REAL ESTATE RECORD AND BUILDERS GUIDE

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THE WHOLESALE DISTRICT IN MIDDLE BROADWAY

Causes of the Emigration of Business from the Avenue Below 14th Street—Remedies Suggested—Probable Influence of the Dual Rapid Transit System.

A FEW months ago several parcels of real estate in the middle Broadway section, owned by the Lawrence estate, were sold at auction. The result of this sale showed that even under such a fair test of the demand from investors and speculators as is afforded by the auction method of selling, the properties could not bring in the open market a sum within about $200,000 of the valuation placed on them by the city for purposes of taxation. The holdings were assessed at $803,000. They sold for $603,150, or 25 per cent. below the amount on which taxes were being paid.

Some such result was not entirely unexpected by those familiar with the area between Canal and Fourteenth streets, along Broadway and the adjacent parallel and intersecting streets. But it laid startling emphasis on certain grave conditions and led to an amount of discussion not by any means favorable to this neighborhood, and to the obvious conclusion that the local assessments were too high.

This, however, does not by any means express the full significance of conditions in this territory. Over assessment is commonly claimed by owners, and is as often claimed, and sometimes actually exists, in neighborhoods which for one reason or another, have experienced a sharp rise in values.

Here, however, was a neighborhood where assessments, in spite of the fact that they were somewhat lower than they had been a year or two previously, still showed a marked excess over the best available prices in open competition. In other words, the high assessments did not represent, in the ordinary sense, an error of judgment on the part of the assessors. Neither did they reflect the prevalent habit of property owners to complain of assessments actually no higher than prices they would be willing to accept. Here was an actual and, indeed, radical decline in property values. The instances quoted are more or less typical of this section.

Under these conditions it is only natural that three important questions should now be presented to property owners in the neighborhood referred to. And it must be borne in mind that these are vital questions for tenants as well as for owners.

What radical causes have brought about this decline in values along middle Broadway and adjacent streets?

What remedy exists for these conditions, either through the efforts of property owners or through public measures that may affect the neighborhood?

To what extent will such favorable steps as may be taken offset or counteract the present depression in rental and fee values?

It is not the purpose of this article to supply categorical answers to these questions, but rather to trace briefly the causes that have brought about existing conditions, to present a rational analysis of these conditions and to weigh the chances for ultimate improvement. At present, the general opinion with regard to this area is not particularly optimistic.

Some twenty years ago the area below Fourteenth street, with Broadway as its main artery, was in an extremely flourishing condition. The hotel centre was below Twenty-third street and very many of the hotels along Broadway, below Fourteenth street, were still able to retain something of their former prestige. Except in isolated cases business had not gone far beyond Twenty-third street. Fourteenth street was, if anything, a more prosperous retail thoroughfare than Twenty-third street. Business construction, both in office and mercantile structures, had not yet passed through that evolution that has produced the modern building as we understand it to-day. That is, to say, business housing in the area under consideration was adequate to the demands made upon it. The textile trades, silk, woolen, cotton, hosiery, underwear, knitted goods and commission houses were all centered on the area approximately betwewen Fourteenth and Chambers streets, mainly west of Broadway. The jobbing houses, retail specialty houses and offices were on Broadway. In the next few years some local shifting of trade took place, but this was not more than a normal movement, reflecting healthy expansion, and without adverse effect on fee or rental values.

However, several external events were taking place about this time which had a more or less important local bearing. One was the repaving of Broadway. This apparently unimportant event was a serious one for middle Broadway, for the upheaval incidental to so large an undertaking directed attention to the adjacent parallel streets, including Greene and Mercer. These experienced a rise in values representing approximately what was being lost on Broadway.

Next followed the laying of the cables for the cable car service. And not so very long after this came the necessary interruption due to the change from the cable system to electric traction. Broadway each time suffered to some extent from the resultant interference with business. Meantime the amount of new construction which a better method of transportation should have induced was not so extensive as might have been expected. It was confined to certain parts of Broadway, and mainly to Mercer and Greene streets.

There is probably only one case on record where a neighborhood deliberately threw away the chance of having rapid transit through its entire length, because of the necessary disturbance and interference to business that subway construction would involve. Middle Broadway holds this record. It is because of the loud protest made by several prominent local interests when the Rapid Transit Commission was laying out the original routes that the subway does not follow Broadway between City Hall and Forty-second street. And it is undoubtedly largely for the same reason that the intervening territory, nearly as far north as Twenty-third street, where other counteracting factors come into play, has witnessed a decline in value and prominence almost exactly equal to the gain made by the territory traversed by the present, or substituted, route. The middle Broadway and Fourth avenue sections illustrate these two extremes.

It is, of course, possible to overestimate the importance of these points. But they are worth noting in tracing the decline in rental and fee values on so prominent a thoroughfare as Broadway and in a contiguous territory which a few years ago housed a number of wholesale con-

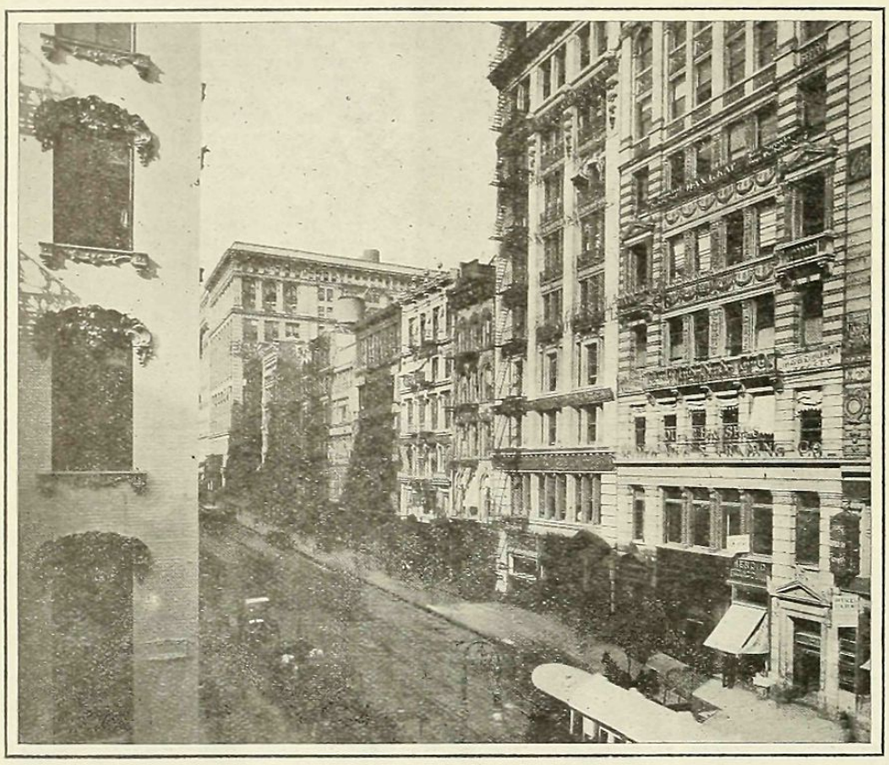
BROADWAY, LOOKING SOUTH FROM BLEECKER STREET.
The Corner Shows An Extreme Type of Antiquated Building.

BROADWAY, LOOKING NORTH FROM CANAL STREET.
The Southerly End of the Area of Emigration.

cerns whose annual trade represented many millions of dollars. And taken in connection with the fact that a large majority of these wholesale concerns occupied leased quarters; that broadly speaking, this housing was antiquated, and that owners were singularly indifferent to the need for modernizing these structures, they help to explain a condition which is now realized as being exceedingly grave.

Finally, both the normal shifting of trade and the uptown movement of retail business began to be emphasized practically from the time that the subway was completed in 1904. The influence of the Pennsylvania Railroad's activities were reflected between 1901 and 1905 in the creation of a new department store centre extending from Herald Square through Thirty-fourth street to Fifth avenue.

Thus it was that when in 1909 the notable building campaign started on Fourth avenue, from Union Square practically to Thirty-third street, it found the old wholesale section below Fourteenth street entirely unprepared to meet the competition coming from that quarter. This building campaign has entirely transformed Fourth avenue, not only in its physical appearance but also in the character of its tenantry. And it has made serious inroads into the fee and rental values on Middle Broadway, nearly as far south as Canal street and for some blocks west.



BROADWAY, LOOKING NORTH FROM SPRING STREET.
Some Comparatively New Buildings Among the Old.

Large vacancies have been created. In the territory about West Fourth street, Wooster street and Greene street. The emigration of the lace, silk, ribbon, woolen and embroidery trades, and of numbers of notion houses, mainly into the new Fourth avenue section, has left whole buildings empty. Incomes have fallen from 25 to 50 per cent. Lofts on Wooster and Greene streets which brought an annual rental of $3,000 are now rented at $900. In the vicinity of Broadway and Fourth street office space in a typical building that brought $1,200 a year ago was recently let for $600. In some parts of this section small tradesmen and contractors secure quarters at as low as 20 cents a square foot. In the side streets loft space for various trades is as low as 30 cents and on Broadway 45 cents a square foot. Along Greene and Wooster streets mercantile buildings on 25 foot lots that about twelve years ago brought $50,000, have fallen to $30,000.

The situation is summarized as follows by Joseph D. Cronan of the Charles F. Noyes Company:

"Property along Broadway, south of Houston street, prior to three years ago, was generally considered to be worth at least $100,000 each 25x100 ft. lot. Where the lots on Broadway run through to the parallel streets, size 25x200, the price paid per lot was approximately $150,000, this then being considered low. In a majority of cases the buildings were old and lacked elevator service, heat and conveniences. Later on plots 50x100 were considered a judicious purchase at $200,000. Properties on Mercer and Greene streets, in about the same district to Canal street, were very seldom offered for sale, as the tenants were largely of the silk trade, people who paid exceptionally flattering rents and rarely moved. Today, property in the section can be purchased for at least 33⅓ per cent. less.

"The principal reason for the change has been the development of the upper section of the city, wherein modern buildings having large floor areas have been erected, offering decidedly better advantages to the manufacturer and affording him all possible facilities for conducting his business on the most economical basis. A majority of the removals have been firms engaged in the silk, lace and embroidery business, and owing to the removals having been of recent date, there has not been a successful filling up of the vacancies, and such tenants as have taken possession are not of a character to be defined as any special trade or class.

"Unquestionably a great many of the buildings are antiquated and will ultimately have to be torn down to make room for more modern structures. Others having fairly large area will be susceptible to modernizing by the installation of such up-to-date improvements as are required by tenants who are willing to pay fair rentals.

"The tenants who will be attracted by the location are those who desire to remain in this section of the city owing to the exceptional facilities which the lower West Side affords and those who must take into consideration the all important factor of labor, as it is a well-known fact that the lower East Side is the source on which these firms draw principally for help.

"It has been our experience that desirable tenants with increased rentals have been obtained for the older buildings by improving the same, the alterations being largely of the nature of installing elevators and heating apparatus and increasing lighting facilities.

"In all probability owners of single lofts will meet with difficulty in improving their properties, as large floor space is much more sought for and future building will require floor areas of at least 50 to 100 feet frontage. Tenants both east and west of Broadway who are increasing their business will and do appreciate the advantages of Broadway locations and can be depended upon for tenants in such modern structures as will be erected on Broadway to least at rentals approximately the same as they are now paying for less prominent locations. Furthermore, one cannot fail to appreciate the beneficial effect the completion of the new Broadway Subway will have upon all Broadway property."

John L. Parish believes that the situation is not hopeless. Speaking of the low prices and prevalent depression, he says:

"Several things have contributed to this condition, but I believe a reaction will set in before long and the property which is down now will return to its former level. It is, of course, idle to predict how long this may take. It depends to a large extent upon what efforts the owners make to improve their property. I believe that one of the chief causes for the middle Broadway slump is due to the failure of the owners to make adequate improvements. Up to ten years ago or so they were getting full value for all of their old buildings. There are few high-class commercial buildings along Broadway. Some of these met with a very satisfactory degree of success. But the owners had waited too long, and the sudden migration to the fine modern buildings above Fourteenth street, especially in the Fourth avenue section, took them by surprise.

"But Broadway is no worse than it used to be. It has always had a good name, and tradesmen have invariably recognized that a Broadway address was a good asset. The concerns that have gone, of course, will never come back, but there always will be plenty of business for the middle Broadway territory, and in the course of time the old stability will be restored. It is now in a transition stage. Rents in scores of cases have fallen off from 20 to 40 per cent., an enormous reduction."

It is quite remarkable under the circumstances here outlined that while practically every important section has its property owners' improvement association, the middle Broadway district, above Canal street, still has no such organization, nor had the wholesale section below Canal street any until quite recently.

Some three months ago, however, the danger of a repetition of what had taken place, that is, migration of large industries to the uptown section, seemed so serious that the wholesale interests in the lower area formed the Wholesale Dry Goods Centre Association. Its membership include most of the large woolen, cotton, knitted goods, hosiery and other concerns which for years have made this part of the town the center of the wholesale dry goods industry. The formation of this association has undoubtedly been an excellent thing. It brought the local business interests closer together, and clarified the atmosphere by dispelling a great many misapprehensions as to possible removals from the neighborhood and tended to give public emphasis to the suitability of this section for the wholesale business. Without going further into details, it may be sufficient to mention that at the first meeting, on March 20 of this year, a direct question put to John C. Eames, vice president of the H. B. Claflin Co., brought out this answer:

"I want to say now that the H. B. Claflin Co. has had no idea of moving; neither do we even expect to move any of our departments uptown. It would be entirely inexpedient to move the whole business, and I am also convinced that it would be inexpedient to have an uptown office, or offices for any of our departments. This section of the city is better adapted to the carrying on of the wholesale dry goods business than any other. It has adapted itself to the needs of the business during a period of fifty years, and there is no section of the city that can possibly meet all the requirements."

Alfred R. Kirkus, secretary of the New York Real Estate Association and of three other associations having membership in the Wholesale Dry Goods Centre Association, says that since the latter organization was formed, in March, the four interests which he represents have renewed leases aggregating $331,000. The renewals begin on Feb. 1, 1913. The Wholesale Dry Goods Centre Association has as its president Thomas W. Slocum; as treasurer, George P. Slade, and as secretary, V. Sydney Rothschild.

This association does not feel that its interests are north of Canal street. The migration from the territory north of that point it regards as a mistake.

It is not within the scope of this article to prescribe any specific remedy for existing conditions between Canal and Fourteenth streets. Does it not seem, however, that the prevalent indifference is a mistaken policy when intelligent co-operation might have good results? Would it not be worth while to form a strong local organization, like those in other parts of town? This seems all the more necessary in view of the fact that in two or three years the belated Broadway subway will be in operation, and also one coming down West Broadway and Greenwich street by way of a widened Seventh avenue. Some one has suggested that in many parts of this section vacant buildings might be converted into tenements. Some one else thinks that it is an ideal place for a great manufacturing section. But most people are agreed that it is time some effort was made to grapple with a problem the solution of which calls for energy and co-operation.

HOW CITY PLANNING BILLS ARE TO BE PAID.

General Principles Which Should Govern Distribution of the Cost of City Improvements—A Settled Policy, with a Special Board to Apply It.

By NELSON P. LEWIS.*

IN discussing city planning there is frequently a disposition to ignore such practical questions as that which is the subject of this paper. The writer recalls one occasion at a public dinner when a gentleman of distinguished reputation in the world of art expressed his sense of humiliation that one of the speakers, who was the chief financial officer of the city, should have introduced such sordid considerations as those of cost when the discussion up to that time had been confined to things of beauty. He assured his hearers that when, a few centuries ago, the men of Sienna or Florence wanted to do something to adorn their cities, they did not stop to consider the cost, but went ahead and did it and thought about the expense afterward.

In contrast with this, a prominent officer of a real estate holding company recently expressed his strong disapproval of any widening of streets or readjustment of street lines which was calculated to facilitate traffic, whether vehicular or pedestrian. He admitted that such changes might be advantageous to the city at large and would stimulate the development of outlying sections, but as his company owned a large amount of business property in the older part of the city, he believed that the rental value of that particular property for retail shops would be greater if the movements of the people were so obstructed that they would be compelled to loiter, to look into the shop windows and go in and buy.

We may have less patience with the latter than with the former point of view, yet both are inimical to real progress in city planning. He who scorns any consideration of cost may by his enthusiasm succeed in committing the city to projects which will seriously cripple its finances for years to come and render the public suspicious of any improvement, while he who openly avows his supreme selfishness may possibly arouse a feeling of indignation which will result in bringing about the very things he would like to prevent.

Future Benefit.

The question of how the bills are to be paid is not only a pertinent but also a necessary one and cannot be avoided. To provide for a city of 100,000, with no apparent reason for exceptional growth, an ambitious scheme suited to a metropolis of several millions is to invite disaster; while to limit the plan of a large and rapidly growing city occupying a strategic position to one suited to its present size would seriously retard its future orderly development and might prevent it from realizing the growth and importance of which its natural advantages appear to give promise.

The feeling is common and not unnatural that if we are planning more for the future than the present, future generations which will reap the benefit should bear the greater part of the burden. It seems easy to pay with borrowed money, particularly when the money can be borrowed for fifty years or the span of two generations. The habit of paying in this way is easily acquired and is broken with difficulty. When anything is paid for with money borrowed for a period longer than the possible or even probable life of the article purchased, the city's credit is improperly used. A corporation which pays for its betterments from earnings is on a sound basis. When large earnings are used to pay excessive dividends and betterments, and renewals are paid from borrowed money representing additional obligations, there is danger. When interest on existing debt is paid from funds raised by incurring more debt, disaster is imminent.

The only source of revenue of the American city is its power to tax. Its credit is due to this same power plus the value of its own property. The larger the city's debt which has been incurred for projects which are not self-sustaining, the greater will be the demands upon its taxing power to meet interest and sinking fund charges due to such debt, and the less will be its ability to undertake new improvements and at the same time meet the enormous running expense of the modern city. It might not be a forced comparison to say that the ordinary service which the city renders to the public through its administrative departments, the expenses of which are met by the regular tax levy, are the dividends which it pays to its stockholders, while for its betterments it must issue bonds or levy special assessments. Every bond issue requires an increase in the tax levy for a term of years in order to meet interest and amortization charges, curtailing by just so much the amount which can be expended upon municipal housekeeping expenses. In order to keep the tax rate within reasonable limits, expenses which should properly be met from the tax levy are often paid with borrowed money. Is not the city which adopts this policy actually doing the same thing as the business corporation which incurs additional debt in order to pay dividends?

City Planning Financing.

The class of improvements which are commonly considered city planning projects are not self-sustaining. They consist for the most part in the correction of defects due to lack of proper planning. The property affected by them has presumably been already assessed for the acquisition and improvement of streets which were at the time considered adequate for its local needs. The widening and rearrangement of streets in built-up sections will, however, improve conditions and increase values, and a part of the expense should, therefore, be placed upon the property benefited.

