, 100x200; Jno A Dris-coll agt L W Beveridge Co, Louis Hol-lenkack & Robt Ward; May4'12. 3,300.00
E 7TH st, es, 360 n Av M, 40x120; Jacob Zomenick agt Esther Litwak. 650.00
Same prop; Louis Demsky agt Esther Litwak & Jacob Zomenick. 245.00
Same prop; Harris Shur agt same. 70.00
Same prop; Sol Lipshitz agt same. 140.00

MAY 27.

Berkeley pl, 154; Henry Leibe agt Pone Realty Co & Louis Karasik. 17.63
Dwight st, es, from Kings to Pioneer, 200x100; Gold & Taylor Cut Stone Co agt Patk Hayes. 1,212.00
Evergreen av, 269; Fred Weber agt Clara Vogt. 290.55
%Court st, 284; Alfred Smyth agt Emily J Kears. 14.65
Saratoga av, es, from Dumont to Livonia av, 500.5x100; Max Kurtzman agt Elm City Improvement Co & Reubin Smith. 890.00
Ocean pkwy, es, 807.9 n Coney Island Plank rd, 220x100; R H Emrick & Son agt Penn Constn Co. 50.00
Park pl, 1030; Milton S Garrigues agt Lizza M Barnett. 42.50
Hudson av, 35; Fred Napolitano agt Aug Lawrence & wife. 116.00
Snediker av, 246; Geo S Sealy Co agt M Bilowitz & Katz & Kantor. 55.00
Sands st, 172; Estate of S Weinstein agt Drum Elevator Co. 169.19

MAY 28.

40TH st, nwc 13 av, 20x95.2; Brooklyn Union Cornice & Roofing Co agt Susan M Geiger & L C Minden. 162.00
Dwight st, es, from Kings to Pioneer, 200x100; Hydraulic Press Brick Co agt Chas Gothels, Patk Hayes & Oscar E Olsen. 282.73

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAY 25.

Claremont av, 140; Jno Wegmann agt Tuscan Constn Co et al; Dec30'11. 844.44
Lexington av, sec 21st; Robt Griffin Co agt One Lexington Av Co et al; Jan11'12. 96.96
26TH st, 244-50 W; Michl J Callahan agt Wells Fargo Co et al; June22'11. 1,235.00
Same prop; Porsth Electric Co agt same; June22'11. 294.75
Same prop; Anton Day agt same; June 22'11. 380.00
Same prop; Tabor Sash Fixture Co agt same; June22'11. 225.00
Same prop; Pittsburgh Plate Glass Co agt same; June21'11. 433.00
Same prop; Thos M Mulry agt same; June27'11. 412.50
Same prop; Jos Kollender agt same; June22'11. 461.00
Same prop; Hudson Structural Steel Co agt same; June22'11. 1,321.50
Same prop; Byron W Greene Jr Co agt same; June22'11. 56.68
Same prop; Howell, Field & Goddard, Inc agt same; June 22, 11. 305.50
Same prop; Russell & Erwin Mfg Co agt same; June23'11. 615.00
Same prop; J P Duffy Co agt same; June23'11. 67.55
Same prop; Corbett & Co agt same; June23'11. 95.00
Same prop; Saml Lakow agt same; June26'11. 593.13
Same prop; Charles W Hoffman Co agt same; June26'11. 525.00
Same prop; Stanley-Golliek Co agt same; June22'11. 1,201.15
Same prop; H W Palins Sons agt same; June24'11. 119.98
Same prop; Purcell Bros agt same; June 24'11. 65.00
Same prop; E George & Co agt same; July7'11. 75.00
Same prop; Jno H Drew & Bro Inc agt same; Aug22'11. 76.50
Same prop; Natl Fireproofing Co agt same; June21'11. 145.00
Same prop; H W Palins Sons agt same; June21'11. 500.00
Same prop; L A Atorch & Co agt same; June21'11. 686.90
Same prop; W G & J E Schuyler agt same; June26'11. 553.90
Same prop; United Waterproofing & Concreting Co agt same; July1'11. 809.35
Same prop; Michl J Callahan agt same; June28'11. 222.00
Same prop; Maud W J Peck Co agt same; July1'11. 576.90
Same prop; Hull Grippen & Co agt same; June22'11. 124.98
Same prop; New Jersey Terra Coita Co agt same; July12'11. 145.01

MAY 27.

Cherry st, 177; Chemya Weinstein agt Weekes Bros et al; May 22'12. 30.00
5TH av, 353; Jno Laura & Co agt Jacob Cohen et al; Dec14'11. 100.00
Same prop; Levin & Levin Contracting Co agt Jacob Korn et al; Dec22'11. 2,170.00
Same prop; Thos H Delaney et al agt David Korn et al; Dec15'11. 66.00
Same prop; Hyman Rosenberg agt same; Dec13'11. 1,150.00
Same prop; Nathan Reisler agt same; Dec15'11. 675.00
STH av, 535; Arthur J Rieser & Co Inc agt Geo Quackenbush et al; May28'10. 270.00
84TH st, 155 W; Locke & Smith Co agt Jno L Moore et al; Dec22'11. 353.73
165TH st, 497-9 W; Domenico Pezza agt Nagy & Ibos et al; Nov28'11. 45.00

MAY 28.

4TH st, 288-90 E; H Greenberg's Sons agt Egerton L Winthrop et al; July28'11. 55.00
4TH st, 276-90 E; East Side Lumber Co agt Benj R Winthrop et al; Oct7'11. 146.96
4TH st, 276-86 E; Max Balik agt H Walker et al; Sept30'11. 125.00
4TH st, 276-90 E; Miller & Co agt Benj R Winthrop et al; Oct8, 11. 644.10
32D st, 116 W; Chicago Spring Butt Co agt Cuyler Realty Co et al; Apr4'12. 498.78
34TH st, 40 W; Ellison Constn Co agt Saml Frank et al; Aug7'11. 930.80
178TH st 485 E; Morris Bogdonoff agt Celtic Real Estate Co et al; Mar18'12. 410.00

MAY 29.

Morningside dr, swc 121st; Geo Storm agt Eighty-eight Morningside Drive Co et al; May13'12. 4,753.65
2D av, 81; Jos Wolf agt Estate of Geo W Adams et al; Apr13'12. 2,140.00
8TH av, nwc 17th; Jas Criscuolo agt Coffey Realty Co et al; Apr29'12. 629.00
Same prop; North Side Hoisting Co agt same; Feb13'12. 274.10
Same prop; Emil Mueller agt same; Feb19'12. 3,350.00
Same prop; Murtha & Schmoel Co agt same; Mar13'12. 932.36

MAY 31.

Kingsbridge ter, es, 691.3 n Kings-bridge rd; Fiore Amanna agt Fredk Schill et al; Jan15'12. 814.86
Lenox av, 456; Jos Greenbaum agt Fortunato D'Onofrio et al; Mar20'12. 38.00
Same prop; George Wallace agt same; Mar22'12. 27.60
Tremont av, 700; Wm Klinkel agt Fran-cis Conlon et al; Jan23'12. 51.00
Same prop; Thos F Breen agt same; Jan23'12. 104.00
19TH st, 22-28 W & 18TH st, 19-23 W; Rockwood Sprinkler Co agt New York-Pennsylvania Real Estate Associates et al; Apr16'12. 15,500.00
45TH st, 528 W; Moses Annenberg agt Jno Palsky et al; Aug12'11. 122.50
60TH st, 223 W; Jno Glasbrenner agt Michl Maier et al; Oct13'11. 937.78
Broadway, 2148-50; Water Supervision Co agt Carter Garage et al; Mar19'12. 30H00

Borough of Brooklyn.

MAY 27.

Sackman st, 641 to 687; also RIVER-DALE AV, 366 to 376; also NEWPORT AV, 304; also POWELL ST, 504; Wolf Caraeff agt Essex & Lee Co, Rudolph Jaffe & Morris Schlechter; Apr10'12. 177.75
East New York av, 1751-53; Wm J Hunt agt Carolina Weckesser; Feb6'12. 832.74
45TH st, 1366; Harry Weiss agt Ger-trude & Theo Smith; Apr29'12. 30.00

MAY 28.

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS

Borough of Brooklyn.

MAY 23.

E 25TH st, es, 447 n Av K, 35x100; also E 26TH ST, ws, 400 n Av K, 29x100; St Marks Bldg Co on Home Title Ins Co to pay Flatbush Bldg Supply Co. 203.35
25TH st, ns, 140 w 4 av, 75x89; Danl J Ryan on Church of the Szsthisaban to pay Audley Clarke Co. 1,587.66
Schenectady av, es, 100 n Park pl, —x —; Johanna Grafton on Home Title Ins Co to pay Philip Zinser. 76.52

MAY 25.

25TH st, ns, bet 3 & 4 avs, —x—; David J Ryan on Rev B Puchalski, Rector Church of Our Lady of Czenstochowa to pay Davis Brown. 735.06
Neptune av, ns, 88.7 e E 3d, 14x105; Jacob Somer (Inc) on Robt Ward Real Estate Co to pay Walter S Taylor. 400.00

MAY 27.

20TH av, ws, from 61st to 62d, 200x80; High Grade Constn Co on Lawyers Title Ins & Trust Co to pay Frommeyer & Whelan. 1,900.00

MAY 28.

No Orders filed this day.

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. LXXXIX No. 2307

New York, June 1, 1912

(47) 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.

30-22-23	597-50, 51, 64-69 & pt lt	1169-48 & 50	1632-35	1954-29-30
43-pt lt 4	702-11	1217-48	1641-14	1967-61
61-11, 13 & 16	730-59	1249-13	1647-1	1976-43
216-32	742-15	1272-69	1649-15	1980-1
220-13	805-64 & 81	1275-1	1651-48	2010-1
238-30	806-35 & pt lt 34	1283-56-57	1687-30 1/2	2027-14
266-54	807-60-61	1321-33	1720-35	2034-36
289-32	812-22	1325-23 1/2	1724-31 1/2	2050-131
326-29	819-50	1335-22	1728-8 1/2	2051-147
328-51	837-35	1347-13-15 1/2	1730-18	2053-67
333-18	840-6-8 & 83-84	1364-7 & 15	1731-17 1/2	2088-47
365-7-9	848-27	1374-28	1748-74	2126-21
366-8	854-10	1436-45	1756-1	2128-22
375-29	856-11	1441-21	1757-15	2152-43-45
380-58	862-11	1453-40	1758-32	2164-62
392-1	869-14 & 18	1461-28	1810-41-43	2169-2
401-41	876-16	1464-36	1847-31	2190-36
460-21	895-35-36	1495-52	1853-17	2220-9
471-7	921-51	1515-42-45-40 1/2 & 41 1/2	1854-50	
474-1 & 26	931-37	1519-2	1858-8 & 51	116-31
479-18	1013-29 1/2 & 30 1/2-32	1550-21	1859-24	232-9
526-26	1027-23	1578-41	1863-36	500-24
539-20	1055-37	1579-2 1/2	1877-42	516-1
545-49	1135-29 1/2	1603-41	1879-49	738-66-67
552-68	1137-48	1605-33	1881-12 & 19	800-48
569-10	1138-32	1606-25	1888-59	1410-20-21
575-31-32	1142-16	1608-21	1913-13	1470-10
576-62-63 & 65	1153-47	1612-27	1915-57-58	1499-22
583-38	1154-17	1620-39-40	1938-23	1639-49
592-6	1162-64	1627-45	1939-2	1641-15-15 1/2
48	1164-4	1628-22	1940-12 1/2	1756-5

WILLS.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
adm—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
bdg—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—instalments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
TS—Torrens System.
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

CONVEYANCES.

Borough of Manhattan.

MAY 24, 25, 27, 28, 29.

Centre Market pl. 7 (2:471-7), es, abt 165 s Broome, 24.8x42.2x25x46.1, ss, 4-sty bk stable; Jas Dunne ref to Carlo Calvosa on Old Town rd & South Side Blvd, B of R; FORECLOS Jan24; Feb20; May28'12; A \$7,000-12,000. 3,000

Centre Market pl. 7; Carlo Calvosa to Felice Tocci on Old Town rd at South Side Blvd, B of R; mtg \$14,000; May18; May 28'12. O C & 100

Charlton st, 106, see Vandam, 83-93. ... Charlton st, 100-4, see Vandam, 83-93.

Cortlandt st, 48-50, see Greenwich, 171-5 Division st, 26 (34) (1:289-32), ns, 200.7 e Bowery, 24.11x85.3x25x97.6, 4-sty bk tnt & str; Harris Cohen to Meyer S Scheinman, 26 Division; May27; May29'12; A\$21,000-27,000. O C & 100

Dry Dock st 1 1/2 (2:380-58), nec 10th (No425), 75x22, 2-4-sty bk tnts; Jno H Rogan, ref. to Wm L Marshall, 374 Mad av; PARTITION; Apr25; May28'12; A\$9,000-13,000. 8,800

Elizabeth st, 79 (1:238-30), ws, abt 100 n Hester, 25x94, 2-sty bk tnt & str & 5-sty bk rear tnt; Wilmurt Realty Co to Evelyn A Conway, 2273 Bathgate av; May 22; May24'12; A\$18,000-22,000. 21,000

Grand st, 546, formerly 406 & 510 (2:328-29), ns, abt 50 e Cannon, 25x100, 5-sty bk tnt & str; Israel Tamases to Jos Schlyen, 149 E Houston; 1/2 R T & I; mtg \$27,650; May23; May24'12; A \$18,000-27,000. O C & 100

Greenwich st, (2:624), es, 19.10 s Bethune runs e123.1 to ws Hudson at pt 24.4 s Bethune; re mtg to all land lying n of said line; Irving Savgs Instn to Mary E & Ross M Wilson & Agnes W Burton, all at 296 Convent av; QC; May24'12. nom

Gramercy Pk, 7, see 20th E, ns, 90 e 4 av. Greenwich st, 396 (1:216-32), ws, abt 25 n Beach, 24x80, 4-sty bk tnt & str, 1-sty ext; Steffen Dieckmann to Jno Dieckmann, 306 Hartford rd, S Orange, NJ; AL; May23; May28'12; A\$15,500-19,000. nom

Greenwich st, 183 (1:61-16), es, abt 45 s Dey, 25.11x61.6x25x50.3, 5-sty bk loft & str bldg; Helen E Duchemin to Hudson Companies, a corpn, 62 Cedar; mtg \$31,000; May31'11; May28'12; A\$30,000-41,000. O C & 100

Greene st, 40-50, see Grand, 90-4. Greene st, 40, see Grand, 90-4.

Grand st 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty bk loft & str bldg; A\$105,000-140,000; also GREENE ST, 40-50 on map 42-50 (2:474-1), es, 101 n Grand, 110.9x100, 2-5-sty bk & str loft & str bldgs; A\$110,000-160,000; also LENOX AV, 220 (6:1720-35), nec 121st, 22.10x100, 4-sty & b stn dwg; A\$30,000-35,000; also LAFAYETTE ST, 410 (2:545-49), ws, 219.4 n 4th, 23.4x137.6, 4-sty bk loft & str bldg, 1-sty ext; A\$42,000-48,000; Eliz Boyd et al to Porte V Ransom; AT; Apr24'08; May27'12. nom

Greenwich st, 171-5 (1:61-11), nec Cortlandt (Nos 48-50), 81.5x54.3x80.7x40.6, 3 4-sty stn loft & str bldgs; Francis Guerrlich to Hudson Companies, a corpn, 62 Cedar; C a G; Mar17'10; May29'12; A\$200,000-225,000. O C & 100

Greenwich st, 179 (1:61-13), es, 106.3 n Cortlandt, 25.1x59.3x21.8x54.7, 4-sty bk tnt & str; Bronx Investment Co to Hudson Companies, a corpn, 62 Cedar; B&S; mtg \$32,500 & AL; Aug17'11; May29'12; A \$28,000-32,000. nom

Lafayette st, 410, see Grand, 90-4. Leroy st, 47 (2:583-38), ns, abt 100 w Bedford, 25x90, 5-sty bk tnt & str; Giovanni Arcabasso to Mary Arcabasso, 433 E 147; mtg \$26,000; May27; May28'12; A \$11,500-27,500. nom

Laight st (1:220-13), nes, at es Varick (No 60), 100x25, 7-sty bk loft & str bldg; Viola L Jones to Raygold Realty Co, 853 Bway; mtg \$67,500; May24; May25'12; A \$30,000-70,000. nom

Varick st, 60, see Laight, nes, at es Varick. Madison st, 366 (1:266-54), ns, 225.1 w Jackson, 20.11x94.6x20.3x94.9, 5-sty bk tnt & str; Leiser Benowitz to Isidor Benowitz, 325 E 10; 1/2 pt; QC; May29'12; A\$12,000-19,000. nom

Madison st, 366; Max Schaefer & Fanny his wife to Dora Schaefer, 10 Montgomery; 1/2 pt; QC; May29'12. nom

Macdougall st, 83-5 (2:526-26), ws, 98 s Bleecker, 39.9x100, 7-sty bk tnt & str; City Fire Proof Homes Investing Co to Jos Raffo, 83-5 Macdougall, & Antonio Prato, 93 Macdougall; mtg \$60,000; May29'12; A\$25,000-65,000. O C & 100

Prospect pl, 45 (5:1335-22), nec 42d, 17.1 x58, 3-sty stn tnt & str; Mary A Thornton to Jos F O'Donnell, 500 W 143; mtg\$16,940; May27; May29'12; A\$7,000-13,000. O C & 100

Rivington st, 263 (2:333-18), ss, 50 w Columbia, 25x100, 5-sty bk tnt & str; Herman Jaffe & Rose his wife, heirs, & C. Philip Jaffe to Ida Jaffe, 115 So 8th, Bklyn; 1-9 pt; B&S & C a G; mtg \$16,500; May21; May29'12; A\$19,000-24,000. nom

Rivington st, 313 (2:328-51), ss, 75 e Lewis, 25x100, 5-sty bk tnt & str; Gisela Dreyfus to Abr I Spiro, 2233 82d, Bklyn; AL; Apr17; May24'12; A \$17,000-24,500. O C & 100

Rivington st, 263; Harry Jaffe heir, & C, Philip Jaffe to same; 1-9 pt; B&S; mtg \$16,500; May20; May29'12. nom

Spring st, 20 (2:479-18), ss, 94.6 w Ellz, runs s80xw1.3xs50xe22.11xn125.4 to st, xw 22.7 to beg, 6-sty bk tnt & str; Warren Leslie ref to Geo M Bruestle, at Lyme, Conn; mtg \$36,000; FORECLOS & drawn; May29'12; A\$23,000-55,000. 7,000

Vandam st, 83-93 (2:597-50, 51, 64-69 & pt lt 48), ns, 50 w Hudson, runs w150xn200 to Charlton xe75xsl100xe75xsl100 to beg; 7-4-sty bk tnts, 1-7 & 1-9-sty bk storage bldgs; also CHARLTON ST, 106 (2:597-pt lt 48), ss, 124.2 e Greenwich, 23.10x100x 21.40x100, 7-sty bk storage; Christopher Moller to Vandam Holding Co, 74 Wall; May14; May24'12; A\$121,000-182,000. nom

Washington pl, 126 (2:592-6), ss, 80.4 e Barrow, runs s83 to 4th (No 183) x-21.9x91.7 to pl x-20 to beg, 3-sty & b bk dwg; Georgiana B Maclay to Robt M Bull at Willsboro, Essex Co, NY; 1/2 pt; May17; May27'12; A\$12,500-15,000. O C & 100

Water st, 62-6 (1:30-22-23), ws, 57.2 s Old slip, runs s56.1xw71.1xn18xw1.1xn37.2xe 72.7 to beg, 2-4-sty bk loft & str bldgs; Pennsylvania Co for Insurances on Lives & Granting Annuities & ano as TRSTES Stephen G Fotherall decd et al to Bklyn Terminal Co, 101 Pearl; AL; May14; May27'12; A\$35,000-49,500. 72,000

Wall st, 36 (1:43-pt lt 4), ns, 165.9 w Wm, runs n95.11xw12xn4xw14.8xs99.11 to st xe26.8 to beg, pt 9-sty stn office bldg; Gallatin Natl Bank to Chas M R Ward, 43 E 29; B&S; AL; May24'12; A\$-\$. O C & 100

Wall st, 36; Chas M R Ward to Helvetia Realty Co, a corpn, at New Rochelle, NY; B&S; AL; May24'12. O C & 100

West Washington pl, 79 (2:552-68), nes, 220 nw Macdougall, 22x97, 3-sty & b bk dwg; Edw De Witt TRSTEE, & C, Fredk H Grosz to Cesare & Giuseppe Razzetti both at 81 West Washington pl; AL; May29'12; A\$15,500-17,000. 18,000

3D st, 80 W (2:539-20), ss, 25 w Thompson, 25x79.4, 3-sty bk tnt; Bradish Johnson & ano EXRS, & C, Francis C Lawrence to Wm H Hiltz, 15 President, New Rochelle, NY; May21; May29'12; A\$12,500-14,000. 11,500

4TH st, 183 W, see Wash pl, 126. 5TH st, 545-7, see Av B, 76.

5TH st, 220 E (2:460-21), ss, 328.10 w 2 av, 21.2x92.1, 3-sty & b bk dwg; Sol Teukulsky ref to Jos Wollman, 56 2 av; mtg \$13,500; FORECLOS May7; May15; May 27'12; A\$14,000-17,000. 2,000

6TH st, 740 E (2:375-29), ss, 221 w Av D, 22x97, 3-sty bk tnt; Albt Loewinthal to Bella Loewinthal, 740 E 6; May24'12; A \$14,000-16,000. nom

9TH st, 601 E, see Av B, 143. 9TH st, 800-2 E, see Av D, 124-6.

10TH st, 425, see Dry Dock, 1 1/2. 10TH st, 452, E, see Av D, 140.

12TH st, 8 E (2:569-10), ss, 200 e 5 av, 25x103.3, 12-sty bk loft & str bldg; Master Builders Realty & Constn Co to 8 E 12th St Co, a corpn, 149 Bway; mtg \$112,500 & AL; May20; May28'12; A\$27,500-120,000. O C & 100

12TH st, 47 W, see 6 av, 501. 12TH st, 39 W, see 6 av, 501.

12TH st, 41-3 W, see 6 av, 501. 12TH st, 44-8 W, see 6th av, 501.

15TH st, 324-6 E (3:921-51), ss, 271.4 e 2 av, 26.4x103.3, 6-sty bk tnt; Agnes M Scoville to Selara Holding Co, 5 Bkman; mtg \$39,000 & AL; May27; May28'12; A \$18,000-42,000. nom

15TH st, 7 E (3:843), also 44TH ST, 458-60 W (4:1053); also 124TH ST, 72-4 W (6:1721); agmt for consolidation between the Young Womens Christian Asso of the City of N Y & the Harlem Young Womens Christian Asso, the name of the proposed corpn shall be The Young Women's Christian Association of the City of N Y; Apr 19.

15TH st, 7 E, 44th st, 458-60 W & 124th st, 72-4 W; court order of consolidation in above matter; same with same; May22; May29'12.

18TH st, 6-S W (3:819-50), ss, 200 w 5 av, 52x92, 12-sty bk loft & str bldg; Brevoort Constn Co to Rosa von Zimmerman at Scarsdale, NY; mtg \$260,000 & AL; May27; May28'12; A\$116,000-253,000. O C & 100

18TH st 339 W (3:742-15), ns, 300 e 9 av, 25x92, 2-sty bk tnt & 1-sty fr rear shop; Addie J Malbie to Jno C Gabler at Bway & Main av, Douglaston, B of Q; mtg \$2,500 & AL; May25; May28'12; A\$11,000-11,500. nom

19TH st, 37 E (3:848-27), ns, 225 w 4 av, 20x92, 3-sty bk tnt & str, 2-sty ext; Chelsea Realty Co to Montrose Realty Co, 135 Bway; mtg \$28,000; May22; May24'12; A\$41,500-45,000. O C & 100

20TH st, (3:876-16), ns, 90 e 4 av, 110 to Gramercy Pk (No 7), x26.3, 3 & 4-sty bk dwg, with rights to Gramercy Pk; Trstes of the Episcopal Fund of the Diocese of NY to NY City Mission & Tract Soc, a corpn, 105 E 22; May13; May28'12; A\$65,000-684,000. O C & 10,000

24TH st, 17 E (3:854-10), ns, 225 e Mad av, 25x98.9, 4-sty & b stn bldg & str; Margt L Catlin to Carlisle Constn Corp, 170 Bway; B&S; AL; May27'12; A\$57,500-65,500. O C & 100

26TH st, 334 E (3:931-37), ss, 150 w 1 av, 25x98.6, 5-sty bk tnt & str; Julia Hoffmann to Christian Ehlers, 467 E 136; 1-3 pt; AL; May27'12; A\$10,000-24,000. O C & 100

26TH st, 15-9 E (3:856-11), ns, 216 e 5 av, 84x197.6 to ss 27th (Nos 10-14), 20-sty bk loft, office & str bldg; Roscorn Realty Co to Kroywen Realty Co, 347 5 av; AL; May23; May25'12; A\$700,000-P1,640,000. O C & 100

27TH st, 10-14 E, see 25th, 15-9 E.

30TH st, 547 W (3:702-11), ns, 208.6 e 11 av, 16x31.6, 4-sty bk tnt; Arthur W Francis to NY State Realty & Terminal Co, a corpn, at G C Terminal; B&S; May23; May 24'12; A\$2,000-3,000. nom

30TH st, 106 W, see 6 av, 501.

30TH st, 101-9 W, see 6 av, 501.

30TH st, 128-32 W, see 6 av, 501.

32D st, 134-6 W (3:807-60-61, s s, 367 w 6 av, runs s98.9xw33xn48.9xe4.6xn20xe0.6x n30 to st, xe28 to beg, 2 4-sty bk tnts, 1-sty ext; Ross A Mackey to Hudson Companies, a corpn, 62 Cedar; mtg \$55,000; Jan 31'06; May29'12; A\$102,000-104,000. nom

32D st, 11-13 E (3:862-11), ns, 170 w Mad av, 50x98.9, 12-sty bk hotel; Christian A Herter to Susan D Herter, 819 Mad av; 1/2 pt; AT; CaG; mtg \$275,000; Mar11'07; May28'12; A\$172,000-450,000. nom

32D st, 11-13 E; Susan D Herter to Albt Herter, 130 E 67; 1/2 pt; AT; B&S; AL; Oct18'11; May28'12. nom

33D st, 416-22 W (3:730-59), ss, 212.6 w 9 av, 56.3x98.9, 8-sty bk loft & str bldg; Jos L Delafiel ref to Max S & Jacob B Grifenhagen, both at 522 W 149; FORECLOS Apr24; May28'12; A\$24,500-P130,000. 143,500

35TH st, 9 W (3:837-35), ns, 200 w 5 av, 18.9x98.9, 4-sty bk tnt & str; Metropolitan Bank to Carnegie Constn Co, a corpn, 420 W 119; B&S; mtg \$60,000; May29'12; A\$69,000-75,000. nom

36TH st, 127-33 W, see Bway, 1355-63.

38TH st, 63-7 W (3:840-6-8, 83 & 84), ns, 85 e 6 av, runs e61.9xn98.9xe0.2xn98.9 to ss 39th (Nos 62-4 W) xw46xe84.6xe9xe14.2 xw25xs98.9 to beg, 5-4-sty stn tnts & str; Holland Holding Co to Colony Constn Co, a corpn, 118 E 28; mtg \$307,350; May27; May28'12; A\$379,000-416,000. O C & 100

39TH st, 62-4 W, see 38th, 63-7 W.

39TH st, 17 E, see Mad av, 270.

39TH st, 62 W (3:840-83), ss, 124 e 6 av, 23x98.9, 4-sty & b stn dwg; Dorothy S Rennard by Denis O'L Cohalan GDN to Holland Holding Co, 11 Pine; AT; May25; May27'12; A\$86,000-98,000. 82,500

39TH st, 62 W; re dower; Emma G Townshend to same; QC; May20; May27'12. 11,396.46

39TH st, 145 E (3:895-36), nes, 207.8 nw 3 av, 17.8x98.9, 4-sty bk tnt; A\$17,600-20,000; also 39TH ST, 143 E (3:895-35), nes, 225.5 nw 3 av, 17.8x98.9, 4-sty bk tnt & 2-sty bk rear bldg; A\$17,600-21,000; Earl G Pier to Florence Rivers at Southfield, Orange Co, NY; mtg \$39,000 & AL; Sept5'11; May29'12. nom

39TH st, 143 E, see 39th, 145 E. 40TH st E, nec 5 av, see 5 av, 461.

41ST st, 201 W, see 7 av, 586-90.

42D ST E, nec Prospect pl, see Prospect pl, 45.

43D st, 206-S W (4:1014), owned by party 1st pt; also BROADWAY, 1485 1/2, adj above leased by party 2d pt; agmt as to flue pipes, &c, being attached to former bldg; Morris Newgold with Childs Co, a corp, 200 5 av; May24; May29'12. nom

44TH st, 459-60 W, see 15th, 7 E.

46TH st, 404 W (4:1055-37), ss, 100 w 9 av, 25x100.5, 6-sty bk tnt & str; Sigmund Gutfreund to Hugo Gutfreund, 404 W 46; May22; May28'12; A\$11,000-32,000. O C & 100

48TH st, 24-6 E (5:1283-56-57), swe Mad av, 44.9x100.5, 4-sty bk tnt & str & 4-sty & b stn dwg; Shepherd K de Forest to Chas Weinberg, 171 W 71; mtg \$247,000 & AL; May28; May29'12; A\$205,000-226,000. O C & 100

48TH st, 240 E (5:1321-33), ss, 182 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Saml Ballenberg & ano to Milton S Ballenberg, 567 W 149; mtg \$12,000; May22; May27'12; A \$7,500-10,000. nom

51ST st, 249 E (5:1325-23 1/2), ns, 88.4 w 2 av, 18.4x100.5, 3-sty & b stn dwg; Thos White to Mary White his wife, 37 Cedar, West New Brighton, SI; 1/2 R T & I; B&S & correction deed; May24'12; A\$7,000-9,500. nom

52D st, 427 E (5:1364-15), ns, 339 e 1 av, 20x62.9x-x66.4, 4-sty stn tnt & str; Sara K Jones to Jno Nikolaus, 127 2 av; mtg \$8,475; May28; May29'12; A\$4,000-9,000. nom

52D st, 407 E (5:1364-7), ns, 137.9 e 1 av, 18.9x99.8x-x103.2, 4-sty stn tnt; Jos Halpern to Joel Gold, 325 E 72; AL; May 27; May28'12; A\$5,500-10,500. nom

54TH st, 333 E (5:1347-15 1/2), ns, 264 w 1 av, 19.9x100.5, 5-sty bk tnt & str; A \$8,000-15,000; also 54TH ST, 331 E (5:1347-15), ns, 283.9 w 1 av, 19.9x100.5, 5-sty bk tnt & str; A\$8,000-15,000; also 54TH ST, 329 E (5:1347-14), ns, 323.4 e 2 av, 23.3x 100.5, 5-sty bk tnt & str; A\$9,000-18,000; also 54TH ST, 327 E (5:1347-13), ns, 299.2 e 2 av, 24.2x100.5, 5-sty bk tnt & str; A\$9,500-18,000; Sallie Weil to Harry Hellinger, 61 Hamilton; B&S; Apr19; May25'12. O C & 100

54TH st, 327 E, see 54th, 333 E. 54TH st, 329 E, see 54th, 333 E.

54TH st, 331 E see 54th, 333 E. 56TH st W, see Bway, see Bway, 1744-8.

57TH st, 54 W (5:1272-69), ss, 120 e 6 av, 25x100.5, 4-sty & b stn dwg; Algernon S Norton ref to Robt T Oliver, 2783 Bway; FORECLOS Mar22; May24'12; A \$84,000-93,000. 101,000

59TH st, 49-51 E (5:1374-28), ns, 140 e Mad av, 50x100.5, 3-4-sty bk tnts & str; Anna K G Pearsall wid & heir Chas B Pearsall to De Anjou Pearsall & Nora E Bergmann, both at 62 Riverside dr, & Margt S Humphrey, 2 W 59; 1/4 pt; AT; B&S & CaG; May28'12; A\$125,000-175,000. O C & 100

61ST st, 106 W (4:1132); asn rents to extent of \$2,100; Kath Gallaher to Philip Sugerman, 136 W 118 et al; firm Royal Bank, 99 Nassau; May24; May25'12. nom

62D st 224 W (4:1153-47), ss, 350 w Ams av, 25x100.5, 5-sty bk tnt; Lewis J Conlan ref to Marjorie G Singer, 311 W 74; mtg \$14,000; FORECLOS; May22; May27'12; A\$6,000-15,000. **3,750**

62D st, 316 E (5:1436-45), ss, 174.6 e 2 av, 25x100.5, 5-sty bk tnt & str; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; May29'12; A\$9,000-25,000. **O C & 100**

62D st, 225 W (4:1154-17), ns, 375 w Ams av, 25x100.5, 5-sty bk tnt; Mark Cowen to Mamie E Cowen his wife, 233 W 73; mtg \$15,000 & AL; May23; May29'12; A\$6,000-16,000. **O C & 100**

63D st, 107 W (4:1135-29½), ns, 62 w Col av, 19x100.5, 3-sty & b stn dwg; Mary E Brown wid to Thos Berkeley; mtg \$10,000; June25'06; May24'12; A\$13,500-19,000. **O C & 100**

66TH st, 134 W (4:1137-48), ss, abt 150 w Bway, 25x100, 5-sty stn tnt; Haywood F Norton & ano to Fred R Moore, 114 Douglass, Bklyn; mtg \$19,000; July1'08; May29'12; A\$20,000-28,000. nom

66TH st, 335-7 E (5:1441-21), ns, 112.6 w 1 av, 37.6x100.5, 6-sty bk tnt; Saml Loewy to Adelaide Loewy, 401 Lex av; mtg \$45,000; May24; May29'12; A\$16,000-48,000. **O C & 100**

67TH st, 436 E, see Av A, swc 67th

70TH st, 420 E (5:1464-36), ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; Edw A Weiss to Marta Trieb, 938 E 14th, Bklyn; B&S; mtg \$13,500 & AL; Oct13'11; May29'12; A \$6,500-18,000. nom

70TH st, 420 E; Marta Trieb to Peter Hermann, 428 Ams av; mtg \$13,500 & AL; May28'12; May29'12. nom

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18.1x100.5, 4-sty & b stn dwg; Mary A wife & Geo H Watson to Ellen Y Scott, 17 Reed, Jersey City, NJ; CaG; AL; May 22; May28'12; A\$14,500-25,000. **O C & 100**

70TH st, 143 W; Ellen Y Scott to Al-lendale Bldg Co, 135 Bway; mtg \$20,000 & AL; May28'12; nom

72D st, 265 W (4:1164-4), ns, 75 e West End av, 25x100, 4-sty & b bk dwg, 2-sty ext; Henry T Carey to Marian K Clark, 310 W 79; C a G; mtg \$48,000; May25; May 27'12; A\$40,000-60,000. **O C & 100**

75TH st, 415 E (5:1470-10), ns, 385.11 w Av A, 25x102.2, 6-sty bk tnt & str; Jno T Willets TRSTE Saml Willets to U S Trust Co, 45 Wall TRSTE Saml Willets, Walter R Willets, residuary trust; May 18; May27'12; A\$8,000-30,000. nom

78TH st, 238 W, see Bway, 2192-6.

79TH st, 326 E (5:1453-40), ss, 325 w 1 av, 21x102.2, 4-sty stn tnt; Geo Kochoer to Jos Spivack, 326 E 79; mtg \$12,000; May 27'12; A\$8,000-14,500. **O C & 100**

82D st, 518 E (5:1578-41), ss, 273 e Av A, 18.9x102.2, 4-sty stn tnt & str; Chas M Morgan ref to Patk Farley, 133 Bowery; FORECLOS, May22; May23; May27'12; A \$6,000-10,000. **7,060**

82D st, 518 E; Patk Farley to Jos Scher, 518 E 82; B&S; May23; May27'12. **O C & 100**

84TH st, E, see Mad av, see Mad av, 1121.

87TH st, 351 E (5:1550-21), ns, 125 w 1 av, 25x100.8, 5-sty bk tnt; Thos J Fanning to Louis Schmoll, 351 E 87; mtg \$22,000; May25; May27'12; A\$9,500-24,000. **O C & 100**

87TH st, 176-80 E (5:1515-40½-41½), ss, 75 w 3 av, runs s79.11xw40xn— & 53.8 to st xe60 to beg, 3-4-sty bk dwgs; Henrietta Frey et al to Max Helborn, 14 E 88; mtg \$35,000; May27; May28'12; A\$24,500-33,500. **O C & 100**

87TH st, 172 E (5:1515-43), ss, 152.5 w 3 av, 26x100.8, 4-sty bk tnt; Wilhelm Staple to Max Helborn, 14 E 88; May28'12; A\$12,500-18,000. **O C & 100**

87TH st, 140 W (4:1217-48), ss, 390 w Col av, 20x100.8, 4-sty & b stn dwg; Leon Ottinger to Alliance Realty Co, 115 Bway; mtg \$20,000; May24'12; A\$13,500-25,000. **O C & 100**

87TH st, 351 E (5:1550-21), ns, 125 w 1 av, 25x100.8, 5-sty bk tnt; Louis C Reichard et al to Thos J Fanning, 1230 Park av; mtg \$22,000; May23; May25'12; A\$9,500-24,000. **O C & 100**

87TH st, 345 W (4:1249-13), ns, 197 e Riverside dr, 20x100.8, 4-sty & b bk dwg; Henry W Donald & ano EXRS Kath I D Harnett to J Parker Sloane, 347 W 87; mtg \$20,000; May24; May25'12; A\$15,000-34,000. **36,750**

87TH st, 345 W; Henry W Donald to J Parker Sloane, 347 W 87; QC; May24; May 25'12. nom

87TH st, 170 E (5:1515-44), ss, 178.5 w 3 av, 26x100.8, 4-sty bk tnt; A\$12,500-18,000; also 87TH ST, 166 E (5:1515-45), ss, 190 e Lex av, 25.6x100.8, 3-sty fr bk ft tnt & str 1-sty fr rear shop; A\$12,000-13,000; Amelia Schaefer to Max Helborn, 14 E 88; mtg \$19,500; May27'12; A\$—\$. **O C & 100**

87TH st, 166 E, see 87th, 170 E.

87TH st, 174 E (5:1515-42), ss, 135 w 3 av, runs s58.5xse—xw47.3xn100.8 to st, x e17.5 to beg, 2-sty stn loft & str bldg; Mary M Becker to Leopold Friedman, 165 E 89; mtg \$9,500 & AL; May27; May29'12; A\$5,000-6,000. nom

87TH st, 174 E (5:1515-42), ss, 135 w 3 av, runs s50xse—xw50.4xn100.8 to st, xe18 to beg, 2-sty stn loft bldg; same to same; QC; May27; May29'12; A\$5,000-6,000. **O C & 100**

94TH st, 235 E (5:1540), ns, 208.4 w 2 av, 25.9x100.8; asn rents to extent of \$1,100; Saul Obler to Albt E Smith, 104 3 av; May29'12. **1,100**

94TH st W (4:1241-4-55, 55½-60, 63¼ & 63½ & pt lts 52, 60¼, 60¼, 60¾, 63&64), s s, 100 e West End av, runs e125x50xe100 to Bway, xs50xw325 to West End av, xn 50xe100xn50 to beg; any & all real estate of party 2d pt in event of his death intestate, 8 4 & 5-sty bk & stn dwgs, pt 7-sty bk tnt & str; res dowry; Adrienne Mot-telkay to Paul L Mottelav; AT; QC; June 10'08; May24'12. nom

97TH st, 201 E, see 3 av, 1751.

98TH st, 58 E (6:1603-41), ss, 80 w Park av, 25x100.11, 5-sty bk tnt & str; Jas Power to Michl Power, 181 W 75; QC; mtg \$26,000; May3; May28'12; A\$10,000-24,500. nom

98TH st, 141 W (7:1853-17), ns, 397.6 e Ams av, runs e27.6xn13.6xnw38.3xse65.4xse 22.6xse30.6 to beg, 5-sty bk tnt; Alex Wolf ref to Philip Sugerman, 136 W 118; FORE-CLOS, Apr30; May8; May29'12; A\$19,500-34,000. **33,000**

99TH st, 311-3 W (7:1888-59), ns, 200 w West End av, 75x100.11, 8-sty bk tnt; Jac-ob Axelrod to Hamilton Holding Co, a corp, 149 Bway; mtg \$215,000; May24; May29'12; A\$65,000-225,000. **O C & 100**

99TH st, 221 E (6:1649-15), ns, 217.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Bernard Branner to Meehan Bldg Co, 815 Hunts Point av; mtg \$37,875 & AL; May 22; May29'12; A\$13,500-40,000. **exch & 100**

99TH st, 67 E (6:1605-33), ns, 75 w Park av, 25x100.11, 5-sty bk tnt; Jos Shyev to Esther Leibowitz, 141 W 116; mtg \$23,000 & AL; May27; May28'12; A\$10,000-23,500. **O C & 100**

100TH st, 177 E, see Lex av, 1567.

100TH st, 177 E see Lex av, 1567.

100TH st, 162 E (6:1627-45), ss, 200 w 3 av, 25x100.11, 5-sty bk tnt; Bessie Gottlieb to Douglas Halsted, 309 W 84; AL; May27'12; A\$9,000-17,000. **O C & 100**

100TH st, 144 W (7:1854-50), ss, 438 w Col av, 19x101.9x22.11x100.11, 5-sty bk tnt & str; Carrie Blitz to Jacob Frank, 47 St Nich av; ½ pt; R T & I; mtg \$12,000; May27; May28'12; A\$11,000-15,000. **O C & 100**

100TH st, 53 E (6:1606-25), ns, 270 w Park av, 33.4x100.11, 5-sty bk tnt & str; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; May28; May29'12; A\$13,500-31,500. **O C & 100**

103D st, 161 W (7:1858-8), ns, 183.3 e Ams av, 37.6x100.11, 6-sty bk tnt; Peter Stein to Anna M Hutchinson, 371 E 165; mtg \$45,000; May23; May28'12; A\$24,000-58,000. nom

103D st, 161 W; Anna M Hutchinson to Peter Stein & Terezie his wife both at 161 W 103, as joint tenants; mtg \$45,000; May24; May28'12; nom

104TH st, 111-7 W (7:1859-24), ns, 137 w Col av, 88x100.11, 6-sty bk tnt; West 134th St Realty Co to Fanny Rosenthal, 246 Broome; AL; May4; May25'12; A\$60,000-150,000. nom

104TH st, 144 W (7:1858-51), ss, 460 w Col av, 34.6x100.11, 5-sty bk tnt; Max Geiler et al to Aug E Uihlin, 600 West End av; mtg \$42,000 & AL; May15; May24'12; A\$21,800-43,000. **O C & 100**

106TH st, 59 E (6:1612-27), ns, 150 e Mad av, 25x100.11, 5-sty bk tnt & str; Cosmall Realty Co to Wilhelmine Wissemann, 499 W 152; AL; May17; May 27'12; A\$12,000-21,000. nom

106TH st, 238 W (7:1877-42), ss, 225 w Ams av, 150x100.11, 6-sty bk tnt; Pauline Shapiro to Frankfort Realty, a corp, 320 Bway; AL; Jan16; May29'12; A\$130,000-280,000. **O C & 100**

108TH st, 226-8 W (7:1879-49), ss, 400 w Ams av, 50x100.11, 6-sty bk tnt; mtg \$55,000; A\$35,000-75,000; also 109TH ST, 223-5 W (7:1881-19), ns, 300 w Ams av, 44.4x100.11, 6-sty bk tnt; mtg \$52,000; A \$31,000-65,000; Sigmund Schulhof et al, heirs & C, Max Schulhof to Rosa Schulhof, 137 W 119; May18; May24'12. **O C & 1500**

109TH st, 223-5 W, see 108th, 226-8.

109TH st, 100 W, see Col av, 994.

109TH st, 100 W, see Col av, 994.

109TH st, 241 W (7:1881-12), ns, 250 e Bway, 25x100.11, 5-sty bk tnt; Delia Shon-good to Florence I Rosen, 124 Featherbed lane; mtg \$20,000; May28; May29'12; A\$17,000-26,000. nom

109TH st, 241 W; Florence I Rosen to Geo Blakely, 197 Bridge, Bklyn; mtg \$25,000; May28; May29'12. **O C & 100**

113TH st, 312 W (7:1847-31), ss, 166.8 w 8 av, 16.8x100.11, 3-sty & b bk dwg; Her-mann Korschner to Helene H Lynch, 2110 A 8 av; mtg \$9,000; Aug22'11; May24'12; A \$9,500-10,500. **O C & 100**

113TH st, 135-7 E (6:1641-14), ns, 290 e Park av, runs n100xe20xn0.11xe21x100.11 to st w41 to beg, 6-sty bk tnt & str; Jos Cohn et al to Hyman Cohn, 173 E 113 & Emanuel Levy, 156 E 115; correction deed; mtg \$46,500; May27; May28'12; A \$18,000-46,500. **O C & 100**

115TH st, 78-80 E (6:1620-39-40), ss, 27 w Park av, 53.6x100.11, 2-5-sty bk tnts; Mary E Donovan EXTRX & Silas J Donovan to Denis Duggan, 1620 Bath-gate av; May25; May27'12; A\$23,000-43,500. **000.**

116TH st, 354 E (6:1687-30½), ss, 88.4 w 1 av, 18.4x90, 3-sty & b stn dwg; F Paul A Vaccarelli to Mary I Maloney, 162 W 54; AT; Feb1; May25'12; A\$7,000-10,000. **O C & 100**

121ST st W, nec Lenox av, see Grand, 90-4.

122D st, 514 W (7:1976-43), ss, 250 w Ams av, 50x95.11, 6-sty bk tnt; Sol Kohn ref to Bella Harris, 324 W 101; mtg \$65,000; FORECLOS, May27; May29'12; A\$38,000-85,000. **1,700**

123D st, 408-12 E (6:1810-41-43) ss 136.6 e 1 av, 75.6x100.11, 3-4-sty bk tnts; Jno H Wynn to Henry Ruchmeyer, 214 W 105; AL; Apr8; May28'12; A\$18,000-36,000. nom

124TH st E, see Mad av, see Mad av, 1929.

124TH st, 72-4 W, see 15th, 7 E.

125TH st W, nec Bway, see Bway, 3136-42.

126TH st, 3, on map 7 W (6:1724-31½), ns, 126.10 w 5 av, 16.4x99.11, 3-sty & b stn dwg; Wm Hills to Alonzo G Oakley, 1477 E 14, Bklyn; mtg \$9,000; May23; May 28'12; A\$7,500-12,000. nom

127TH st, 301 W, see 8 av, 2367-9.

127TH st W (7:1967-61), ns, at cl Ed-ward, runs ne along cl —xse— to st, xw — to beg, gore, vacant; Wm M Moran to Bernheimer & Schwartz, Pilsener Bwg Co, Ams av from 127 to 129; C a G; May 28; May29'12; A\$1,000-1,000. nom

128TH st, 135 (155) W (7:1913-13), ns, 258 e 7 av, 29x99.11, 4-sty stn tnt; Chris-topher Moller to Vandam Holding Co, 74 Wall; May14; May24'12; A\$15,000-21,000. nom

130TH st, 63 W (6:1728-8½), ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg; C Bradlee Hunt to Edw Lemberger, 871 Home; mtg \$12,000; May27'12; A\$9,500-12,500. nom

131ST st, 1 E, see 5 av, 2145.

131ST st, 152-4 W (7:1915-57-58), ss, 125 e 7 av, 50x99.11, 2 5-sty stn tnts; Anna B Hahn to Nathan Steinfeld, 265 W 81; mtg \$40,000; May29'12; A\$24,000-60,000. **O C & 100**

132D st, 223 W (7:1938-23), ns, 215 w 7 av, 14.11x99.11x14.9x99.11, 3-sty & b stn dwg; Helen Vetter to Gustaa A Saariness, 222 W 59; mtg \$8,000; May24; May25'12; A \$6,600-8,500. nom

132D st, 45-9 W (6:1730-18), ns, 435 w 5 av, 50x99.11, 6-sty bk tnt & str; Jos R Truesdale ref to Sigmund Ashner, 1058 Coney Island av, Bklyn; FORECLOS, May 20; May27; May28'12; A\$20,000-55,000. **48,750**

133D st, 63 E (6:1758-32), ns, 86 w Park av, 27x99.11, 5-sty bk tnt; Charlotte Geiss-ler to Lillian V Polak, 137 W 110; B&S; mtg \$18,500 & AL; May25; May27'12; A\$8,500-18,000. **O C & 100**

133D st, 39 W (6:1731-17½), ns, 401.8 e Lenox av, 16.8x99.11, 3-sty & b bk dwg; Ida Rose to Chas Strauss, 317 W 75; C a G; mtg \$7,000 & AL; May28; May29'12; A \$6,000-8,000. nom

133D st, 39 W; Christian F Mentzinger to same; QC; May24; May29'12. nom

134TH st, 253 W (7:1940-12½), ns, 270 e 8 av, 15x99.11, 3-sty & b bk dwg; Abr Katz to Chas Goldner, 89 Monmouth, New-ark, NJ; Mtg \$8,000; May24'12; A\$6,600-7,500. nom

141ST st, 227-9 W (7:2027-14), ns, 400 w 7 av, 62.6x99.11, 6-sty bk tnt; Saml B Althause to Jno M Wellbrock, 3220 Stew-art av, Richmond Hill, E of Q; mtg \$81,250; May22; May24'12; A\$31,500-88,000. nom

141ST st W, see Riverside dr, see 141st W, ss, 325 w Bway.

141ST st W (7:2088-47), ss, 325 w Bway, runs w225 to es Riverside dr, xs99.11xe 225xn99.11 to beg, vacant; Hamilton Hold-ing Co to West Side Constn Co, 322 W 100; mtg \$86,000; May28'12; A\$140,000-140,000. **O C & 100**

141ST st, 173 W, see 7 av, 2415-7.

145TH st, 394-8 W, see St Nich av, swc 145.

149TH st, 200 W, see 7 av, 2574.

159TH st, 490-S W (8:2108), see Ams av (No 1997), 106x39.11; asn rents; Gussie Herman to the Royal Co of NY, 93-5 Nas-sau; May27; May28'12. **1,500**

169TH st, 551 W, see Audubon av, 80.

171ST st, 551-5 W, see Audubon av, 120.

183D st, 659 W (8:2164-62), ns, 120.9 e Bway, 16.8x74.11, 3-sty bk dwg; Danl B Spence & Jean A his wife to Mary G A Du C Spence, 3 Hampstead Hill Gardens, Lon-don, N W Eng; mtg \$7,000; May17; May 28'12; A\$3,300-7,500. **O C & 100**

180TH st, 502-6 W (8:2152-43-45), ss, 100 w Ams av, 75x100, 2-5-sty bk tnts; Hay-man Wallach to Isaac Garfunkel, 22 E 108; mtg \$74,600; May21; May25'12; A \$27,000-76,000. **O C & 100**

209TH st W (8:2190-36), ns, 100 e 9 av, 75x99.11, vacant; Thekla Bruck to Sum-ner Deane; ½ pt; mtg ½ of \$9,000; Mar 5'09; May29'12; A\$11,000-11,000. **O C & 100**

209TH st W (8:2190-36), ns, 100 e 9 av, 75x99.11, vacant; Thekla Bruck to Sig-mund Bendit & Everett B Heymann TRSTES Richd Alexander; ½ pt; mtg ½ \$9,000; Mar5'09; May28'12; A\$11,000-11,000. **O C & 100**

Av A 1558 (5:1579-2½), cl, 415 n 82d, 20x77.10, 4-sty stn tnt; D Clinton Mackey & ano to Augusta Schmidt, 496 W 136; ½ pt; QC; mtg \$9,000; May24; May25'12; A\$7,000-11,000. nom

Av A (5:1461-28), swc 67th (No 436), 40.5x100, 6-sty bk tnt & str; Wilbur Lar-remore ref to Lawyers Mtg Co, 59 Lib-erty; FORECLOS, May28'12; A\$22,000-63,000. **55,000**

Av B, 76 (2:401-41), nwc 5th (Nos 545-7) 24.3x100, 5-sty bk tnt & str; Geo Kochoer to Jos Spivack, 326 E 79; mtg \$50,200 & AL; May27'12; A\$33,000-55,000. **O C & 100**

Av B, 143 (2:392-1), nec 9th (No 601), 23.3x70, 6-sty bk tnt & str; Jos E David-son to Abr B Roosin, 68 Columbia; FORECLOS, Apr15; May22; May29'12; A \$30,000-45,000. **6,000**

Av D, 124-6 (2:365-7-9), sec 9th (Nos 800-2), 47.11x80, 2 3-sty bk tnts & str, & 1 4-sty bk tnt; Jno H Rogan ref to David D Weinberger, 86 Av D & Hiram M Kirk, 136 E 49; PARTITION, Apr25'12; May28; May29'12; A\$28,500-37,000. **30,300**

Av D, 140 (2:366-8), sec 10th (No 452) 23.3x80.3, 2-sty fr tnt & str, 1-sty ext; Jno H Rogan ref to Mary A Murray, 144 Av D; PARTITION, Apr25; May28'12; A \$19,000-20,000. **15,250**

Audubon av, 80 (8:2126-21), nwc 169th (No 551), 26.7x100, 6-sty bk tnt & str; Form Realty Co to Isaac L Silberberg, 465 E 140; mtg \$38,000; May29'12; A\$17,000-41,000. **nom**

Audubon av, 120 (8:2128-22), nwc 171st (Nos 551-5), 95x100, 2-5-sty bk tnts, str on cor; Harvey Realty Co to Jas Ehanny, 416 W 147; mtg \$102,500; May28'12; A\$45,000-120,000. **excn**

Amsterdam av, sec 159th, see 159th, 490-8 W.