In the more fundamental work of city planning, where unoccupied territory is being developed, the property will not have been assessed for improvements, and consequently the cost of the acquisition and construction of new streets can properly be assessed upon the adjoining property according to benefit, such benefit representing the entire cost in the case of local streets and a portion of the cost in the case of thoroughfares of metropolitan importance.

One principle should be invariably recognized, namely, where there is local benefit there should be local assessment. There can be no improvement which has been intelligently planned and executed without some local benefit, and it follows that there should always be some local assessment. No improvement, however small or however large, will be of equal benefit to the entire city, and to distribute the burden of paying for it over the whole city according to taxable values is unfair in that it is not placed according to benefit. The owners of property in the immediate vicinity are frequently enriched at the expense of those whose holdings are entirely outside the district directly affected.

Perhaps this statement should be so qualified as to exclude certain great improvements, such as public buildings, bridges, docks and rapid transit lines, and yet there is doubtless a local benefit resulting from these. It may be urged that such things are not included in what is commonly called city planning. If so, the definition of city planning needs revision, for they are certainly most essential parts of any city plan.

The City Club of New York several years ago showed that as a result of the building of the first rapid transit subway in New York the actual land values in those portions of upper Manhattan and the Bronx which were most directly affected were within seven years increased $80,500,000 above the normal increase for that period. The cost of that part of the subway passing through the districts where this rise in values took place was about $13,000,000, while the cost of the entire subway from the Battery north was $43,000,000. It is quite evident that if the $13,000,000 which was spent upon that part of the subway traversing the district so notably benefited had been assessed directly upon the property, its owners would still have netted a neat profit of some $67,500,000, while had the cost of the entire subway been assessed upon the same limited district, the net profit to the land owners would have been $37,500,000. Was it quite fair that property in distant parts of the city, entirely unaffected by this great project, should bear the same proportion of the burden as that which was so conspicuously advantaged?

It is true that this improvement is entirely self-supporting, interest and amortization charges being provided from the rental paid by the operating company, but the local benefit was so clearly established that the rapid transit law was so amended as to permit the assessment of any part of the cost of future subways. Many new subways are now being planned, and some are being built, but it is doubtful if any of them will be self-supporting for years, the route furnishing the most intensive traffic having been followed by the line first built. The property owners along the present operating line having secured their benefit without direct tax, those along the proposed lines are not enthusiastic about being assessed for theirs, and there seems little prospect that the right to assess will be availed of.

To take another illustration from New York: Two new courthouses are about to be built, one in New York County, the other in Kings County. In the former case a site has been selected to include a large area which will provide sites for still other public buildings and result in the creation of a real civic centre. What will be the effect upon the neighboring property of the expenditure of the millions required for this site and buildings? There is abundant evidence to justify the prediction that its value will be doubled, if not trebled, by the time the first building has been completed. Is it fair or just that the owners of this contiguous property should be enriched through no action of their own and that they should bear the same proportion of the expense, according to their taxable values, as will those owning property ten miles distant?

It needs no extended argument to prove the equity and wisdom of local assessment wherever there is local benefit. That it has been done to such a limited extent in the past is no reason why it should not be more generally done in the future. That certain property owners have heretofore been treated with such prodigal liberality is no good reason why others should fatten through a continuation of an irrational and essentially unfair policy. To the degree that the assessment plan is adopted, to that same degree will the city place itself upon a cash rather than upon a credit basis.

* * *

Local Benefit.

While no definite rule can be adopted to govern the distribution of assessments representing the district and general benefit, it should be possible to prescribe a method of determining the amount and extent of local benefit, particularly in the case of new streets, boulevards and parks. Let us assume that 60 feet is the normal and maximum width required for a local street; then the entire cost of acquiring and improving all streets 60 feet or less in width may properly be placed upon the property within a half block on either side of the street. In the case of wider streets that proportion of the cost represented by the ratio which 60 feet plus 25 per cent. of the excess over 60 feet bears to the width of the street would probably be an equitable proportion to assess upon the local district.

Inasmuch as property fronting a wide street is more valuable, it would be manifestly unfair to adopt a rule which would result in making the cost of a 70 or 80 foot street less to the abutting

*Chief Engineer Board of Estimate. The article is from a paper read at the National City Planning Conference at Boston.

owner than would have been the cost of a street 60 feet wide. On the other hand, after a street reaches certain proportions, additional width will not involve additional benefit. It may be assumed that a share of the expense which would be equivalent to paying for a street 80 feet wide should represent the limit of local assessment. This limit would be reached under the rule proposed when the street becomes 140 feet wide. The percentage of cost which would be locally assessed would, therefore, be as follows for various street widths: 60 feet, 100 per cent.; 70 feet, 89.3 per cent.; 80 feet, 81.25 per cent.; 90 feet, 75 per cent.; 100 feet, 70 per cent.; 120 feet, 62.5 per cent.; 140 feet, 57.1 per cent.; 150 feet, 53.3 per cent.; 200 feet, 40 per cent.

Parks.

In the case of parks the problem is more difficult, the amount of local assessment and the extent of the area of local benefit being determined by the size and shape of the park and facility of access to it from other parts of the city. In any case, no rule should be adopted until it has been carefully tested and it has been demonstrated that the assessments levied in accordance with it will constantly decrease with the distance from the improvement. This decrease should not be directly in proportion to the distance, but in a geometrical ratio.

A curve to determine the distribution of the assessment after the limits of the district have been decided has been proposed by Mr. Arthur S. Tuttle, assistant chief engineer of the Board of Estimate and Apportionment of New York City, in accordance with which about 32.5 per cent. of the assessment would be placed upon the first 10 per cent. of the distance to the outer limit of the area of benefit, 55 per cent. upon the first 25 per cent. and 80 per cent. upon the district extending half way to the boundary of the assessment area.

Razing Buildings.

In the case of street widening involving the destruction of buildings, it is suggested that the same general principles be adopted as in the case of new streets, but that they be applied to the land values only. If the street were less than 60 feet wide, the proportion of the expense for additional land in order to make it 60 feet would be assessed upon the half block on each side, while for all excess over 60 feet the same rule already proposed could be adopted.

For instance, if a street 50 feet wide were to be widened to 80 feet, involving the acquisition of 30 feet of additional property, the first 10 feet required to make it 60 feet and 25 per cent. of the 20 feet over 60 feet, a total of 15 feet, or one-half of the cost of the additional land to be taken, might be assessed locally, the expense involved in damage to buildings being included in the district assessment, or in the general assessment if the improvement were of sufficient importance to involve general benefit. If the same street were to be widened to 100 feet, the local assessment under the same rule would be for 20 of the 50 feet to be acquired, or 40 per cent. of the total land damage, the damage to buildings, as before, being included in the district or general assessment.

Special cases will undoubtedly arise which would require special treatment, but it is probable that in the great majority of improvements the method proposed would result in an equitable distribution of the burden. Those who are to pay the bills have a right to know in advance how the costs are to be apportioned, and the formulation of a policy which can be consistently followed is not only desirable but necessary.

* * *

General Benefit.

The problem of determining whether or not there is general benefit and the proportion of the cost representing such benefit will be difficult. A typical case is that of a new boulevard recently laid out in the city of New York and now being acquired. It has been given a width of 200 feet and extends from one of the great bridges over the East River directly across the Borough of Queens to Jamaica, and it is expected that it will ultimately be carried to the ocean front. It will afford ready access not only to the highway system of the Borough of Queens, but to all of Long Island. It includes within its lines an existing highway about 80 feet in width.

Owing to its strategic position, this boulevard will be of more than local benefit. It was thought proper in this case to assess upon an area extending 800 feet on each side that proportion of the cost of acquiring title represented by increasing the existing highway from 80 to 100 feet. Of the remaining 100 feet it was decided to impose three-eighths upon the Borough of Queens and five-eighths upon the city at large. This division would have placed upon the local area, the borough and the city 16.7 per cent., 31.2 per cent. and 52.1 per cent., respectively, but these were rounded off to 20 per cent., 30 per cent. and 50 per cent.

In the improvement of this highway it is proposed to construct one central driveway 44 feet wide, with parking spaces 30 feet wide on each side, and outside of these side roadways 28 feet and sidewalks 20 feet in width, the side roadways and walks to be treated strictly as local improvements and the cost of their construction to be assessed directly upon the abutting property, the central driveway and parking spaces to be treated as a part of the park system and to be built at the expense of the entire city. It is believed that such a distribution of the expense is just, but there has been a disposition to consider it a precedent for similar treatment in the case of other streets where the general public benefit would be far less, while in some instances there would be none.

Demands for the apportionment of the expense of local streets as though they were thoroughfares of metropolitan importance must be consistently denied, however powerful may be the influences exerted to induce special treatment in certain cases. A policy which is manifestly just will ultimately win popular favor. To hastily adopt a plan for the distribution of costs which afterwards proves unworkable, and which must, therefore, be modified, will involve some injustice as between those who may have been assessed by one plan and those whose burdens may be determined by a revised plan. The policy should, therefore, be carefully studied and thoroughly tested before its adoption, after which it should be consistently adhered to. It follows that such a policy should be confined to principles, rather than be expressed in percentages, for special cases will inevitably occur where a principle can be applied, while a rigid rule involving fixed percentages would entail serious hardship.

Excess Condemnation and Deferred Assessments.

There is one other method by which the expense of city planning projects could be met, at least in part, namely, through recoupment by the exercise of the right of excess condemnation where this right exists, but this subject is to be treated in another paper, and is simply referred to in this connection.

Where the financial condition of the city will permit, the burdens of the property owner can be considerably lightened by the recognition of deferred benefit and a correspondingly deferred assessment. In this case the city would carry the account until the benefit resulting from the improvement should have been fully realized, or, in other words, should have been reflected in actual increase in values. Similar relief could be given by permitting the payment of assessments in installments carrying a moderate rate of interest. Either plan would require larger capital to finance such improvements, and would to that extent impair the city's borrowing capacity for other purposes. These, however, are matters of detail and have to do with the manner of collection of the assessments, rather than the distribution of the expense.

Principles to Be Observed.

The general principles which should in the writer's opinion, govern the distribution of the cost of city improvements, may be briefly summarized as follows:

1. Where there is local benefit, there should always be local assessment.
2. The entire city or the metropolitan district should bear no part of the expense unless the improvement is in some degree of metropolitan importance and benefit.
3. Assessments should not be confined to the cost of acquiring and improving streets, but should extend to any improvement which will increase the value of the neighboring property, and should be apportioned as nearly as possible according to the probable benefit.
4. A workable policy once adopted should be consistently adhered to.
5. The determination of a policy and its application to each case should be entrusted to a board composed of men especially qualified, whose terms of office should so overlap as to insure continuity of policy and purpose.

REALTY CONVENTION.

Doings of the National Association of Real Estate Exchanges at Louisville.

The annual convention of the National Association of Real Estate Exchanges was held at Louisville this week. Following a general reception at the Jefferson County Armory Wednesday morning, the convention was called to order at 2 p. m. by President Samuel S. Thorpe of Minneapolis. Addresses of welcome were delivered by the Lieutenant-Governor of the State, the Mayor of the city and the president of the Louisville exchange. The reading of the minutes of the secretary, R. B. Douglas, of Milwaukee, the report of the executive secretary, T. S. Ingersoll, of Minneapolis, the report of the treasurer, the appointment of committees and action on constitutional amendments took up the rest of the time of the session.

On Thursday morning the reports of committees were submitted, and an address was delivered by George T. Mortimer, vice-president and general manager of the U. S. Realty and Improvement Company of New York, on "Real Estate as a Profession," and also by Alexander S. Taylor of Cleveland on "Ninety-Nine-Year Leaseholds." At the afternoon session of Thursday addresses were delivered by J. C. Nichols of Kansas City on "Subdivisions and the Best Manner of Handling Them," and by Raymond T. Cragin of Cleveland on "Licensing of Real Estate Brokers." In the evening Charles M. Frey of New York delivered his address on "Household Vermin Extermination and Prevention," the question-box was opened, and one-minute remarks were made by the presidents of different exchanges.

On Friday morning addresses were delivered by James P. Blake of St. Louis on "Exclusive Agency," and by Herbert N. Casson of New York on "The Fine Art of Selling Real Estate." In the afternoon Allen D. Albert of Minneapolis spoke on "Modern Real Estate Advertising;" Harrison B. Riley, president of the Chicago Title and Trust Company, on "Merchantable Titles," and John T. Sears of Kansas City on "Ethics of the Real Estate Business."

During the convention days there were various forms of entertainment especially for the members and their ladies, including an excursion on the Ohio, receptions, a ball, luncheons and vaudeville. A committee of Louisville ladies assisted in entertaining the visiting ladies.

Title Company's New President.

Clinton R. James was elected president of the Title Insurance Company of New York and president of the New York Mortgage and Security Company, succeeding the late Edgar J. Levey, at a joint meeting of directors of the companies at No. 135 Broadway.

Mr. James has been vice-president of these companies for the past eight years, and he has been in charge of the Brooklyn office for two years.

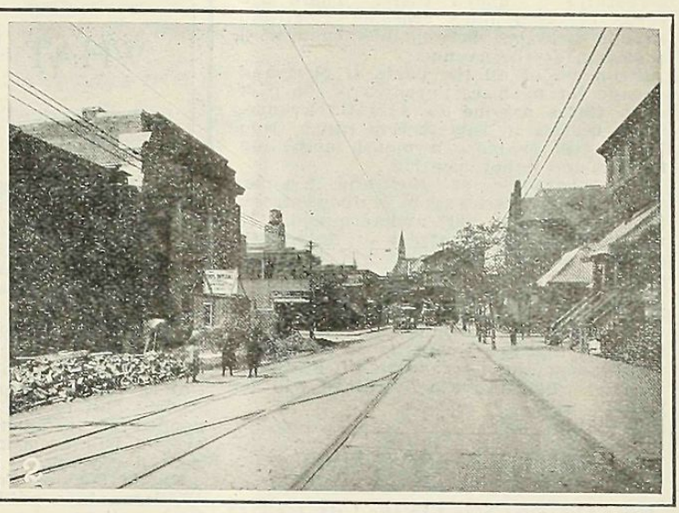
Mr. James is the eldest son of the late John F. James, who founded the well-known real estate firm. Mr. James is also a prominent figure in Brooklyn savings institutions. He is a trustee of the Brooklyn Savings Bank, a director of the Prospect Park Bank, and one of its executive committee. He has served as vice-president of the First Mortgage Company of Queens since its organization. He is a director of the United Cities Realty Company and a director of the Kings County Mortgage Company, and Vice-President of the Real Estate Exchange.

Although a very hard worker during business hours, Mr. James is a member of a number of Brooklyn clubs, and his residence on the Park Slope is filled with trophies and prizes won in shooting and sailing contests. He is a member of several automobile clubs, and his yacht "Undine" is one of the best known boats in amateur sailing contests in this part of the country.

For City Planning.

A conference held at the Manhattan Hotel on Tuesday for the purpose of establishing a City Planning Commission, to act for the city at large in all municipal matters of improvements and development, resulted in the adoption of the report submitted by a sub-committee calling for the establishment by the Board of Estimate of a permanent commission. The committee had been appointed at a general meeting held at the Waldorf-Astoria several weeks ago.

NOSTRAND AVENUE, AT GREENE AVENUE.



NOSTRAND AVENUE, AT HERKIMER STREET.

NOSTRAND AVENUE HAS SEEN MANY CHANGES.

Most of Its Old Dwellings Have Made Way for Apartments and Stores and Other Houses Have Been Remodeled for Business Purposes.

NOSTRAND avenue, which extends two-thirds of the distance across Brooklyn from north to south, has undergone a marked change in its character during the last decade. The avenue begins at Flushing avenue in Williamsburg and ends at the waters of Sheepshead Bay. Originally it extended south only as far as Malbone street, but, a decade or more ago, Nostrand avenue was extended as far south as possible. The older part of the avenue, from Flushing avenue to Malbone street, was for a generation an important cross-borough thoroughfare, from Williamsburg to Prospect Park; but, the growth in the outlying districts of Brooklyn made the extension of Nostrand avenue farther south an urgent necessity. There is yet much vacant land along the extension, improvements being comparatively few; but the older part of the avenue, from Flushing avenue to Eastern Parkway is a busy street.

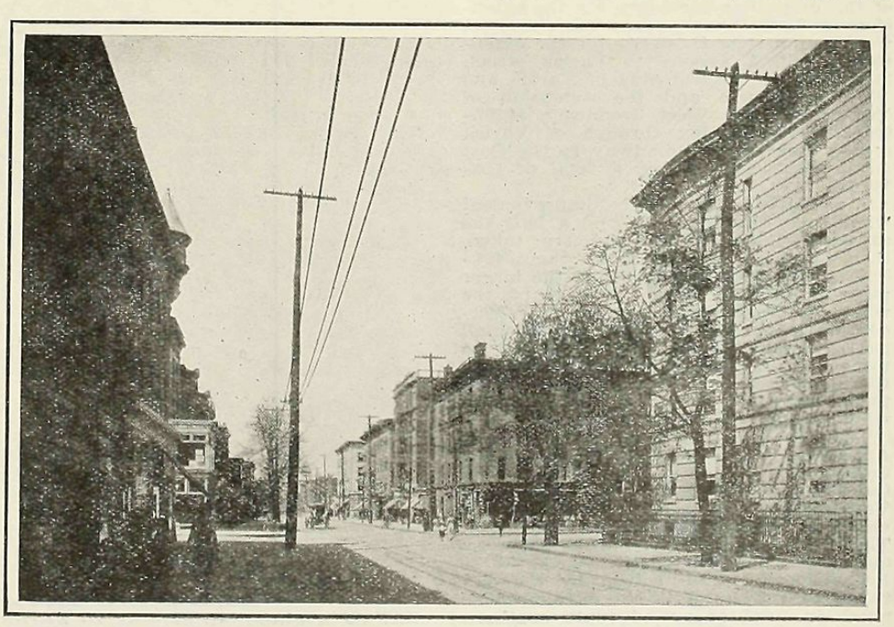
The most pronounced change in the character of Nostrand avenue is in the part of it between Fulton street and Eastern Parkway. Numerous fine three-story private dwellings have been remodeled into stores and studios and new apartment houses are being erected. At the southeast corner of Nostrand avenue and Pacific street an old Queen Anne mansion has just been demolished to make way for an apartment house; while, about one year ago, a row of flats and stores supplanted the old brick homestead that stood on the half block front at the southeast corner of Nostrand and St. Marks avenues. Some of the stores are only "taxpayers," but the change shows the invasion of business. A row of fine stone front dwellings, except two, on the west side of Nostrand avenue, between Prospect place and Park place, have all been altered into stores; and, two semi-detached mansard roof frame dwellings on the west side of Nostrand avenue, between St. Marks avenue and Prospect place are the last of the Old Guard of residences in a block that once contained houses with grounds around them. An apartment house on the northwest corner of Nostrand avenue and Park place has been altered into stores in two floors. A row of three-story frame dwellings on the west side of the avenue, between Bergen street and St. Marks avenue, have been converted into stores in their basement and parlor floors, while the southeast corner of Bergen street and Nostrand avenue holds a fine apartment house in place of an old detached frame dwelling. From Park place south to Eastern Parkway Nostrand avenue is a series of new flats and stores.

Notable among the new improvements is the home of the People's Trust Company, at the southwest corner of Nostrand avenue and Herkimer street. The entire block from Herkimer street to Atlantic avenue is being changed from a residential to a business block. An important station of the Long Island Railroad is at Atlantic and Nostrand avenues, while three lines of trolley cars run through the avenue for some distance south of Fulton street. A row of three-story brick and stone flats and stores is in course of construction by Edward J. Maguire, at the southwest corner of Nostrand and Atlantic avenues. Pedestrian traffic is increasing all along Nostrand avenue. Nostrand avenue and Fulton street is one of the very important trolley transfer points of Brooklyn and besides there is an elevated railroad station there.

A row of three-story brownstone front dwellings, on the west side of Nostrand avenue, between Putnam and Jefferson avenues, are being remodeled into stores and apartments. Within recent years a row of flats on the northeast corner of Nostrand and Putnam avenues were turned into stores in their ground floors, while a row of two-story and basement brownstone dwellings were changed into stores and studios. Numerous corner private dwellings in the vicinity have also been remodeled for business uses. The same situation applies on the avenue as far north as Gates avenue. At the southwest corner of Nostrand and Gates avenues is the eight-story brick and stone warehouse of the Long Island Storage Company, covering an immense plot.

There are very few vacant plots in the older part of Nostrand avenue. There is a vacant half-block front at the southeast corner of Nostrand avenue and Quincy street; a practically vacant plot, 200x200 feet, at the northwest corner of Nostrand and Willoughby avenues; two large vacant plots on the west side of Nostrand avenue, north of Myrtle avenue; and, a vacant plot at the northeast corner of Nostrand avenue and Pulaski street. These parcels are apt to be bought at any time and improved with flats and stores. The north end of Nostrand avenue is susceptible to a common class of improvements. The two blocks on the east side of the avenue, from Willoughby to Myrtle avenue, are made up of fine old homesteads that nowadays are out of harmony with their surroundings. North of Myrtle avenue, Nostrand avenue is a cheap tenement and factory thoroughfare. Vacant property in the north end of the avenue is not worth more than $300 a front foot. The Brooklyn College of Pharmacy is on the east side of Nostrand avenue, between Lafayette avenue and Clifton place. The two-story and basement and frame dwelling at the southeast corner of Nostrand and Willoughby avenues has been altered into stores on two floors, while a one-story brick taxpayer has been built on the back yard.

The private dwellings remaining on Nostrand avenue, from Myrtle avenue to Fulton street, could be counted on the fingers, whereas five years ago such



NOSTRAND AVENUE, AT PARK PLACE.

structures abounded there. There are three elevated lines crossing Nostrand avenue between these points, each with a station at the avenue.

Strongest of all the parts of Nostrand avenue for business purposes is the part from Gates avenue to Atlantic avenue. Store rentals in this section range from $40 to $100 or more a month according to size and exact location.

The character of Nostrand avenue, from Eastern Parkway to Malbone street, is to a degree yet undetermined. It will probably be a street of flats with stores; but, its character will be more easily arrived at when the intersecting streets are improved. The extension of Nostrand avenue, south of Malbone street, will eventually become a busy local shopping and apartment house thoroughfare except the part south of Flatbush avenue, where private dwellings will be numerous.

ERNEST FLAGG'S PLAN.

For a Diagonal Street to the City Hall for the Lower West Side.

Although New York is remarkably well equipped with broad longitudinal avenues, the city is, and always has been, very deficient in longitudinal lines for through traffic, because most of the avenues are unavailable for use, having no adequate southern outlets. Of the fourteen avenues, only Tenth avenue, Broadway and Fifth avenue above 23d street are of much use, and these streets receive the brunt of the through traffic. Formerly, Third avenue with its southern outlet through the Bowery and Centre street, was second only in importance to Broadway, but this has been ruined by the elevated railroad.

A plan proposed this week by Ernest Flagg, the architect, to Borough President McAneny would afford an adequate southern outlet for Sixth, Seventh, Eighth and Ninth avenues. It contemplates the cutting through of Varick street to the Post Office, widening and extending that street until it meets Bleecker street, which will also be widened to Audubon Square, where connection is made with Eighth and Ninth avenues. Sixth and Seventh avenues would be continued in straight lines south until they meet Varick street.

As Varick street thus treated would place in commission for through traffic, avenues having an aggregate width of 400 feet, it seems to Mr. Flagg it ought to be made at least 150 feet wide.

"It would cost little more to make it that width," he says, "because most of the lots taken have a depth of 100 feet, which might as well all be utilized."

Would such an improvement pay for itself or more than pay for itself? Mr. Flagg was asked.

"High land values in New York have always followed the through lines of transit," he replied, "and no one acquainted with the city who will look at this plan can fail to see that through traffic for the whole West Side would necessarily flow through the new artery which it is proposed to create. What the increase in values would amount to, no one can say; but it is certain that it would be enormous.

"In regard to the cost a more definite estimate can be formed; I find from the assessment list that the assessed values of the properties necessary for the extension of Seventh avenue to Varick street would amount to $1,846,000; for the extension of Sixth avenue to Varick street, $1,955,000; for the widening of Varick and Bleecker streets and the extension of Varick street to West Broadway, $4,267,000; for the cutting through of Varick street, from West Broadway to the Post Office, $8,096,000; making a total of $16,164,000.

"Assuming that the improvement would cost the city once and a half the assessed value of the property taken, then the total cost would be about $24,000,000; but excepting a few of the larger plots I have included the cost of the whole of every piece of property affected; while in many cases only a small part would actually be required, so there should be considerable salvage (perhaps three or four million dollars) to be deducted for land not used but which is included in the estimate.

"Already the Board of Estimate and Apportionment have approved a plan for the cutting through of Seventh avenue to the end of Varick street, the widening of Varick street on its east side by 40 feet and its extension to West Broadway. This in my estimation is a half-way measure which will do little good. West Broadway has been ruined by the elevated railroad, and it stands almost as much in need of an adequate southern outlet as does Seventh avenue."

WHAT BROOKLYN GETS FROM DUAL SYSTEM

Over $150,000,000 to be Spent for Rapid Transit in Brooklyn in the Next Five Years.—A Public Service Commissioner's Explanation.

THAT the Borough of Brooklyn will benefit greatly by the new transit plans is known to all, but few realize the full extent of the plans for the borough. Nearly half of the whole sum to be expended for construction under the dual system will be spent in Brooklyn in the next five years.

Public Service Commissioner G. V. S. Williams, in a public address to a Flatbush audience, recently explained the service that Brooklyn will get from the dual system. He said:

"A plan has been settled upon, whereby $314,000,000 is to be expended for the bettering of transit facilities in the greater city, and all within the next five years. Over $150,000,000 of this vast amount will have been spent within that time in Brooklyn or for the benefit of Brooklyn alone. The three tunnels under the East River, averaging in cost about $10,000,000 each, one at Montague street, one at Clark street, and the other at North 7th street, in the Eastern District, will be connected with the various rapid transit lines in Brooklyn, and the $30,000,000 subway under Broadway, Manhattan, will be for distribution of Brooklyn traffic, and, as this Broadway line will be operated by the Brooklyn Rapid Transit Company, through trains will be run from Brooklyn and transfers from all Brooklyn Rapid Transit lines given.

"Then, too, the operating companies will be obliged to buy new equipment; will extend their elevated lines further into the suburbs; rearrange their stations; add to their power houses—all at the cost of many millions of dollars more.

"Many sections of the Borough are fortunate in that they will not be obliged to wait for better transit until the three tunnels under the river are completed, but within a comparatively short time connections will be made with the Williamsburgh and Manhattan Bridges; the elevated roads third-tracked and the Fourth Avenue Subway put in operation. Nearly every part of Brooklyn will benefit by these connections, which can all be made within eighteen months from the time the dual agreements are signed.

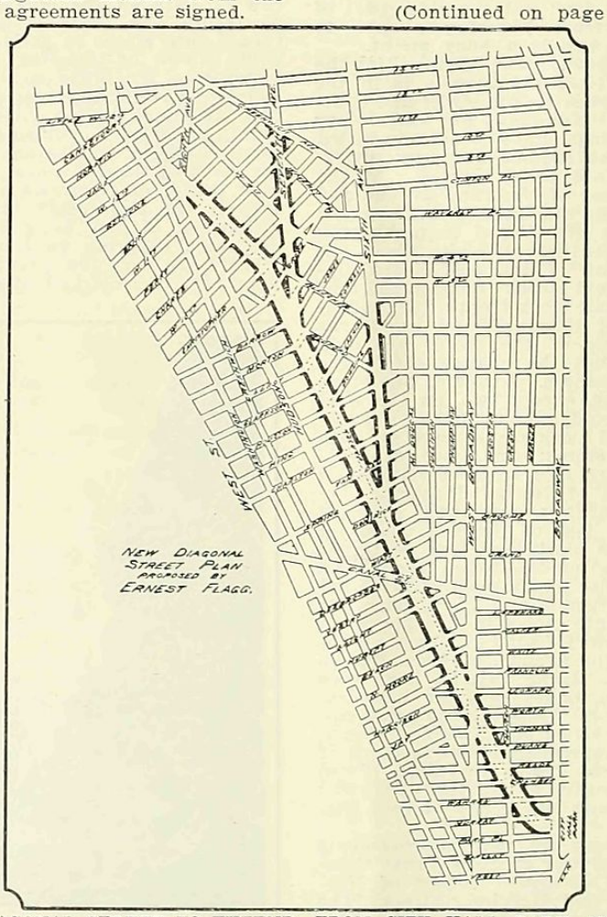
"The so-called Centre Street loop and the bridges will be the key to this immediate relief. This loop, which has cost nearly $10,000,000, and the Manhattan Bridge, with eight tracks (four times the capacity of any tunnel yet planned for Brooklyn), will be put into use at once. The trains from Williamsburgh Bridge can be run into this loop within sixty days, with stops at Bowery and Canal Street stations, and, as soon as the new Municipal Building is completed, which will be within a year, trains can run to the station in the basement of that building.

"With the third-tracking of the Broadway and Myrtle avenue elevated roads, which will take about the same time, a physical connection made at the junction of those streets and the elevating of the tracks of the Lutheran Cemetery line, Cypress Hills trains will run, via Williamsburgh Bridge, from Fresh Pond Road to City Hall, Manhattan, in 21 minutes, and from Ridgewood in 19 minutes. This, too, will be the short route for East New York and Jamaica residents to Manhattan. The time from Grand street, Jamaica, will be 44 minutes; from Ozone Park 37 minutes; Brownsville 22 minutes; East New York 20 minutes, and Canarsie 34 minutes. A comparison of these figures with the time it now takes to reach Manhattan for a five-cent fare from these points should be sufficient to encourage development of the great vacant territory in those sections.

"The third-tracking of the Fulton street elevated line will mean just as much to the section through which it runs, for, by relieving the Brooklyn Bridge of nearly half of its trains, the lines which will cross that structure will make much better time, and the present overcrowding will be entirely done away with. If connections can be made with the Manhattan Bridge, one will be able to get from the Bedford section to New York in eight minutes.

"Perhaps the greatest benefit will accrue to the Flatbush section, for both

(Continued on page 1352.)



MAP OF A DIAGONAL STREET TO EXTEND FROM CITY HALL PARK AND CONNECT WITH SIXTH, SEVENTH AND EIGHTH AVENUES.

TABLE FOR FIGURING BROOKLYN TAX BILLS.

Rate for 1912 for Brooklyn Is 1.87—
Tabulated by the Department of Taxes.

Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.	Assessed Valuation.	Tax.
$1	$0.0187	$44	$0.8228	$87	$1.6269	$850	$15.8950	$4,600	$86.02	$25,000	$467.50	$95,000	$1,776.50
2	.0374	45	.8415	88	1.6456	875	16.3625	4,700	87.89	25,500	476.85	.....	.....
3	.0561	46	.8602	89	1.6643	900	16.83	4,800	89.76	26,000	486.20	100,000	1,870.00
4	.0748	47	.8789	90	1.6830	925	17.2975	4,900	91.63	26,500	495.55	125,000	2,337.50
5	.0934	48	.8976	..	.....	950	17.7650	....	....	27,000	504.90	150,000	2,805.00
6	.1122	49	.9163	91	1.7017	975	18.2325	5,000	93.50	27,500	514.25	175,000	3,272.50
7	.1309	50	.9350	92	1.7204	...	.....	5,500	102.85	28,000	523.60	.....	.....
8	.1496	..	....	93	1.7391	1,000	18.70	6,000	112.20	28,500	532.95	200,000	3,740.00
9	.1683	51	.9537	94	1.7578	1,100	20.57	6,500	121.55	29,000	542.30	225,000	4,207.50
10	.1870	52	.9724	95	1.7765	1,200	22.44	7,000	130.90	29,500	551.65	250,000	4,675.00
..	....	53	.9911	96	1.7952	1,300	24.31	7,500	140.25	.....	.....	275,000	5,142.50
11	.2057	54	1.0098	97	1.8139	1,400	26.18	8,000	149.60	30,000	561.00	.....	.....
12	.2244	55	1.0285	98	1.8326	1,500	28.05	8,500	158.95	30,500	570.35	300,000	5,610.00
13	.2431	56	1.0472	99	1.8513	1,600	29.92	9,000	168.30	31,000	579.70	325,000	6,077.50
14	.2618	57	1.0659	100	1.87	1,700	31.79	9,500	177.65	31,500	589.05	350,000	6,545.00
15	.2805	58	1.0846	...	.....	1,800	33.66	....	.....	32,000	598.40	375,000	7,012.50
16	.2992	59	1.1033	125	2.3375	1,900	35.53	10,000	187.00	32,500	607.75	.....	.....
17	.3179	60	1.1220	150	2.8050	....	....	10,500	196.35	33,000	617.10	400,000	7,480.00
18	.3366	..	.....	175	3.2725	2,000	37.40	11,000	205.70	33,500	626.45	425,000	7,947.50
19	.3553	61	1.1407	200	3.74	2,100	39.27	11,500	215.05	34,000	635.80	450,000	8,415.00
20	.3740	62	1.1594	225	4.2075	2,200	41.14	12,000	224.40	34,500	645.15	475,000	8,882.50
..	....	63	1.1781	250	4.6750	2,300	43.01	12,500	233.75	35,000	654.50	.....	.....
21	.3927	64	1.1968	275	5.1425	2,400	44.88	13,000	243.10	36,000	673.20	500,000	9,350.00
22	.4114	65	1.2155	300	5.61	2,500	46.75	13,500	252.45	37,000	691.90	525,000	9,817.50
23	.4301	66	1.2342	325	6.0775	2,600	48.62	14,000	261.80	38,000	710.60	550,000	10,285.00
24	.4488	67	1.2529	350	6.5450	2,700	50.49	14,500	271.15	39,000	729.30	575,000	10,752.50
25	.4675	68	1.2716	375	7.0125	2,800	52.36	15,000	280.50	.....	.....	.....	.....
26	.4862	69	1.2903	400	7.48	2,900	54.23	15,500	289.85	40,000	748.00	600,000	11,220.00
27	.5049	70	1.3090	425	7.9475	....	....	16,000	299.20	41,000	766.70	625,000	11,687.50
28	.5236	..	.....	450	8.4150	3,000	56.10	16,500	308.55	42,000	785.40	650,000	12,155.00
29	.5423	71	1.3277	475	8.8825	3,100	57.97	17,000	317.90	43,000	804.10	675,000	12,622.50
30	.5610	72	1.3464	...	.....	3,200	59.84	17,500	327.25	44,000	822.80	.....	.....
..	....	73	1.3651	...	.....	3,300	61.71	18,000	336.60	45,000	841.50	700,000	13,090.00
31	.5797	74	1.3838	500	9.35	3,400	63.58	18,500	345.95	46,000	860.20	725,000	13,557.50
32	.5984	75	1.4025	525	9.8175	3,500	65.45	19,000	355.30	47,000	878.90	750,000	14,025.00
33	.6171	76	1.4212	550	10.2850	3,600	67.32	19,500	364.65	48,000	897.60	775,000	14,492.50
34	.6358	77	1.4399	575	10.7525	3,700	69.19	....	.....	49,000	916.30	.....	.....
35	.6545	78	1.4586	600	11.22	3,800	71.06	20,000	374.00	.....	.....	800,000	14,960.00
36	.6732	79	1.4773	625	11.6875	3,900	72.93	20,500	383.35	50,000	935.00	825,000	15,427.50
37	.6919	80	1.4960	650	12.1550	....	....	21,000	392.70	55,000	1,028.50	850,000	15,895.00
38	.7106	..	.....	675	12.6225	....	....	21,500	402.50	60,000	1,122.00	875,000	16,362.50
39	.7293	81	1.5147	700	13.09	4,000	74.80	22,000	411.40	65,000	1,215.50	.....	.....
40	.7480	82	1.5334	725	13.5575	4,100	76.67	22,500	420.75	70,000	1,309.00	900,000	16,830.00
..	....	83	1.5521	750	14.0250	4,200	78.54	23,000	430.10	75,000	1,402.50	925,000	17,297.50
41	.7667	84	1.5708	775	14.4925	4,300	80.41	23,500	439.45	80,000	1,496.00	950,000	17,765.00
42	.7854	85	1.5895	800	14.96	4,400	82.28	24,000	448.80	85,000	1,589.50	975,000	18,232.50
43	.8041	86	1.6082	825	15.4275	4,500	84.15	24,500	458.15	90,000	1,683.00	1,000,000	18,700.00

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

The History of Fire Insurance.

A natural question regarding fire insurance is, How did it originate? or, What is its history and development? As there would be no fire insurance, if there were no fires, it is to be expected that insurance as a custom and practice grew out of a fire. This is the fact, indeed, because it was the great fire of London, which was responsible for starting modern fire insurance. The fire occurred in 1666, burned for four days and nights, and spread over 436 acres of territory. Over 85 per cent. of the buildings in London were destroyed, while the property loss is estimated to have been about £10,000,000, a sum which has been calculated to be equal to over $300,000,000 at the present time. As there was no insurance at the time, the fire was a tremendous loss to the citizens of London, and in fact, the city did not recover from the effect of it for a number of years.

Immediately after the fire various plans were instituted for the protection of individuals against a similar loss. In 1667 a man named Nicholas Barbon opened an office and proposed to insure houses and buildings. Barbon, it may be said, is, therefore the founder of fire insurance as we know it today, if the title is to be bestowed upon anyone. He was the first man to be identified with the fire insurance, and his method of transacting business was the same virtually that is followed today. The property owner paid him a premium, and he in return engaged to pay the amount of indemnity stated in the policy, or to replace the building, if it should be only damaged.