Bradhurst av, 27 (7:2051-147), ws, 315.9 s 145th, runs w10.8 to cl rd leading to land A Bussing xsw—to pt 362.2 s from 145th & Edgecombe av, xw—to pt 406 w 8 av, xs—to line equi distant bet 143d & 144th xe55.1 to Bradhurst av, xn44.3 to beg, 3-sty bk dwg; Wm J Huston to Margt C Maher, 530 E 86; B&S; June8'10; May27'12; A\$7,000-9,500. **O C & 100**

Broadway, 1966-8, see Col av, 146.

Broadway, 2192-6 (4:1169-48), sec 78th (No 238), 51.2x37.9x50.8x45.1, 2-2-sty bk tnts & str; Fredk W Saltzieder to Henry E Coe, at Southampton, LI; mtg \$40,000; May27'12; A\$65,000-70,000. **O C & 100**

Broadway, 3136-42 (7:1980-1), nec 125th, 99.11x75, 7-sty bk tnt & str; Ernest Wenigmann to Liquidation & Realization Corp, 55 Liberty; mtg \$125,000 & AL; May24; May25'12; A\$90,000-170,000. **nom**

Broadway, 1485½, see 43d, 206-8 W.

Broadway, ws, 50 s 94th, see 94th W, ss 100 e West End av.

Broadway, 1355-63 (3:812-22), nwc 36th (Nos 127-33), runs nw159.6xne98.9xse14xn e 37.6xse93.6 to Bway, xs145.6 to beg, no bldg sold hereby, 6 & 7-sty bk hotel Marborough; N Y Life Ins & Trust Co, 52 Wall, TRSTE Charlotte M Goodridge to Crosstown Realty Co, a corp, 45 Wall; 7-8 pt; sub to leases & AL; May28; May29'12; A\$1,390,000-1,590,000. **1,452,500**

Broadway, 1355-63; without bldgs; Frederic G Carnochan to same; ¼ pt; B&S; A L, &c, as above; May25; May29'12. **O C & 100**

Broadway, 2190 (4:1169-50), old es, 139.7 n 77th, 27.11x99.9x25.6x88.6, except part for st, 3-sty bk str; Henry J Furber to Alice Carlin; QC; Feb5'90; May29'12; re-recorded from Nov24'90; A\$23,000-26,000. **nom**

Broadway, 1744-8 (4:1027-23), sec 56th, 131.9x88.7x120.2x122.7, 7-sty bk tnt Rockingham; Cornelia A James & ano heirs, &c, Fredk P James to Edmund L Mooney, 44 W 44; AT; QC; May28; May29'12; A \$25,000-625,000. **nom**

Columbus av, 994 (7:1863-36), swc 109th (No 100), 25.5x100, 5-sty bk tnt & str; Wm O Egner et al to Chas D Donahue, 1 W 58; mtg \$40,000; May23; May24'12; A\$33,000-52,000. **O C & 100**

Columbus av, 994; re judgmt; Geo A Hampton to same; May21; May24'12. **300**

Columbus av, 146 (4:1138-32), ws, abt 100 s 67th, runs s25.1xw100xs25.1xw16.5 to es Bway (Nos 1966-8), xn56.4xel42.2 to beg, 4-sty bk office & str bldg; Morris Weinstein to Udo M Fleischmann at East Millstone, NJ; mtg \$150,000; May24; May27'12; A\$100,000-130,000. **O C & 100**

Columbus av, 994 (7:1863-36), swc 109th (No 100), 25.5x100, 5-sty bk tnt & str; re judgt; Wm & Frank Read to Wm O & Otto C Esner, both at 1810 Ams av; QC; May22; May29'12; A\$33,000-52,000. **150**

Columbus av, 994; re judgt; Thos F Devine to same; QC; May22; May29'12. **nom**

Lexington av, 1567 (6:1628-22), nec 100th (No 177), 50.11x95, 6-sty bk tnt & str; Fanny Gruen to Bernhard Mayer, 41 E 72; B&S; mtg \$60,000; May24; May25'12; A\$32,500-75,000. **O C & 100**

Lexington av, 1567 (6:1628-22), nec 100th (No 177), 50.11x95, 6-sty bk tnt & str; Bernhard Mayer to Fanny Gruen, 116 E 90; B&S; AL; May21; May24'12; A\$32,500-75,000. **O C & 100**

Lenox av, 220, see Grand, 90-4.

Madison av, 270 (3:869-18), ws, 49.5 n 39th, 24.8x120, 4-sty & b stn dwg, 2-sty ext; A\$116,500-130,000; also 39TH ST, 17 E (3:869-14), ns, 95 w Mad av, 25x49.5, 3-sty bk stable; A \$59,500-62,500; Eliz H wife Geo M Miller to Geo M Miller at Morristown, NJ; B&S; May27'12. **nom**

Madison av, 1929 (6:1748-74), sec 124th, 20.6x80, 3-sty stn tnt & str; Reginald H Schenck et al to Harry M Stevens, 128 W 84; mtg \$18,000; May25; May27'12; A\$12,500-16,000. **nom**

Madison av, 1121 (5:1495-52), sec 84th, 22x78.7, 4-sty stn dwg; Robt Weber et al EXRS &c; Jno Weber to Patk Kiernan, 14 E 83; May27'12; A\$42,000-51,000. **47,500**

Madison av, 2104 (6:1757-15), ws, 19.11 n 132d, 20x80, 3-sty & b stn dwg; Max S Levine ref to Luther W P Norris, 530 Riverside dr EXR Mary Norris; AL; FORECLOS & drawn; Apr23; May27'12; A\$7,000-9,500. **8,000**

Madison av, 1493-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & str; Theresa Abraham to Brown-Weiss Realities a corp, 63 Park Row; mtg \$55,000 & AL; May24'12; A\$34,000-75,000. **O C & 100**

Madison av, swc 48th, see 48th, 24-6 E.

Park av, 1123 (5:1519-2), es, 25.8 n 90th, 28x88, 5-sty stn tnt & str; Charter Realty Co to Mary H Maynard, 286 Lex av; B&S; mtg \$30,000; July6'11; May25'12; A \$23,000-33,000. **O C & 100**

Riverside dr, sec, 141st, see 141st W, ss, 325 w Bway.

St Nicholas av (7:2050-131), swc 145th (Nos 394-8), 101.4x116.9x99.11x100, 6-sty bk tnt & str; Saml Heyman to Sadivian Realty Corp, 285 Central P W; mtg \$165,000; May25; May28'12; A\$66,000-188,000. **O C & 100**

Sherman av (8:2220-9), ss, 200 e Dyckman, 50x160, vacant; Lydia A Reynolds to Philip C Rust, 127 Lincoln pl, Bklyn; mtg \$10,000 & AL; May24; May27'12; A\$11,000-11,000. **nom**

St Nicholas av, 728 (7:2053-67), es, 337.4 n 145th, 18.6x100, 3 & 4-sty & b stn dwg; Eugene L Bushe ref to Mary E Hastings, at Rhinebeck, NY; FORECLOS, Apr13; May28; May29'12; A\$11,000-17,000. **15,000**

St Nicholas av, 728; Mary E Hastings to Geo L Mason, 728 St Nicholas av; B&S & C A G; mtg \$12,000; May28; May29'12. **O C & 100**

Wadsworth av (8:2169-2), es, 25 n 190th, 41.6x100x50x100, 2-sty fr bldg; Edmund P Whitman of Santa Barba, Cal to Florence L Whitman, 381 Central Park W; 1-3 pt; May17; May24'12; A\$15,000-15,000. **nom**

West End av, 232 (4:1162-64), es, 80.3 s 71st, 20.2x80, 4-sty stn dwg; Abr L Erlanger & ano to Mortimer Fishel, 315 W 98; B&S; May29'12; A\$13,000-28,000. **O C & 100**

West End av, 232; Mortimer Fishel to Abr L Erlanger, 232 West End av; B&S; Mar30; May29'12. **O C & 100**

West End av, es, 50 s 94th, see 94th W, ss, 100 e West End av.

3D av, 1837 (6:1651-48), es, 75.11 s 102d 24.6x100, 5-sty bk tnt & str; Chas D Donohue ref to Rachel C Mifflin, 809 E 16; Bklyn; FORECLOS, Apr26; May27'12; A\$15,000-26,000. **19,300**

3D av, 1751 (6:1647-1), nec 97th (No 201), 25.7x90, 5-sty bk tnt & str; Henry Dater to Jas W Gillespie at Middle Granville, NY; B&S; mtg \$25,000; May21; May27'12; A\$23,000-31,500. **O C & 100**

3D av, 1888 (6:1632-35), ws, 50 n 104th 25.9x100, 1-sty bk str & 2-sty fr rear bldg; Wm T Purdy et al to Geo Gotthelf, 216 E 118; AL; May14; May28'12; A\$18,500-19,500. **O C & 100**

5TH av, 2145 (6:1756-1), nec 131st (No 1) 25x99, 5-sty bk tnt & str; Wm H Jeffers to Henry Heller, 24 Greenwich av & Michl Gleason, 124 Bulls Ferry rd, Union Hill, NJ, EXRS Jno Heller; mtg \$23,000; May22; May24'12; A\$23,000-40,000. **nom**

5TH av, 461 (5:1275-1), nec 40th, 26.7x 95, 4-sty stn dwg, 3-sty ext; Roland F Knoedler to Melvena MacBride at Somers, West Co, NY; mtg \$450,000 & AL; Apr8; May24'12; A\$475,000-485,000. **nom**

5TH av, 461; Melvina MacBride to Geo L Slawson at Greenwich, Conn & Fredk G Hobbs, 601 W 113; mtg \$550,000 & AL; May24'12. **nom**

6TH av, 503 (3:806-35), ws, 30 n 30th, 17x46.3x26 to ns Stewart (closed) x41.5, 4-sty bk tnt & str; re assignment of 2-5 int in above as collateral security for loan of \$5,000; Margt J Hall to Investors & Traders Realty Co, 170 Bway; May24; May25'12; A\$50,000-54,000. **nom**

6TH av, 503 (3:806-35), ws, 30 n 30th, runs n17xw46.3x26 to ns Stewart (closed) xe41.5 to beg, 4-sty bk tnt & str; Wm L Sutphin et al to Investors & Traders Realty Co, 170 Bway; mtg \$55,000; May22; May25'12; A\$50,000-54,000. **nom**

6TH av, 503; Investors & Traders Realty Co to Loew Amusement Co, a corp, 260 W 42; mtg \$55,000; May23; May25'12. **O C & 100**

6TH av, 501 (3:806-pt lt 34, nwc 30th (Nos 101-9), 30 to ns Stewart, closed, x—to ns 30th, x144, gore, A\$—\$—; STEWART ST, closed (3:806-pt lt 34), ns, 41.5 w 6 av, 100x99.6, 1 & 2-sty bk theatre; A \$—\$—; also 30TH ST, 106 W (3:805-64), ss, 77 w 6 av, 25.8x90.8x26.3x85.5, 2-sty bk garage; A\$55,000-57,000; also 12TH ST, 41-3 W (2:576-63), ns, 450 w 5 av, 26.6x 49.6x46.8x54.6, 2 4-sty bk tnts; A\$15,000-21,000; also 127TH ST, 39 W (2:576-62), ns, 425 w 5 av, 25x103.3, 4-sty bk tnt, 2-sty bk rear tnt; A\$24,000-30,000; also 12TH ST, 47 W (2:576-65), ns, 402 e 6 av, 21.7x49.6x70x92, 4-sty bk tnt; A\$13,000-16,000; also 12TH ST, 44-8 W (2:575-31-32), ss, 454.7 w 5 av, 41.5x103.3, 2-4-sty stn dwgs; A\$39,000-50,000; also 30TH ST, 128-32 W (3:805-81), ss, 363.7 e 7 av, 82.7x98.9, 3 3-sty bk tnts & str; A\$181,000-184,000; also all R, T & I in any other land of which Frederic P James died seized, the consideration of \$20,000 in this deed is inclusive of the consideration for another deed of Bway sec 56th, known as the Rockingham Apartment House of even date herewith; deed & release & discharge the City Investing Co et al debts in action to have deeds declared null & void & from all claims, &c; Cornelia A James & Judith C Prescott, both at Manchester, NH, to Lawyers Realty Co, 160 Bway; 2-6 pt; AL; May28; May29'12. **20,000**

7TH av, 586-90 (4:1013-29½ & 30½-32), ws, 39.6 n 41st, runs w60xs39.6 & 30½-32), ws, 39.6 n 41st, runs w60xs39.6 to ns 41st (No 201), xw20xn59.3xw20xn 39.6xel100 to av, xs59.3 to beg, 2, 4, 1, 5 & 1 3-sty bk tnts & str; L Napoleon Levy et al to Felix Isman, 1672 Bway; B&S; AL; May28; May29'12; A\$265,000-272,000. **nom**

7TH av, 586-90; also 41ST ST, 201 W; Felix Isman to C Wm Funk, 228 Winona av, Phila, Pa; B&S & C A G; mtg \$100,000 & AL; May28; May29'12. **nom**

7TH av, 2415-7 (7:2010-1), nec 141st (No 173), 39.11x100, 6-sty bk tnt & str; Crystal Realty & Constn Co to Annie Marder, 222 W 122; mtg \$60,000; May29'12; A\$38,000-82,000. **O C & 100**

7TH av, 2574 (7:2034-36), swc 149th (No 200), 24.11x100, 5-sty bk tnt & str; Dale Realty Co to David Webster, 326 Lex av, Bklyn; mtg \$35,000; May21; May27'12; A \$21,000-41,000. **nom**

8TH av, 2367-9 (7:1954-29-30), nwc 127th (No 301), 50x83.9, 2-5-sty bk tnts & str; Jas Shanny to Harvey Realty Co, a corp, 40 E 22; mtg \$40,000 & AL; May28'12; A \$45,000-68,000. **O C & 100**

8TH av, 2492; Benenson Realty Co to Fred C & Louise M Scheel, 715 9 av; mtg \$20,000; May24; May25'12. **O C & 100**

10TH av, 579 (Miscel); the business; power of atty; Moritz Vos, 310 E 55 to David Levy, 32 Bway; Apr18; May25'12.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Copy of last will & codicils (miscel) of Jno N A Griswold; Dec6'90; May29'12. —

Certified copy last will of Lucie S Billingsley, late of Bklyn; Mar29; May24'12.

Power of atty (Miscel); Ida Blumenkrohn to Isidor Blumenkrohn; Mar29; May24'12.

Power of atty (miscel); Mathilde E R Stuyvesant to Henry L Morris, 32 Liberty; Feb6'05; May28'12.

Power of atty (Miscel); Danl J M Bates to Philadelphia Trust Safe Deposit & Ins Co of Phila, Pa; Apr15; May28'12.

Power of atty; Wm P Clyde to Thos Clyde; May25; May28'12.

Copy of last will of Philip Rodenbach July1'95; May28'12.

Revocation of power of atty; Jno Rothwell to Clarence Rothwell; May27; May28'12.

Re asn of A R T & I (miscel) in asn recorded in Surrogates Court, Dec2'11 in 1 10 of cons & mtgs of interest in decedents estates, page 388 in four mtgs held by Chas Hoffman trste & which party 2d pt has an interest which he is about to transfer to Chas H Walker; De Witt Fox to Berthold A Rich, 216 W 100; May27; May28'12. **nom**

WILLS

Borough of Manhattan.

Crosby st, 14-18, see Greene, 109.

Greene st, 109 (2:500-24), ws, 125 s Prince, 25.1x100, 5-sty bk loft bldg; A \$25,000-40,000; also BROADWAY, 452 (or 14-18 Crosby) (2:232-9), 80.6 s Grand, runs s24xel20.6x51xel78.11 to Crosby (Nos 14-18); xn75xw200 to beg, 5-sty bk loft; A\$160,000-200,000; also LEX AV, 1822-4, nwc 113th (6:1641-15-15½), 40.11x73.19, 2-4-sty bk tnts; A\$21,500-31,000; also MADISON AV, 1215 (5:1499-22), es, 50 n 87th, 50.8x113.4, 6-sty bk tnt; A\$75,000-135,000; Abr Gutman Est Pauline Gutman EXTRX, 6 E 80; attys, Kurzman & Frankenhimer, 25 Broad; Will or Letter of Adm filed Apr4'12.

Oak st, 30-2 (1:116-31), ns, 100.2 w James, 30.4x138.7, 6-sty bk stable; A \$20,000-27,000; also THOMPSON ST, 124-6, nec Prince (2:516-1), 43.7x95, 6-sty bk loft bldg; A\$48,000-85,000; Thos Sileo Est, Cath Sileo ADMTRX, 124 Thompson; atty, Louis J Jacques, 1170 Bway; Will or Letter of Adm filed Apr23'12.

Prince st, nec Thompson, see Oak, 30-2.

Thompson st, 124-6, see Oak, 30-2.

15TH st, 348-50 W, see 25th, 108-10 W.

25TH st, 108-10 W (3:800-48), ss, 100 w 6 av, 40x82.11, 3-sty bk loft & 1-sty fr stable in rear; A\$61,000-62,000; also 15TH ST, 348-50 W (3:738-66-67), ss, 241 e 9 av, 37.6x103.3, 2-3½-sty bk dwgs; A\$14,000-19,000; Jno H Drew Est; Geo F Drew EXR Hotel Marie Antoinette, 67th & Bway; attys, Black, Varian, Bigelow & Somers, 44 Pine; Will or Letter of Adm filed, May10'12.

112TH st, 154 E (6:1639-49), ss, 73 e Lex av, 27x100.11, 5-sty bk tnt; Mary Fall Est; Agnes M Fall, EXTRX, 154 E 131; atty, Anthony J Griffin, 41 Park row; A \$11,000-19,000; Will or Letter of Adm filed May18'12.

113TH st E, nwc Lex av, see Greene, 109.

131ST st, 3 E (6:1756-5), ns, 99 e 5 av, 26x99.11, 5-sty bk tnt; Jno W Wueller Est, Eliza Wueller, EXTRX, 3 E 131; atty, Jno H Carey, 56 Wall; A \$10,500-23,000; Will or Letter of Adm filed May15'12.

Broadway, 452, see Greene, 109.

Lexington av, 1822-4, see Greene, 109.

Lex av, 1063-5 (5:1410-20-21), es, 102.2 s 76th, 40x95, 2-5-sty bk tnts; Henry C Kayser Est; Harry C Kayser EXR, 1063 Lex av; atty, Geo C De Lacy, 220 Bway; \$28,000-44,000; Will or Letter of Adm filed Apr29'12.

Madison av, 1215, see Greene, 109.

CONVEYANCES.

Borough of the Bronx.

Clarke pl, 1, see Jerome av, 1301-5.
Dean pl, es, see Paulding av, cl at nl land N Y, W & B R R.
Faile st, 630-42 (10:2764 & 2769), es, 300 s Spofford av, 125x100, 6 2-sty bk dwgs; Spofford Estates, a corp, to Hunts Point Estates, a corp, 165 Bway; mtg \$41,500; May24; May27'12. O C & 100
Gilbert pl (10:2764), ss, 100 w Faile, 50x100, vacant; Nathan S Hart & ano TRSTE for Mary R Samuel, will of Fanny M Samuel, to Saml H Russin, 43 W 112, & Sol Handling, 327 W 27; B&S; May27'12, 4,600
Glover st (*), es, 178.11 n Westchester av, old line, 75x125; Mary I Ehr Gott to Steinmetz Constn Co, 1416 Glover; mtg \$10,000 & AL; May22; May24'12. O C & 200
Garfield st, nec Van Nest av, see Van Nest av, nec Garfield.
Hoffman st, 2396 (11:3065), sec 187th, 69.3x90.1x67.5x90.1, vacant; Kate Walsh to Cosenzo Bldg Co, 707 E 187; mtg \$6,500; May27; May28'12. O C & 100
Leland st (*), lots 13&14 map (1108A), of 126 lots, being sub div of plot 23 of Classons Point, 50x100; Raffaele Piccolo to Carmela Maritata his wife, 325 E 106; mtg \$422; May29'12. O C & 100
Lyman pl, 1367, see Lind av, ws, 124.3 n 168.
McClellan st, nwc Sherman av, see Sherman av, nwc McClellan.
Manida st, 853-9 (10:2740), sws, 183.1 se Garrison av, 75x100, 3 2-sty bk dwgs; Meehan Bldg Co to Bernard Branner, 135 W 127; mtg \$23,500; May28; May29, 12. nom
Melville st (*), bet Morris Park av & n l of NY, NH & H RR Co, land in bed of st in front of lots, 158 & 159, map Van Nest Park; deed of cession; Lena Rhonheimer & Rika Mayer to City N Y; AT; B&S; Dec 30'10; May27'12. nom
Melville st (*), same prop; re mtg; Sophie Corrody to City N Y; Mar23'11; May 27'12. nom
Matilda st (*), ws, 450 n 241st, 27.6x100; re mtg; Wm R Jepson to Michl A Grimes, 4749 Matilda; QC; May27; May28'12. nom
Matilda st (*), ws, 450 n Becker av, 27.6 x100; Michl A Grimes to Wm C & M Chas E Thiede, 4745 Matilda; mtg \$4,000; May 27; May28'12. O C & 100
Prospect st, ns, see Jerome av, 1301-5.
Rosewood st (*), new ns, with ws lots 26 & being 40.7 n Locust av, as on map, runs n84.5xe25xs50 & 39.3 to st, xw25.1 to beg, being all of lot 26 & rear 25 ft of lots 23 & 24 on map (1039) supplementary map of Bronxwood Park; Corti Bldg Co to Loues Grees, at Mt. Vernon, NY; mtg \$5,500; May28; May29'12. O C & 100
St Pauls pl, 480, see Wash av, 1432.
Tiffany st, (10:2718), es, 167.1 n 167th, 30x113.2, vacant; Ada M Beers to Warren E Sammis, at Cliffside Park, Bergen Co, N J; QC; May20; May27'12. nom
Tiffany st (10:2712), es, 375 s 163d, 50x110, owned by party 2d pt; also TIFFANY ST (10:2712), es, adj above on s, —x—, owned by party 1st pt; party wall agmt; Henry Morgenthau Co, a corp, 165 Bway, with Steinmetz Constn Co, 1416 Glover; May27; May28'12. nom
Tiffany st (10:2712), es, 375 s 163d, 50x110, vacant; Henry Morgenthau Co to Steinmetz Constn Co, a corp, 1416 Glover; B&S; May27; May28'12. O C & 100
Tiffany st (10:2712), es, 325 s 163d, 50x110, vacant; Henry Morgenthau Co to Steinmetz Constn Co, a corp, 1416 Glover; B&S; Apr19; May28'12. O C & 100
Willow la (*), ws, 175.9 n from cor of n s Mad av & ws of Eastern Blvd, 25.9x100x25x100; Edw Rosenzweig et al, heirs, & c; Mary Rosenzweig to Josephine Hymes, 1068 Morris av; QC; Dec30'10; May28'12. nom
132D st, 551 E (9:2260), ns, 74.11 w St Ann's av, 25.1x100, 5-sty bk tnt; Arthur K Kuhn (ref) to Henry R C Watson, at Brandon, Vt, EXR, & c, Wm Watson; FORECLOS, Apr25; Apr27; May27'12.
10,250
136TH st, 511 E, see Brook av, 194-6.
137TH st, 510 E, see Brook av, 210-2.
139TH st, 542 W (9:2266), ss, 100 w St Ann's av, 37.6x100, 6-sty bk tnt; Jos Palazzola to Giuseppe Raia, at Lodi, NJ; AL; May27; May29'12. nom
147TH st, 731 E (10:2579), nes, 80 se Robbins av, 37.6x79, 4-sty bk tnt; CONTRACT, Mariatona C Cullio to Jno H Austin; mtg \$22,000; May17; May24'12.
2,000 over & above said mtgs
151ST st, 751 E, see Concord av, 622.
156TH st, 654 E (10:2628), ss, 50 e Cauldwell av, 16.8x100, 2-sty fr dwg; Ferd C Helm to Rosa Wiederman, 862 Cauldwell av; mtg \$5,150; May25; May27'12. O C & 100
165TH st, 381 E, see Webster av, 1039.
165TH st E, sec Cromwell av, see Cromwell av, nec 165th.
165TH st E, nec Cromwell av, see Cromwell av, nec 165th.
166TH st, 380 E, see Webster av, 1039.
167TH st, 962 E (10:2744), ss, 24.6 e Southern Blvd, runs e17.2xs90xw16.8xn37.11 xw0.6xn52 to beg, 2-sty bk dwg; Fredk Rabbe to Nicholas Rice, 452 E 166; mtg \$5,000; May29'12. O C & 100
169TH st, 409 E (11:2893), ns, 81.6 w Brook av, 27x73.10, 4-sty bk tnt; Jno Butterfass to Wm Greenberger, 466 W 58; mtg \$11,500; May29'12. O C & 100