The London fire and Barbon's enterprise mark the beginning of modern fire insurance, because from that time fire insurance has had a steady and continuous development. Previous to the London fire, history records a few efforts or attempts at fire insurance. In Assyria and the East, more than 2,500 years ago, some protection against fire was made in connection with the communities of towns and districts. Judges, priests, and magistrates were appointed for each town and district with power to levy contributions from each member of the community, to provide a fund against calamities, such as drought and fire. If the judges were satisfied that a fire was accidental, they empowered the magistrates to assess the members of the community in either kind or in money, and in the event of any member being unable, through poverty to meet his share of the contribution, the deficiency was made up from the common fund.

About 1240 A. D. the laws of Count Thomas of Flanders provided that the members of a community, as a whole, should make good a loss which fire might cause to an individual, unless the incendiary who caused the fire could be discovered, in which case the loss was to be made good from his property and he was to be banished.

During the middle ages when there existed guilds among the Anglo-Saxons and Germans, fire insurance was provided as one of the benefits from a Common Relief Fund established by regular contributions, as a protection and security against losses by fire, water, robbery, or other calamities.

In 1609 a plan was suggested to the Count Von Oldenberg whereby he personally should insure those of his subjects who might desire it against the loss of their houses by fire upon an annual payment to him of a fee or premium of $1 for every $100 of valuation. The plan appears to have not been adopted by the count, who thereby lost the opportunity to become the first individual insurer as well as the founder of fire insurance.

Fire insurance as practiced by Barbon was limited to houses and buildings, while the need for similar protection for goods and stocks of merchandise was very great. This opened an opportunity for a man named Charles Povey, who about 1700 opened an office for insuring such property in London. He thus earned the right to a position of almost equal importance with Nicholas Barbon as a fire insurance founder. Povey offered fire insurance on goods and merchandise without backing or financial support, and would merely give his promise to pay in the event of a loss. His venture was apparently greeted with ridicule, and his proposal to insure personal property seems to have been commonly considered impractical. He persisted, however, and after three attempts succeeded in organizing in 1710, what is today the Sun Fire Insurance Company. This is, therefore, the oldest non-mutual company in existence, as well as the first company which ever undertook the insurance of movables or personal property. It has continued to be a partnership and is almost unique among insurance companies in their respect.

In 1720 there originated the first fire insurance corporation. In that year two companies, the Royal Exchange Assurance Company and the London Assurance Corporations, were granted charters to do a marine insurance business, in order to offset the Lloyds, which had come to have a monopoly of the marine insurance business. In the following year these companies were authorized to transact fire and life insurance business.

Fire insurance in the United States may have been practiced in a small way by individuals previous to the year 1735, but in that year a mutual company was organized at Charleston, S. C., and apparently had a prosperous existence for some years. Very little is known of this first American fire insurance company, and its existence was only recently discovered.

One of the best known of the early American fire insurance organizations was the Philadelphia Contribution Ship, founded at Philadelphia, Pa., in 1752, of which Benjamin Franklin was a director. This company was a mutual company, and for a long time has been supposed to have been the first company organized in the United States. In the succeeding fifty years companies were organized at other points, such as Richmond, Va., Charleston, S. C., Boston, Mass., Norwich, Conn., and New York City and elsewhere.

The Folks Ordinance Urged.

A mass meeting at Cooper Union on Monday night, called in support of the Folks moving picture ordinance, which is now in the Building Committee of the Board of Aldermen, passed resolutions saying that there is no piece of legislation which would immediately affect a larger number of citizens of New York than the proposed Folks ordinance.

"We believe that the objectionable vaudeville should be abolished, as proposed in the Folks ordinance. We believe that the seating capacity of the theatres should be enlarged, under proper safeguards, as proposed in the Folks ordinance. We believe the need for proper ventilation and lighting is beyond dispute.

"We believe it in line with good government that the responsiblity for licensing and regulating these theatres should be concentrated in one department and that this department should be equipped with a sufficient number of inspectors to protect the public. We believe that the Mayor should be given, as is proposed in the Folks ordinance, a large power to control the programs of motion picture shows, and that a heavy penalty should be attached to a violation of his order as is done in the proposed Folks ordinance."

The following named speakers were heard: Hon. Michael Furst, Rabbi Wm. Krass, Judge Otto Kempner, Dr. John L. Elliott, Leslie W. Sprague, Dr. Henry Moskowitz. A digest of the Folks ordinance will be found in the Record and Guide of May 18, page 1057.

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, ON JUNE 28, AT 8 P. M.

STATE ST, ETC.—Construction of receiving basins, etc., on STATE ST, at the southwest corner of Parsons av and the southeast corner of Brewster av, FLUSHING, 3d Ward.

ELTON (17TH) ST., ETC.—Construction of a sewer, etc., in ELTON (17TH) ST., from California (Cypress) av to Sanford av, 3d Ward.

SOUTH ST., ETC.—Construction of a storm water sewer in SOUTH ST, from New York av to a point about 250 ft. east of Roseville av (Rockaway turnpike) with a TEMPORARY OUTLET in BEAVER CREEK, JAMAICA, 4th Ward.

1ST PL (WALKER AV.)—To lay sidewalk on the west side, south of Jamaica av to Ridgewood 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 Williamsburg.

AT BOROUGH HALL, BROOKLYN, ON MAY 23.

NASSAU AV.—To pave with granite block pavement on a concrete foundation from Apollo st to Varick av. Laid over.

NORTH HENRY ST.—To regulate, grade and set stone curb on concrete bet Norman and Greenpoint avs, cement sidewalks omitted. Adopted.

INDIA ST.—To rescind resolution of Nov. 26, 1906, initiating proceedings to open INDIA ST., from Oakland st to Provost st. Adopted.

MESEROLE AV.—Construct a sewer, from Moultrie st to Jewell st. Adopted.

THAMES ST, ETC.—That the lots lying on the NORTH SIDE OF THAMES ST, bet. Morgan and Knickerbocker avs; on the WEST SIDE OF KNICKERBOCKER AV, and on the EAST SIDE OF MORGAN AV, bet. Grattan and Thames st, known as lots 22 to 25, inclusive 28 to 35, inclusive, and a part of lot 1, Block 3008, be enclosed with a board fence 6 ft. high at the expense of the owners. Denied.

NORMAN AV, ETC.—Construct a sewer in NORMAN AV, from Guernsey st to Wythe av; and in WYTHE AV, from Norman av to North 13th st, with an outlet sewer in WYTHE AV, from North 13th st to North 12th st. Laid over until the next meeting.

GARDNER AV.—Regulate, grade, set curb on concrete and lay cement sidewalks, from Randolph st to Grand st. Adopted.

GARDNER AV.—To regulate, grade, set curb on concrete and lay cement sidewalks, from Johnson av to Randolph st. Adopted.

VARET ST, ETC.—That the lots lying on the NORTH SIDE OF VARET ST, bet. White and Bogart sts; on the EAST SIDE OF WHITE ST, bet. Varet and Moore sts, and on the SOUTH SIDE OF MOORE ST, bet. White and Bogart sts, known as lots 1 to 4, inclusive, and 31 to 38, inclusive, Block 3110, be enclosed with a board fence 6 ft. high. Denied.

HUMBOLDT ST.—To pave, from Norman av to Meserole av. Laid over.

HUMBOLDT ST.—To pave, from Meserole av to Greenpoint av. Laid over.

MOULTRIE ST.—To construct sanitary sewer and storm water sewers from Meserole av to Greenpoint av. Adopted.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON MAY 23.

UTICA AV.—To pave UTICA AV with asphalt on a concrete foundation, from Church av to the Long Island Railroad, about 125 ft. south of Farragut rd. Laid over.

JAMAICA AV.—Construct a sewer from Miller av to Vermont st. Laid over until the next meeting.

UNION ST.—To pave with asphalt on a concrete foundation, from East New York av to East 98th st. Laid over.

SUTTER AV.—To pave with asphalt on a concrete foundation, from East 98th st to Grafton st. Laid over.

TAPSCOTT ST.—To open, from East New York av to Rutland rd. Adopted.

HUNTERFLY PL.—To open, from Herkimer st to Fulton st. Denied.

HUNTERFLY PL.—To lay out, from Herkimer st to Fulton st. Denied.

ASHFORD ST.—To pave with asphalt on a concrete foundation, from Dumont av to Livonia av. Laid over.

PAERDEGAT AV, ETC.—To open Paerdegat Av South, from Glenwood rd to Av N; AV J, from Ralph av to Paerdegat Av South; and EAST 72D ST, from Ralph av to Av U. Adopted.

HENDRIX ST.—To regulate, grade, set cement curb and lay cement sidewalks, from New Lots rd to Vienna av. Adopted.

HENDRIX ST.—To pave with second-hand granite block (Class B pavement) on a sand foundation, from New Lots rd to Vienna av. Laid over.

HENDRIX ST.—To construct storm water sewers and sanitary sewers in HENDRIX ST, from Hegeman av to Wortman av; and storm water sewers and sanitary sewers in VIENNA AV, from Hendrix st to Van Siclen av; in STANLEY AV, from Hendrix st to Van Siclen av; in VAN SICLEN AV, from Hegeman av to Wortman av; and a sanitary sewer in WORTMAN AV, north side, from Hendrix st to Van Siclen av. Adopted.

SEA VIEW AV.—To rescind resolution of Feb. 27, 1908, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on SEA VIEW AV, from Rockaway av to a point about 400 ft. east. Amended by rescinding all excepting regulating and grading 7½ ft. on each side of the center line so as to make the resolution read as follows: "To regulate and grade SEA VIEW AV for 7½ ft. on each side of the center line from Rockaway av to a point about 400 ft. east." Adopted as amended.

ATLANTIC AV.—That lots 44 and 46, Block 1567, on the north side of ATLANTIC AV, bet Rockaway av and Gunther pl, be enclosed with a board fence 6 ft. high. Laid over.

RIVERDALE AV.—Construct a sewer in RIVERDALE AV, from Christopher av to a point 100 ft. west of Powell st, and a SEWER BASIN at the NORTHWEST CORNER OF RIVERDALE AV AND JUNIUS ST. Adopted.

JEROME ST.—Recommending to the Board of Estimate that the roadway width of JEROME ST, bet. Glenmore and Pitkin avs, be changed from 30 ft. to 24 ft. Adopted.

CHESTER ST.—Regulate, grade, set cement curb and lay cement sidewalks from Riverdale av to Stanley av. Adopted.

VERMONT ST.—Construct sewers in VERMONT ST, from the borough line of Brooklyn and Queens to Jamaica av; in JAMAICA AV, from Vermont st to Pennsylvania av; and in PENNSYLVANIA AV, from Jamaica av to Dumont av. Laid over.

LIBERTY AV.—That the lots lying on the SOUTH SIDE OF LIBERTY AV, bet. Railroad and Lincoln avs, and on the WEST SIDE OF LINCOLN AV, bet. Liberty and Glenmore avs, known as lots 21, 22 and 25, Block 4201, all be enclosed with a board fence 6 ft. high at the expense of the owners. Cost, $80. Adopted.

LOTT AV.—Construct a sewer, from Amboy st to Hopkinson av. Adopted.

PUBLIC PARK.—To rescind resolution of Dec. 15, 1911, recommending to the Board of Estimate an alteration in the city map by locating and laying out as a PUBLIC PARK the property bounded by Lott av, Chester st, Hegeman av, New Lots rd and Amboy st. Laid over.

AV D, ETC.—To open Av D, from Ralph av to Rockaway av; and EAST 83D ST, from Ralph av to Flatlands av. Adopted.

ELDERTS LA.—Regulate, grade, set cement curbs and lay cement sidewalks, from Pitkin av to Liberty av. Adopted.

ELDERTS LA.—To pave with asphalt on a concrete foundation, from Pitkin av to Liberty av. Laid over.

WARWICK ST.—That lots 17, 19 to 28, inclusive, Block 4030, on the WEST SIDE OF WARWICK ST, bet. Belmont and Sutter avs, be enclosed with a board fence 6 ft. high at the expense of the owners. Cost, $90. Adopted.

ROCKAWAY AV.—To construct sewers in ROCKAWAY AV, from Riverdale av to Lott av; in LOTT AV, from Rockaway av to Thatford av; in NEWPORT ST, from Thatford av to Rockaway av; and in THATFORD AV, from Newport st to Vienna av. Adopted.

BUFFALO AV.—That the hill covering lots 45, 46 and part of 47, Block 1374, on the WEST SIDE OF BUFFALO AV, bet. Park pl and Sterling pl, be graded to the level of the curb at the expense of the owners. Denied.

BUFFALO AV.—That a strip 10 ft. in width along the front of lots 45, 46, 47, 48 and 49, Block 1374, on the WEST SIDE OF BUFFALO AV, bet. Park pl and Sterling pl, be graded to the level of the curb at the expense of the owners. Cost, $200. Adopted.

AMES ST.—That lot 22, Block 3517, on the EAST SIDE OF AMES ST, bet. Pitkin and Sutter avs, be enclosed with a board fence 6 ft. high at the expense of the owner. Adopted.

SACKMAN ST, ETC.—That the lots on the WEST SIDE OF SACKMAN ST and on the EAST SIDE OF CHRISTOPHER AV, bet. Liberty and East New York avs, known as lots 27, 30 and 1, Block 3676, be enclosed with a board fence 6 ft. high at the expense of owner. Adopted.

NEW LOTS RD.—To construct a sewer in NEW LOTS RD, from Pennsylvania av to New Jersey av; and sewer basins on NEW LOTS RD, at the northeast and southeast corners of Vermont st; at the northeast corner of Wyona st; at the northwest corner of Bradford st, and at the northwest corner of Miller av. Amended so as to separate into two resolutions, as follows: 1st, To construct a sewer in NEW LOTS RD, from Pennsylvania av to New Jersey av. 2d, To construct sewer basins on NEW LOTS RD, at the northeast and southeast corners of Vermont st; at the northeast corner of Wyona st; at the northwest corner of Bradford st, and at the northwest corner of Miller av. Both amendments adopted.

NEW LOTS AV.—To rescind resolution of Dec. 15, 1911, directing that sewer basins be constructed on NEW LOTS AV, at the northeast corner of Williams av; at the northeast corner of Alabama av; at the northeast and northwest corners of Sheffield av; at the northwest and southwest corners of Pennsylvania av; at the northeast and southeast corners of Vermont st; at the northeast corner of Wyona st; at the northwest corner of Bradford st, and at the northwest corner of Miller av, all at the expense of the owners. Cost, $1,600. Adopted.

NEW LOTS RD.—To pave with asphalt on a concrete foundation, from Pennsylvania av to Dumont av. Laid over.

NEW LOTS AV.—To pave with asphalt on a concrete foundation, from Williams av to New Jersey av, instead of to Pennsylvania av. Adopted as amended.

NEWPORT ST.—Construct a sewer in NEWPORT ST, from Alabama av to Georgia av; and an outlet sewer in GEORGIA AV, from Newport st to New Lots rd. Adopted.

IRVING AV.—To rescind resolution of March 13, 1912, directing that the lots on the SOUTH SIDE OF IRVING AV, bet. Cornelia st and Putnam av; on the EAST SIDE OF PUTNAM AV and on the WEST SIDE OF CORNELIA ST, bet. Knickerbocker and Irving avs, known as lots 34 to 41, inclusive, Block 3378, be enclosed with a board fence 6 ft. high. Adopted.

CHESTER ST.—Regulate, grade, curb and lay cement sidewalks, from Riverdale av to Stanley av. Withdrawn.

CHESTER ST.—Recommending to the Board of Estimate that the roadway width be made 32 ft. bet. Riverdale av and Newport av. Adopted.

PARK PL.—That a strip 10 ft. in width be graded to the level of the curb from the front of lots on the NORTH SIDE OF PARK PL, bet. Utica and Rochester avs, known as Nos. 49, 65, 67, 70 to 79, inclusive, Block 1367; and on the SOUTH SIDE OF PARK PL, bet. Utica and Rochester avs, known as Nos. 12, 7, 16, 28, 34 and 35, Block 1373, at the expense of the owners. Adopted.

PROSPECT PL.—That a strip 10 ft. wide with side slopes of 1 to 1 be graded to the level of the curb, from the front of lots on the NORTH SIDE OF PROSPECT PL, bet. Rochester and Utica avs, known as Nos. 74 to 78, inclusive, and 81, 83 to 86, inclusive, Block 1361; and on the SOUTH SIDE OF PROSPECT PL, bet. Rochester and Utica avs, known as Nos. 20, 22, 24 to 26, Block 1367, at the expense of the owners. Adopted.

SCHENCK AV.—To lay a second-hand granite block pavement on a sand foundation (class B pavement) on SCHENCK AV, from New Lots av to Stanley av. Laid over.

KNICKERBOCKER AV, ETC.—That the lots on the NORTH SIDE OF KNICKERBOCKER AV, bet. Woodbine and Palmetto sts, and on the EAST SIDE OF PALMETTO ST, bet. Knickerbocker and Irving avs, known as Nos. 1, 4 and 8, Block 3262, be enclosed with a board fence 6 ft. high at the expense of the owners. Adopted.

SUTTER AV.—That the lots on the north side of SUTTER AV, bet. Montauk and Atkins avs, known as Nos. 37 and 38, Block 4039, be enclosed with a board fence 6 ft. high at the expense of the owner. Laid over.

SNEDIKER AV.—Construct a sewer, from Newport st to New Lots rd. Adopted.

PINE ST.—Regulate, grade, set curb and lay sidewalks, from Atlantic av to Fulton st. Adopted.

PINE ST.—Construct a sewer, from Atlantic av to Fulton st. Adopted.

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, ON JUNE 7.

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

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. Referred to the Borough President.

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. Adopted Jan. 20, 1911, and now rescinded.

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. Adopted Jan. 20, 1911, and now rescinded.

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. Denied.

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. Adopted.

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

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. Adopted.

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. Adopted.

9TH ST.—Regulating, grading, recurbing and repaving cobble gutters, and paving with macadam, etc., in 9TH ST, bet 5th and 9th avs, WHITESTONE, 3d Ward. Adopted April 12, 1911, and is now rescinded.

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

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. Adopted.

10TH AV.—Construction of a temporary sewer, from 14th st to a point about 600 ft. south thereof, 3d Ward. Denied.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, JUNE 14.

HANOVER AV, ETC.—Construction of a dry weather flow sewer in HANOVER AV, from the sewage purification plant to Rodman st, and of a sewer in HANOVER AV, from Rodman st to Corona av, with temporary dry weather flow connections at Gerry av, Maurice av, Horton st and Ivy st, 2d Ward. Adopted.

GERRY AV (GROVE ST).—Construction of a sewer in GERRY AV (GROVE ST) from Chicago st to Hanover av, with a temporary dry weather flow connection at HANOVER AV, 2d Ward. Adopted.

MEDINA PL, ETC.—Construction of a sewer in MEDINA PL, from Corona av to Gerry av; and in GERRY AV (GROVE ST) from Chicago st to Hanover av with a temporary dry weather flow connection at HANOVER AV, 2d Ward. Adopted.

TOLEDO ST, ETC.—Construction of a sewer, etc., in TOLEDO ST, from Queens Boulevard to Corona av, with temporary dry weather flow connections at Maurice av, Horton st and Ivy st, 2d Ward. Adopted.

GREENPOINT AV, ETC.—Construction of a sewer in GREENPOINT AV, from Queens Boulevard to Lincoln av; GROUT AV, from Greenpoint av to 1st st; QUEENS BOULEVARD (north side), from Fitting st to 1st st; STONE ST, from Queens Boulevard to Greenpoint av; and HANCOCK PL and LINCOLN AV, from Queens Boulevard to Grout av, 1st and 2d Wards. Laid over.

RIDGE ST.—Regulate, grade, etc., from the Boulevard to Academy st, 1st Ward. Adopted.

TROWBRIDGE ST.—Regulate and pave with block asphalt, on a concrete foundation, from Willow st to Van Alst av, 1st Ward. Laid over.

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

SENECA AV.—Regulating, grading, etc., and paving with improved granite block on a concrete foundation in SENECA (COVERT) AV, from DeKalb av to Putnam av and from Cornelia st to Myrtle av, 2d Ward. Adopted.

CORONA AV, ETC.—Construction of a sewer in CORONA AV, from Alstyne av to Jamaica av; in JUNCTION AV, from Alstyne av to Maurice av; and in MAURICE AV, from Junction av to Broadway, 2d Ward. Adopted.

EDSALL AV.—Regulating, grading, etc., and paving with sheet asphalt on a concrete foundation in EDSALL AV, bet Anthon av and Onderdonk av, 2d Ward. Adopted.

CHARLES ST.—Regulating, grading, etc., from Clermont av to Rust st, 2d Ward. Adopted.

JACKSON AV.—Construction of a sewer in the EAST SIDE, from South Washington pl to Skillman pl, 1st Ward. Adopted.

HILL ST.—Regulating, grading, etc., from Clermont av to Rust st, 2d Ward. Adopted.

WALDRON ST.—To legally open, from Corona av to Rodman st, 2d Ward. Adopted.

SENECA (COVERT) AV.—To legally open, from the Brooklyn borough line to DeKalb av and from Summerfield st to St. Felix av, except the right-of-way of the Manhattan Beach division of the Long Island Railroad, 2d Ward. Adopted.

HORTON ST (SUMMIT AV).—Construction of a sewer in HORTON ST, from Chicago st to Hanover av, with temporary dry weather flow connections at TOLEDO ST AND HANOVER AV, 2d Ward. Adopted.

SCHROEDER PL.—To legally open, from Thomson av to Woodside av, 2d Ward. Adopted.

TOWNS PL.—Legal opening, from Packard st to Laurel Hill av, 2d Ward. Adopted.

BATAVIA ST, ETC.—Construction of a sewer, etc., in BATAVIA ST (CONGRESS AV), from Harvey (Myrtle) av to Covert st; and in COVERT ST, from Batavia st to State st, 3d Ward. Adopted.

DECATUR ST.—Open from Brooklyn borough line to Myrtle av, 2d Ward. Laid over for one month.

SOUND ST.—Regulate, grade, curb and flag with bluestone, from Purdy st to Potter av, 1st Ward. Laid over.

SUNSWICK ST.—Regulate, grade and construct the necessary culverts on SUNSWICK ST, bet Payntar and Webster avs, 1st Ward. Laid over indefinitely.

JACKSON AND HUNTERSPOINT AVS.—Construction of a sewer basin at the northeast corner, 1st Ward. Adopted.

HOPKINS AV, ETC.—To construct a sewer in HOPKINS AV, from Webster av to Freeman av; in FREEMAN AV, from Hopkins av to Ely av; in BEEBE AV, from Van Alst av to William st; in SUNSWICK ST, from Webster av to Payntar av; and in ELY AV, from Webster av to Payntar av, 1st Ward. Denied.

HOPKINS AV.—To lay 6-inch house connection drains in HOPKINS AV, from Grand av to Taylor av, 1st Ward. Adopted.

HUNTERSPOINT AV, ETC.—Construction of a sewer in HUNTERSPOINT AV, from Van Pelt st to Borden av; BORDEN AV, from Hunterspoint av to Laurel Hill av; LAUREL HILL AV, from Borden av to Towns pl; TOWNS PL, from Laurel Hill av to Locust st; LOCUST ST, from Laurel Hill Boulevard to Anable av; ANABLE AV, from Locust st to Packard st; PACKARD ST, from Anable av to Greenpoint av; GREENPOINT AV, from Packard st to Queens Boulevard, north side; QUEENS BOULEVARD, north side, from Greenpoint av to Fitting st; and in NELSON (NOTT) AV, from Packard st to Heiser st, 1st and 2d Wards. Adopted.

SEA GIRT AV, ETC.—Construction of a storm water sewer in SEA GIRT AV (South st), from Beach 20th st (Central av) to Beach 9th st (Jarvis la); and in BEACH 9TH ST, from Sea Girt av to Bannister Creek, 5th Ward. Laid over.

WILSON AV.—Regulating, grading, etc., from 19th av to Old Bowery Bay rd, 1st Ward. Laid over indefinitely.

ELY AV, ETC.—Regulating, grading, constructing the necessary culvert in ELY AV, from Broadway to Payntar av, and curbing and laying sidewalks from Payntar av to South Jane st, 1st Ward. Denied.

FREEMAN AV.—Regulating and grading, from William st to the East River, and curbing and laying sidewalks, etc., from Marion st to the East River, 1st Ward. Laid over indefinitely.

WEBSTER AV.—To lay 6-inch pipe for house connection drains, from Vernon av to William st, 1st Ward. Adopted.

GREENE AV.—Regulating, grading, etc., from Grandview av to Forest av, 2d Ward. Adopted.

CATALPA AV.—Paving with sheet asphalt on a concrete foundation, from Fresh Pond rd to Myrtle av, 2d Ward. Adopted.

SENECA (COVERT) AV.—Regulating, grading, etc., and paving with improved granite block, on a concrete foundation, from DeKalb av to Putnam av and from Cornelia st to Myrtle av, 2d Ward. Adopted.

ANDREWS (HELEN) ST.—Regulating, grading, curbing and laying cement sidewalks, from Metropolitan av to Zeidler st, 2d Ward. No paving. Adopted.

CAMELIA ST.—Regulating, curbing, recurbing where necessary and paving with asphalt blocks on a concrete foundation, from the Boulevard to Crescent st, 1st Ward. Adopted.

GRENFELL AV.—To extend water main and erect fire hydrants in GRENFELL AV, from Ormonde st north 300 ft., at KEW GARDENS, 2d Ward. Adopted.

WASHINGTON AV.—To extend water main and erect fire hydrants, from 1st av to 9th av, 1st Ward. Adopted.

RADDE ST.—To extend water main in RADDE ST., from Webster av to the crown 250 ft. north of Pierce av, 1st Ward. Adopted.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON JUNE 11.

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

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON JUNE 18.

PUGSLEY AV.—Constructing a sewer, etc., bet Westchester and McGraw avs. Adopted.

BEACON AV.—To amend the proceeding heretofore instituted to acquire title to BEACON AV, from Beach av to Rosedale av, so that the city may in the same proceeding acquire title to BEACON AV, for its entire length from Beach av to the Bronx River. List 639. Laid over until July 9.

CRUGER AV.—Changing the lines of CRUGER AV, from the N. Y., Westchester & Boston Railway to Bronxdale av (Bear Swamp rd), EXTENDING the part of CRUGER AV as located near Bear Swamp rd south in accordance with sketch submitted. List 642. Laid over until July 9.

MACLAY AV.—Regulating, grading, etc., from Zerega av to Walker av. List 643. Laid over until July 9.

PARKER ST.—Regulating, grading, etc., from Westchester av to Lyon av. List 644. Laid over until July 9.

ST. RAYMOND AV.—Constructing sewers, etc., in ST. RAYMOND ST, bet Parker st and Odell st, and in PURDY ST, bet Parker st and Westchester av, and in WESTCHESTER AV (both sides), bet Olmstead av and Castlehill av; and in GLOVER ST, bet St. Raymond av and Castlehill av. Adopted.

SACKET AV.—Acquiring title to the lands necessary, from Bronxdale av (Bear Swamp rd) to Paulding av. List 647. Laid over until after July 9.

BARKER AV.—Acquiring title to the lands necessary bet Bronx and Pelham parkway and Duncomb av. List 648. Laid over until July 9.

BARKER AV.—Regulating, grading, etc., etc., bet Bronx and Pelham parkway and Duncomb av. List 649. Laid over until July 9.

RHINELANDER AV.—Acquiring title to the lands necessary, from Cruger av to Bear Swamp rd. Laid over until July 9.

MATTHEWS AV.—Regulating, grading, setting curbs, etc., from Van Nest av to Bronxdale av (Bear Swamp rd). Laid over until July 9.

BRONX PARK (BERRIAN) AV.—Regulating, grading, etc., from Walker av to East 180th st. Laid over until July 9.

BYRON AV.—Constructing a temporary sewer, bet. East 237th and East 235th sts. Laid over until July 9.

RHINELANDER AV.—Constructing temporary sewers, bet. Barnes and Muliner av; MULINER AV, bet. Rhinelander av and Morris Park av; MATTHEWS AV, bet. Morris Park av and Rhinelander av. Laid over until July 9.

McGRAW AV.—Regulating, grading, etc., etc., in McGRAW AV, from Theriot av to Taylor av. Rescinded.

MULINER AV.—Regulating, grading, building approaches, etc., from Morris Park av to Bear Swamp rd (Bronxdale av). Laid over until July 9.

NEEDHAM AV.—Acquiring title to the lands necessary, bet. East 216th st and East 222d st. Adopted.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON JUNE 18.

EAST 202D ST.—Regulating, grading, etc., and paving with bituminous pavement on a concrete foundation (preliminary pavement) the roadway of EAST 202D ST, from Webster av to the property of the N. Y. & Harlem R. R. Co. Adopted.

AQUEDUCT AV.—Paving with bituminous concrete (preliminary pavement) on a cement concrete foundation the roadway of AQUEDUCT AV, from Fordham rd to Kingsbridge rd, adjusting curb where necessary and doing all work incidental thereto. Adopted.

ST. GEORGE'S CRESCENT.—Constructing a sewer bet 206th st and Van Cortlandt av. Adopted.

RIVER AV.—Paving with granite blocks (preliminary pavement) on a sand foundation the roadway of RIVER AV, from East 149th st to a point about 451 ft. south of East 151st st, measured on west side of avenue, setting curb where necessary, together with all work incidental thereto. Adopted.

ANDREWS AV.—Filling in sunken sidewalk for a distance of 30 ft. in length on the east side of ANDREWS AV, beginning 204 ft. north of Burnside av, in front of Lot No. 10, Block 3216, setting and resetting flagging and all work incidental thereto. Adopted.

179TH ST.—Paving with sheet asphalt on a concrete foundation (permanent), setting curb, etc., from Park Av West to Valentine av. Adopted.

TIEBOUT AV.—Paving with granite block on a concrete foundation (permanent), from 180th st to Fordham rd, where the gradient is over 6 per cent., and with asphalt blocks on a concrete foundation (permanent) where the gradient is 6 per cent. or under; also, setting curb, etc. Denied.

RIVERDALE AV.—Regulating, grading, etc., from the west side of Spuyten Duyvil Parkway (near 230th st) to the south side of Spuyten Duyvil Parkway (bet 238th and 239th sts). Rescinded.

EAST 190TH (ST. JAMES) ST.—Regulating, grading and paving with block asphalt on a concrete foundation, from Jerome av to Creston av. Denied.

ANDERSON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary), setting curb, etc., from Jerome av to West 164th st. Denied.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON JUNE 18.

EXTERIOR ST.—Regulating, grading and paving with granite blocks on a concrete foundation, from 144th st to 149th st. Laid over until July 9.

FOX ST.—Regulating, grading, building approaches, etc., and paving the roadway with sheet asphalt on a concrete foundation, from Leggett av to Longwood av. Laid over until July 9.

Local Board of Morrisania and Crotona

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON JUNE 18.

EAST 181ST ST.—Paving with bituminous concrete permanently the roadway, on a cement concrete foundation, from Lafontaine av to Bathgate av, setting curb, etc. Adopted.

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

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

4TH AV, ETC.—In the matter of changing the grade of 4TH AV, from East 32d st to East 34th st; PARK AV, from East 34th st to East 35th st; EAST 33D ST, from 4th av to a point 256 ft. east therefrom; EAST 34TH ST, from Madison av to a point 238 ft. east of Park av Referred, until June 27, back to the Borough President, and the Chief Engineer of the Board of Estimate for examination of the details of various plans.

KINGSBRIDGE AV.—Laying out an extension of KINGSBRIDGE AV, south from West 230th st BRONX to meet a northwardly extension of MARBLE HILL AV, MANHATTAN, together with a change of grade in the latter street. Public hearing on July 11.

FORT GEORGE STAIRWAY.—Constructing A STAIRWAY from Fort George av to Dyckman st, in AN UNNAMED STREET which is being acquired by the city for the purpose. Preliminary work. Adopted.

KENMARE ST, ETC.—Receiving basins at the following points on KENMARE ST: northwest corner of the Bowery; northeast and northwest corners of Elizabeth st; northwest and southeast corners of Mulberry st. Adopted.

ARDEN ST.—Sewer, from Sherman av to Nagle av. Adopted.

WEST 217TH ST.—Sanitary and storm water sewers in WEST 217TH ST, from Park Terrace East to the summit west therefrom. Adopted.

WEST 215TH ST.—Regulating and grading and constructing steps from Broadway to Park Terrace East. Adopted.

WEST 177TH ST.—Sewer, from Audubon av to St. Nicholas av. Adopted.

WEST 47TH ST.—Sewer, bet 10th and 11th av, amending the resolution of March 21, 1912, granting preliminary authorization and authorizing the improvement. Adopted.

BROADWAY ENCROACHMENTS.—Removal of ENCROACHMENTS on BROADWAY, from the Battery to Columbus Circle by exempting from same the ENCROACHMENTS in front of 111 TO 115 BROADWAY so long as the entrances to the subway, etc., are kept open to the public. Adopted.

NEW MUNICIPAL BUILDING.—Report of the Corporate Stock Budget Committee recommending the issue of $650,000 corporate stock for the construction of the MUNICIPAL BUILDING, in order to provide for the interior finish of said building. Adopted.

39TH ST FERRY TERMINAL.—Report of the Comptroller, recommending approval of the amended plans, specifications and estimate of cost $2,300) for constructing three additional rooms on the third floor of the MANHATTAN TERMINAL OF 39TH ST FERRY. Adopted.

PUBLIC BATH.—Offer from David D. Weinberger to sell the city property in 4TH ST, near Av C, as a site for a PUBLIC BATH BUILDING. Referred to the Comptroller.

BROADWAY AND 6TH AV.—Changing the location of the curb so as to widen the roadway on the EAST SIDE of BROADWAY AND 6TH AV, at their intersection bet 33d and 34th sts. Adopted.

BRONX.

McGRAW AV.—Sewer, from Theriot av to Taylor av. Adopted. Title to vest in the city on Aug. 1, 1912.

WEST 165TH ST.—Regulating and grading, from Woodycrest av to Anderson av. Adopted.

BEAR SWAMP RD.—Changing the grade of BEAR SWAMP RD, bet Cruger av and Barnes av, together with a corresponding modification in the grade of the intersecting streets and AN ADJUSTMENT of the platform grade at adjoining intersections. Adopted.

STREET SYSTEM.—Changing the grade of the STREET SYSTEM bounded by Drake st, Edgewater rd, Bacon st and Spofford av; and changing the grade of LAFAYETTE AV, from Edgewater rd to Bronx River av. Laid over until July 11.

THROOP AV.—Acquiring title and fixing an area of assessment in the matter of THROOP AV, from Allerton av to Gun Hill rd. Adopted.

ADAMS ST, ETC.—Amending the proceeding for acquiring title and fixing a modified area of assessment in the matter of ADAMS ST, from Berrian st to the New York, New Haven & Hartford R. R.; MELVILLE ST, from Morris Park av to the same railroad; VAN BUREN ST, from Morris Park av to the same railroad, by excluding that part of ADAMS ST from Berrian st to Morris Park av. Adopted.

BRONX PARK AV, ETC.—Modified area of assessment in the matter of amending the proceeding for acquiring title to BRONX PARK AV, from Tremont av to Morris Park av; WYATT ST, from Tremont av to Morris Park av, in such a way as to exclude BRONX PARK AV, from East 180th st to Morris Park av and RELATE to this street as now laid out. Adopted.

ADEE AV.—Proposed area of assessment in the matter of acquiring title to ADEE AV, from Boston rd to the bulkhead line of the Hutchinson River as indicated on Section 44, of the Final Maps. Adopted.

ALLERTON AV.—Proposed area of assessment in the matter of acquiring title to ALLERTON AV, from Bronx Park East to Hutchinson av; also, MACE AV from Bronx Park East to Baychester av. Adopted.

ADAMS ST.—Changing the lines and grades bet Van Nest av and the New York, New Haven & Hartford R. R. Public hearing on July 11.

KINGSBRIDGE AV, ETC.—Modification in the plan of the street system bounded by KINGSBRIDGE AV, WEST 238TH ST, BROADWAY, VAN CORTLANDT PARK, SOUTH, SAXON AV, SEDGWICK AV, JEROME PARK RESERVOIR, SEDGWICK AV, WEST 238TH ST, ALBANY RD and WEST 236TH ST. Public hearing on July 11.

BEAR SWAMP RD.—Modification in the street plan for the territory bounded by BEAR SWAMP RD, VAN NEST AV, RADCLIFF AV, PIERCE AV, PAULDING AV and the RIGHT OF WAY of the New York, New Haven & Hartford R. R. Public hearing on July 11.

SPUYTEN DUYVIL RD, ETC.—Amending proceeding for acquiring title to SPUYTEN DUYVIL RD from West 230th st to West 242d st; and RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd. Public hearing on July 11.

SHORE DRIVE, ETC.—Acquiring title to SHORE DRIVE, from Layton av to Pennyfield av, together with the PUBLIC PARK bounded by Shore dr, Layton av, Eastchester Bay and Gridley av. Public hearing on July 11.

EAST 222D ST.—Request from numerous property owners for a resolution providing for placing upon the city 50 per cent. of the cost of the proceeding for acquiring title to EAST 222D ST, bet Bronx River and 7th st; also the cost of the first commission appointed to act in the proceeding. Referred to the Borough President.

FIELDSTON RD, ETC.—Petition of Sherman Cox, vice-president of the American Real Estate Co. for AN AMENDMENT of the district of assessment fixed in the matter of acquiring title to FIELDSTON RD, from the south limit of the property of the Northern Broadway Realty Associates to West 262d st, by the EXCLUSION of the area north of a line 262 ft. south from and parallel with WEST 262D ST. Petition is denied.