175TH st, now 174th, 80 W (11:2876), ss, 146.8 w Macombs rd, 25x100, 3-sty bk dwg; Phoebe Turner to Margt A Holme, 80 W 175th; ½ pt; mtg \$9,000 & AL; May24; May25'12. O C & 100
175TH st, now 174th, 82 W (11:2876), ss, 171.8 w Macombs rd, 25x100, 3-sty bk dwg; Margt A Holme to Phoebe Turner, 82 W 175; ½ pt; AL; May24; May25'12. O C & 100
175TH st E (*), ws, 280 s Westchester av, 50x100; Henry Osterholt to Eliz T Devine, 1241 Taylor av; mtg \$6,500 & AL; May28'12. O C & 100
179TH st E, nec Crotona pkwy, see Mohegan av, 2061.
179TH st, 855-9 E, see Mohegan av, 2061.
179TH st, 920, see Daly av, 2924.
182D st, 509 E (11:3050), nwc Bathgate av (No 2231), 97.5x25, 5-sty bk tnt; Trask Bldg Co to Herman F Weber, 351 9 av; mtg \$28,500; May29'12. O C & 100
185TH st, 447-9 E, see Park av, 4590.
186TH st, 468 E (11:3039), ss, 280 e Park av, 20x100, 4-sty bk tnt; Saul Friedman to Adolf Smith, 225 E 123; AL; May15; May 27'12. nom
187TH st E, sec Hoffman, see Hoffman, 2396.
194TH st E, sec Briggs av, see Briggs av, sec 194th.
215TH st E, swc Barnes av, see Barnes av, 3631-49.
217TH st E (*), ss, 230 e Bronxwood av, 25x109; Luca Merendino to Girolamo Rubino, 313 Bowery & Giovanni Cali, 203 E 102; correction deed; mtg \$2,800 on this & other prop & AL; May22; May24'12. O C & 100
217TH st E (*), same prop; Girolamo Rubino et al to Lorenzo Morvillo, 339 E 106; mtg \$560; May22; May24'12. O C & 100
217TH st E (*), ns, 20 e Paulding av, 20 x95; Caterina Pellettieri to Angelo Fanelli 1003 E 217; mtg \$4,700; May25; May27'12. O C & 100
233D st E (*), ss, 167.6 w Laconia av, 37.6x89.10; Monaquot Real Estate Co to Builders of Modern Homes Inc, a corp, 233d & White Plains rd; AL; Mar18; May 24'12. O C & 100
234TH st W (13:3406), from ws Corlear av, 200.9 to es Tibbet av x60, being land in bed of st in front of lots 462 & 276; also 234TH ST (13:3406), bet ws Tibbet av & es Tibbetts brook, —x60, being land in st in front of lots 562 & 530; Margt E Putnam & ano EXRS & Albt E Putnam to City N Y; B&S; July6'11; May27'12. nom
236TH st W (13:3406 & 3414), at c l Waldo av to c l old road land in bed of sts in front of lot 155 blk 3414 & lot 614 blk 3406; Margt E Putnam to City N Y; B&S; July14'11; May27'12. nom
236TH st W (13:3406), from ws Kingsbridge av, 200 to es Corlear av, x60, being land in bed of st in front of lots 732 & 429, tax map; also 236TH ST (13:3406), from ws Corlear av, 60x—, to es Tibbetts brook, land in bed of st in front of lots 824 & 462, tax map; Margt E Putnam & ano EXRS & Albt E Putnam to City NY; B&S; July6'11; May27'12. nom
236TH st, 277 E (12:3377), ns, 135 w Katonah av, 25x100, 2-sty fr dwg; Evelyn M G Sunshine to Goldie Owen, 778 Beck; mtg \$4,900; May24; May28'12. nom
238TH st E (12:3391), ss, 250 e Martha av, 25x100, vacant; Wesley Constn Co to Frederic Dietrich, 657 E 227; mtg \$5,550 & AL; May28'12. O C & 100
240TH st E, late Holly pl (4 av) (12:3393), ss, 175 e Martha av, 50x100, vacant; Annie Thornton to H Maxwell Failing, 412 E 240; May23; May24'12. O C & 100
254TH st W (13:3421), bet Valles av & Fieldston rd, in front of lot 25, map Samler Estate; deed of cession; Dora Rudolf, 1981 Honeywell av to City N Y; B&S; Sept2'11; May27'12. nom
254TH st, W (13:3421), same prop; re mtg; Stuard Realty Co to same; QC; Aug 29'11; May27'12. nom
254TH st, W (13:3421), in front of lot 16, map Samler Estate; Patk Giblin, 3052 Kingsbridge ter to City NY; B&S; Nov3'10; May27'12. nom
254TH st, W (13:3421), bet Valles & Sylvan avs, land in bed of st in front of lots 94 & 95, same map; deed of cession; Wm H Giese, 504 W 161 & ano to same; B&S; Oct25'11; May27'12. nom
Arthur av late Crotona Park N (11:2944), es, 102.1 s 175th, 51.8x80.5x51.4x—, vacant; also ARTHUR AV late CROTONA AV (11:2944), nec Crotona Park N, 78.6x 88.2x81.10x88.7, 2-sty fr dwg, 2-sty fr stable & vacant; Emma Reilly to Michl J Egan, 1791 Bathgate av; mtg \$20,500; May29'12. nom
Arlington av, late Troy st (13:3407), nw s, 380 ne 227th, late Sidney, a strip 5x150.6; Alpheus H Favour to the "W" Parcels Co, a corp, 84 Wm; B&S & C a G; May28; May29'12. nom
Arlington av, late Troy st (13:3407); same prop; re mtg; Edgehill Co-operative Savings & Loan Assn, 84 Wm, to same; QC; May28; May29'12. nom
Arlington av (13:3407), ws, 240 s 227th, runs w46.8xsl146.7 to ns Arlington, xne— to beg; certf of satisfaction of assn of rents; Nathan J Packard & ano to Maud E Lesley; May13; May27'12. —
Brook av, ws, 175 n 170th, see Webster av, es, 175 n 170.
Bronx Park av (*), ws, 175 n King, 25x —; Suburban Homestead Assn to Margt L Maxcy, 352 16th, Bklyn; AL; Dec14'93; May28'12. 400
Blackrock av, ss, 102.8 e Virginia av, see McGraw av, ns, 50 e Leland av.

Blackrock av, nwc Havemeyer av, see Havemeyer av, nwc Blackrock av.
Bogart av, ws, see Paulding av, cl at nl land N Y, W & B R R.
Brady av, ns, see Paulding av, cl at nl land N Y, W & B R R.
Brook av, 194-6 (9:2264), nec 136th (No 511), 40x100, 6-sty bk tnt & str; Cream City Holding Co to Anna M Sottong, 1036 Jackson av; AL; May20; May 25'12. O C & 250
Brook av, 210-2 (9:2264), es, 160 n 136th, 40 to ss 137th (No 510) x100, 6-sty bk tnt & str; Cream City Holding Co to Anna M Sottong, 1036 Jackson av; C a G; AL; May20; May25'12. O C & 250
Byron av (*), es, 69.4 s Nereid av, —x— being lots 11 to 14, blk 2, map (1140), sec 1 of Bathgate Est; Jno R Witt to Conrad Witt, 307 E 162; mtg \$1,890; May21; May 25'12. nom
Bryant av, 914 (10:2761), es, 190 s Garrison av, 2Cx100, 3-sty bk dwg; Martin Pletscher Constn Co to J Homer Hildreth, 362 E 136; mtg \$7,250; May15; May24'12. O C & 100
Bathgate av, 2231, see 182d, 509 E.
Briggs av (12:3293), sec 194th, 205.7x 160.11 to ws Bainbridge av, & 151.8x165.2, vacant; Emily T Fairchild to Jno J Tully Co, 1603 Boston rd; ½ pt; AL; Mar25; May 29'12. O C & 1,000
Briggs av (12:3293); same prop; Benj F Mills indivd & EXR Marion B Mills to same; ½ pt; AL; May9; May29'12. O C & 1,000
Barnes av, 3631-49 (*), swc 215th, runs s187.6xw60.6xn—xw46xn125xe69 to beg; Wakefield; Leopold W Harburger ref to Albt Mamlock, 157 E 61; FORECLOS; May 16; May24; May27'12. 2,000
Bathgate av, 1791 (11:2916), ws, 103.4 s 175th, 54x114.5, 2-sty fr dwg; Michl J Egan to Emma Reilly, 639 Crotona Park N; May29'12. nom
Clay av, es, abt 221.3 s 171st, see Webster av, ws, 221.3 s 171st.
Crotona av, nec Crotona Park N, see Crotona Park N, es, 102.1 s 175th.
Crotona Parkway (11:3118), es, at line bet lots 197 & 217, from 196 & 218 map East Tremont, runs se along pkwy, 20.10 to pt 15.5 n 179th, xn19xw8.7 to beg, gore, vacant; Walter E Andrews to Herman Berkowitz, 798 Tremont av; QC; May29; May27'12. nom
Crotona pkwy (11:3118); same prop; Herman Berkowitz to Terry Smith, 544 W 157; May27'12. O C & 100
College av, 1043 (9:2437), ws, 238 n 165th 22x90.6, 3-sty bk dwg; Fredk W Robinson to Louis Guerr, 762 Dawson; AL; May 29'12. O C & 100
Cauldwell av, 717 (10:2624), ws, 193.6 s 156th, 18.9x115, 3-sty fr tnt; Leon Schragger to Rosa Alper, 717 Cauldwell av; mtg \$7,000; May29'12. nom
Clay av, 1038-68- see Webster av, 1039.
Concord av (10:2643), es, 50 n 151st, a strip 1.4x94; re mtg; Geo A Brinkerhoff to Benenson Realty Co, 407 E 153; QC; May22; May24'12. nom
Cauldwell av, 717 (10:2624), ws, 193.9 s 156th, 18.9x115, 3-sty fr tnt; Abr Goldner to Leon Schragger, 56 E 114; mtg \$7,000; May22; May24'12. nom
Concord av, 622 (10:2643), nec 151st (No 751), 51.4x94, vacant; re mtg; Stonington Realty Co to Benenson Realty Co, 407 E 153; QC; May21; May24'12. 2,500
Concord av, 622; re mtg; American Mtg Co to same; QC; May23; May24'12. 20,000
Concord av 622; Benenson Realty Co to Wm Haeussler, 45 Post, Yonkers, NY; mtg \$38,000; May23; May24'12. O C & 100
Crotona pkwy, nec 179th, see Mohegan av, 2061.
Cromwell av (9:2495), nec 165th, runs e 130.11xne20.4xnw170.6 & 66 along Cromwell Creek to av xsl197.5 to beg, vacant; also CROMWELL AV (9:2494), sec 165th, runs s116.4xne56.7 & 88.5 along said creek to st xw86.7 to beg, vacant; Edw S Anderson to Kath S Du Bois, 1076 Anderson av; B&S; May21; May27'12. nom
Cromwell av (9:2494 & 2495), same prop; Kath S Du Bois indivd & EXTRX Hasbrouck Du Bois to Alwdold Realty Co, 111 Bway; AL; May24; May27'12. 700
Cromwell av, sec 165th, see Cromwell av, nec 165th.
Cauldwell av (10:2626), ws, 248 n 158th, 50.3x130x50.2x130, vacant; Mary E Riffley & ano to Albt G Jewett, 414 E 141; ½ pt; AT; May25; May27'12. O C & 1,500
Cypress av, 116 (10:2562), es, 40.7 n 133d, 21x80, 3-sty fr tnt; Annie Jourdan, widow, to Jason C Cameron, 147 Home av, Rutherford, NJ; mtg \$4,900; June19'11; May28'12. nom
Creston av (11:3165), es, 205.1 s 189th, 70x95, except part released & recorded Sept15'09, 3-sty fr dwg; Francis S Williams (ref) to Addie B Seligman, 1 E 59, & Beatrice S B Ziegel, 8 W 86, ADMRXCBS, & c, Simon Bernheimer; FORECLOSE, May 22; May28'12. 7,000
Daly av (11:3122), nws, 231.7 sw 180th, 31x125.11x31x122.1, except part for av, vacant; Jno Steg to Obark Realty Co, a corp, 1009 E 180; May28'12. O C & 100
Daly av, 2924 (11:3127), sec 179th (No 920), runs e27.6xe100.4xs38.10xe71.5xn55.9 to 179th xw171.2, 4-sty bk tnt & vacant, except DALY AV, 2924 (11:3127), sec 179th (No 920), 27.5x100.4x21.2x100.2, 4-sty bk tnt; Obark Realty Co to Jno Steg, 303 W 21; mtg \$20,000; May28'12. O C & 100
Fordham rd, sec Grand Blvd & Concourse, see Fordham rd, 200-4.

Fordham rd, 200-4 (11:3153), ss, 125 w Valentine av, 125 to Grand blvd & concourse, x249.6x125x254, except part for st, 2-sty fr dwg & vacant; Richd M Henry (ref) to Edmund Francis Realty Co, 20 Nassau; PARTITION, Apr25; May27; May28'12. **54,500**

Grand blvd & concourse, sec Fordham rd, see Fordham rd, 200-4.

Greystone av (13:3414-part 61), es, 450 s 238th, runs s25xw30 to cl of av xn25xe30 to beg, being land in bed of av; deed of cession; Lillian B Williams, 524 W 134 to City NY; B&S; Jan6'11; May27'12. **nom**

Greystone av (13:3414-part 65), es, 325 s 238th, runs s25xw30 to cl of av xn25xe30 to beg, being land in bed of av; deed of cession; Lillian B Williams, 524 W 134, to City NY; B&S; Jan6'11; May27'12. **nom**

Greystone av (13:3406), ws, at ss land in bed of Greystone & Waldo av, in front of lots 595 & 649 on tax map; Margt E Putnam & ano EXRS, &c, Albt E Putnam to City NY; B&S; July14'11; May27'12. **nom**

Greystone av (13:3406 & 3414); re mtg on land in bed of st in front of property recorded in L 10 mp 19; Aldus Realty Co, 527 5 av, to City NY; QC; June30'11; May27'12. **nom**

Greystone av (13:3406 & 3414); re mtg land in bed of st in front of property recorded in L 8 mp 287; Aldus Realty Co, 527 5 av to City NY; QC; June30'11; May27'12. **nom**

Grand av, 2530 (11:3204), es, 344.8 n 190th, 50x100, 2-sty fr dwg; Manuella Stokes to Thos H Thorn, 2549 Grand av; AL; May10; May24'12. **O C & 100**

Grant av (*) ns, 350 e Garfield, 25x100, Van Nest Park; Louisa Schuler to Chas E McAdoo, 244 W 143; mtg \$4,100; Jan24; May24'12. **nom**

Harrod av, es, 150 n Ludlow av, see Lind av, ws, 124.3 n 168.

Harrod av, es, 200 n Ludlow av, see Lind av, ws, 124.3 n 168.

Havemeyer av (*), nwc Blackrock av, 108x205, except part for Tremont av, Unionport; Chas N Morgan (ref) to Mundane Realty Co, 55 Liberty; FORECLOS, May24; May27; May28'12. **11,805**

Havemeyer av (*); Mundane Realty Co to National Holding Co, a corp, 369 E 149; mtg \$9,000; May27; May28'12. **O C & 100**

Health av, 2917 on map 2911 (12:3260), ws, 42.11 s 239th, 17.11x90, 2-sty fr dwg; Geo F Roesch ref to Walter E Sharot, 136 W 13; mtg \$4,600; FORECLOS, May20; May27; May29'12. **4,850**

Intervale av, 989 (10:2699-51), ws, 243.10 n Westchester av, 25x100, pt 2-sty fr shop; Lucia Albano, widow, to Anna L Droege, 228 E 69; Jan23'07; May28'12. **O C & 100**

Jerome av, 1301-5 (11:2856), nwc Clarke pl (No 1), runs w117xn76.10xe28x5xe103.9 to av, xns12.8 & 50.6 to beg, 2-2-sty fr dwgs & str; mtg \$9,000; also PROSPECT ST (*), ns, runs n along land Bernard Collins, 110 x along land Jas A DeVaugh, 100 to land of Jas H Weaver, xns110 to st, xw100 to beg, City Island; Jno H Keirns to Irene M Keirns, 606 Bainbridge, Bklyn & Saml F Keirns, 22 Kingsbridge rd; 1-3 pt; AT; May29'12. **4,300**

Kingsbridge av (13:3406), nwc 234th, runs nw along st, 235.8 to es Corlear av xsw60 to ss 234th, xse240.8xne60 to beg, being land in bed of av; Margt E Putnam & ano EXRS, &c, Albt E Putnam to City NY; B&S; July6'11; May27'12. **nom**

Lafontaine av, 2066-8 (Lafayette pl), (11:3069), es, abt 250 n 179th, 2-sty fr bldg; Obark Realty Co to Michl O'Connell, 2052 Lafontaine av; mtg \$2,500; May11; May28'12. **O C & 100**

Leland av (*), ws, 100 s Wood av, 50x100; Mary L H Morton to Emil N Sorgenfrei, 516 Morris Park av; AL; May25; May27'12. **O C & 100**

Lind av (9:2530), ws, 124.3 n 168th, 50x144.4x51x133.11, vacant; also STEBBINS AV, 1267 (11:2970), ws, 197.9 n Lyman pl, 24.9x—, 3-sty fr tnt & str; also LYMAN PL, 1367 (11:2970), ws, 267.8 n 169th, runs w55.3xne111.6xne34 to pl, xns134.1 to beg, 3-sty bk dwg; also HARROD AV (*), es, 200 n Ludlow av, 100x100; also HARROD AV (*), es, 150 n Ludlow av, 25x100, this lot sub to right of way over premises to Westchester av; Pasquale J Lamberti to Lamberti Constn Co, 1369 Lyman pl; AL; May10; May24'12. **O C & 100**

McGraw av (*), ns, 50 e Leland av, 25x100; mtg \$1,000; also VIRGINIA AV (*), ws, 338 s Westchester av, 25x101.3; also VIRGINIA AV (*), ws, 213 s Walter, 75x101.3; also BLACKROCK AV (*), ss, 102.8 e Virginia av, 50x103.1; mtg \$4,475; Eliz T Devine to Henry Osterholt, 504 Bergen av; May28'12. **O C & 100**

Morris Park av, 669 (*), ns, 220 w White Plains rd, 25x95; Hattie A Landgrebe to Wm Landgrebe, 671 Morris Park av; mtg \$4,000 & AL; May24; May27'12. **O C & 100**

Mapes av, ws, abt 70 s 182, see Prospect av, es, 70.4 s 182.

Monticello av (*), es, 232.4 s Kingsbridge rd, 50x100; Abr Perlman to Annie Gold, 545 W 160; May17; May25'12. **O C & 100**

Mohegan av, 2061 (11:3118), nws, 397 sw 180th, late Samuel, 33 to nes 179th (Nos 855-9), x100 to Crotona pkwy, excepts pt for Crotona pkwy & Mohegan av, 3-sty fr tnt & str & 2-sty fr dwg; Alfred Steckler Jr ref to Terry Smith, 544 W 157; mtg \$4,000 & AL; FORECLOS, Mar19, Apr18; May24'12. **9,925**

Mohegan av, 1824, on map 1826 (11:2958), es, 179.10 n 175th, 25x70, 2-sty fr dwg; Max Kuhn to Annie Edelhofer, 1824 Mohegan av; mtg \$5,000; May28; May29'12. **nom**

Magenta av (*), ss, 55.7 e Rosewood av, 25x100; re mtg; Sigmund Ernst & ano to Sebastiano Deluca, Jr & Vita C Deluca both at 235 E 150, & Giuseppe Mancini, 255 E 150; QC; May24; May27'12. **500**

Morris Park av (*), ss, 100 e Adams, 25x100, except part for Morris Park av; Phoenix Ingraham ref to Emil N Sorgenfrei, 512 Morris Park av; AL; FORECLOS; May22; May27'12. **2,275**

Neill av, ns, see Paulding av, cl at nl land N Y, W & B R R.

Newbold av (*), bet Olmstead & Castle Hill av, land in bed of av in front of lot 395, map Unionport (now lot 7, blk 424), 92x30; deed of cession; Geo A Hefter, 2164 Westchester av to City NY; B&S; May17'11; May27'12. **nom**

Newton av (13:3421), bet 254th & 256th, land in bed of av in front of lots 209 to 213 & 234, on map Samler Estate; deed of cession; Jos & Anna Levi to City NY; AT; June22'11; May27'12. **nom**

Park av, 4590 (11:3039), nec 185th (Nos 447-9), 100x100, 2-5-sty bk tnts & str on cor; Title Ins Co of NY to Montrose Realty Co, 135 Bway; mtg \$85,000; May22; May24'12. **O C & 100**

Pierce av, ss, 225 e Deane pl, see Paulding av, cl at nl land N Y, W & B R R.

Paulding av (*), cl at nl land N Y, W & B R R, runs w along R R— to cl Bogart av, xn— to cl Paulding av, xs— to beg; also PAULDING AV (*), cl at sl land said Ry, runs w along R R to cl blk 57 on map (1138), sec 1 of Morris Park, xs— to ns Brady av, x still s to ss Braay av at cl blk 52, x still s to ns Neill av, x still s to ss Neill av, at cl blk 44 x again s to sec lot 6, blk 44, xw160 to ws Bogart av, xs25xw100xn25xw335 to nec lot 5, blk 46, xsl155 to cl Rhinelander av, xw— to s ws land of Fidelity Dev Co, xse— to nl land Rust, xe673.7xsl10xw432.2x94.7 to ns Sackett av, xe25 to es Dean pl, xsl100.6 to ns, Pierce av, xe325.8 to land of Pierce, xs243.4 to ns land N Y, N H & H R R Co, xe— to cl Paulding av, xn— to cl Morris Park av, xw— to cl Radcliffe av, xn— to cl Neill av, xe— to cl Paulding av, xn— to beg, excepts three parcels conveyed to N Y, N H & H R R Co, recorded Apr26'07; also an unnumbered lot adj lot 4 on es in blk 57, on map 1138, 25x100; mtgs on above & other prop \$2,202,340 & AL; also PIERCE AV (*), ss, 225 e Dean pl, 25x191; mtg \$2,300; Fidelity Development Co to Morris Park Estates, a corp, 25 Broad, May23; May24'12. **O C & 100**

Prospect av (11:3110-3112), es, 70.4 s 182d, 8.5x297.1 to ws Mapes av, x8.10x297.1 except part for Mapes av, vacant; Bronx Investing Co to Michaels Realty Co, 99 Nassau; AL; Apr15; May25'12. **O C & 100**

Park av, 4053 (11:2899), ws, 428.10 s 175th, 16.8x120x20.7x120, except part for av, 2-sty fr dwg; Henry Southgate to Hyman Serhey, at Herman av, Noroton Heights, Conn; mtg \$4,500 & AL; Apr—'12; May28'12. **O C & 100**

Prospect av, 971 (10:2678), ws, 352.2 s 165th, 120.10x145.3x120.10x144.11, 2-sty & b fr dwg, 1 & 2-sty fr stable & vacant; Bimberg-Welter Amusement Co to Wolf Burland, 801 Cauldwell av; mtg \$53,000; May28; May29'12. **O C & 100**

Prospect av (10:2678, same prop, runs s120 to lot 47, xw175xnl20xe175 to beg, except part for av; Bimberg-Welter Amusement Co to Wolf Burland, 801 Cauldwell av; QC; May28; May29'12. **O C & 100**

Radcliffe av, cl, see Paulding av, cl at nl land N Y, W & B R R.

Ryer av, 2094 (11:3149), es, 143.9 n 180th, 18.9x104x18.9x104.3, 3-sty bk dwg; Frank A Spencer Jr ref to Herb Muller, at Trudean, NY; 15-63 pt & Alfred H Timpson at Maplewood, NJ, 48-63 pt GDN for Alice Muller et al; FORECLOS, Apr11; Apr19; May25'12. **1,000**

Rhineland av, cl, see Paulding av, cl at nl land N Y, W & B R R.

Riverdale av (13:3414), nec 238th, runs e 315 to cl Dashes la xw along said cl to es of av xn— to beg, being land in bed of 238th; re mtg; Equitable Life Assurance Society of the U S to City NY; QC; Apr5'11; May27'12. **nom**

Riverdale av (13:3414), same prop; Thos H Hubbard to same; B&S; Mar23'11; May27'12. **nom**

Rd to Williamsbridge (*), ws, adj land formerly of Thos J Phillips at Westchester, runs w100 to land Fanny Lowe xs32xe100 to rd xn32 to beg; Fanny Lowe to Jno Bromiley; Oct14'89; May27'12. **300**

Sylvan av (13:3421), ws, 250 n 254th, 100x99, vacant; Jno L Lyttle TRSTE, Thos Lynch Jr bankrupt to Morris Weinstock, 4 E 115; AT; Mar28; May29'12. **180**

Southern blvd, 1230 (11:2979), es, 306.10 ne Home, 39x105, 4-sty bk tnt & str; The Leo Co to Jno P Leo, 765 St Nicholas av; B&S; AL; May23; May29'12. **O C & 100**

Sackett av, ns, see Paulding av, cl at nl land N Y, W & B R R.

Southern blvd (11:2980), es, 75 s Jennings, 50x100, vacant; Geo M S Schulz ref to Eliz B Riley, 448 Washington av, Bklyn; AL; FORECLOS, Sept12'11; Nov23'11; May25'12. **5,000**

Stebbins av, 1267, see Lind av, ws, 124.3 n 168.

Sylvan av (13:3421), bet 254th & 256th, land in bed of av in front of lots 70, 71 & 120 & 121, map Samler Estate; deed of cession; Geo E Brown to City NY; B&S; Oct5'11; May27'12. **nom**

Sylvan av (13:3421), same prop; re mtg; Laura W Brown, at Maplewood, NJ, to City NY; QC; Sept22'11; May27'12. **nom**

Sherman av (9:2456 & 2452), nwc McClellan, 75x100, vacant; Wm H Toop to Theo Cassebeer, 182 W 58; 2-5 pt; mtg \$2,400 & AL; May24; May27'12. **nom**

Southern blvd (11:2940), ws, 100 s Crotona Pk E, 75x130.1, vacant; Henry B Wesselman to Sykes Realty Corp, 165 Bway; May23; May24'12. **O C & 100**

Southern blvd (11:2940), ws, 150 s Crotona Pk E, 25x130.1, vacant; re mtg; Margt Hein to Henry B Wesselman, 875 West End av; QC; May23; May24'12. **O C & 100**

Tremont av, 475 E (11:3043), ns, 44.1 e Washington av, 23.3x89.11x23.3x93.5, 3-sty fr tnt & str, 1-sty ext; Moses Lowenstein to Smilow Realty & Constn Co, 475 East Tremont av; AL; May27; May28'12. **O C & 100**

Trinity av, 992-4 (10:2639), es, 183 s 165th, 37.6x100, 5-sty bk tnt; Geo F Roesch (ref) to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; FORECLOS, May13; May17; May27'12. **35,000**

Undercliff av, 1521-3 (11:2880), ws, 227.1 n of nl of Washington Bridge Park, 68.3x142.11x57.11x143.7, 2-4-sty bk tnts; Edw L Parris (ref) to Hamilton Securities Co, a corp, 165 Bway; mtg \$35,858.92; FORECLOS, May23; May25; May27'12. **5,000 over and above said mtgs**

Undercliff av, 1521 (11:2880), ws, 227.1 n of nl of Washington Bridge Pk, 33x143.7, 4-sty bk tnt; Hamilton Securities Co to Construction Mtg Co, a corp, 165 Bway; mtg \$16,500; May27'12. **nom**

Undercliff av, 1523 (11:2880), ws, 260.1 n from nl of Washington Bridge Pk, 35.3x142.11x24.11x143.1, 4-sty bk tnt; Hamilton Securities Co to Crestholme Realty Co, a corp, 165 Bway; Mtg \$16,000; May27'12. **nom**

Virginia av, ws, 213 s Walter, see McGraw av, ns, 50 e Leland av.

Virginia av, ws, 338 s Westchester av, see McGraw av, ns, 50 e Leland av.

Van Nest av (*), nec Garfield, 25x100; Belle Rittenberg to Frank A Hubel, 609 Van Nest av; AL; May29'12. **1,600**

Whitlock av, 916 (10:2733), es, 150 n Tiffany, 25x129.6x25x130.11, 3-sty bk dwg; Harry Wolfe, Bklyn to Annonziata Pucci, 916 Whitlock av; mtg \$11,500; May16; May25'12. **O C & 100**

Washington av, 1432 (11:2911), sec St Pauls pl (No 480), 40.1x100, 6-sty bk tnt & str; Chas N Morgan ref to N Y Life Ins & Trust Co, 52 Wall; FORECLOS May15; May23; May24'12. **40,000**

Webster av, 1039 (9:2425), ws, CLAY AV (Nos 1038-68), es, 165TH (No 381), ns, & 166TH (No380), ss, the block, 14, 3, 1 & 2-sty bk dwgs & 1-4-sty bk tnt; all R T & I to any land in said block; Edwin L Ford to Philip Livingston, 115 E 61; QC; May20; May24'12. **nom**

Webster av, 1039, Clay av, 1038-68, 165th st, 381 & 166th st, 380; Chas C Bigelow to same; QC; May18; May24'12. **nom**

Waldo av (13:3406 & 3414); re mtg on land in bed of av in front of property recorded in L 8, mp 287; Aldus Realty Co, 527 5 av to City NY; QC; June30'11; May27'12. **nom**

Waldo av (13:3414-pt 61), ws, 495.7 s 238th, runs s27.8xe30 to cl of av xn27.8xw30 to beg; deed of cession; Lillian B Williams, 524 W 134, to City NY; B&S; Jan6'11; May27'12. **nom**

Webster av, 1522 (11:2896), es, 172.1 n 171st, 37.6x113 to ws Mill brook x38.4x105.8, 5-sty bk tnt; Saml Hess to Alfd Frankenthaler, 1215 Mad av; ½ pt; AT; AL; Dec15'11; May27'12. **O C & 100**

Webster av, 2508 (11:3033), old es, 190.11 s 3 av, 50x119.8x50.3x121, with strip bet above & new es Webster av, 2-sty fr theatre; Matthew J Smith to Chas V Lamerdin, 2508 Webster av; mtg \$16,750; May27'12. **O C & 100**

Westchester av, 401-S, see 3 av, 2882-94.

Webster av, 1374-S (11:2893), es, 50 s 170th, 56.6x90, 3-4-sty bk tnts; asn A, R, T & I under trust agmt dated Aug19'01, & recorded Aug26'03; Milliken Bros et al to Herman Lobel, 39 E 27; QC; Feb1; May29'12. **nom**

Webster av, 1374-S; same prop; consent to ans by party 2d part to Equitable Trust Co; all R, T & I in agmt as above; Andw Shiland, Jr, as TRSTE under said agmt to Herman Lobel, 39 E 27; Apr15'12; May29'12. **nom**

Webster av, 1374-S; asn A R T & I in agmt as above; Herman Lobel to Equitable Trust Co of NY, 37 Wall; B&S; May2; May29'12. **200**

Webster av (11:2887), ws, 221.3 s 171st, 125x157.11 to Clay av, 141.10x91, except parts for sts, vacant; Richd M Henry ref to Otto J Schwarzler, 1332 Washington av; PARTITION, Apr25; May27; May28'12. **4,300**

3D av, 3744-S (11:2927), es, 47.3 n St Paul's pl, 40x100, 6-sty bk tnt & str; Barnard Realty Co to Alonzo B Kight, 661 W 180; AL; May14; May27'12. **nom**

3D av, 2882-94 (9:2362), nec Westchester av (Nos 401-8), runs n146.4xe89xs85.5 to n s Westchester av xw108.7 to beg, 2-sty bk str; Utility Realty Co to Samson Lachman, 313 W 106 & Abr Goldsmith, 50 W 75 as joint tenants; B&S; AL; Apr24; May27'12. **O C & 100**

Plot (*) begins 340 e White Plains rd at point 745 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Mary Reiling to Fredk Lachmann, 813 Union av; mtg \$3,500; May21; May24'12. **O C & 100**

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 24, 25, 27, 28 & 29.

¹Ann st, swc Nassau, see Nassau, swc Ann.
¹Broome st, 259 & Orchard st, 85 (2:413), asn Ls; Arthur G Freeland to Bessie Gold, 259 Broome; May29'12.
¹Chrystie st, 55-9 (1:303); asn Ls; S N Katz Realty Co to Saul & Isidore Oliner, 69 E 7; May25; May28'12.
¹Christopher st, 112 (2:588); asn Ls; Leonard W Drenkard to Josef Schuster, 77 Morton; May24; May28'12.
¹Duane st, 14 & New Chambers st, 2 (1:121), all; Cath Divver wid et al to Henry Berg, 160 Washington Park, Bklyn, 21yf Junel; May27'12. 11,500 to 13,000
¹Dutch st, 4-6 (1:78), all, except part b; 4 to 10 Dutch St a corp'n to Commercial Union Assurance Co, Lim, 24 Cornhill, London, Eng; 16 9-12yf Aug1; May24'12. 13,000 & 19,000
¹Dutch st, 4-6; consent to sub Ls; Minister, &c, of the Reformed Protestant Dutch Church to 4 to 10 Dutch St, a corp'n; May 14; May24'12.
¹Division st, 28-30 (1:289), w str fl & front b; Simon Epstein to David Feinberg 350 E 4, et al; 2 11-12yf Junel; May25'12. 1,380
¹Elizabeth st, 259 (2:508) sobrn of Ls to ext of mtg for \$22,500; Salvatore Pasinsky et al with Wm Jay at Bedford, NY, EXR, &c; Mary E B Field; Apr12; May27 '12.
¹Fulton st, see Nassau, see Nassau, 90.
¹Fulton st, 114 (1:78), n 1/2 str & b, 114 & 116 Fulton, a corp, to Morris Singer, 20 E 100; 2yf May1; May28'12. 2,200
¹Gouverneur st, 46, see Gouverneur, 37-9.
¹Gouverneur st, 37-9 & 46 (1:266 & 268), all; Maurice J & Ida Burstein to Aaron Friedman, 37 Gouverneur; 4yf Junel'11; May24'12. 7,200
¹Houston st, 283 E (2:350), e window of str & abt 10 ft space in said str; Jos Belfert & ano to Louis Yucht, 276 E Houston; 3yf May1; May27'12. 360
¹Houston st, 190 E (2:428), all; Herman Milgrim to Isaac Erod, 50-2 E 3 & Jacob Dobroczyński, 216 E Houston; 5yf Sept 1; May25'12. 1,500
¹Lewis st, 216-20 (2:362), sec 7th (No 314), runs e71xs27.8xe66.5xn27.8 to ss 7th, xe356.7 to pt 30 w bulkhead of E R, xs—to ns 6th, xw276.1xn131.9xw106.7xn17.7xw 133 to Lewis, xn33.5 to beg, all; with all title to pier at foot 6th st wharfage &c; Webbs Academy & Home for Shipbuilders a corp'n to Nesmith & Constantine Co, a corp'n, 90 Wall; 6 1-12yf & 15days from Mar15'12; May25'12. 10,000 & 12,000
¹Liberty st (1:56), swc Washington; asn Ls; Geo N Bohlken to Wm Thomforde, 2736 8 av; AL; Mar28; May28'12. 100
¹Maiden la, 57 (1:67); agmt changing terms of Ls; Seth S Terry with Wells Bldg Cafe Co, 261 Bway, & Louis Fischer, 985 8 av; May1; May28'12.
¹Macdougall st, nec Prince, see Prince, 205.
¹Murray st, 61 (1:133); asn Ls; Jno Brandner to Wm Michels, 1583 Unionport rd; May27; May28'12.
¹Mulberry st, 89 (1:199), str & n pt of b; Pasquale Silvestri to Leo Feder, 49 2d; 5 1-12yf Apr1'11; May27'12. 1,380
¹Madison st, 152 (1:274), all; David L Katz & ano to Aaron Friedman, 37 Gouverneur; 5 1-12yf Apr1'10; May24'12. 3,700
¹Nassau st (1:79), swc Ann; asn Ls; Thos F O'Brien to Jas Myles, 140 Landscape av, Yonkers, NY; mtg \$2,293.12; Mar29; May 28'12.
¹New Chambers st, 2, see Duane, 14.
¹Nassau st, 90 (1:78), sec Fulton, 31.2x 51.8x31.1x51, str & b; Gyulo Armeny to Chas F Beck, 910 Prospect av & ano; 10 yf May1; May29'12. 11,000 & 12,000
¹Orchard st, 85, see Broome, 259.
¹Prince st, 205 (2:518), nec Macdougall, all; Rubsam & Horrmann Brewing Co to Abt J F Sibberns on premises; 4 11-12yf May1'11; May28'12. 2,100
¹Roosevelt st, 62 (1:116), es, 25x50, all; Matilda McLean to Jas Fay, 169 E 90; 5yf May1; May27'12. taxes &c & 350
¹Sheriff st, 63 (2:338), all; Wm A Hanisch to Annie Waldinger, 810 Dawson; 3yf Junel; May27'12. 2,000
¹Suffolk st, 69 (2:352), n str & b; David Michelson to Hyman Zweifach, 69 Suffolk; 3yf May1; May29'12. 1,032 & 1,092
¹Union sq W, late Union pl (3:844), ws, 32.6 n 16th, 30.6x150; asn Ls; Hans Maucher admr Julia Maucher to Wm Maucher at Neustadt A D Haardt Bavaria, Germany; May28, May29'12.
¹Washington st, swc Liberty, see Liberty, swc Washington.
¹West Washington sq, 35 (2:552), all; Fredk D Fricke to Holley Hotel Co on premises; 15yf July15; May24'12. 12,000
¹Washington sq W, 36 (2:552), all; Margt Knott to Holly Hotel Co, 35 Wash sq W, 10yf May15; May29'12. 10,000 & 10,500

¹2D st, 247 E (2:384), all; Max Winkler & ano to Saml Lakser, 359-61 E 8; 3yf Junel5; May15'12. 2,040
¹3D st, 116 E (2:430), ss, 375 w Av A, —x—, asn Ls; Geo W & Jno May to Christian E Uebel, 129 E 3; May15; May24'12. O C & 100
¹4TH st, 14 W (2:535); asn Ls; Wm Zoll to Paul Kanold, 231 W 4; May29'12. nom
¹6TH st E, ns, abt 515 e Lewis, see Lewis, 216-20.
¹7TH st, 314 E, see Lewis, 216-20.
¹7TH st, 128 E (2:434), ss, 100 w Av A, 25.1x90; also AV A, 103-5 (2:434), ws, 45.7 s 7th, 45.4x100; sobrn of Ls to mtg for \$10,000; Abr Wolf, 509 W 110 et al with N Y Life Ins Co, a corp'n, 346 Bway; May23; May24'12.
¹7TH st, 128 E & Av A, 103-5; sobrn of Ls to mtg for \$10,000; Abr Wolf, 509 W 110 with N Y Life Ins Co, 346 Bway; May 23; May24'12.
¹10TH st, 264 E (2:437), str & pt b; Herman Getzler to Jno Finzler, 103 St Marks pl; 2 11-12yf Junel; May24'12. 480
¹18TH st W, nec 6 av, see 6 av, nec 18.
¹19TH st, 144 E (3:874), sws, 80 nw 3 av, 20x92; consent to asn Ls; Lucius H Beers & ano TRSTES Robt R Stuyvesant to Jos B Thomas, at Simsbury, Conn, & Samoth Realty Co, 132 E 19; May16; May29'12.
¹19TH ST, 144 E; asn Ls; Jos B Thomas to Samoth Realty Co, 132 E 19; May2; May 29'12.
¹21ST st, 48-52 E (3:849), pt str & b; Roscorn Realty Co to August Bauscher & ano firm Bauscher Bros, at Weiden, Bavaria, Germany; 10yf Feb1'11; May28'12. 3,500
¹21ST st W, nec 11 av, see 11 av, nec 21.
¹22D st, 113-19 E, see 23d, 114-20 E.
¹23D st, 114-20 E & 22d st, 113-19 E, (3:878), str & b in bldg to be erected on plot 100 on 23d, x—to 22d, x75x irreg; 114 E 23d St Co, a corp'n to Saml Eiseman, 41 W 89 et al firm Saml Eiseman & Co; 10yf Feb1'13, with option for 1st loft at \$10,000 per annum; May27'12. 22,000
¹24TH st, 23 W (3:826), ns, 450 e 6 av, 25x98.9, all; Harriet I H Brainerd to Andw J Bastine, 102 W 74; 21yf May1'09; May 25'12. taxes &c & 4,200
¹24TH st, 23 W (3:826), agmt modifying Ls, dated Feb13'09 by including renewal privilege of 21ys & of replacing old for new bldg; Harriet I H Brainerd of Portland, Conn with Andw J Bastine, 102 W 74th; May8; May25'12. 25
¹25TH st, 101 E, see 4 av, 343-61.
¹26TH st, 100-4 E, see 4 av, 343-61.
¹33D st, 137 W (3:809), all; Walter W Oakley et al to Morris Reiss, 130 E 105; 4y&11 1/2 mos f May15; May29'12. 2,500
¹34TH st, 300 E, see 2 av, 620.
¹39TH st W, nec 9 av, see 9 av, 524.
¹43D st, 37 W (5:1259), all; Association of the Bar to Geo Buck, 746 6 av; 5yf Apr 1; May27'12. 2,600 & 3,000
¹45TH st, 101 W, see 6 av, 798.
¹46TH st, 231-9 W (4:1017), ss, 200 e 8 av, 125x100.5; party of 2d pt to erect theatre to cost not less than \$100,000; Edw Margolies to Cort Theatre Co, a corp, 1482 Bway; 21yf May1 (20 yrs ren); May28'12. taxes, &c, 1st y \$12,500 & thereafter 17,500
¹59TH st, 133 E (5:1394), all; Murray Lenox Land Co to August Gerstle, 742 Lex av; 4 11-12yf Junel; May28'12. 1,700 & 1,900
¹73D st, 151 E (5:1408), str, b & 4 rooms; Frieda Hart to Gustave Weyl, 151 E 73; 4y f May1; May28'12. 720
¹75TH st W, nwc Ams av, see Ams av, 320-30.
¹90TH st E, sec 3 av, see 3 av, 1599.
¹101ST st W, see Bway, see Bway, 2658.
¹103D st, 209 E (6:1653), ns, 147.6 e 3 av, 37.6x100.11, all; Wm L Raymond & ano TRSTE Thos McMullen to Herbt Baum, 76 W 86; 3yf Junel; May24'12. taxes &c & 1,900
¹104TH st, 111-7 W (7:1859), all; West 134th St Realty Co to Fanny Freedman, 111 W 104; 3yf Feb1; May24'12. 9,600
¹109TH st W, swc Col av, see Col av, 994.
¹116TH st, 103 W (7:1901); asn Ls; Philip Bermann to Lenox Wall Paper Co, a corp, 103 W 116; Mar12; May28'12.
¹116TH st, 103 W (7:1901), str; Saml Floersheimer to Philip Bermann 7yf Aug 1'10; May28'12. 900 to 1,200
¹141ST st, 117-35 W (7:2010), two bldgs; Kramer Contracting Co to Louis Schlechter, 1 E 106 & ano; 3yf Junel; May28'12. 25,000 to 26,000
¹147TH st, 308-10 W (7:2045), all; J Willett Fox to Stark, Spitzer & Co, 202 W 146; 5yf Junel; May29'12. 4,950
¹181ST st W, swc Bway, see Bway, swc 181st.
¹181ST st, 501 W, see Ams av, nwc 181st.
¹Av A, 101 (2:434), ws, 68.2 n 6th, 22.8 x100, the land; Chas A Bristed to Peter Doelger, 339 W 100; 19 1/2yf Nov1'11; option of 20 y ren; May27'12. taxes &c & 900
¹Av A, 292 (3:976), all; agmt as to ext of Ls; N Y Life Ins Co, TRSTE Mary Griffin to Chas F Pluemacher, 8 11th, College Pt, B of Q; 5yf May1; May24'12. taxes &c & 500
¹Av A, 292; consent to asn Ls; dated May 1'52 & Apr8'12; same to same & Jno H Wynn, 686 Sackett, Bklyn; May11; May24 '12.
¹Av A, 292, asn Ls; Chas F Pluemacher to Jno H Wynn, 686 Sackett, Bklyn; May 11; May24'12.
¹Av A, 103-5, see 7th, 128 E.

¹Av B, 40 (2:399), str &c Fannie Frankel to Benj B & Louis Pion, 65 Av B; 7 11-12 yf Junel; May25'12. 3,000
¹Amsterdam av (8:2155), nwc 181st, (No 501), 99.4x100, all; Fredk W Hunter to Geo Horn, Jr, at Boyd & Liberty avs, Woodhaven, LI; 5yf Nov1'11; May28'12. 2,400 & 3,000
¹Amsterdam av, 320-30 (4:1167), nwc 75th 102.2x100, all; Eliza D Walton et al trstes Wm T Walton to Burr & Co, 209 W 48; 21 yf Apr15; May29'12. taxes, &c, & 16,700 & 15,500
¹Broadway (8:2176), swc 181st, str & b; Alex Grant Constn Co to Jas J Tierney, 204 W 98; 10yf Apr30; May28'12. 3,500 to 5,000
¹Broadway, 2658 (7:1872), sec 101st, (No 220 W); agmt as to ext of Ls for 3yf June 30'19 at \$4,200 per annum; Bloomingdale Leasing Co with Patk Fleming, 81 W 103; May23; May28'12.
¹Broadway, 4601 (8:2180), hotel & saloon; Picker Bros Realty & Impt Co to Michl J Keenan, 1225 3 av; 10yf Apr1; May28'12. 900 to 1,500
¹Columbus av, 994 (7:1863), swc 109th, str sur Ls; Robt H Conway, 149 W 66, to Wm O & Otto C Egner, both at 1810 Ams av; May21; May29'12.
¹Madison av, 1652 (6:1616), cor str & pt c; Meta M Ohlhaber to Abr Kutner, 1652 Mad av, & ano; 5yf May1; May29'12. 1,500
¹West End av, 171 (4:1179), str &c; Laurina Aiello to Philip Egner, 170 West End av; 2 10-12yf July1; May25'12. 400 to 660
¹1ST av, 1114 (5:1456), str fl & pt c; Hy G Schlewitz to Antonio Gabrielli, 336 E 63 & ano; 5 1-12yf Apr1; May25'12. 1,080
¹2D av, 620 (3:939) sec 34th (No 300) all; Nora G King & ano to Peter Doelger Jr, 266 West End av; ext ls; 4yf May1'13; May 25'12. 3,450
¹3D av, 1599 (5:1535), sec 90th, str & part c; Geo W Fennell & ano EXRS Geo Fennell to Thos F O'Brien, 108 W 111; 5yf May 1'13; May28'12. 1,800
¹3D av, 985 (5:1332), str & part b; Max Schwarz to Carl Appel, 341 E 56; 5yf May 1; May28'12. 2,500 & 2,600
¹3D av, 2310 (6:1774), rear 34 ft of str fl; Saml Bogen to Herman M & Jno Wieben, both at 1958 Mad av; 9yf May1; May28'12. 900
¹3D av, 1599 (5:1535); asn Ls; Mary Keary to Thos F O'Brien, 108 W 111; Apr 26; May29'12.
¹3D av, 2374 (6:1777); asn Ls; Nathan Kiselstein to Harry Romm, 43 Lex av; mtg \$5,368; May24; May29'12.
¹3D av, 163 (3:897), all; Emma Breiser EXTRX Geo Breiser to Jno & Mary Elller, 227 E 14; 5yf July1; 5y ren at \$2,000; May29'12. 1,800
¹4TH av, 343-61 (3:881), sec 26th (Nos 100-4), runs e120xs98.9xw30xs98.9 to ns 25th (No 101), xw90 to av, xn197.6 to beg, all of 3d, 4th & 5th fls & so much of the str & 2d fls & b, as lies n of cl of blk; Armory Holding Co to Wm E Iselin at New Rochelle, NY et al firm Wm Iselin & Co; 10yf Feb1'13; May24'12. 67,500
¹5TH av, 556-8 (5:1261), asn Ls; Roland F Knoedler, doing business as M Knoedler & Co to Holbein Realty Co, 556 5 av; May 27'12.
¹6TH av (3:820), nec 18th, runs e45xne 82.5xe6xne5.4xsw92.4 to av, xs67.9 to beg, the land; Jno L Tonnele, 48 E 68 TRSTE Jno Tonnele to Greenhut-Siegel Cooper Co, 294 6 av; 15yf May1'13; May27'12. taxes, &c & 13,000
¹6TH av, 797 & 45TH st, 101 W (4:998), all; Edw Robinson to Louis Lubitz, 225 E 14; 15yf Junel; May24'12. 8,400 & 9,400
¹8TH av, 379 (3:752), nws, 161.9 ne 28th, 17.11x60, the land; Marie M I De Courval to Max Rosenthal, 385 Central Pk W; 21yf May1'11 (option of ren); May28'12. taxes, &c, & \$80 & 930
¹18TH av, 375 (3:752), str & pt b; Arthur J Levy & ano EXRS Wm D Du Bois to Max Rosenthal, 385 Central Pk W; 4yf May 1; May28'12.
¹19TH av, 524 (3:763), nec 39th, all; Emma W Bahrenburg et al to Michl Treanor, 434 W 40; 6 2-12yf Mar1; May28'12. for term 16,023.33
¹19TH av, 74 (3:739), all; Hattie F Bass to Edw Slevin, 331 E 39; 7 8-12 yrf Sept1 '11; May29'12. 1,200
¹19TH av, 229 (3:722); asn Ls; Jno J Kelly to Owen J Cavanagh, 229 9 av; AL; May11; May29'12.
¹11TH av (3:693), nec 21st, n str; asn Ls; Jno Kelly Jr to Michl Fox, 185 Av A & ano; AL; May24'12.
¹Pier at ft 6th st (2:362) & s 1/2 of pier at ft 7th, E R & uplands adj bet 5th & 7th; agmt as to sur of two Ls, dated Mar31'10; Nesmith & Constantine Co, 90 Wall with Webbs Academy & Home for Shipbuilders at Sedgwick av & 188; AT Apr30; May25 '12.
¹153D st, 274 E (9:2412), sec Morris av, all; Friedman Realty Co to Frank D Maglio, 658 Morris av; 6yf May1; May28'12. 4,200
¹165TH st, 810 E (10:2678), str; Max Mariamson EXR Jos Mariamson, to Hyman Colodny, 810 E 165; 5yf Junel; May29'12. 900
¹176TH st E, nwc 3 av, see 3 av, nwc 176.
¹Brook av, 533 (9:2293), asn Ls; Esther Shine to Edwin F Grant, 878 E 176; AL; May17; May29'12.

LEASES

Borough of the Bronx.

¹153D st, 274 E (9:2412), sec Morris av, all; Friedman Realty Co to Frank D Maglio, 658 Morris av; 6yf May1; May28'12. 4,200
¹165TH st, 810 E (10:2678), str; Max Mariamson EXR Jos Mariamson, to Hyman Colodny, 810 E 165; 5yf Junel; May29'12. 900
¹176TH st E, nwc 3 av, see 3 av, nwc 176.
¹Brook av, 533 (9:2293), asn Ls; Esther Shine to Edwin F Grant, 878 E 176; AL; May17; May29'12.

¹Longwood av, see Prospect av, see Prospect av, see Longwood av.

¹Morris av, see 153, see 153d, 274 E.

¹Prospect av (10:2688), see Longwood av, str &c; Wilhelmina Brakmann & ano TRSTE Aug Brakmann to Saml Halper, 146 W 117; 10yf May1; May24'12.

3,000 to 4,000

¹Westchester sq, 79 (*), s str & pt c & use of barn; Thos C Arnow & ano to Aristides E Hero, 73 Westchester sq; 5yf Aug 1'11; May27'12.

984 & 1,104

¹Westchester sq, 79; 6 rms on 2d fl; same to same; 9mos f Aug'11 at \$18 per month & at expiration thereof to let top fl for 4 3-12 yf May1; May27'12.

216

¹Westchester sq, 78 (*), es, 128 s Grant, —x—; asn Ls; Aristides E Hero to Wm Bolakas, 79 Westchester sq; May13; May27'12.

nom

¹Westchester sq, 79 (*), asn Ls; Aristides E Hero to Wm Bolakas, 79 Westchester sq & ano; May7; May27'12.

nom

¹Willis av, 207 (9:2299), str Henry A Noll & ano EXRS &c Hilarian H Noll to Jos Pantaleo, 444 E 126; 5yf July15; May27'12.