EAST 210TH ST.—Relief from assessment in the proceeding for acquiring title to EAST 210TH ST from Jerome av to Wayne av; WAYNE AV, from Reservoir Oval West to Gun Hill rd; TRYON AV, from Reservoir Oval West to Gun Hill rd. Matter referred to a committee composed of Borough Presidents McAneny and Miller.

WEST 179TH ST.—Rule map, damage map and profile in the proceeding for acquiring title to WEST 179TH ST, from Osborne pl to Aqueduct av. Adopted.

EAST 182D ST.—Rule map, damage map and profile in the proceeding for acquiring title to the widening of EAST 182D ST, from Park av to Washington av. Adopted.

SEWERAGE DISTRICT 37-H-2.—Modification in the drainage plan. Adopted.

TINTON AV, ETC.—Reconstructing sewers in TINTON AV, from East 156th st to East 165th st; in EAST 160TH ST, from Tinton av to Forest av; in EAST 165TH ST, from Tinton av to Forest av; and in FOREST AV, from East 166th st to Home st. Preliminary work. Adopted.

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

EAST 193D ST.—Regulating and grading, from Bainbridge av to Webster av. Preliminary work. Adopted.

RANDALL AV.—Grading, from Bronx River to Westchester Creek. Laid over until June 27.

HARLEM RIVER & PORT CHESTER R. R. CO.—Application for a grant in fee by the Commisisoners of the Land Office of certain lands under water of EASTCHESTER CREEK required by the construction of the above mentioned railroad across the creek. Referred to the Bureau of Franchises for further consideration.

NEW HIGH SCHOOL.—Report of the Corporate Stock Budget Committee, recommending that the sum of $500,000 be fixed as the amount to be expended for the NEW HIGH SCHOOL BUILDING at EAST 184TH ST, MORRIS AND CRESTON AVS AND FIELD PL, said sum being part of the $2,512,740 issue of corporate stock authorized July 17, 1911, for acquisition of school sites, etc., the amount to be expended for each item to be fixed at a later date. Adopted.

PUBLIC SCHOOL NO. 20.—Report of the Comptroller recommending approval of the form of contract, specifications, plans and estimate of cost, aggregating $28,500, for installing heating and ventilating apparatus and temperature regulation in PUBLIC SCHOOL NO. 20. Adopted.

RICHMOND.

COLUMBIA AV.—Laying out, from Fingerboard rd to Circuit rd Adopted.

COURSEN PL., ETC.—Fixing lines and grades for COURSEN PL from Pleasant pl to Pine pl; PLEASANT PL from Vanderbilt av to Coursen pl; PINE PL, from Vanderbilt av to Laurel av; and, ELM PL, from Coursen pl to Laurel av. Public hearing on July 11.

AMBOY RD.—Amending the proceeding for acquiring title to AMBOY RD, from Foster's rd to Huguenot av, by making it include only the section bet a line 250 ft northeast from the Staten Island Railway and a line 325 ft southwest from the same railway. Public hearing on July 1.

UNNAMED (BOYD) ST.—Supplementary rule map in the proceeding for acquiring title to the UNNAMED (BOYD) ST, from the north terminus of Gray st to Gordon st; also, GRAY ST, from Hudson st to the unnamed street. Adopted.

BAY ST.—Temporary combined sewer, from Maple av to West st. Preliminary work. Adopted.

IRVING PL., ETC.—Temporary combined sewers in IRVING PL, from Targee st to Vanderbilt av; and in VANDERBILT AV, from Roff st to Prince st. Modification in the drainage plan and the preliminary work. Both adopted.

HARDY ST.—Temporary combined sewer, from Irving pl to Prince st. Preliminary work. Adopted.

NEW COURT HOUSE SITE.—The Corporation Counsel advises that the power to select this site lies with the Board of Aldermen.

CLIFTON REFUSE DESTRUCTOR.—Report of the Comptroller, recommending that the resolution of May 9, 1912, approving of the form of contract, specifications (as amended) and estimate of cost ($8,500), etc., for the construction of brick roadways, curbs, scale house, etc., etc., at the CLIFTON REFUSE DESTRUCTOR be AMENDED by increasing the estimate of cost to $8,809.50. Adopted.

APPROACH TO BOROUGH HALL.—Report of the Comptroller, recommending approval of the amended form of contract, specifications, etc. and estimate of cost ($6,152.80) for the completion of the approach work and grounds in connection with the BOROUGH HALL. Adopted.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Estimate

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on June 27, at 10.30 a. m., the following matters, among others in the boroughs indicated, will be considered:

MANHATTAN.

EAST 34TH ST ETC.—Change the grade of EAST 34TH ST, from Lexington av to a point 208.50 ft. east of the east line of Lexington av; and of LEXINGTON AV, from East 34th st to a point 79.0 ft. south of the south line of East 34th st.

ISHAM ST, ETC.—Acquiring title to ISHAM ST, from Seaman av to Isham av; WEST 218TH ST, from Seaman av to the bulkhead line of Harlem River Ship Canal; WEST 214TH ST, from Park Terrace East to Park Terrace West; PARK TERRACE EAST, from a line 100 ft. south of 215th st to Isham Park, together with the UNACQUIRED TRIANGULAR PARCEL located on the west side and extending from a point 43.36 ft. south of West 218th st to a point 103.64 ft. south of West 218th st; together with the UNACQUIRED PORTIONS OF ISHAM AV from Isham st to West 218th st; RIVERFRONT ST, from Isham st to West 218th st; WEST 215TH ST, from a line 50 ft. east of Park Terrace West to a line 100 ft. west of Seaman av; and PARK TERRACE WEST, from a line 103 ft. 8 3-4 inches north of West 215th st to Isham Park, in the Borough of Manhattan, so as to relate to the acquisition of title to the lands as now laid out on the city map and required for the opening and extending of ISHAM ST, from Seaman av to Indian rd; WEST 218TH ST, from Seaman av to the bulkhead line of the Harlem River Ship Canal; WEST 214TH ST, from

Park Terrace East to Seaman av; PARK TERRACE EAST, from a point 100 ft. south of West 215th st to Isham Park, together with the UNACQUIRED TRIANGULAR PARCEL on the west side and extending from a point 43.36 ft. south of West 218th st to a point 103.64 ft. south of West 218th st; the UNACQUIRED PORTIONS OF INDIAN ROAD, from Isham st to West 218th st; COLD SPRING RD, from Isham st to West 218th st; WEST 215TH ST, from Park Terrace West to Indian rd; PARK TERRACE WEST, from a point 103 ft. 8 3-4 inches north of West 215th st to a line about 385.23 ft. south of the south line of West 215th st; WEST 214TH ST, from Indian rd to Seaman av; ISHAM PARK, at the intersection of Indian rd and West 214th st.

BRONX.

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

RIVERDALE AV.—Acquiring title to the lands, etc., required for opening and extending RIVERDALE AV, from its junction with Spuyten Duyvil rd, near West 231st st, to the land acquired for Spuyten Duyvil Parkway.

EAST 166TH ST.—Acquiring title to the lands required for opening and extending EAST 166TH ST, from Brook av to the west right of way of the N. Y & Harlem R. R.

BRONX RIVER AV.—Acquiring title to the lands, etc., required for opening and extending BRONX RIVER AV, from Walker av and Rosedale av to East 174th st.

STREET SYSTEM.—Change the lines and grades of the STREET SYSTEM bounded by Tremont av, Sedgwick av, Burnside av and Aqueduct av; EXTEND LORING PL, from Burnside av to Tremont av; and lay out AN UNNAMED STREET bet. Burnside av and Tremont av.

BROOKLYN.

STREET SYSTEM.—Change the lines and grades of the STREET SYSTEM bounded by 5th av, 63d st, 6th av, 61st st, 9th av, 60th st, 10th av, 64th st, 7th av, 67th st, 6th av and 68th st.

STREET SYSTEM.—Change the grades of the STREET SYSTEM bounded by Eastern Parkway Eastern Parkway extension, Lincoln pl, Barrett st, Linden av, Rockaway Parkway and Buffalo av.

LINCOLN PL.—Opening and extending, from Underhill av to Washington av.

VOORHIES AV.—Acquiring title to the lands, etc., required for opening and extending of VOORHIES AV, from Hubbard st to East 15th st, excluding the right of way of the Long Island Railroad and of the Brooklyn & Brighton Beach Railroad.

EAST NEW YORK AV, ETC.—Acquiring title to EAST NEW YORK AV, from Canarsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to East New York av, and UTICA AV, from Lefferts av to East New York av, by including in the said proceeding LINCOLN RD, from Nostrand av to Canarsie av.

QUEENS.

LOWELL AV, ETC.—Acquiring title to the lands, etc., required for opening and extending LOWELL AV, from Metropolitan av to Woodhaven av; and THE PUBLIC PLACE bounded by Lowell av, Bethune pl and Metropolitan av.

NEW STREETS, ETC.—Advisability of laying out NEW STREETS and MAKING CHANGES in the lines and grades of EXISTING STREETS within the territory bounded by Rockaway Inlet, the Atlantic Ocean, Beach 32d st, Far Rockaway Boulevard, Norton Basin, Jamaica Bay and the city boundary line, in the 5th Ward, as shown upon a tentative map bearing the signature of the President of the Borough and dated March 28, 1912.

NEW STREETS, ETC.—Advisability of laying out NEW STREETS and MAKING CHANGES in the lines and grades of EXISTING STREETS within the territory bounded approximately by the Atlantic Ocean, Seaside Park, Jamaica Bay, Norton Basin, Far Rockaway Boulevard and Beach 32d st, in the 5th Ward, as shown upon a tentative map bearing the signature of the President of the Borough and dated April 4, 1912.

ZUNI ST.—Lay out the lines and grades, from Riverside av to the United States pier and bulkhead line of Flushing River, 2d Ward.

SECTION 22, FINAL MAPS.—Lay out the lines and grades of the street system within the area of SECTION 22, FINAL MAPS.

SECTION 6, FINAL MAPS.—Change the lines and grades of the street system within the area of SECTION 6, FINAL MAPS.

RICHMOND.

MAIN AV, ETC.—Lay out the lines and grades of MAIN AV, from Clove rd to Hansa st; MOSEL AV, from Clove rd to Hansa st, 4th Ward.

AMBOY RD.—Amending the proceeding to acquire title to AMBOY RD, from Great Kills rd to Ocean View Cemetery, so as to relate to that portion of AMBOY RD bet. Ocean View Cemetery and a radial line distant 798.75 ft. east from the west terminus of Amboy rd at Great Kills rd, the said distance being measured along the north line of Amboy rd.

By the Supreme Court.

EXAMINATION OF COMMISSIONERS.

WASHINGTON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WASHINGTON AV (unofficial name), from the East River to Jackson av, 1st Ward. F. Bell Fenwick, commissioner of estimate and assessment in place of John Mackie, deceased, in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, at the Queens County Court House, Long Island City, on July 2, at the opening of court, to be examined as to his qualifications by any one interested.

FINAL REPORTS.

UNNAMED STREET, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending the UNNAMED STREET adjoining Riverside Drive on the east and extending from West 177th st at Riverside Drive to West 181st st at Buent Vista av, 12th Ward. The final report in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on June 21, at 10.30 a. m.

HEBERTON AV, RICHMOND—Acquiring title to the lands etc., required for opening and extending HEBERTON AV, bet. a line about 188 ft. north of Ann st and Richmond Terrace, 3d Ward. The final report of J. Harry Tiernan and Edward R. Slater, commissioners of estimate and assessment in the above proceeding, will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on June 25, at 10.30 a. m.

HENDRIX ST., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Dumont av to Fairfield av, 26th Ward. The final report of Edwin L. Garvin, Robt. E. Ford and Wm. Whittaker, commissioners in the above proceeding, will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on June 26, at 10 a. m.

BILLS OF COST.

WEST 169TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for an easement for sewer purposes in a parcel of land located south of WEST 169TH ST and extending from Haven av to Riverside Drive, 12th Ward. The bill of costs in the above matter will be presented to Special Term, Part 1, of the Supreme Court, Manhattan, on June 28, at 10.30 a. m., for taxation.

ROSEWOOD ST., BRONX.—Acquiring title to the lands, etc., required for opening and extending ROSEWOOD ST (unofficial name) from Bronx blvd to White Plains rd and from White Plains rd to Cruger av, 24th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term, Part 1, Supreme Court, Manhattan, on July 3, at 10.30 a. m.

APPLICATION FOR AMENDED PROCEEDING.

SARATOGA AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending SARATOGA AV, from Pitkin av to Hunterfly rd, and from Riverdale av to East 98th st; DOUGLASS ST, from Sutter av to East 98th st; AMES ST, from Sutter av to East 98th st; AMBOY ST, from Blake av to East 98th st; HOPKINSON AV, from Blake av to East 98th st; BRISTOL ST, from a point about 125 ft. south of Blake av to Dumont av, and from a point about 260 ft. north of Newport av to East 98th st; CHESTER ST, from Riverdale av to Stanley av, 26th and 32d Wards. Application will be made to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Brooklyn, on June 28, for an order amending the above proceeding by including therein such lands as are necessary to open and extend SARATOGA AV, from Pitkin av to Hunterfly rd, and from Riverdale av to East 98th st; DOUGLASS ST, from Sutter av to East 98th st; AMBOY ST, from Sutter av to East 98th st; HOPKINSON AV, from Blake av to East 98th st; BRISTOL ST, from a point about 125 ft. south of Blake av to Dumont av, and from a point about 260 ft. north of Newport av to East 98th st; CHESTER ST, from Riverdale av to Stanley av, as said streets or avenues are laid out upon the map or plan of the City of New York, as provided for by resolution of the Board of Estimate and Apportionment, adopted at a meeting of the said Board held on June 29, 1911, and for the further amendment of said proceeding by substituting the area of assessment as fixed and determined by resolution of the Board of Estimate and Apportionment adopted June 29, 1911, in lieu of the area of assessment as originally fixed by the Board of Estimate and Apportionment by resolution adopted April 10, 1908, and the area of assessment as amended by resolution of the Board of Estimate and Apportionment adopted February 23, 1911.

By Comm's of Estimate and Assessment

CASTLE HILL AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending CASTLE HILL AV, from West Farms rd to the public place at its south terminus; and the PUBLIC PLACE at the southern terminus of Castle Hill av, fronting on Westchester Creek, East River and Pugsley's Creek, 24th Ward. Timothy F. Driscoll, Geo. W. Kearney and John Ross Delafield, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before July 5; and they will hear all such parties, in person, on July 8, at 11 a. m.

Timothy F. Driscoll, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before July 5; and he will hear all such parties, in person, on July 9, at 11 a. m.

PUGSLEY AV, ETC, BRONX.—Acquiring title to the lands, etc., required for opening and extending PUGSLEY AV, from McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV, from Tremont av to Pugsley av, and NEWBOLD AV, from Tremont av to Pugsley av, 24th Ward. Henry C. Botty, Geo. V. Mullan and Jean Weil, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before July 9; and they will hear all such parties, in person, on July 11, at 2 p. m.

Henry C. Botty commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before July 9; and he will hear all such parties, in person, on July 12, at 3 p. m.

BARBEY ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending BARBEY ST, from Belmont av to New Lots rd, 26th Ward. Seymour K. Fuller, R. W. Bainbridge and J. C. Fawcett, commissioners of estimate in the above proceeding, have completed their amended and supplemental 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 or before June 29; and they will hear all such parties, in person, on July 1, at 11 a. m.

J. C. Fawcett, commissioner of assessment in the same proceeding, has completed his amended and supplemental estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before June 29; and he will hear all such parties, in person, on July 2, at 11 a. m.

39TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 39TH ST, from 13th av to West st; and 40TH ST, from 14th av to West st, 29th Ward. A. L. Squiers, Frederick B. Maerkle and Edmond Huerstel, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague street, Brooklyn, on or before July 8; and they will hear all such parties, in person, on or before July 9, at 3.30 p. m.

Arnon L. Squiers, 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 street, on or before July 8; and he will hear all such parties, in person, on July 10, at 3.30 p. m.

MINERVA PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending MINERVA PL, bet. Jerome av and Grand Boulevard and Concourse, 24th Ward. Geo. F. Stiebeling, John F. Maher and John C. L. Rogge, commissioners of estimate in the foregoing proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before July 10; and they will hear all such parties, in person, on July 16, at 2 p. m.

Geo. F. Stiebeling, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before July 10; and he will hear all such parties, in person, on July 17, at 3 p. m.

By Comm'rs of Estimate and Assessment

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, JUNE 24.

WEST 168TH ST, MANHATTAN.—From Amsterdam av to Jumel pl. (Assessment.) At 2 p. m.

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

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd; and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 11 a. m.

TUNNEL ST.—Easement, from Broadway north of Fairview av to the subway station at West 191st st and St. Nicholas av. At 2.30 p. m.

TUESDAY, JUNE 25.

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

EAST 180TH ST, BRONX.—From Bronx River to West Farms rd. (Assessment.) At 2 p. m.

CROCHERON ST, ETC., RICHMOND.—Sewer easement in CROCHERON ST and along NORTHFIELD DITCH, from Richmond av to Blackford av. At 11 a. m.

EASTERN BOULEVARD, BRONX.—From the property line of the N. Y., N. H. & H. R. R. to Hunt's Point rd. At 10.30 a. m.

WEDNESDAY, JUNE 26.

WEST 184TH ST, MANHATTAN.—WEST 184H ST, from Broadway to the unnamed street (Overlook Terrace); and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. (Assessment.) At 3.45 p. m.

EAST 227TH ST, ETC., BRONX.—EAST 227TH ST, from Laconia and Bronxwood av; and EAST 228TH ST bet Chapin av (1st st) and Laconia av. At 1 p. m.

THURSDAY, JUNE 27.

13TH AV, QUEENS.—From Jackson av to Flushing av. At 12 m.

FRIDAY, JUNE 28.

SEASIDE PARK, ROCKAWAY.—All right, title, etc., as site for a public park. At 2 p. m.

By Commissioners of Estimate and Appraisal.

PENNSYLVANIA AV, BROOKLYN.—Acquiring title to the lands, etc., on the east side of PENNSYLVANIA AV, bet. Liberty and Glenmore avs, 26th Ward, duly selected as a site for school purposes. Thomas Downs, John C. Fawcett and John W. Devoy, commissioners, have completed their estimate of loss and damage; and all persons opposed to the same must file their objections, in writing, on or before June 28; and they will hear all such parties, in person, at 166 Montague t, Brooklyn, on July 1, at 2 p. m.

NOTICES TO PRESENT CLAIMS.

TRIANGULAR PARCEL OF LAND, BROOKLYN.—Acquiring title, for THE USE OF THE PUBLIC, to the TRIANGULAR PARCEL OF LAND at the junction of the northeast side of Flatbush av and the west side of Ashland pl, 11th Ward. All persons having any claim in the above proceeding must present same, in writing, to Wm. McKinney and Clarence B. Campbell, commissioners, 166 Montague st, Brooklyn, on or before June 26; and they will hear all such parties, in person, on July 1, at 3.30 p. m.