1,500

¹3D av, 2647 (9:2322), all; Wm C Bates EXR &c Geo W Bates to Josephine D Kelly, 307 E 141; 5yf Oct1'14; May28'12.

per month 183.33

¹3D av (11:2924), nwc 176th, str &c & 8 rms in rear of str; Alex M Boehm & ano to Louis & Dorothea Gross, 585 E 180; 10yf May1; May28'12.

1,800

¹3D av, 2647 (9:2322), asn Ls; Josephine D Kelly to Patk J O'Brien, 439 W 51; Mar 30; May28'12.

nom

MORTGAGES.

Borough of Manhattan.

MAY 24, 25, 27, 28 & 29.

¹Broad st, 102-8, see Pearl 44-50.

¹Bethune st, 1-9, see Greenwich, 777.

¹Broad st, 102-8, see Pearl, 44-8.

¹Bayard st, 33 (1:289) ss, 94.6 e Bowery, 20x49.9; May2; May27'12; due &c as per bond; Reuben Robinson to Jno H Henshaw, 2030 Bway trste Geo E Pond, 2,000

¹Broome st, 217 (2:351), ss, 100 e Essex, 25x100; ext of \$26,000 mtg to May21'17 at 4½%; May21; May25'12; Abby A Potter with Dora Shapiro, 253 Grand, nom

¹Broome st, 311 (2:418), ss, 40 w Forsyth 34.11x75x35x75; ext of \$38,000 mtg to May 10'17 at 5%; May23; May24'12; Julius Goebel with Louis Bloch, 416 W 122 et al.

¹Batavia st, 18-20 (1:111), ns, 50.6 w James, 57.3x25; May29'12; 3y5%; Ann Moy-nahan to Emigrant Industrial Savings Bank, 2,000

¹Broome st 266, see Stanton, 158.

¹Christopher st, 112 (2:588), sal Ls; May 24; May28'12; demand; 6%; Josef Schuster to Lion Bwy, 104 W 108.

1,500

¹Canal st, 375 (1:228), nec W Bway (Nos 301-5), 23.11x75.9x36.9x69.1; May27'12; 5y 5%; Jno F Daur, 369 Canal to Mathilda Roos, 112 W 87.

5,000

¹Chrystie st 182 (2:426), ws, 100.2 n Rivington, 24.9x96.3x25x95.4; pr mtg \$—; May23; May24'12; due &c as per bond; Nellie R wife of & Edw Birkholz to Milton M Blumenthal, 315 W 99.

3,000

¹Elizabeth st, 79 (1:238), ws, abt 100 n Hester, 25x94; May22; May24'12; 5y5%; Evelyn A Conway, 2273 Bathgate av to Wilmurt Realty Co, 52 Bway.

16,000

¹Elizabeth st, 259 (2:508), ws, 183 s Houston, 24x87.9x23.10x87.3; ext of \$22,500 mtg to Feb1'17 at 5%; May27'12; Wm Jay exr Mary E B Field with Henry Pasinsky, 109 W 118.

nom

¹Elizabeth st, 261-3 (2:508), ws, 159 s Houston, 24x87.3x23.10x86.10; ext of two mtgs for \$22,500 ea to Feb1'17 at 5%; May27'12; Wm Jay exr &c Mary E B Field with Henry Pasinsky, 109 W 118.

nom

¹Franklin st, 202-8, see Washington, 350-6

¹Greenwich st, 396 (1:216), ws, abt 25 n Beach, 24x80; PM; May23; May28'12; 5y4½%; Jno Dieckmann, So Orange, NJ, to Stephanie Botzow, 110 Heywood av, Orange, NJ.

25,000

¹Greenwich st, 269 (1:132), sal Ls; Apr 6; May28'12; demand; 6%; Christopher F Doerfler to Jacob Ruppert, a corpn, 1639 3 av.

2,500

¹Greenwich st, 777 (2:624), sec Bethune (Nos 1-9), 19.10x123.1 to ws Hudson (No 591), 24.4x125; May24'12; due &c as per bond; Mary E Wilson wid Ross W Wilson & Agnes W Burton heirs Peter M Wilson to Irving Savgs Instn, 115 Chambers.

15,000

¹Greenwich st, 90 (1:18); ext of \$14,300 mtg to Apr28'15 at 4½%; May15; May29'12; Hannah Mendelsohn with Bankers Trust Co, 7 Wall.

nom

¹Grand st, 484-8 (2:336), nec Willett, 50x 62; May28; May29'12; 3y6%; Israel Hermann, 83 E Bway to Herman Segal, 400 Manhattan av.

4,000

¹Greenwich st, 429-33 (1:219), es, 100 s Vestry, runs s75 to Laight (Nos 60-2) xe 125.6x83xw—xs21.7xw100 to beg; ext of \$100,000 mtg to Sept4'13 at 4½%; Aug2'10; May27'12; Fredk Dietz & Saml McMillan trstes Robt E Dietz for Anna Dietz with Fredk & Jno E Dietz & Anna L Clement.

nom

¹Greenwich st, 696 (2:630), ws, 45 s 10th, runs w40.1xw32.3xs16.3xe69.7 to st xn19.11 to beg; pr mtg \$8,000; May28; May29'12; 2y6%; May E Brady to Fredk D Mahoney, 455 W 155.

1,200

¹Greene st, 146-50 (2:513), es, 100 s Houston, 75.2x100; also MERCER ST, 19 (1:230) ws, 222.11 s Grand, 24.6x100; pr mtg \$—; May29'12; due as per bond; 6%; Wm H Kelly, Long Branch, NJ, to Wm G Wagner, 243 E 68.

793.48

¹Hudson st, 591, see Greenwich, 777.

¹Hancock pl, swc Manhattan av, see Manhattan av, nwc 123.

¹King st, 25 (2:320); ext of mtg for \$17,000 to May23'15; 5%; May23; May24'12; Florence Rudden with Michl Tofano.

nom

¹Laight st, 60-2, see Greenwich, 429-33.

¹Ludlow st, 137 (2:411), ws, 75 n Rivington, 25x87.6; pr mtg \$26,000; May22; May27'12; 3y6%; Bertha Frieder to Emilie Macher, E Rutherford, NJ, 2,000

¹Manhattan st, 7, see Manhattan, 5.

¹Manhattan st, 5 (2:357), ws, 92.5 n Houston, 25.1x62; also MANHATTAN ST, 7 (2:357), ws, 117.6 n Houston, 25.2x62; May14; May27'12; due April14'13; 6%; Netta Weinfeld to Morris Bergman 18 Meserole, Bklyn.

500

¹Mangin st, 109-11, see Stanton, 338-40.

¹Monroe st, 105 (1:272), ns, 203.6 w Rutgers, 25.11x100x26.1x100; pr mtg \$25,000; May29'12; 3y6%; Harris Goldstein at Huntington, LI, to Mattie R Blumberg, 233 E 114.

2,000

¹Mercer st, 19, see Greene, 146-50.

¹Macdougall st, 83-5 (2:526), ws, 98 s Bleecker, 39.9x100; PM; pr mtg \$60,000; May29'12; due &c as per bond; Jos Raffo, 83 Macdougall & Antonio Prato, 93 Macdougall to City Fire-Proof Homes Investing Co, 197 Bleecker.

10,000

¹Norfolk st, 188 (2:354), es, 125 n Rivington, 25x100, given as collateral security for payment of \$5,000; May27; May29'12; 3y6%; Lena Weissberg, Bklyn, to Marks Kirshbaum, 113 E 91.

5,000

¹Pearl st, 44-8 (1-8), swc Broad (Nos 102-8), 111.5 to Water (No 16), x92.6x109.4 to Pearl x113.1 to beg; May24; May27'12; due &c as per bond; Lower Manhattan Realty Co, 52 Wall to Myer Phillips, Englewood, NJ.

19,000

¹Pearl st, 44-8; certf as to above mtg; May22; May27'12; same to same.

¹Pearl st, 44-50 (1:8), swc Broad (Nos 102-8), 113.1x109.4 to Water (Nos 16-20) x 92.6x111.5; May24'12; 3y5%; Lower Manhattan Realty Co, 52 Wall to Emigrant Industrial Savgs Bank.

240,000

¹Pearl st, 44-50; certf as to above mtg; May23; May24'12; same to same.

¹Pearl st, 44-50; sobrn agmt; May24'12; Morris B Goldberger with same.

nom

¹Pearl st, 44-50; pr mtg \$240,000; May24'12; due &c as per bond; Lower Manhattan Realty Co to Wm A White & Sons, 62 Cedar.

30,000

¹Pearl st, 44-50; certf as to above mtg; May22; May24'12; same to same.

¹Pearl st, 44-50; sobrn agmt; May24'12; Morris B Goldberger with same.

nom

¹Rivington st, 157 (2:348), ss, 75 w Clinton, 28x100; pr mtg \$28,000; May29'12; install; 6%; Jennie Salzberg to Jacob Yorrmark, 15 8 av.

5,000

¹Stanton st, 158 (2:350), ns, 75 e Suffolk, 25x100; also BROOME ST, 266 (2:414), ns, 61.1 w Orchard, 22x75.9; pr mtg \$—; May27; May29'12; 2y6%; Lena Weissberg, Bklyn to Marks Kirshbaum, 113 E 91.

5,000

¹Stanton st, 338-40 (2:325), nwc Mangin (Nos 109-11), 40x70; ext of \$30,000 mtg to May22'15 at 5%; May17; May25'12; Ogden Brower & ano trstes Jno L Brower with Sol Kaplan.

nom

¹Water st, 16, see Pearl, 44-8.

¹Water st, 16-20, see Pearl, 44-50.

¹West Washington pl, 79 (2:552), nes, 220 nw Macdougall, 22x90; PM; May29'12; due &c as per bond; Cesare & Giuseppe Razzetti to Title Guar & Trust Co, 176 Bway.

10,000

¹Willett st, nec Grand, see Grand, 484-8.

¹Washington st, 350-6 (1:185), nwc Franklin (Nos 202-8), runs n87.7xw75xs0.1 xw47xs87.7 to Franklin, x123 to beg; ext of \$180,000 mtg to May23'17 at 4½%; May 23; May29'12; Fruit Auction Co with Bowery Savgs Bank, 128 Bowery.

nom

¹Washington st, 350-6; ext of \$30,000 mtg to May23'17 at 4½%; May23; May29'12; same with same.

nom

¹1ST st, 31 (2:442), ss, 67.1 e 2 av, 26.2x 72.7x36.7x63.7, given as collateral security for payment of mtg of 2,000 covering 182 Orchard; pr mtg \$—; May14; May28'12, due &c as per bond; Jacob Kerner to Clarence Mayer, 2333 7 av.

2,000

¹3D st, 80 W (2:539), ss, 25 w Thompson, 25x79.4; PM; May29'12; 3y4½%; Wm H Hiltz, New Rochelle, NY to Geo McAneny, 19 E 47 & ano trstes Julius I Livingston.

9,500

¹4TH st, 219 W (2:610); ext of \$1,800 mtg to May 7'14 at 6%; May7; May24'12; Katie McGee with Isabella C wife of & Valentine M Collins.

nom

¹4TH st, 403-25 E (2:359), ns, 100 e Lewis, 35.3x91.9x36.6 to 5th (Nos 906-22); May21; May27'12; due as per bond; Clinton S Harris exr Betsey A Fay & Maria A Sutton; Julia S F Harris, Isabel F Cooper & Henry H & Harry F Brewster to Dry Dock Savgs Instn, 341 Bowery.

60,000

¹5TH st, 906-22 E, see 4th, 403-25 E.

¹6TH st, 712-4 E (2:375); ext of \$40,000 mtg to June27'17 at 5%; April0; May24'12; Harry Miller with J Frederic Kernochan, 11 E 26 trste Almy T Hicks for Harriet R McKim.

nom

¹6TH st, 302 E (2:447), ss, 53.1 e 2 av, runs s24.3xe23.7xn24.3 to st xw23.9 to beg; pr mtg \$15,000; May28; May29'12; 1y6%; Albt E Reed, 519 W 159th to Willis H Failing at Palisade pl, Morris Heights, NY.

500

¹7TH st, 128 E (2:434), ss, 100 w Av A, runs s45.7xe100 to Av A (Nos 103-5), xs45 xw100xn0.½xw25.1xn90.10 to st, xe25 to beg; May23; May24'12; 5y5%; Albt Abraham & Abr Wolf to N Y Life Ins Co, 346 Bway.

10,000

¹7TH st, 128 E; sobrn agmt; May24'12; same & Meyer Vesell & David Bloom with same.

nom

¹9TH st, 800-2 E, see Av D, 124-6.

¹10TH st, 452 E, see Av D, 144.

¹10TH st, 220 E (2:451), ext of mtg for \$26,000 to Aug5'17 at 4½%; May22; May28'12; Isaac Berman & Montague Aaron both at 4 E 91 with Danl K De Beixodon, at Amityville, LI & ano trstes for Benj Welles will of Helen S Kingsland.

nom

¹13TH st, 49 E, see 14th, 46 E.

¹14TH st, 46 E (2:565), ss, 125.1 e University pl, runs s206.6 to 13th (No 49), xe 32.11xn100x0.6xn106.6 to 14th, xw32.5 to beg; pr mtg \$44,500; May22; May24'12; due Sept22'12; 6%; Frederic E Gibert to Robt Potter, 114 E 37.

3,000

¹14TH st, 429 E (3:946), ext of \$20,000 mtg to May16'17 at 5%; May16; May28'12; Lawyers Title Ins & Trust Co with Simon Grun.

nom

¹15TH st, 433 E (3:947), ns, 144 w Av A, 25x103.3; pr mtg \$22,750; May23; May27'12; due &c as per bond; Allen T Waters trste Jno Martin, E Orange, NJ to Edw J Watson, 4 Irving pl.

4,000

¹18TH st, 420-2 E (3:949) agmt modify-ing terms of mtg Mar22; May28'12; Emil & Eduard Wagner with Jos H & Harris Schwartz.

nom

¹22D st, 155 E (3:878), ns, 75 w 3 av, 20x 98.9; May28'12; 5y4½%; Leon C Weinstock to Archibald H M Sinclair at Regents Pk Barracks, London, NW England.

20,000

¹22D st, 423 W (3:720), nes, abt 185 w 9 av, 16.8x98.8; May24'12; due &c as per bond; Alice E wife Jno Slade to Greenwich Savgs Bank, 246 6 av.

10,000

¹24TH st, 17 E (3:854), ns, 225 e Mad av, 25x98.9; PM; May24; May27'12; 2y5%; Carlisle Constn Co to Margt L Catlin, Rye, NY.

45,000

¹25TH st, 167 W (3:801); ext of \$20,000 mtg to Feb1'14 at 5%; May22; May27'12; Lawyers Mtg Co with Emma E Horn & Lina Ettlinger.

nom

¹26TH st, 334 E (3:931), ss, 150 w 1 av, 25x98.6x25x98.7; May27'12; 3y4½%; Julia Hoffmann & Christian Ehlers to German Savgs Bank, 157 4 av.

15,000

¹27TH st, 153-9 W (3:803), ns, 205.4 e 7 av, 99.1x98.9x97.3x98.9; pr mtg \$215,000; May28; May29'12; due July28'12; 6%; Twenty-eighth St & Seventh Av Realty Co, 99 Nassau to Robt McGill, Hoboken, NJ.

50,000

¹27TH st, 153-9 W; certf as to above mtg; May28; May29'12; same to same.

nom

¹32D st, 410 E (Misc); certf as to chattel mtg for \$3,000; May22; May24'12; Acme Electric Garage to Herman Hirsch.

nom

¹32D st, 9 W (3:834); sal Ls; May29'12; demand; 6%; Healey Restaurant Co to F & M Schaefer Bwg Co, 114 E 51.

775

¹32D st, 9 W; certf as to above mtg; May29'12; same to same.

nom</

- 39TH st, 62 W** (3:840), ss, 124 e 6 av, 23x98.9; May25; May27'12; due Dec1'12; 5½%; Holland Holding Co to Fidelity Trust Co, 1 Hudson. 55,000
- 39TH st, 62 W**; certf as to above mtg; May27'12; same to same.
- 40TH st E, nec 5 av**, see 5 av, 461.
- 41ST st, 201 W**, see 7 av, 586-90.
- 43D st, 37 W** (5:1259); sal Ls; May20; May27'12; demand; 6%; Geo Buck to Central Bwg Co, 533 E 68. 4,500
- 48TH st, 342 E** (5:1340), ss, 100 w 1 av, 25x100.5; May10; May27'12; 1y6%; Louis Segelbohm, 18 E 105 to Stanislaus N Tuchman, 616 W 137. 750
- 48TH st, 201-3 E**, see 3 av, 777.
- 48TH st, 318-22 E** (5:1340), ss, 225 e 2 av, 75x100.5; pr mtg \$—; May 24'12; 2y 6%; Jno B Schlesinger at River Edge, NJ to Henry Brandt, 200 W 113. 4,500
- 51ST st, 228 E** (5:1324), ss, 313 e 3 av, 16x100.5; May20; May25'12; 3y6%; Katie Duffy to N Imandt 3 av & 28th, College Pt LI. 1,000
- 52D st, 407 E** (5:1364), ns, 137.9 e 1 av, 18.9x99.8x—x103.2; PM; May27; May28'12; demand; 6%; Joel Gold to Max B Marks, 414 14th, Bklyn. 1,200
- 52D st, 226 E** (5:1325), ss, 300 e 3 av, 20x100.5; May27; May29'12; 3y5%; Walter H Watson to Jennie A Gallen, 238 W 106. 1,000
- 56TH st, 112 E** (5:1310), ss, 90 e Park av, 21x100.5; ext of \$30,000 mtg to May28'14 at 4½%; May28'12; Sarah E Fox with Edith S McVickar, 112 E 56. nom
- 57TH st, 439 E** (5:1369), ns, 241.6 w Av A, 19.11x100.5; May29'12; 5y5%; Marietta E Williams to Bernard A Smith, 437 E 57 & ano. 10,000
- 57TH st, 996-22 E**; see 4th, 403-25 E.
- 59TH st, 133 E** (5:1394), sal Ls; May21; May28'12; demand; 6%; Aug Gerstle to Jacob Ruppert, a corpn, 1639 3 av. 1,500
- 60TH st, 131 W** (4:1132), ns, 400 e Ams av, 25x100.5; pr mtg \$16,000; May25; May 28'12; 1y6%; Alice S Levy to Marcella R Van Veen, 520 W 183. 1,500
- 61ST st E, nec Av A**, see Av A, sec 62.
- 62D st E, sec Av A**, see Av A, sec 62.
- 62D st, 131 E** (5:1397), ns, 126.6 w Lex av, runs n100.5xw28.8xs26.7xe5.2xs74 to st xe23.6 to beg; May27'12; 3y4½%; Rachel wife Louis Wertheimer to Bowery Savgs Bank, 128 Bowery. 9,000
- 63D st, 107 W** (4:1135), ns, 62 w Col av, 19x100.5; May24'12; demand; 6%; Thos Berkeley to Title Ins & Trust Co. 17,000
- 64TH st, 149 W** (4:1136), ns, 336 e Ams av, 18x100.5; pr mtg \$18,000; May24; May 25'12; due Dec1'12; 6%; Kezlake Vickers to Louis Shapiro & Co, 49 Maiden la. 800
- 68TH st, 65 W** (4:1121), ns, 128 e Col av, 22x100.5; May24; May25'12; 5y4½%; J Harvie Dew to Sol Wertheim, 20 W 77. 25,000
- 69TH st, 46 W** (4:1121), ss, 515.6 w Central Park W, 22x100.5; May28'12; 5y 4½%; Robt Schroeder to German Savgs Bank, 157 4 av. 30,000
- 69TH st, 46 W** (4:1121), ss, 515.6 w Central Park W, 22x100.5; pr mtg \$30,000; May28'12; 2y6%; Robt Schroeder, 46 W 69 to Justin L Miner, 58 W 57. 7,000
- 70TH st, 143 W** (4:1142), ns, 201.4 e Bway, 18.1x100.5; PM; May22; May28'12; 3y4½%; Ellen Y Scott, Jersey City, NJ, to Geo H Watson, Groton, Conn exr Anna J Watson. 20,000
- 70TH st, 105 E** (5:1405), ns, 82 e Park av, 18x82; May24; May27'12; due & c as per bond; Jas A Frame Sr, Emma J Shields, Ida M Gregor, Florence R Frame & Jas A Frame Jr to Title Guar & Trust Co. 27,000
- 70TH st, 107 E** (5:1405), ns, 100 e Park av, 25x100.5; May24; May27'12; due & c as per bond; Jas A Frame Sr, Emma J Shields, Ida M Gregor, Florence R Frame, & Jas A Frame Jr to Domestic & Foreign Missionary Society of the Protestant Episcopal Church in the U S, 281 4 av. 35,000
- 71ST st, 149 E**, see Lex av, 985-91.
- 72D st, 265 W** (4:1164), ns, 75 e West End av, 25x100; PM; pr mtg \$48,000; May 25; May27'12; due & c as per bond; Marian K Clark, 310 W 79 to Henry T Carey, Oakdale, NY. 18,000
- 73D st, 302-4 W** (4:1184), ss, 95 w West End av, runs s24.4xw20xs77.10xw20xn102.2 to 73d, xe40 to beg; pr mtg \$34,000; May 24; May25'12; due & c as per bond; Mary T Rennard to Thos B Rider, 90 State, Bklyn. 8,000
- 73D st, 302-4 W**; sobrn agmt; May25'12; Central Trust Co with same. nom
- 77TH st, 71 E** (5:1392), ext of mtg for \$22,000 to May1'16; 5%; Dec1'11; May28'12; Anna R Pearson, 421 Chestnut, Phila, Pa with Frederic deP Foster at Tuxedo Pk, NY. nom
- 78TH st, 300-2 E**, see 2 av, 1496.
- 80TH st, 138 E** (5:1508), ss, 37.6 w Lex av, 18.4x102.2, 3-sty & b stn dwg; May27'12; 5y4½%; Mary S Keveney to U S Trust Co, 45 Wall. 18,000
- 82D st, 518 E** (5:1578), ss, 273 e Av A, 18.9x102.2; PM; May23; May27'12; 2y5%; Jos Scher to Patk Farley, 133 Bowery. 7,000
- 83D st, 208 E** (5:1528), ss, 127.1 e 3 av, 25x102.2; May27'12; 5y4½%; Chas Jost to German Savgs Bank, 157 4 av. 18,000
- 84TH st E, sec Mad av**, see Mad av, 121.
- 83D st, 420 E** (5:1562), ss, 306 e 1 av, 25x102.2; May28; May29'12; due as per bond; Saml Davis to Frances Schwab extrd & c Noah Schwab, 2 W 86. 16,500
- 84TH st, 155 W** (4:1215), ns, 150 e Ams av, 25x102.2; May28'12; 5y5%; Jno L Moore to Lily A G Coddington, Lakewood, NJ et al trste Chas E Coddington. 33,000
- 85TH st, 242 E**, see 2 av, 1633.
- 86TH st, 68-70 E** (5:1497), ss, 107.9 w Park av, 63.10x102.2; ext of \$250,000 mtg to May24'17 at 5%; May24; May27'12; Lawyers Title Ins & Trust Co with Putnam Constn Co. nom
- 87TH st, 166 E**, see 87th, 170 E.
- 87TH st, 170 E** (5:1515), ss, 178.5 w 3 av, 26x100.8; also 87TH ST, 166 E (5:1515), ss, 190 e Lex av, 25.6x100.8; PM; pr mtg \$—; May27'12; 3y6%; Max Helborn to Amelia Schaefer, 25 Union, Flushing, LI. 13,500
- 87TH st, 172 E** (5:1515), ss, 152.5 w 3 av, 26x100.8; PM; May28'12; 2y5%; Max Helborn to Wilhelm Staple, 172 E 87. 16,000
- 87TH st, 176-80 E** (5:1515), ss, 75 w 3 av, runs s79.11xw40xn— & 53.8 to st, xe 60 to beg; PM; May 27; May 28'12; 2 y5%; Max Helborn to Henrietta Frey, 155 W 80 et al. 35,000
- 88TH st, 451 E** (5:1568), ns, 87 w Av A, 20x100.8; PM; pr mtg \$—; May15; May25'12; due & c as per bond; Michaels Realty Co to Sophie Knepper, 1754 Eastburn av. 2,000
- 90TH st, 325 E** (5:1553), ns, 350 e 2 av, 25x100.8; ext of \$12,000 mtg to May14'17 at 4½%; May14; May29'12; Christian Frank & Jno T Luckner with Bank for Savgs in City, NY, 280 4 av. nom
- 92D st, 67 E** (5:1504), ns, 130 w Park av, 20x100.8; pr mtg \$16,000; May23; May27'12, due & c as per bond; Mary K wife Winthrop L Rogers to Title Guar & Trust Co. 2,000
- 92D st, 325 E** (5:1555), ns, 350 e 2 av, 25 x100.8; pr mtg \$17,000; April; May24'12; 1y6%; Sofie Davidson, 325 E 92 to Elissa Weiss, 147 E 82. 2,000
- 96TH st, 176 E**, se 3 av, 1708.
- 97TH st W, sec Riverside dr**, see Riverside dr, 244.
- 99TH st, 206-10 W** (7:1870), ns, 185 e Bway, runs e62.6xsw58.4xs39xw38.9xs41x w16x100.11 to beg; May21; May25'12; 7y 5%; Isaac Polstein to N Y Life Ins Co, 346 Bway. 5,000
- 99TH st, 206-10 W**; sobrn agmt; May13; May25'12; same & Jacob D Levy with same. nom
- 99TH st, 214-6 W** (7:1870), ss, 125 e Bway, 60x100.11; May29'12; 7y5%; Isaac Polstein, 311 W 100 to NY Life Ins Co, 346 Bway. 90,000
- 99TH st, 214-16 W**; sobrn agmt; May 17; May29'12; Same & Isaac E Schorsch & Chas Friedenberg with same. nom
- 100TH st, 195 E** (6:1628), ns, 98 w 3 av, 27x100.11; ext of \$9,000 mtg to May17'17 at 5%; May17; May25'12; East River Savings Instn with Henry Neugass, 415 W 145. nom
- 100TH st, 177 E**, see Lex av, 1567.
- 105TH st, 130 E** (6:1632), ss, 283.4 e Park av, 16.8x100.11; pr mtg \$8,300; May 22; May27'12; due & c as per bond; Morris Reiss to Bluthenthal & Bickart, Inc at Lombard & South, Baltimore, Md. 1,000
- 105TH st, 313 W** (7:1891), ns, 187 e Riverside dr, 21x100.11; May27'12; 5y5%; Grace Ewing to Union Sq Savgs Bank, 20 Union sq. 30,000
- 105TH st, 61 W** (7:1841), ns, 150 e Col av, 25x100.11; May24'12; 5y5%; Leonard J Muhlfelder to Lottie Schussel, 37 W 74. 20,000
- 105TH st, 61 W**; sobrn agmt; May2; May 24'12; Jennie Muhlfelder with same. nom
- 108TH st, 128-30 E**, see Lex av, 1726-30.
- 108TH st, 226 E** (6:1657), ext of \$10,000 mtg to May27'17 at 5%; May6; May29'12; Lawyers Mtg Co with Teresa & Francesco Graziadio. nom
- 109TH st, 241 W** (7:1881), ns, 250 e Bway, 25x100.11; PM; pr mtg \$20,000; May 28; May29'12; 3y6%; Florence I Rosen, 124 Featherbed la to Delia Shongood, 19 E 95. 5,000
- 109TH st, 241 W** (7:1881), ns, 250 e Bway, 25x100.11; pr mtg \$25,000; May29'12; 3y6%; Geo Blakley, Bklyn to Saml Lesser, 94 Hamilton pl. 7,500
- 109TH st, 228 E** (6:1658), ss, 335 e 3 av, 25x100.10; ext of \$20,000 mtg to May14'17 at 4½%; May14; May24'12; Trustees of The Fund for Aged & Infirm Clergymen of the Protestant Episcopal Church in Diocese of N Y with Jno J & Montague Aaron, 4 W 91. nom
- 113TH st, 621 W** (7:1895), ns, 320 w Bway, 19x100.11; Mar12; May24'12; due April'17; 4½%; Emma L wife Geo A Black to E Henriette Erhart, Cedarhurst, LI. 20,000
- 114TH st, 124 E** (6:1641), ss, 280 e Park av, 25x100.11; pr mtg \$11,000; May23; May 27'12; 1y5%; Jas J Neville & Mary T Fallon to Thos P Neville, 215 W 128. 4,200
- 115TH st, 78-80 E** (6:1620), ss, 27 w Park av; two lots, ea 26.10x100.11; two PM mtgs, ea \$15,000; May25; May27'12; 3y 5%; Denis Duggan to Anna M Fedden, 2262 Bathgate av. 30,000
- 118TH st, 329 E** (6:1795), ns, 283.4 w 1 av, 16.8x100.11; ext of \$5,000 mtg to May 24'15 at 5%; May24; May27'12; Lawyers Mtg Co with Cath A McCusker. nom
- 119TH st, 351-5 E**, see 1 av, 2325.
- 119TH st W, sec Ams av**, see Ams av, 1201.
- 120TH st, 365 W** (7:1947), ext of \$10,000 mtg to July10'17 at 5%; May14; May 28'12; Lawyers Title Ins & Trust Co with Wm Blumstein. nom
- 123D st W, nwc Manhattan av**, see Manhattan av, nwc 123.
- 127TH st, 301 W**, see 8 av, 2369.
- 127TH st, 252 W** (7:1932), ss, 350 e 8 av, 16.8x99.11; May23; May24'12; 1y6%; Isabella Hay to Robt Martin, 507 W 177. 500
- 127TH st, 201-3 E**, see 3 av, 2341.
- 128TH st, 40 W** (6:1725), agmt as to share ownership in mtg Nov10'11; May27'12; Minnie Faber with N Y Trust Co, 26 Broad. nom
- 130TH st, 507-11 W** (7:1985), ns, 100 w Ams av; two lots, ea 52.6x99.11; two mtgs ea \$50,000; May27; May28'12; 3y5%; Nestor Holding Co to Empire City Savgs Bank, 231 W 125. 100,000
- 130TH st, 507-11 W**; 2 certfs as to above mtgs; May27; May28'12; same to same.
- 130TH st, 507-11 W**; 2 sobrn agmts; May27; May28'12; same & Leon Tuchmann with same. nom
- 130TH st, 507-11 W**; 2 sobrn agmts; May 27; May28'12; same to same. nom
- 130TH st, 513-5 W** (7:1985), ns, 279.4 w Ams av, runs ne64.10xnw5xne121xse25xne 12xse— to pt, 45.4 s 131st, xs54.9xw55xs 99.11 to 130th, xw74.4 to beg; May27'12; 3y 5½%; Nestor Holding Co to American Mtg Co. 12,000
- 130TH st, 513-5 W**; certf as to above mtg; May27'12; same to same.
- 132D st, 70 W** (6:1729), ss, 672.6 w 5 av, 18.9x99.11; May28'12; 5y5%; Thos A Roe to American Mtg Co. 5,000
- 132D st, 46 E** (6:1756), ss, 150 e Mad av, 33.4x99.11; May29'12; 5y5%; Colomba wife Salvatore Rondonana to Excelsior Savgs Bank, 46 W 24. 15,000
- 133D st, 173 W**, see 7 av, 2261.
- 133D st W, nec 8 av**, see 8 av, nec 133.
- 133D st, 63 E** (6:1758), ns, 86 w Park av, 27x99.11; PM; pr mtg \$—; May25; May27'12; 1y6%; Lillian V Polak to Charlotte Geissler, 175 W 95. 1,500
- 135TH st, 33 E** (6:1760), sal Ls; May4; May28'12; demand; 6%; Michl J Brennan to Jacob Ruppert, 1639 3 av. 3,976.81
- 136TH st, 494 W** (7:1972), ss, 50 e Ams av, 50x99.11; pr mtg \$50,000; May24; May 25'12; due Oct10'12; 6%; Isaac Kahn, 58 E 94 to Louis Van Brink, 207 W 98. 2,500
- 136TH st, 623-5 W** (7:2002), ns, 316.6 w Bway, 54x99.11; ext of \$52,500 mtg to May24'17 at 5%; May24; May28'12; U S Savgs Bank of City of NY with Belgrade Realty Co, 2228 Bway. nom
- 140TH st, 225 W** (7:2026), ns, 407.10 w 7 av, 27.10x99.11; May23; May24'12; due & c as per bond; Aaron J Leybenheim at Gloversville, NY & Berthold M Schey, 164 W 136 trstes & c Simon Schey; & Bertha Schey wid, 164 W 136 to Matthew McNamara, 1239 Franklin av. 6,000
- 140TH st, 225 W** (7:2026); agmt as to ownership of bond & mtg; May24'12; Jno Toner, 339 W 49 with Matthew McNamara, 1239 Franklin av. 225,000
- 141ST st W** (7:2088), ss, 325 w Bway, 100x99.11, bldg loan; May28'12; due Oct1'17; 6% until completion of bldg & 5½% thereafter; West Side Constn Co to Metropolitan Life Ins Co, 1 Mad av. 475,000
- 141ST st W** (7:2088), same prop; certf as to above mtg; May28'12; same to same.
- 141ST st W** (7:2088), ss, 425 w Bway, 125 to Riverside dr, x99.11; bldg loan; May 28'12; due Oct1'17; 6% until completion of bldgs & 5½% thereafter; West Side Construction Co to Metropolitan Life Ins Co, 1 Mad av. 475,000
- 141ST st W** (7:2088), same prop; certf as to above mtg; May28'12; same to same.
- 141ST st 173 W**, see 7 av, 2415-7.
- 141ST st W, sec Riverside dr**, see 141st, W, ss, 425 w Bway.
- 171ST st, 551-5 W**, see Audubon av, 120.
- 179TH st W, nec Northern av**, see Northern av, nec 179.
- 181ST st, 501W**, see Ams av, nwc 181.
- 187TH st W, swc St Nicholas av**, see St Nicholas av, swc 187.
- 202D st W** (8:2199), ns, 200 w Col av, 75x99.11; May24'12; 3y5½%; Frank A K Boland, White Plains, NY to Park Mtg Co, 41 Park Row. 7,000
- Av A, 103-5**, see 7th, 128 E.
- Av A** (5:1474), sec 62d, 200.10 to 61st, x57x202.4x81.9; ext of \$45,000 mtg to June 8'13 at 6%; May22; May29'12; County Holding Co with Central Consumers Ice Co, 68th & East River. nom
- Av A, nec 61st**, see Av A, sec 62.
- Av D, 144** (2:366), sec 10th, 23.3x80x23x 80; PM; May28'12; 5y5%; Mary A Murray, 140 Av D to Metropolitan Savgs Bank, 59 Cooper Sq E. 10,000
- Av D, 124-6** (2:365), sec 9th (Nos 800-2), 47.11x80; PM; May28; May29'12; 3y5%; David D Weinberger & Hiram M Kirk to Selena M Campbell, Stamford, Conn & ano. 23,000
- Av D, 124-6**; PM; pr mtg \$23,000; May 28; May29'12; 1y6%; same to Jno T Bailey, Tenafly, NJ. 4,000
- Audubon av, 120** (8:2128), nwc 171st (No 551-5), 95x100; PM; pr mtg \$101,500; May28'12; 2y6%; Jas Shanny to Harvey Realty Co, 40 E 22. 15,000
- Amsterdam av** (8:2155), nwc 181st (No 501), asn Ls by way of mtg to secure performance of contract; May24; May 28'12; Geo Horn Jr to Pabst Bwg Co, 606 W49. nom

Amsterdam av, 2500 (8:2155), sal Ls; May28'12; demand; 6%; Christopher H Davidsmayer to Jacob Ruppert a corpn, 1639 3 av. 2,500

Adrian av (13:3402), nws, 106.11 ne Terrace View av, runs nw126 to ses Terrace View av, 114.2xse179.11 to Adrian av, xsw100 to beg; pr mtg \$30,000; May23; May24'12, due &c as per bond; Everett A Levy, 152 W 65 to Benj H Stern trste, 308 W 93. 3,000

Amsterdam av, 1201 (7:1962), nec 119th, 80.11x150; bldg loan; May29'12; due Oct1 '17; 6% until completion of bldg & 5 1/2% thereafter; Carnegie Constn Co to Metropolitan Life Ins Co, 1 Mad av. 412,500

Amsterdam av, 1201; same prop; certf as to above mtg; May29'12; same to same.

Broadway, 4259 (8:2176); sal Ls; Apr17; May28'12; demand; 6%; Jas J Tierney to Jacob Ruppert a corpn, 1639 3 av. 8,400

Broadway, 4601 (8:2180); sal Ls; Apr8; May28'12; demand; 6%; Michl J Keenan to Jacob Ruppert, a corpn, 1639 3 av. 1,500

Broadway, 2463 (4:1239); sal Ls; Apr15; May28'12; demand; 6%; Patk J Healy to Jacob Ruppert, a corpn, 1639 3 av. 6,000

Broadway, 688 (2:531), es, 72.5 s 4th, 27.3x130 to lane 20 ft wide; May27; May28'12; due &c as per bond; Jacob New Realty Co, 320 Bway to Bond & Mtg Guar Co, 175 Remsen, Bklyn. 35,000

Broadway, 688; certf as to above mtg; May27; May28'12; same to same.

Broadway 1355-63 (3:812), nwc 36th Nos127-33), runs nw159.6xne98.9xse14xne 37.6xse93.6 to Bway xsl45.6 to beg; PM; May28; May29'12; due May28'24; 4%; Crosstown Realty Co, 45 Wall to NY Life Ins & Trust Co, 52 Wall trste Charlotte M Goodridge. 1,300,000

Columbus av, 786 (7:1853); sal Ls; May29'12; demand; 6%; Jos Goldgraben to Lion Bwy, 104 W 108. 2,000

Lexington av, 1726-30 (6:1635), ws, at sws 108th (Nos 128-30), 60.11x75; May27; May28'12; 5y5%; Rose Lukather to Maria S Gibbs, 48 E 78. 36,000

Lexington av, 1726-30; sobrn agmt; May23; May28'12; Chas M Cohen & Irma Steinhardt with Maria S Gibbs, 48 E 78. nom

Lexington av 1726-30; ext of \$6,000 mtg to May23'15; 6%; May23; May28'12; same with Rose Lukather, 831 Hunts Point rd. nom

Lexington av, 1370 (5:1519), ws, 67.5 s 91st, 16.7x88.3; May28'12; due &c as per bond; Geromina Katzenmayer to Title Guar & Trust Co. 11,000

Lexington av, 1567 (6:1628), nec 100th (No 177), 50.11x95; ext of \$60,000 mtg to June1'17 at 5%; May24'12; Susan McVickar Hemenway trste Jno H Hinton with Fanny Gruen, 116 E 90. nom

Lexington av, 985-91 (5:1406), nec 71st (No 149), 100x19.8; ext of \$27,000 mtg to May10'17 at 5%; May10; May29'12; Renee H Canalizo with Jane R Wilson, 166 W 58. nom

Madison av, 1493-5 (6:1608), es, 50.11 n 102d, 50x100; ext of \$18,000 mtg to June 1'15 at % as per bond; May18; May24'12; Theresa Abraham with Benj H Kaufman. nom

Madison av, 1493-5 (6:1608), es, 50.11 n 102d, 50x100; ext of \$50,000 mtg to Apr 7'14 at % as per bond; Feb14'11; May24'12; Theresa Abraham with Excelsior Savgs Bank, 79 W 23. nom

Madison av, 1121 (5:1495), sec 84th, 22 x78.7; PM; May27'12; 3y4 1/2%; Patk Kierman to Robt Weber, 22 W 120 et al exrs & Jno Weber. 33,000

Manhattan av (7:1950), nwc 123d, runs w90xn163.5 to ss Hancock pl xe100.10 to ws Manhattan av or Hancock pl xsl16.10 to beg; May28'12; due &c as per bond; Wm J Casey to Marianna C MacDougall at Auburn, NY. 80,000

Northern av (8:2177), nec 179th, 100x 100; pr mtg \$108,000; May24; May29'12; 3y5%; La Fontaine Av Realty Co to Chelsea Realty Co, 135 Bway. 12,000

Northern av (8:2177), same prop; certf as to above mtg; May24; May29'12; same to same.

Northern av (8:2177), same prop; ext of \$108,000 mtg to May24'15 at 5%; May24; May29'12; Chelsea Realty Co with La Fontaine Av Realty Co, 13 Lawrence. nom

Pleasant av, 322 (6:1716); ext of \$27,500 mtg to Feb1'17 at 5%; May17; May24'12; East River Savgs Instn with Martha Lipman, 960 Prospect av & Bertha Naftolowitz, 134 W 20. nom

Park av, 1642 (6:1622), ws, 25 n 116th, 25.5x90; ext of \$3,000 mtg to April'15 at 6%; Apr23; May27'12; Carrie Toelle with Adolph Rudman, 2400 7 av. nom

Park av, 1127 (5:1519), es, \$1.8 n 90th, 19x88; pr mtg \$—; May27; May28'12; 5y 5 1/2%; Madeleine S Boeker, 20 E 90 to Herman Kemper, 82 E 90. 4,000

Park av, 949 (5:1510), es, 82.2 n 81st, 20x80; pr mtg \$30,000; May21; May28'12; 3y6%; David Werdenschlag, 1143 Lex av to Jos McNamara, 120 E 85. 5,000

Riverside dr, 244 (7:1887), sec 97th, runs e71.11xsl106.10xw58.11xn5.11xw50 to dr, xn107.6 to beg; agmt as to share ownership in mtg; May29'12; Mary Lyons with Wm S Emery, 460 Riverside dr. nom

Riverside dr, sec 141st, see 141st W, ss, 425 W Bway.

St Nicholas av (8:2166), swc 187th, 100 x125; bldg loan; pr mtg \$37,000; May26; May28'12; 1y6%; Bogam Realty Co to Sender Jarmulowsky, 16 E 93. 65,000

St Nicholas av (8:2166); same prop; certf as to above mtg; May8; May28'12; same to same.

St Nicholas av, 728 (7:2053), es, 337.4 n 145th, 18.6x100; PM; May28; May29'12; 1y 5%; Geo L Mason to Mary E Hastings, Rhinebeck, NY. 12,000

West Bway, 301-5, see Canal, 375.

West End av, 143 (4:1178); ext of \$29,000 mtg to May23'15 at 5%; Mar23; May24 '12; NY Trust Co with Chas H Bohland, 1936 Anthony av; Arthur Alkier, 243 E 5, Bklyn, & Saml D Davis Constn Co, 24 E 23. nom

1st av, 2325 (6:1795), nwc 119th (Nos 351-5), 25.2x100; pr mtg \$—; May27; May28'12; installs; 6%; Anna Tietjen wid to Minnie E Senior, 275 Putnam av, Bklyn. 600

1st av (5:1564), sec 85th; ext of \$37,500 mtg to Apr30'17; at 5%; Apr30; May22'12; Jno J O'Donohue & ano trstes Thos J O'Donohue with Philip Lesser, 19 E 88 & Bernhard Weinberger, 71 E 87. (Corrects error in last issue when property was 7th av, sec 85th.) nom

1st av, 521 (3:936), ws, 74.1 n 30th, 24.8 x75; ext of \$15,000 mtg to June1'16 at 5%; June 1'11; May27'12; Chas W Kane trste for Richd A Kane et al with Chas Olbrich 207 E 19. nom

2d av, 926 (5:1342); ext of \$24,000 mtg to May24'17 at 5%; May27; May29'12; Fredk W Senff with Katharina Feser, 334 E 82. nom

2d av, 926 (5:1342); ext \$6,000 mtg to May24'17 at 5%; May27; May29'12; same with same. nom

2d av, 1115 (5:1332), ws, 60.5 s 59th, 20x65; May28'12; due &c as per bond; Cath E McKenna, 123 E 72d to Edith L Wilkinson at Woodlands, Llewellyn Pk, Orange, NJ. 10,000

2d av, 1496 (5:1452), sec 78th (Nos 300-2), 26.2x80; May28'12; 5y4 1/2%; Jno F Ward of Morris Plains, NJ to Bowery Savgs Bank, 128 Bowery. 8,000

2d av, 1633 (5:1530), swc 85th (No 242) 27.2x80; May24; May25'12; due &c as per bond; Jacob Weil to Title Guar & Trust Co. 23,000

3d av, 777 (5:1322), nec 48th (Nos 201-3) 25.5x95; May24; May25'12; due &c as per bond; Eliz Kenedy indiv & as extrx Patk J Kenedy to Wm Westerfield, 40 W 127 & ano exrs &c Wm Westerfield. 10,000

3d av, 1599 (5:1535); sal Ls; May13; May28'12; demand; 6%; Thos F O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 5,000

3d av, 985 (5:1332); sal Ls; Apr12; May28'12; demand; 6%; Carl Appel to Jacob Ruppert, a corpn, 1639 3 av. 2,500

3d av, 1888 (6:1632), ws, 50 n 104th, 25.9 x100; PM; May28'12; due June1'20; 5%; Geo Gotthelf, 216 E 118 to Wm T Purdy, 9 Mt Morris Park W & ano. 19,000

3d av, 1837 (6:1651), es, 75.11 s 102d, 24.6x100; May27'12; 3y5%; Rachel C Mifflin to American Mtg Co. 16,000

3d av, 1708 (5:1524), swc 96th (No 176), 20x100; pr mtg \$40,500; May29'12; 1y5%; Thos F & Jas E Begley to Geo Ehret, 1197 Park av. 2,500

3d av, 2341 (6:1792), nec 127th (No 201-3), 22x80; ext of \$20,000 mtg to May10'17 at 4 1/2%; May10; May29'12; Renee H Canalizo with Bank for Savgs in City of NY, 280 4 av. nom

5th av, 461 (5:1275), nec 40th, 26.7x95; PM; pr mtg \$450,000; May24'12; due &c as per bond; Melvena MacBride to Roland F Knoedler, 767 5 av. 100,000

5th av, 556-8 (5:1261), ws, 25.5 s 46th, 50x100, leasehold; May7; May27'12; 7y6%; Holbein Realty Co to U S Mtg & Trust Co, 55 Cedar. 400,000

5th av, 556-8; certf as to above mtg; May25; May27'12; same to same.

6th av, 499 (3:805), sal Ls; May27'12; demand; 6%; Adolf & Richd Fink to Geo Ehret, 1197 Park av. 2,000

6th av, 503 (3:806), ext of \$55,000 mtg to May24'17 at 5%; May24; May27'12; Lawyers Mtg Co with Loew Amusement Co. nom

6th av, 503 (3:806), ws, 30 n 30th, 17x 46.3x26x41.5; PM; Apr27; May25'12; 3y6%; Loew Amusement Co, 260 W 42 to Investors & Traders Realty Co, 170 Bway. 10,000

7th av, 267 (3:801), ext of \$30,000 mtg to Feb1'14 at 5%; May22; May27'12; Lawyers Mtg Co with Emma L Horn & Lina Ettlinger. nom

7th av, 2261 (7:1918), nec 133d (No 173), 24.11x75; May29'12; 5y5%; Patk Oates, Sound Beach, Conn, to Excelsior Savgs Bank, 46 W 24. 30,000

7th av, 586-90 (4:1013), ws, 39.6 n 41st, runs w60x39.6 to ns 41st (No 201), xw20x 59.3xw20xn39.6xe100 to av xs59.3 to beg; PM; pr mtg \$210,000; May28; May29'12; 1y 4 1/2%; Felix Isman to L Napoleon Levy, 18 W 72. 100,000

7th av, 2415-7 (7:2010), nec 141st (No 173), 39.11x100; PM; pr mtg \$60,000; May29'12; 3y6%; Annie Marder to Crystal Realty & Constn Co, 1133 Bway. 7,750

8th av (7:1939), nec 133d; sal Ls; Feb29; May28'12; demand; 6%; Jas Cannon & Patk J McGovern to Jacob Ruppert, a corpn, 1639 3 av. 4,752.09

8th av, 2359 (7:1953); ext of mtg for \$25,000 to July2'17; 5%; May6; May28'12; Jonas Kolb, 320 Manhattan av with Society for the Relief of the Destitute Blind of City of N Y & Vicinity, a corpn, 896 Ams av. nom

8th av, 893 (4:1044); sal Ls; May24; May28'12; demand; 6%; Thos F Hartney to Jacob Ruppert, a corpn, 1639 3 av. 2,800

8th av, 2641 (7:2042); sal Ls; May16; May28'12; demand; 6%; Wm P Martin & Jno B Gauby to Jacob Ruppert, a corpn, 1639 3 av. 5,427.40

8th av, 2367 (7:1954), ws, 25 n 127th, 25x83.9; May28'12; 5y5%; Harvey Realty Co to Lawyers Mtg Co, 59 Liberty. 20,000

8th av, 2367; certf as to above mtg; May28'12; same to same.

8th av, 2369 (7:1954), nwc 127th (No 301), 25x83.9; May28'12; 5y5%; Harvey Realty Co to Lawyers Mtg Co, 59 Liberty. 30,000

8th av, 2369; certf as to above mtg; May28'12; same to same.

9th av, 524 (3:763); sal Ls; Apr4; May28'12; demand; 6%; Michl Treanor to Jacob Ruppert, a corpn, 1639 3 av. 4,250

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Hempstead, L I (miscel) certf as to mtg for \$70,000; May10; May27'12; N Y Columbus Realty Co to Title Guar & Trust Co.

Consent to seven mtgs aggregating \$14,200 covering land in State of NJ; Apr20; May29'12; Commonwealth Bldg Co to North Jersey Title Ins Co et al.

MORTGAGES.

Borough of the Bronx.

Clarence st (*), ws, 175 s Town Dock rd, 75x100; May23; May25'12; due &c as per bond; Jno W Cornish, 466 E 156 to Chas D Tenenbaum, 1020 Prospect av. 1,500

Faile st (10:2764-2769), es, 362.6 s Spofford av, 2 lots, ea 20.10x100; 2 mtgs, ea \$6,500; May26; May27'12, due June1'15, 5%; Spofford Estates, a corp, to Utility Realty Co, 165 Bway. 13,000

Faile st, 632-6 (10:2764-2769); certf as to two mtgs for \$6,500 each; May23; May27'12; Spofford Estates to Utility Realty Co.

Gilbert pl (10:2764), ss, 100 w Faile, 50x 100; PM; May27'12, 3y5%; Saml H Russin & Sol Hanfling to Nathan S Hart, 44 Morn inside av W & ano trstes for Mary R Samuel will Fanny M Samuel. 3,220

Hewitt pl, uwc Leggett av, see Leggett av, nwc Hewitt pl.

Hoffman st, 2396 (11:3065), sec 187th, 69.3x90.1x67.5x90.1; PM; pr mtg \$6,500; May27; May28'12, due, &c, as per bond; Cosenza Bldg Co to Kate Walsh, 2332 Belmont av. 1,500

Loring pl, 2287 (11:3225), ws, 580 s Fordham rd, 67.2x100.2x60.9x100, 2-sty fr dwg & vacant, except pt &c for Loring pl; May27'12, due &c as per bond; Mary D Wheeler to Title Guar & Trust Co. 9,000

Matilda st (*), nws, being ne 1/4 of lot 74, map So Washingtonville, 25x100; May28'12, 5y5%; Ellen A Kane, 4429 Matilda av, to Julia C S Grant at Tarrytown, NY. 2,500

Madison st (*), ws, 150 s Morris Park av, 25x100; May24'12; due July 1'15; 5 1/2%; Lauretta Becker to Jas R Strong at Short Hills, NJ. 3,500

Manida st, 861 (10:2740); ext of \$6,000 mtg to May1'17 at 5%; May15; May27'12; Lawyers Mtg Co with Dorothy Reutler. nom

Magenta st, 3367 (*), swc Olinville av, 50x100, Olinville; May25; May27'12; 3y6%; Laura Sattler, 1109 Tioga st, Phila, Pa, to Amelia Loercher, 233 E 31. 5,000

Tiffany st (10:2712), es, 375 s 163d, 50x 110; PM; pr mtg \$40,000; May27; May28'12, 1y6%; Steinmetz Const Co to Henry Morgenthau Co, a corp, 165 Bway. 5,000

Tiffany st (10:2712), es, 325 s 163d, 50x 110; PM; pr mtg \$40,000; Apr19; May28'12, 1y6%; Steinmetz Constn Co to Henry Morgenthau a corpn, 165 Bway. 5,000

136th st, 407 E (9:2281), ns, 75 e Willis av, 25x100; pr mtg \$12,000; May28'12, due, &c, as per bond; Abbie A O'Rourke to Margt O'Neill, 466 E 142. 1,500

150th st E, swe Union av, see Union av, swe 150th.