KINGSTON AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending KINGSTON AV, from Union st to Malbone st, 24th Ward. All persons having any claim on account of the above matter will present same, in writing, to James T. Williamson, Edward Lyons and Howard O. Wood, commissioners, 166 Montague st, Brooklyn, on or before June 26; and they will hear all such parties, in person, on July 1, at 2 p. m.

CANAL ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening CANAL ST, bet. Bowery and Christie st, 10th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Charles H. Strong, Edgar J. Nathan and Alfred E. Smith, commissioners, at 90 West Broadway, on or before June 26; and they will hear all such parties, in person, on July 1, at 11 a. m.

LOCUST ST., QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Skillman av to Borden av, 1st and 2d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. Rasquin, Jr., A. M. McKnight and Edward Duffy, commissioners, at the Municipal Building, Long Island City, on or before July 1; and they will hear all such parties, in person, on Aug. 2, 10 a. m.

WEST 172D ST., BRONX.—Acquiring title to the lands, etc., required for opening and extending from Inwood av to Jerome av as laid out on Section 15, of the Final Maps, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Geo. M. S. Schulz, Jas. V. Ganly and John Davis, commissioners, 90 West Broadway, Manhattan, on or beofre July 1; and they will hear all such parties, in person, on July 9, at 3.30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned 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 165TH ST and GRANT AV.—Fencing vacant lot on the northeast corner, 23d Ward. Area of assessment: Lot 1, Block 2448. Aug. 10.

EAST 178TH ST.—Paving and setting curb, from Burnside av to Park av, 24th Ward. Area of assessment: Both sides of EAST 178TH ST, from Burnside av to Park av, and to the extent of one-half the block at the intersecting streets. Aug. 10.

WEST 188TH ST.—Paving and adjusting curb, from Aqueduct av to Sedgwick av, 24th Ward. Area of assessment: Both sides of WEST 188TH ST, from Aqueduct av to Sedgwick av, and to the extent of one-half the block at the intersecting streets. Aug. 10.

CARTER AV.—Erecting a guard rail from a point about 70 ft. north of East 174TH ST to a point about 145 ft. north of same. Area of assessment affects lots 46 and 47, Block 2890. Aug. 10.

WEBSTER AV.—Erecting guard rail on east side, beginning about 290 ft. south of the city line and running south 180 ft., 24th Ward. Area of assessment: Lots 20 and 22, Block 3401. Aug. 10.

ST. GEORGE'S CRESENT. — Regulating grading, erecting approaches, etc., bet. 206th st and Van Cortlandt av, 24th Ward. Area of assessment: Both sides of ST. GEORGE'S CRESCENT, from East 206th st to Van Cortlandt av, and to the extent of half the block at the intersecting streets. Aug. 10.

QUEENS.

ACADEMY ST.—Paving, from Webster av to Washington av, 1st Ward. Area of assessment: Both sides of ACADEMY ST, from Webster to Washington av, and to the extent of half the block at the intersecting avenues and street. Aug. 10.

12TH ST.—Regulating, grading, etc., bet Vernon and Van Alst avs, 1st Ward. Area of assessment: Both sides of 12TH ST, from Vernon av to Van Alst av, and to the extent of half the block at the intersecting avenues. Aug. 10.

SPEAR & CO. have been appointed agents for the four buildings at the southeast corner of Grand and Wooster sts, known as 71 to 77 Grand st and 22 to 26 Wooster st. These buildings are at present occupied by S. Eiseman & Co., who are removing to 119 East 23d st.

REAL ESTATE NEWS.

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

Sales Were Inconspicuous and Few in Number, Which is Characteristic of a Convention Week—Dealing Was Broadly Dirtributed.

The total number of sales reported in this issue for Manhattan and the Bronx is 29, of which 5 were below 59th street and 14 above, and 10 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 130 and in the Bronx 123. The total amount was $10,696,165.

The amount involved in auction sales this week was $755,490, and since January, $28,388,563.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BROOME ST.—James H. Cruikshank and William D. Kilpatrick bought, through Henry J. Scheuber & Brother, the 3-sty dwelling and stable, on lot 21x81, at 551 Broome st. The widening of Varick st for the extension of 7th av will bring this property within 100 ft. of the new street with its subway.

CORTLANDT ST.—The Realty Holding Co. resold 85 and 87 Cortlandt st, two 4-sty buildings, on plot 43x58x irregular, to the Brown-Weiss Realties, which gave in exchange 505 and 507 Lafayette av, extending through to 20 and 22 Kosciusko st, Brooklyn, old buildings, on plot 40x200. Max N. Natanson was the broker in the transaction.

DEY ST.—Anna F. Martin sold 69 Dey st, a 4-sty building, on lot 19.4x49.5, adjoining the southeast corner of Washington st, to a Mr. Ferrin.

EAST BROADWAY.—Elias A. Cohen sold the 4-sty residence 276 East Broadway, on plot 20.6x60, to Dr. Benjamin Tillman for occupancy. The house adjoins the residence at 274 recently sold by Mr. Cohen to the New Era Club. Both houses formerly belonged to the McManus estate.

EAST BROADWAY.—E. A. Cohen resold the 3-sty house at 274 East Broadway, on lot 24.6x60, to the New Era Club.

GANSEVOORT ST.—The Cruikshank Co. sold for Dr. Harry M. Archer 86 Gansevoort st and for Nellie L. Archer No. 88, adjoining, comprising a plot 40x88. The buyer is the Carey Realty Co., Peter J. Carey, president. A mercantile building will be erected on the site when the present leases expire.

HUDSON ST.—James H. Cruikshank and William D. Kilpatrick resold through Henry J. Scheuber & Brother to George D. Bartholemew 639 Hudson st and 45 to 55 Horatio st, a 3-sty building, on plot 19.7x63.4x irregular, on Hudson st, and six 4-sty buildings on Horatio st, on plot with a frontage of 100 ft. and an average depth of about 75 ft. The sellers acquired the property recently from Josephine A. and George Budke.

MERCER ST.—The Corcoran Realty Co. sold 113 and 115 Mercer st, two 5-sty loft buildings, on plot 50x100, to the Brown Realty Co., which gave in part payment the triangular shaped block, 152.9x99.8x115.9, bounded by Eastern Parkway, Dean st and Stone av, Brooklyn.

PERRY ST.—Joseph Heidelberger sold 45 Perry st, a 5-sty flat, on plot 27.6x100, to the Melvin Realty Co. This property, together with Long Island property, was given in part payment for the 6-sty apartment house at the northwest corner of St. Nicholas av and 177th st.

5TH ST.—Harris Sokolski & Sons bought from the est. of John Faeth, 240 5th st, a 4-sty tenement house, on lot 21x96.2 ft., 120 ft. west of 2d av. This is the first sale of the property in 40 years. The buyers recently bought the adjoining parcels, Nos. 236 and 238, and now control a plot 63x96.2 ft.

6TH ST.—The Allwin Realty Co. sold for Mrs. Ida Fleischhauer the 5-sty tenement with store, Astor leasehold, at 511 6th st, on lot 23.8x90.10, near Av A, to a client for investment.

9TH ST.—The est of H. B. Beatty sold to William E. Finn 3 East 9th st, a 4-sty dwelling, on lot 25x92.3, located 100 ft. east of 5th av.

22D ST.—E. A. Turner and P. M. Clear sold for Sarah O'Brien 417 East 22d st, on lot 26x100, an old 2-sty building left to Mrs. O'Brien by will about 30 years ago. Joseph Tino & Co., contractors, clients of E. A. Turner were the buyers.

27TH ST.—George J. Sachs sold for Joseph C. Strout 242 West 27th st, a 3-sty building on lot 24.10x98.9, near 8th av.

29TH ST.—Lawrence Frank bought from the est. of Jane Stewart through William J. Roome & Co., the property 14 West 29th st, 85 ft. west of 6th av, a 4-sty building on a lot 21.4x98.9.

32D ST.—Peter A. Peterson sold 22 and 24 West 32d st, two 4-sty dwellings, on plot 50x100, and Lucius T. Sheffield sold No. 26, adjoining, a similar building, on lot 25x100. The combined properties were acquired by a builder for improvement with a 16-sty mercantile structure. The Metropolitan Life Insurance Co. has arranged to make a building and permanent loan for the new operation.

37TH ST.—The est. of Randolph W. Townsend sold 348 West 37th st, a 5-sty tenement, with stores, on lot 25x98.9, to Harris and Maurice Mandelbaum.

37TH ST.—Fisher and Irving I. Lewine and Isidor H. Kempner resold the 5-sty flat 340 West 37th st, on plot 25x100. The buyer is Philip Liberman, who buys for investment. The broker in the transaction was B. Bernstein. This property was bought last week by the present sellers from Jeanette Korn.

42D ST.—Asa G. Candler, president of the Coca-Cola Co., who is erecting a 24-sty office building close to Times Square, at 220 to 224 West 42d st, on the south side, just west of Broadway, has purchased the adjoining 3-sty building at 218 West 42d st, on plot 22x98.9, from Annie A. Dimond through the brokerage firm of O. D. & H. V. Dike, who sold the larger plot, which has an extension to 41st st, to Mr. Candler last year.

The plot just purchased will be improved with a 5-sty business structure, conforming in architectural style with the larger building, and negotiations are in progress to lease it to a single tenant. Mr. Candler now controls a frontage of 100 ft. on 42d st, with 25 ft. on 41st st.

44TH ST.—Judge Giegerich has granted the Church of St. Clemens Mary permission to sell the 4-sty building, on lot 25x100.5, at 421 West 44th st to Gussie Brann. Part of the proceeds of the sale will be applied to the completion of the church now in course of construction at 408 to 412 West 40th st.

45TH ST.—Pease & Elliman sold for Arthur B. Conway 139 East 45th st, a 4-sty dwelling, on lot 22x100.5, between Lexington and 3d avs, to Charles E. Minor for occupancy.

47TH ST.—James F. Flynn and Schmidt & Donohue sold to George Ehret for the est. of Jane Delany, 602 West 47th st, a 3-sty dwelling, on lot 20x50. With this purchase Mr. Ehret now owns a plot 50x100 at the southwest corner of 11th av and 47th st.

46TH ST.—The James Patterson est. sold to a client of Greene, Hurd & Stowell 616 to 620 West 46th st, a group of two, three and four front and rear buildings, on plot 75x100.5. The property will probably be improved with a modern structure.

50TH ST.—The Kramer Contracting Co. sold 235 to 243 East 50th st, five 3-sty dwellings, on plot 88x100.5, to the Bohemian Extension Society of New York, which will erect a clubhouse on the site.

56TH ST.—Peter Gilsey & Co. sold for Oliver Harriman and the United States Trust Co. as trustees 114 West 56th st, a 2-sty brick stable, on lot 25x100.5, to I. Randolph Jacobs for $50,000.

AV A.—The Allwin Realty Co. sold the two 4 and 5 sty tenements, with rear buildings, leasehold properties, at 97 and 99 Av A, between 6th and 7th sts, on plot 45.4x100, for Edward Klein to a client for investment.

1ST AV.—Harris and Maurice Mandelbaum bought from Laura d'L. Roosevelt 286 1st av, a 3-sty tenement with store, on lot 23x94, 23 ft. south of 17th st. The Douglas Robinson, Charles S. Brown Co. was the broker.

9TH AV.—Duross Co. sold for the estate of Phillip McGovern the northeast corner of 9th av and 43d st, a 4-sty hotel, on a lot 16.9x59.

Manhattan—North of 59th Street.

MANHATTAN ST.—Joseph F. A. O'Donnell resold for a client to H. Monday 29 Manhattan st, a 5-sty flat, with stores, on lot 25x86.5x irregular.

MANHATTAN ST.—Joseph F. A. O'Donnell resold for a client to Fisher and Irving I. Lewine and Isidor H. Kempner 13 Manhattan st, a 5-sty flat with stores, on a triangular plot 35.11x45x79.

69TH ST.—Daniel B. Freedman resold through the Wm. F. Anderson Co. 133 East 69th st, a 3-sty dwelling, on lot 16.8x100.5.

69TH ST.—Frederick Zittel & Sons resold for Solomon L. Pakas 57 West 69th st, a 4-sty dwelling, on lot 20x100.5. The buyer is said to be F. H. Smith, of Brooklyn, who will occupy the house. The seller acquired the house last week from Louise E. Clopton.

70TH ST.—Pease & Elliman sold for Dr. Philip Embury his residence at 250 West 70th st, a 4-sty American basement dwelling, on lot 16x100.5, to a client for occupancy.

74TH ST.—Leopold Rosenblatt sold 324 East 74th st, a 5-sty tenement, on lot 25x102.2.

83D ST.—Henry R. Dwight sold for Irving I. Kempner the Rexton, a 7-sty apartment house at 316 to 320 West 83d st, between West End av and Riverside drive, on plot 75x102.2. The buyer is an investor.

83D ST.—Dr. Ralph Tousey sold 43 West 83d st, a 3-sty dwelling, on lot 18.8x102.2, between Central Park West and Columbus av.

87TH ST.—Joseph F. A. O'Donnell bought from Moses Kinzler through Duff & Conger 112 East 87th st, a 3-sty dwelling, on lot 18.6x100.8, near Park av.

93D ST.—Joseph F. A. O'Donnell bought from Margaret L. Gridley through Duff & Conger 156 East 93d st, a 4-sty single flat, on lot 16.10x100.8, located 50 ft. east of Lexington av.

97TH ST.—John R. Davidson sold for Lowenfeld & Prager the 4-sty private dwelling at 135 West 97th st, on lot 16.8x100, to Mrs. C. Wridgway, who will occupy the premises.

97TH ST.—Sophia H. Mygatt sold 257 West 97th st, a 3-sty dwelling, on lot 18x100.11, between Broadway and West End av.

99TH ST.—Harris and Maurice Mandelbaum resold to Leonard Weill 61 West 99th st, a 5-sty flat, on lot 25x100.11. Charles Wile was the broker.

99TH ST.—Leonard Weill resold 61 West 99th st, a 5-sty flat, on lot 25x100.11, near Columbus av.

122D ST.—James F. Flynn sold for Sarah J. Burke to Catherine Healy for occupancy 357 West 122d st, a 3-sty dwelling, on lot 15x100.11, between Manhattan and Morningside avs.

132D ST.——M. M. Hayward & Co. sold for H. C. Burdick a 3-sty dwelling, on a plot 15x100, at 275 West 132d st, to a client for occupancy.

148TH ST.—Hyman Horowitz sold 522 and 524 West 148th st, two 5-sty apartments, on plot 41.8x100, to Charles B. Bredseeder, for investment.

176TH ST.—Francis Wolf sold the plot 150x85.1x irregular, on the south side of 176th st, between Audubon and St. Nicholas av, to the Flourish Realty Co., which will erect on the site two apartment houses from plans by George F. Pelham.

246TH ST.—The Delafield Estate sold a large plot on West 246th st, near Livingston av, to Charles E. Niles, on which there will be erected during the coming summer a handsome residence and garage for his own use.

AMSTERDAM AV.—The Frankfort Realty Co. sold 1056 and 1058 Amsterdam av, a 6-sty flat, on plot 40.6x123.4x irregular.

PARK AV.—Bing & Bing bought 565 to 569 Park av from William J. Taylor, including the Lonsdale, a 5-sty apartment. The plot has a frontage of 65.4 ft. between 62d and 63d sts, a depth of 100 ft. and a rear line 59.10 ft. wide. On the south is a new 12-sty apartment and on the north the 6-sty Wetherington. It is reported that the property brought in the neighborhood of $180,000, or about $2,745 a front foot.

PINEHURST AV.—The George Backer Construction Co. resold the plot, 100x100.5, at the northeast corner of Pinehurst av and 180th st to the Emmay Realty Co., which will erect an apartment house on the site.

RIVERSIDE DRIVE.—John G. Hanrahan, Jr., resold for Frederick William Jockel the Lindon Arms, a 6-sty elevator apartment house, at 524 Riverside Drive, near Grant's Tomb and the Claremont Hotel. It has been held at $175,000, and it is understood that the buyers are out-of-town interests who are investing in New York city real estate.

SHERMAN AV.—The Dyckman Construction Co., recently incorporated by John Katzman and others, bought from Minturn Post Collins the northwest corner of Sherman av and Academy st, a plot 100x100. Plans are being prepared for the improvement of the site with apartment houses.

ST. NICHOLAS AV.—The Melvin Realty Co. (Friedman & Feinberg) sold the 6-sty elevator apartment house, on plot 94.11x100, at the northwest corner of St. Nicholas av and 177th st, to a Mr. Heidelberger, who gave property on Long Island in part payment.

WEST END AV.—Calder, Nassoit & Lanning sold to Paterno Bros. for the various owners the southwest corner of West End av and 104th st, 100.11x100. The purchasing company, of which Joseph Paterno is president and treasurer, will build a high-grade 12-sty apartment house. The property includes 891 to 899 West End av and 302 West 104th st. The West End av houses are of three stories and basement, and sold by Dianah W. Morris, Aliza J. Adams, Mary E. Mooyer, Emma J. Egan, and Cora C. Withers, respectively. Mary E. Cowen, wife of Charles A. Cowen, the builder, owned 302 West 104th st, which is a 5-sty American basement house. The remainder of the block front is restricted to private dwellings.

Bronx.

LOCUST ST.—Hugo Wabst sold for the builder the two family brick dwelling on the north side of Locust st, about 106 ft. east of White Plains av, to an investor.

POND PL.—William Kaufmann bought from George S. Daniels the northwest corner of Pond pl, between Marion and Briggs av, 50x125. Mr. Kaufmann will erect a 5-sty apartment house from designs by J. J. Vreeland, the architect.

139TH ST.—H. Hornstein sold for Joseph Polozzola to Moritz Schwartz and Morris Schlussman the 6-sty apartment house at 542 East 139th st, adjoining the corner of St. Ann's av, on plot 37.6x100.

165TH ST.—S. Ullman sold for S. Kramer 864 East 165th st, to an investor, a three-family house, on lot 18.3x91.

181ST ST.—Kurz & Uren sold for the Wirth Realty and Construction Co. a block of five 4-sty modern apartment houses bounded by Mohegan av, 181st st and Hornaday pl, and known as 2132 Mohegan av, 865 and 867 East 181st st, and 862 and 866 Hornaday pl.

211TH ST.—Mary McGarry sold to Angelo Justo the plot, 52x180.8x irregular, on the north side of 211th st, 106 ft. east of Carlisle pl.

235TH ST.—Ernst & Cahn sold for Jacob Lewis a plot, 50x100, on the north side of 235th st, between Keppler and Katonah avs.

BATHGATE AV.—The Duross Co. sold 2423 Bathgate av, southwest corner of 188th st, a 5-sty flat, on plot 32x90, for Clarence A. and Mary V. Sahler to Agnes M. Pragnell.

BROOK AV.—Paul Bultmann sold for Rose Chubaroff 365 Brook av, a 5-sty double flat, with stores, on lot 25x95.