151st st, 751 E, see Concord av, 622.

160th st E (9:2419), nes, 90 nw Courtlandt av, 40x50; May25; May28'12, due, &c, as per bond; Anna Gruenfeld, Magdalena Lohe & Eliz Ritter to Fredk Weber, 830 Courtlandt av. 135

167th st, 962 E (10:2744), ss, 24.6 e So blvd, runs e17.2xs90xw16.8xn37.11xw0.6xn 52 to beg; PM; pr mtg \$5,000; May29'12; 3y5%; Nicholas Rice, 452 E 166, to Andw J Rice, 420 E 144. 3,000

171st st E, nec Gleason av, see Gleason av, nec 171.

173d st, 569 E (*), ws, 281 s Gleason av, 25x100; May28; May29'12; 3y5 1/2%; Bridget & Stephen McBride to Jas F Boyle, 2898 Valentine av. 3,500

175th st E (*), ws, 280 s Westchester av, 50x100; PM; pr mtg \$6,500; Mar28'12, due, &c, as per bond; Eliz T Devine to Jas Carney, 153 Brook av. 1,800

176th st E, nwc 3 av, see 3 av, nwc 176.

179th st, 920 E, see Daly av, 2924.

186th st, 468 E (11:3039), ss, 280 e Park av, 20x100; pr mtg \$11,000; May20; May27 '12, installs, 6%; Adolph Smith to Geo Arndt, 110 W 111. notes 650

187th st E, nec Prospect av, see Prospect av, nec 187th.

187TH st E, sec Hoffman, see Hoffman, 2396.

194TH st E, swc Bainbridge av, see Bainbridge av, sec 194th.

194TH st E, sec Briggs av, see Briggs av, sec 194th.

195TH st E, swc Decatur av, see Decatur av, sec 195th.

203D st, 260 E (12:3308), ss, 273.6 w Williamsbridge rd, 50x100; May28'12; due, &c, as per bond; Fredk Hulberg to Title Guar & Trust Co. 3,000

213TH st E (*), ss, 100 w 5 av, 25x114.6 x27.3x125.5; May10; May24'12; due &c as per bond; Salvatore Carabotta to J Scheuer & Co, 53 E 10. 500

217TH st E (*), ss, 230 e Bronxwood av, 25x109; PM; pr mtg \$2,800; May23; May24'12; installs; —; Lorenza Morvillo to Girolamo Rubino, 76 E Houston & ano. 400

221ST st (*), ss, 130 w White Plains rd, 50x114; May27; May29'12; due, &c, as per bond; Isidor Weil & Alice Rosenzweig to Nestor Berman, Port Henry, NY. 1,000

221ST st (*), ss, 80 w White Plains rd, 50x114; pr mtg \$3,500; May27; May29'12; due, &c, as per bond; Isidor Weil & Alfred Rosenzweig to Nestor Berman, at Port Henry, NY. 1,000

229TH st E (*), ss, 130 e Barnes av, three lots ea 25x114.6; three mtgs ea \$4,000; Jan1; May24'12; 3y5½%; Gennaro Fico to Central Mtg Co, 60 Wall. 12,000

229TH st E (*); same prop; three sobrn agmts; May21; May24'12; G & S Realty Co to Central Mtg Co, 60 Wall. nom

229TH st E (*), ss, 105 e Barnes av, 100x114, Wakefield; pr mtg \$4,250; May22; May25'12; demand; 6%; Gennaro Fico to Alfred Frankenthaler, 1215 Mad av. 500

233D st E, nec White Plains rd, see White Plains rd, nec 233.

233D st E (*), ss, 167.6 w Laconia av, 37.6x89.10; bldg loan; Mar18; May24'12; 3y 6%; Builders of Modern Homes Inc to North NY Savgs & Loan Assn, 2796 3 av. 5,500

233D st E (*); same prop; certf as to above mtg; Mar18; May24'12; same to same.

233D st E (*); same prop; PM; pr mtg \$5,500; Mar18; May24'12; due &c as per bond; same to Monatiquot Real Estate Co of NY, 154 Nassau. 1,200

238TH st E (12:3391), ss, 250 e Martha av, 25x100; PM; pr mtg \$—; May28'12, 3y6%; Frederic Dietrich, 657 E 227, to Wesley Constn Co, 167 E 56. 400

240TH st E, late Holly pl (12:3393), ss, 175 e Martha av, 50x100; PM; May23; May24'12, due, &c, as per bond; H Maxwell Failing, 412 E 240, to Annie Thornton, 125 E 128. 2,000

254TH st W (13:3421), ns, 75 w Valles av, 50x100; May27; May28'12, 3y6%; Richd Ockendon to Fredk C Hardy, 82 Decatur, Bklyn. 3,250

Ash av (*), ws, abt 100 n 216, 35x100x—x—; also TILDEN AV (*), ws, 78.8 n 216th 29.4x91.7x39.10x68.8; also BARTHOLDI AV (*), ss, lots 51-52 map (426), bldg lots near Wmsbridge station, 50x100; Apr12; May29'12; due &c as per bond; Rosario Lo Bue to Alfred Frankenthaler, 1215 Mad av. 1,000

Anthony av (11:2889), ws, 110 n 173d, 80 x71.5x82.2x52.5; pr mtg \$51,000; May28; May29'12, due &c as per bond; Mellwin Realty & Constn Co to Ezra C Bartlett, 610 Riverside dr. 10,000

Anthony av (11:2889), same prop; certf as to above mtg; May28; May29'12; same to same.

Anthony av (11:2889), same prop; sobrn agmt; May23; May29'12; Ernest Wenigmann with same. nom

Arlington av (13:3407), nws, 370 ne 227th, 80x145.5; May28; May29'12; installs; 6%; The "W" Parcels Co, 84 Wm to Edgehill Co-operative Savgs & Loan Assn, Spuyten Duyvil, NY. 10,000

Bruner av, ws, 625 s Nereid av, see Bruner av, ws, 450 s Nereid av.

Bruner av, ws, 550 s Nereid av, see Bruner av, ws, 450 s Nereid av.

Bruner av (*), ws, 450 s Nereid av, 50x97.6; also BRUNER AV (*), ws, 550 s Nereid av, 75x97.6; also BRUNER AV (*), ws, 625 s Nereid av; certfs as to 3 mtgs aggregating \$5,250; May27'12; Realty Business Corp to Gordon Boyd & ano. —

Bruner av (*), ws, 450 s Nereid av, 50x97.6; May23; May27'12; 3y6%; Realty Business Corp, 156 Bway, to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 1,000

Bruner av (*), ws, 550 s Nereid av, 75x97.6; May23; May27'12, 3y6%; Realty Business Corp, 156 Bway, to Gordon Boyd, 73 Mad av. 2,000

Bruner av (*), ws, 625 s Nereid av, runs w 97.6x160.6xe26.6xne106.9 to Bruner av, xn84 to beg; May23; May27'12; 3y6%; Realty Business Corp, 156 Bway to Agnes G W Bertieri, 16 Victoria rd, London, 2,250

Bryant av, 1222 (11:2993), es, 59.10 s Freeman, 20x100; Apr20; May24'12; 1y6%; Alice Sperzel to Elisa Weiss, 147 E 82. 350

Barker av (*), es, 275 s Mace av, 25x100; May23; May24'12; 3y6%; Rudolph Swenson to Agnes F Thompson, 717 E 215. 400

Beech av (*), ss, 125 w Elm, 50x100; May23; May28'12, 3y6%; Adelaide A Wabst to Bernhard W Bopp, 509 Col av. 900

Briggs av, 2580 (12:3293); ext of \$1,500 mtg to May23'14 at 6%; May23; May28'12; Annie Neilson with Daisy Nathan, 420 W 130. nom

Bainbridge av (12:3293), swc 194th, 31.8 x81x57.1x84.2; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Estate, a corpn, 331 Mad av. 40,000

Bainbridge av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Bainbridge av (12:3293) ws, 31.8 s 194th, runs w81xsl1.10xw1.2xs83.1xe83.6 to av, xn 40 to beg; bldg loan; May28; May29'12; 1y 6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Estate, 331 Mad av. 25,000

Bainbridge av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Bainbridge av (12:3293) ws, 71.8 s 194th, 40x84.10x40x83.6; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Estate, a corpn, 331 Mad av. 25,000

Bainbridge av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Bainbridge av (12:3293), ws, 111.8 s 194th, 40x86.3x42x84.10; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Estate, 331 Mad av. 25,000

Bainbridge av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Briggs av (12:3293), es, 165.11 s 194th, runs e84.9xs40xw74.8xw11.8 to av, xn39.7 to beg; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Est, a corpn, 331 Mad av. 25,000

Briggs av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Briggs av (12:3293), es, 125.9 s 194th, 40.2x84.9x40x83.2; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Est, a corpn, 331 Mad av. 25,000

Briggs av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Briggs av (12:3293), es, 85.7 s 194th, 40.2 x83.2x40x81.6; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Est, a corpn, 331 Mad av. 25,000

Briggs av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Briggs av (12:3293), es, 45.5 s 194th, 40.2x81.6x40x80.4; bldg loan; May28; May29'12; 1y6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Est, a corpn, 331 Mad av. 25,000

Briggs av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Briggs av (12:3293), sec 194th, 45.5x80.4 x18.1x81; bldg loan; May28; May29'12; 1y 6%; Jno J Tully Co, 1603 Boston rd to Van Dyck Est, a corpn, 331 Mad av. 30,000

Briggs av (12:3293), same prop; certf as to above mtg; May28; May29'12; same to same.

Bathgate av (11:2916), ws, 103.4 s 175th, 54x114.5; May29'12; 3y5¼%; Emma Reilly, 639 Crotona Park North to Philip E Browning, 23 Edgehill rd, New Haven, Conn. 10,000

Briggs av, 2966 (12:3298), ses, 195.4 ne Bedford Park blvd, 25x110; May29'12; 3y 5%; Philip Toussaint, 2966 Briggs av to Metropolitan Savgs Bank, 59 Cooper Sq W. 6,000

Burnside av (11:3156), ns, 108.5 e Anthony av, 50.10x99.9x42.1x72.9; May28; May29'12; due July28'12; 6%; Thos C Lisk to Wm H Sage, Scarsdale, NY. 1,500

Boyd av (*), es, 325 n Jefferson av, 25x100; Feb26; May29'12; due &c as per bond; Antonina Valentine, 325 E 114 to David T Lockwood, 160 Jewett av, Jersey City. 800

Bartholdi av, ss, lots 51-2, map bldg lots at Wmsbridge, see Ash av, ws, abt 100 n 216.

Crosby av (*), es, 375 s Waterbury av, 25x100; Jan29; May24'12; due Nov18'14; 6%; Domenico Parente, 200 Elm, Astoria, LI to Philip A Bossler, 39 Cooper, Astoria, LI. 200

Castle Hill av, 1662 (*), es, 163.9 s Parker av, —; pr mtg \$3,000; May21; May27'12; 5y3%; Francesco Pistorino to Maria Scordo, widow, 1662 Castle Hill av. 2,700

Concord av, 622 (10:2643), nec 151st (No 751), 51.4x94; May23; May24'12; due &c as per bond; Benenson Realty Co to NY Savgs Bank, 81 8 av. 38,000

Concord av, 622; certf as to above mtg; May23; May24'12; same to same.

Cornell av (*), ss, 375 w Mayflower av, 125x100; pr mtg \$1,500; May23; May24'12; due Aug22'14; 6%; Mary Scully of New Rochelle, NY to Abbie E Wille, 1546 Eastchester rd. 1,000

Crotona av (11:3092), es, 25 n 178th, 50 x100; May23; May24'12; demand; 5%; Bernard Bray to Cath McDermott, 8 Perry. 1,000

Decatur av, 3217 (12:3350), ws, 341.7 n 205th, 25x100; May23; May24'12; 3y5½%; Katy Limmer to Fidalina Del Genovese admrx Virgilio De Genovese, 1739 Montgomery av. 5,000

Decatur av (12:3285), ws, 51 s 201st, 39x110; May22; May28'12, due, &c, as per bond; Emilie Von Der Linden, 2977 Decatur av, to Caroline Fredricksen, 808 Trinity av. 7,000

Decatur av (12:3385), same prop; pr mtg \$7,000; May27; May28'12, due, asa per bond, 6%; same to Anthony Hoffmann, 3131 Hull av. 500

Daly av, 2924 (11:3127), sec 179th (No 920), runs s27.6xe100.4xs38.10xe71.5xn55.9 to 179th xw171.2 to beg; except DALY AV, (11:3127), sec 179th (No 920), 27.5x100.4x 21.2x100.2; pr mtg \$20,000; May28'12, due, June1'15, 5%; Jno Steg to Mary Hengten, 303 W 21. 3,000

Decatur av (12:3282), swc 195th, 135.3x 101.9x100.10x121.3; bldg loan; May28; May29'12; 1y6%; Miltner Bros, a corpn to Title Guar & Trust Co. 82,000

Decatur av (12:3282), same prop; certf as to above mtg; May28; May29'12; same to same.

Fulton av, 1356 (11:2931), es, 620.6 ne 169th, runs se207xne27.1xw—xw—xw— to av xsw27.3 to beg; May15; May24'12; due &c as per bond; Florence Vinicky to Therese V Braemert, 237 W 11. 3,500

Grand av, 2530 (11:3204), es, 344.8 n 190th, 50x100; PM; May10; May24'12; 3y 5%; Thos H Thorn to Manuela Stokes, 170 W 123d. 5,000

Glendon av (*), ns, 50 e 171st, 25x100; May27; May28'12, 3y % as per bond; D J Dillon Co to Mathias Haffen, 652 Courtlandt av. 4,000

Glendon av (*), same prop; certf as to above mtg; May27; May28'12; same to same.

Glendon av (*), nec 171st, 50x100; May28; May29'12; due &c as per bond; Cornelius O'Connell, 1431 Longfellow av to Alwell Realty Co, 68 Wm. 4,500

Harrington av (*), ns, 155.4 e Ft Schuyler rd, 100x100; May27; May28'12, 1y6%; Victoria Bohm to Mount Morris Bank, 85 E 125. 3,000

Havemeyer av (*), nwc Blackrock av, 108x205, except part for Tremont av, Unionport; PM; May27; May28'12, 3y5½%; Mundane Realty Co, 55 Liberty, to Hahnemann Hospital, 657 Park av. 9,000

Havemeyer av (*), nwc Blackrock, except pt for Tremont av, Unionport; PM; May27; May28, 1y6%; Natl Holding Co, a corpn to Mundane Realty Co, a corpn, 55 Liberty. 6,000

Heath av (11:3240), es, 595.3 s Kingsbridge rd, 56x139.5x50.8x131.2; May27; May28'12; 3y6%; Mae Du Bois of Orange, NJ to Title Ins Co of NY. 1,500

Holland av, 1859 (*), being, Plot begins 340 e White Plains rd to point 600 n along same from Morris Park av, runs e100xn 25xw100xs25 to beg, with right of way over strip to Morris Park av; May29'12, due &c as per bond; Anna K Anderson to Title Guar & Trust Co. 3,000

Jackson av (10:2635), ws, 217.4 s 156th, 18.2x73.11x18.2x74.2; May28'12; 5y5%; Thos O'Hearn to Lawyers Mtg Co, 59 Liberty. 5,000

Jackson av (10:2650), es, 236 n 165th, 18.9x87.6; May24; May25'12; due &c as per bond; Anna M Sotting to Chas C Grauten, 47 6 av. 5,000

Jefferson av, nwc Wilder av, see Wilder av, nwc Jefferson av.

Leggett av (10:2695), nwc Hewitt pl, runs w28.8xn86.2xse56.8xsw69.6 to beg; ext of \$18,000 mtg to Feb14'14 at 5%; Feb 6'11; May29'12; Carrie G Currie & Eliza B Hogue trste Mary E Bird with Hermina Hager. nom

Mathilda av (*), ws, 205 s 242d, 60x100x—x190; agmt apportioning mtg; May21; May28'12; Murtha J Garry with Wm R Jepson, New Hamburg, NY & Michl A Grimes, 4747 Matilda av. nom

Matilda av (*), ws, 450 n 241st, 27.6x100; PM; pr mtg \$7,000; May27; May28'12; due July1'14; 6%; Wm C Thiede & M Chas E Thiede to Michl A Grimes, 4749 Matilda. 350

Morris Park av (*), ss, 100 e Adams, 25x100; PM; pr mtg \$3,200; May27'12, due, &c, as per bond; Emil N Sorgenfrei, 512 Morris Park av, to Rudolph J H Maier, 505 W 141. 2,000

Morris Park av, 669 (*), ns, 220 w White Plains rd, 25x95; PM; pr mtg \$4,000; May24; May27'12, due, &c, as per bond; Wm Landgrebe to Wm F Landgrebe, 300 E 151. 2,800

Mott av (9:2345), nws, 201.3 s 144th, 100 x227 to Walton av x100x222.2, except part for Mott av; pt mtg \$12,000; May24; May27'12; 1y6%; Mary M Kelley, Avon-by-the-Sea, NJ, to Urban Securities Co, 165 Bway. 1,500

Olinville av, swc Magenta, see Magenta, 3367.

Prospect av (10:2678), ws, 352.2 s 165th 120.10x145.3x120.10x144.11; PM; pr mtg \$53,000; May28; May29'12; 1y 6%; Wolf Burland, 801 Cauldwell av to Bimberg-Welter Amusement Co, 132 Nassau. 9,000

Prospect av (11:3115), nec 187th, 50x95; bldg loan; May2; May29'12; due Apr1'13; 6%; P & F Constn Co to Prospect Investing Co, Purchase, NY. 32,000

Prospect av (11:3115), same prop; certf as to above mtg; May2; May29'12; same to same.

Prospect av (11:3115), same prop; sobrn agmt; May28; May29'12; same & Geo Maurer with same. nom

Prospect av (*), ns, adj lands now or formerly Bernard Collins, runs n110xe100 xs110xw100, being lots 8 & 9, map made by Wm Schofield; Jan11'58; City Island; May29'12; 3y6%; Saml F Keirns & Irene M Keirns to Caroline Schwarz, 647 Melrose av. 3,000

Quimby av (*), ns, 149.11 w Castle Hill av, 2 lots, ea 25x103; 2 mtgs, ea \$3,750; May10; May29'12; 3y5½%; Adam Mink to Eliz K Dooling, 179 E 80. 7,500

Road to Dock (*), sws, abt 10 se Westchester av, 110x106x110x105, except part for Westchester av & Main; May23; May24'12, due, &c, as per bond; Frank E Field to Poughkeepsie Trust Co, Poughkeepsie, NY. 17,500

St Peters (*), ns, 250 w Maclay av, 25x96.10x25x97.1; May27; May29'12; due &c as per bond; Bertha Harrison, 2324 Maclay av & Sol Friedman, 5303 3 av, Bklyn to Emma H Brinckerhoff, 222 Riverside dr. 4,000

St Peters av (*), ns, 275 w Maclay av, 25x96.7x25x96.10; May27; May29'12; due, &c as per bond; Bertha Harrison, 2324 Maclay av & Sol Friedman, 5303 3 av, Bklyn to Sarah E Strickland, Glenbrook, Conn. 4,000

Southern blvd (11:2940), ws, 100 s Crotona Pk E, 75x130.1; PM; May23; May24'12, 5y5%; Sykes Realty Corp to Henry B Wesselman, 875 West End av. 25,000

St Raymond av, 2429 (*), ns, 280 e Green la; May25; May28'12; 3y5½%; Louis Volz, 2429 St Raymond av to Valerie F Cooper, 987 Mad av. 4,000

Taylor av (*), swc Van Nest av; sal Ls; May8; May28'12; demand; 6%; Peter Garfly to Jacob Ruppert a corpn, 1639 3 av. 2,000

Tremont av, nes, at ns Blackrock av see Havemeyer av, nwc Blackrock av.

Tremont av, 475 E (11.3043), ns, 44.1 e Washington av, 23.3x89.11x23.3x93.5; pr mtg \$20,000; May27; May28'12; due &c as per bond; Smilow Realty & Constn Co, 475 E Tremont av to Moses Lowenstein, 1782 Bathgate av. 5,000

Tremont av, 475 E; certf as to above mtg; May27; May28'12; same to same.

Westchester av, late Turnpike rd (*), ss, lot 394 map Unionport, 50x176; May22; May27'12, 2y6%; Jno G Simmons at Westchester, NY, to Jesse S L'Amoreaux at Ballston Spa, NY. 1,250

Teller av (11:2782) ses 699.1 ne 169th, 50x78.6x59.9x77.4; May23; May27'12, 3y5½%; Thos A Johnson, 1738 Clay av, to Emily H Bradbury, 2459 Davidson av. 2,200

Tilden av, ws, 78.8 n 216, see Ash av, ws abt 100 n 216.

Union av (10:2670), ws, old line 311.5 n 165, runs w135xs37.6xw35xn55.9xe170 to av, xs18.3 to beg, except part for av; ext of \$5,000 mtg to May26'15 at 5½%; May16; May29'12; Richd W Simons with Wm A Miller. nom

Undercliff av (9:2538), es, being lot 21, parcel 26 (9:2538), map Wm B Ogden; ext of \$5,500 mtg to June16'15 at 5½%; May24; May29'12; Max Drey exr Seligman Bendit with Francis W Pollock, 3121 Kingsbridge av. nom

Union av (10:2582), ws, 142.10 n 147th, 157.1x100; bldg loan; May24; May25'12; due Jan4'13; 6%; Ibrov Realty Co to Prospect Investing Co at Purchase, NY. 10,000

Union av (10:2582), same prop; certf as to above mtg; May20; May25'12; same to same.

Union av (10:2664), swc 150th, 30x80; ext of \$20,000 mtg to June1'17 at 5½%; May28'12; Manhattan Mtg Co with Gustav Wuensche, 970 1 av & Oscar A Lindner, 575 Union av. nom

Valentine av, 2184 (11:3144), es, 152.8 n 181st, 20x118; May24; May29'12; 2y6%; Frank Fischer to Margarete Seibel, 598 Bergen av. 1,500

Valentine av, 2228 (11:3145), es, 123 n 182d, 25x69.11x25.1x68; pr mtg \$6,500; May27'12, due, &c, as per bond; Sadie Berger, 2228 Valentine av, to Amelia Gernhardt, 2089 Tiebout av. 1,000

Valentine av, 2230 (11:3145), es, 148 n 182d, 25x71.9x25.1x69.11 to beg; pr mtg \$6,500, due, &c, as per bond; Sarah Berger, 2230 Valentine av, to Amelia Gernhardt, 2089 Tiebout av. 1,000

Virginia av (*), swc Westchester av; sal Ls; May18; May28'12; demand; 6%; Philip Hoffmann to Jacob Ruppert, a corpn, 1639 3 av. 2,000

Van Nest av swc Taylor av, see Taylor av, swc Van Nest av.

Valentine av (12:3302), ses, 455.9 ne 198th, 25x97.10x25x97.11; May27; May28'12; due &c as per bond; Thos Murphy to Thos M Murphy, 2896 Valentine av & ano. 2,500

Vyse av (11:2996), es, 100 n 172d, 25x100; ext of \$4,000 mtg to May1'15 at % as per bond; Apr26; May27'12; Christiana Benson with Angela B wife Jno Congdon, Edgewood, RI. nom

Washington av, 1422-4 (11:2911), es, 80.10 s St Pauls pl, 40.8x100; May28'12; 5y5%; Golde & Cohen a corpn, 223 Wooster to Mary E Goodwin, 301 W 104 & ano trstes Jno Goodwin. 30,500

Washington av, 1422-4; certg as to above mtg; May21; May28'12; same to same.

Washington av (11:2911), es, 40.1 s St Pauls pl, 40.8x100; May28'12; 5y5%; Golde & Cohen a corpn, 223 Wooster to Atala W Thayer, Port Washington, NY. 30,500 av.

Washington av (11:2911), same prop; certf as to above mtg; May25; May28'12; same to same.

Westchester av, swc Virginia av, see Virginia av, swc Westchester av.

Webster av (11:3033), old es, 190.9 s 3 av, 50.2x119.8x50.3x121, with strip in front to new es Webster av; PM; May27; May28'12, due Feb27'13; 6%; Chas V Lamerdin, 2508 Webster av to Matthew J Smith, 100 W 87. 1,175

Walton av, es, abt 201.3 s 144th, see Mott av, ws, 201.3 s 144th.

Wilder av, (*), nwc Jefferson av, 100x25; May24; May27'12, 1y6%; Danl O'Dowd at Hoboken, NJ, to Thos Linsky, 408 Greenwich. 100

West Farms rd (*), ss, 215.6 e Berrian av, runs s52.8xe50xn10xe75xn50xe50xn62.11 to rd xw188.6 to beg; May25; May27'12, 3y5%; Century Holding Co to Milton S Guiterman, 58 Central ParkW, & ano, exrs, &c, Edw Frank. 32,000

West Farms rd (*), same prop; certf as to above mtg; May25; May27'12; same to same.

White Plains rd (*), nec 233d, 114x100; pr mtg \$11,000; May21; May29'12; 3y6%; Hazel Real Estate Co to Raymond H Sarfaty, 505 W 124. 8,000

White Plains rd (*), same prop; certf as to above mtg; May21; May29'12; same to same.

Webster av (11:2896), es, 175 n 170th, 25x180 to Brook av; pr mtg \$2,500; May29'12; due &c as per bond; Henry C Glaser to Jos R Brodsky, 207 E 10. 2,000

Washington av, 2051 (11:3036), ws, 310.10 s 180th, 25x145; May23; May24'12; 5y5%; Bernhard Buse to Emigrant Indust Savgs Bank. 12,000

3D av (9:2364), es, 169 n 156th, 25x96; pr mtg \$3,000; May25'12; 3y5½%; Christina Hinklein & Eliz Bezold, White Plains NY to Adam Kerner at Ghent, NY. 2,500

3D av (11:2924), nwc 176th; sal Ls; May9; May28'12; demand; 6%; Louis & Dorothea Gross to Jacob Ruppert, a corpn, 1639 3 av. 7,000

3D av, 2647 (9:2322), sal Ls; Mar30; May28'12; demand; 6%; Patk J O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 6,192.21

Lots, 153-154 (11:2997-2998), map 1323 pt Trask Est; ext of \$4,000 mtg to May1'15 at 5%; May25; May27'12; Bertha Suther with Frank L Ditscherlein, 1076 Jackson av. nom

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