CLINTON AV.—Ernst & Cahan and J. J. Pittman sold to Mary E. Champoli 2008 Clinton av, a 2-sty dwelling, on lot 16.8x100.

CONCORD AV.—Joseph F. A. O'Donnell bought through Fred Dornberger the 3-sty dwelling at 331 Concord av. This is one of a row of dwellings opposite the Lincoln Hospital. Mr. Dornberger is negotiating a resale of the property.

CONCORD AV.—Heller & Sussman sold for the Oscar Taussig estate to Anna Gallick a plot 100x100 on the west side of Concord av, 200 ft. south of Dater st. The plot will immediately be improved with a 5-sty apartment house.

DALY AV.—S. Ullman sold for Barry Bros. 2064 Daly av, a 4-sty flat, on plot 37.6x88, to an investor.

NEREID AV.—W. E. & W. I. Brown and John Goergen sold for the de Peyster estate the plot 50x105, south side of Nereid av, 109 ft. west of White Plains rd.

PARK AV.—Elizabeth Cantrell sold the lot, 25x50, at 4318 Park av, adjoining the northeast corner of 179th st, to Eliza A. Cohen, owner of the corner.

TIBBETT AV.—The Delafield Estate sold a plot at "Fieldston," on the west side of Tibbett av, to Joseph N. Early for a private residence.

TINTON AV.—The Kramer Contracting Co. sold 946 to 956 Tinton av, two 5-sty apartment houses, on plot 150x132, to Morris L. Weiss, who gave in part payment 406 East 25th st, a 4-sty building, on plot 38x98.9, which has been resold by the Kramer Co. to James A. Morris.

WHITLOCK AV.—Alexander Selkin sold for Wolf Burland 973 and 977 Whitlock av, near Hunts Point av, two 4-sty apartments, each on plot 33.6x100, to an investor.

UNION AV.—The Union-Tinton Improvement Co., Max J. Kramer, president, sold to M. Danzig 985 to 989 Union av, a 5-sty apartment house, on plot 75.5x113.1, between 163d and 165th sts. This structure, together with a similar one abutting on Tinton av, was erected by the sellers about a year ago. The Russell Realty and Mortgage Co. negotiated the sale.

Brooklyn.

ADAMS ST.—Frank A. Seaver sold 242 Adams st for the Wilbur Realty Co. to an investor.

AINSLIE ST.—Henry A. Pope bought from William Wagner, through the office of Westervelt Prentice, the 2-sty two-family frame dwelling, on a lot 25x100, at 272 Ainslie st.

CARROLL ST.—A. Peace & Son sold the 3-sty brownstone dwelling at 633 Carroll st for H. T. Smith to a client.

LAFAYETTE AV.—The Brown Realty Co. bought 505 Lafayette av, through to 20 and 22 Kosciusko st, a 2-sty frame dwelling, on plot 40x200.

NORTH OXFORD ST.—The Bulkley & Horton Co. sold 74 North Oxford st for W. O. G. Jones to a client for occupancy. This is a 3-sty private dwelling.

PRESIDENT ST.—Mooyer & Marston sold for the est. of Mary Barnes the 4-sty dwelling at 630 President st, to Antonio Fischetti.

UNION ST.—Charles E. Rickerson sold 833 Union st, a 2-sty and cellar brick and stone stable for G. J. Kitchings to Julian D. Fairchild, president of the Kings County Trust Co., who after extensive alterations are made, will use it as a private garage.

SOUTH 5TH ST.—T. A. Baffa & Co. sold for the Thomas Shoe Co. the 6-sty factory building, on plot 75x100, at the corner of South 5th and Hewes sts, to Salant & Salant, shirt makers.

10TH ST.—F. C. Sauter sold the 2-sty brownstone dwelling, 479 10th st, for a client to Mrs. Anna E. Mulholland for occupancy.

BAY 24TH ST.—Wm. H. Arnold sold 4 lots and a ten room detached cottage on Bay 24th st, between Benson av and 86th st, for the Burbank est. to Arthur E. Soules, for occupancy.

60TH ST.—Samuel Galitzka sold for Samuel J. Poulstein 440 60th st, a 3-sty flat.

70TH ST.—Wm. H. Arnold sold 4 lots on the north side of 70th st, between 20th and 21st avs, for F. St. John Gibbs to Thos. E. Cisney.

73D ST.—Frank A. Seaver sold for the Gibraltar Construction Co. the two-family house at 1033 73d st, on lot 30x100.

79TH ST.—Wm. H. Arnold sold 1935 79th st, a modern two-family detached cottage, for the Stanley Improvement Co., to an investor.

BATH AV.—Wm. H. Arnold sold the northwest corner of Bath av and Bay 32d st, Bensonhurst, a plot of 4 lots with a twelve room detached cottage, to the Stanley Improvement Co., who will improve it by the erection of a large modern apartment house.

CARLTON AV.—Louis Arnold sold for the est. of Catherine Dutch the dwelling at 273 Carlton av to a Mrs. Cassidy; also sold for James Bohen the dwelling at 83 Clinton av to a Mrs. Moniz.

CLERMONT AV.—H. W. Rozell & Son sold for the Misses O'Connor to a buyer, for occupancy, the 2-sty brick dwelling at 258 Clermont av.

ROCKAWAY AV.—Val Schmitt sold the 4-sty brownstone and brick store and apartment house, on a plot 26x123, the greater portion facing on Rockaway av and running from Fulton to Somers sts, to Henry Meyer for $60,000. Ten lots, each valued at $2,000, at Forest av and Stephen st, in the Ridgewood section, were given as part payment.

5TH AV.—Tutino & Cerny sold for John H. Bahrenburg to a client, for investment, the 3-sty brick business building, containing five stores on ground floor and with apartments above, at the northeast corner of 5th av and 51st st, known as 5123 5th av.

10TH AV.—Samuel Galitzka sold for Eva Meier the two family house on lot 20x100 at 7317 10th av.

EAST MIDWOOD.—Wood, Harmon & Co. sold two lots on Delamere pl, near Av K, to M. L. Failing, and two lots on Elmore pl, near Av J, to H. McClammy.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold two lots on Av P, near Coleman st, to R. H. Bellaney, and two lots on Av P, near Coleman st, to L. de R. Cotchett.

KINGSBORO.—Wood, Harmon & Co. sold two lots on East 22d st, near Av S, to F. A. G. Murray, and one lot on East 24th st, near Av Q, to A. E. Murray.

RUGBY.—Wood, Harmon & Co. sold 1 lot on East 54th st, near Lenox rd, to W. E. Tavernier; 1 lot on East 53d st, near Winthrop st, to S. H. Hascall; 1 lot on East 54th st, near Lenox rd, to L. H. Cross; 1 lot on Clarkson av, near East 51st st, to H. W. Roberts; 1 lot on Troy av, near Linden av, to C. R. Groswold, and 1 lot on Troy av, near Snyder av, to Mrs. Alice Scott.

SHEEPSHEAD BAY.—The Frank L. Fisher Co. sold for Mrs. S. H. Seibert the three dwellings owned by her on East 27th st.

Queens.

LONG ISLAND CITY.—Judson A. Harrington sold 2 lots, 50x100, in the north side of Vandeventer av, 50 ft. west of 9th av; also for Gustave Eudor the 4-sty apartment house, on lot 25x100, in the east side of 9th av, 25 ft. south of Vandeventer av.

BAY SIDE.—Messmore Kendall bought from Clay M. Greene, the playwright, his estate, consisting of a residence and 16 acres of land on Little Neck Bay. The house dates to old Colonial days, and was at one time the home of the Nicoll family, of which De Lancey Nicoll is a member. Mr. Kendall will occupy the place as a summer residence after making extensive improvements.

ROCKAWAY PARK.—The Rockaway Park Realty Co. sold for Colton Bros. their cottage on 3d av to Mr. Lubon, of Manhattan.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. is holding a season clearing sale of houses at South Ozone Park. The company sold 7 houses and 18 lots on Monday, Tuesday and Wednesday of this week, and has sold 37 houses and 150 vacant lots in 37 days in May and June. The sale during the first 3 days of this week were: 79 Bass av, a 6-room house, to F. J. Sublile, of Brooklyn, for $4,100; 114 Collins av to F. H. Miller; 239 Baldwin av, a 10-room house, to F. W. Pitts, of Manhattan, for $4,800; 119 Ashby av, a 6-room house, to F. H. Feehan, of Manhattan, for $2,900; 75 Kaiser av, a 4-room house, to C. H. Smith, of Whitestone; 50 Presburger av, a 7-room house, to D. K. Nutten, of Manhattan, for $3,800, and 15 Kaiser av, a 7-room house, to R. D. Meslin, of Brooklyn, for $4,200.

LONG ISLAND CITY.—Franklin's Incorporated, which operates several factories in the Borough of Manhattan, bought from Maxwell S. Mannes a plot 200x100 on Hamilton av, between Payntor and Freeman avs, on which it is erecting a 5-sty factory building, garage, cold storage plant and boiler house from plans prepared by G. Mort Pollard. The main building will contain about 100,000 sq. ft. and will accommodate about 1,200 employees.

Richmond.

THE PRINCESS BAY REALTY CO. sold 1,700 ft. of commercial water front, with 65 acres of upland, in the north side of Staten Island, through Percival G. Ullman, Jr.

ST. GEORGE.—H. G. Van Vechten sold for the New York Life Insurance & Trust Co., as executor of William Alexander Smith, the property Richmond Terrace, Nicholas st and Carrol pl, comprising 30 lots, to William L. Stephens, of Port Richmond. The property will be divided into lots and put in the market through H. J. Sharrett, of Port Richmond. The buyers contemplate the erection of several two-family houses on the property.

ANNADALE.—Wood, Harmon & Co. sold little farms to Felix Aichberger, Mrs. Margaret E. Shortel, Henry J. Barckhouse, William Westlake, William C. Hess, Mrs. J. H. M. Keonig and Mrs. Margaret Rinaldo.

WESTERLEIGH.—J Sterling Drake sold for Harry A. Ferran, of Eustis, Fla., to Frank F. Ives the northwest corner of St. John av and Watchogue rd, a plot 60x75.

Suburban.

AMITYVILLE.—Daniel P. Ritchey and E. H. Antes sold to an investor for the Cort estate about 10 acres at the intersection of the Merrick rd and Great Neck rd.

NEWARK, N. J.—Feist & Feist, of Newark, N. J., sold the old Brandt property, at 287 Washington st, to the Condit Realty Co., and leased a new building to be erected on the site to the Herring-Wakefield Company for 20 years at an aggregate rental of $200,000.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Frederick E. Seiler 283 Plane st, northwest corner of Bank st; to Paul H. Jaehnig and Frederick H. Walsh, who own the adjoining, 279 and 281 Plane st, and 109 Bank st, giving them a frontage of 65 ft. on Plane st by 100 ft. on Bank st. The consideration was upward of $25,000. The same firm also sold for Louis Echikson the property, 187 and 189 Commerce st, to Eugene F. McCabe, and for Mrs. Mary R. Perkins to Matthew Bird the three brick dwelling houses, 89, 91 and 93 Broad st.

YONKERS, N. Y.—The Realty Investing Co. sold for Caroline De Vito of Port Reading, N. J., to Frederick Keith, Lots, 865, 867 and 869 Nepperhan av, and to Joseph F. Smith, Lots 1 to 15 in Block 18, in Yonkers Heights, for Caroline De Vito.

JERSEY CITY, N. J.—Charles E. Evarts sold to William M. Jones 231A Arlington av, a brick dwelling, on lot 14x125.

JERSEY CITY, N. J.—Ashmun N. Brown sold to Alfred E. Taverner a lot, 25x80, in the north side of Kensington av.

BAYONNE, N. J.—Charles Reuter sold to Hyman Schilling and Max Konigsberg a plot, 58x100, in the north side of West 18th st, near Broadway.

JERSEY CITY, N. J.—Charles Barbash bought from the New York Realty and Terminal Co. a plot, 100x223, in the east side of Clifton pl, near Fairmont av.

JERSEY CITY, N. J.—John Cody sold to Paul Weisenfeld 287 4th st, a brick dwelling, on lot 20x95.

BERNARDSVILLE, N. J.—Post & Reese sold for Mrs. Rebecca Emmons her property of about 8 acres near Bernardsville, New Jersey, on the north branch of the Raritan River, including what has been known as the "Snake Hill Stone Quarry."

LYNBROOK.—The Windsor Land & Improvement Co. sold to H. Lipinsky and J. Glembowitz each a plot 80x125 on Edmund st; to G. and M. Maier and J. Kreuzer each a plot 40x100 on Waterview pl; to C. J. Walter and F. Grasso each a plot 100x125 on Charles st; to H. and A.

Mueller a plot 40x100 on Charles st and Ruth pl; to M. Rachwalsky a plot 40x100 on Charles st and Driving Park av; to E. M. McCormick a plot 20x83 on Ocean and Driving Park av; to E. Macksette a plot 20x113 on Ocean av; to S. Schaefer a plot 40x100 on Christabel st; to H. Osterholz a plot 45x100 on Christabel st; to D. D. Fricke a plot 40x100 on Driving Park av; to A. T. Davie a plot 40x100 on Allen st; and to Geo. Fricke a plot 40x100 on Ruth pl.

ROCKVILLE CENTRE.—The Windsor Land and Improvement Co. sold to F. and J. Palamara a plot 40x100 on Cornell av and Langdon Boulevard; to M. Huegerl a plot 60x100 on Ongley st; to H. Stichweh a plot 80x100 on Fortesque av; to C. C. Spengler a plot 40x100 on Harvey st; to L. Jentz a plot 40x100 on Jackson st and Rockville Centre Parkway.

FLORAL PARK.—The Windsor Land and Improvement Co. sold to M. Deppe 2 plots each 80x100 on Violet av; to A. Cluff a plot 40x100 on Gladiolus av; and to M. A. McAvay a plot 187x168 on Aspen st and Floral Parkway.

HEMPSTEAD.—The Windsor Land and Improvement Co. sold to V. J. Klus a plot 120x100 on Allen st and Oceanside av; to M. O'Hara a plot 40x100 on Botsford st; to G. and M. Sexton a plot 40x100 on Windsor Parkway; to G. Oatman a plot 40x122 on Oceanside av; and to J. J. Lucas a plot 40x100 on Baldwin st.

VALLEY STREAM.—The Windsor Land and Improvement Co. sold to H. Johanson, P. Mitchell, M. McHugh and L. A. Kisner each a plot 80x100 on Fenimore st; to J. H. A. Buch, J. A. Maloney and D. Mehigan each a plot 80x100 on St. Marks pl; to J. Waldstein and L. Svazina each a plot 40x100 on Argyle st; to F. C. Schmitt a plot 40x100 on Euclid st; to Gigante & DeRose a plot 40x100 on Euclid st and Albermarle av; to A. Moran a plot 40x100 on Melrose st; to N. F. Gueldner a plot 40x100 on Rockaway Parkway; to J. Waldstein a plot 60x100 on Dover st and Emerson pl; to P. J. B. Parentheau a plot 40x100 on Grove av; to B. Leibinger a plot 80x100 on Dover st; to F. Maul a plot 40x100 on Beverly Parkway; to D. Tishler a plot 120x100 on Chapel av; to J. Lang a plot 60x100 on Maujer st; to A. Schmitt a plot 60x100 on Hamilton and Verona pl; to M. Scheidt a plot 40x100 on Maple st; to C. and L. Stolz a plot 100x110 corner Camdike st; and to B. Goldman a plot 100x134 on Merrick Boulevard.

BELLPORT, L. I.—John R. Davidson resold for Charles M. Rosenthal a tract of land comprising about 83 acres recently taken in exchange by Mr. Rosenthal for the Nelson apartment house at the southeast corner of Broadway and 124th st. The Bellport property will be immediately developed by the new owner, who will put a street through the property and erect several cottages.

LONG BEACH, L. I.—Frederick P. Jones sold for Hannah G. Dampman a plot 60x100 on the corner of Olive st and Magnolia boulevard.

WEST ORANGE, N.J.—Samuel H. Martin sold for Jeanne Gilbert Moore and J. Howard Gilbert to Albert Diecks a residence and 10 acres of ground on Fierview av, St. Cloud.

JERSEY CITY, N. J.—The Eastern States Refrigerating Co. bought from the Howard Building and Loan Association of Newark 152 15th st, a frame building, on lot 25x100.

WEST HOBOKEN, N. J.—Ellen M. Loughran sold to Charles W. Ratz 315 Demott st, a dwelling, on plot 50x100.

JERSEY CITY, N. J.—Abraham Billstein sold to William B. Harris 903 Bergen av, a brick dwelling, on lot 17x88.

JERSEY CITY, N. J.—William Gorrill sold to Patrick Kilaher 283 Varick st, a 3-sty brick dwelling, on lot 16x64.

JERSEY CITY, N. J.—Carter Adkins sold to Lincoln Clark 112 Kearny av, a 2-family house, on lot 25x93.

BAYONNE, N. J.—Max Kaplan bought from Jennie Eichen 12 West 23d st, a dwelling, on lot 25x100.

RECENT BUYERS.

ALICE G. AND LAURA OPPER are the buyers of the dwelling at 674 West End av, reported sold by Frederick Zittel & Sons for Catherine Rogers. The buyers a few days ago sold their residence at 678 West End av, southeast corner of 93d st, to Leah De Sola Mendes.

EDWARD & JOHN BURKE are the buyers of 616 to 620 West 46th st, reported sold recently by the estate of James Patterson through the Duross Co.

F. H. SMITH, of Brooklyn, is reported to be the buyer of the dwelling 57 West 69th st, sold by Solomon L. Pakas.

LEASES—MANHATTAN.

ALBERT B. ASHFORTH leased for a term of years the dwelling at 47 East 31st st to Miss Mary J. Creegan.

JOHN J. CAVANAGH leased for Mrs. J. W. Barrow to Robert A. Raetze 42 East 81st st, a 4-sty dwelling, on lot 16x102.2.

LOUIS SCHRAG leased for Heyman & Lowenstein 424, 426 and 428 East 59th st, three 4-sty tenements, with stores, to a client.

TUCKER, SPEYERS & CO. leased for M. Mizel to Christian J. Dierck, dealer in glass and china, the basement store in 3 West 39th st, for a term of years.

A. KRONEGOLD & CO. leased the 3-sty building at the southwest corner of 7th av and 26th st, to Selig Handel.

CHARLES J. McKENNA leased for Michael D. Ryan the southeast corner of Lexington av and 26th st for a long term of years. The lessee will occupy the building, after extensive alterations have been completed. The building is a 4-sty and basement structure, on a lot 25x70.

J. P. & E. J. Murray leased the store in the northeast corner of Amsterdam av and Manhattan st to Martin & Ganly for 5 years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Dr. Reginald H. Sayra the building 9 East 45th st to John Wallace Brett; the parlor floor and basement in 23 West 37th st to Joseph Faure, and for Mrs. Mary A. Quinlan the building 64 West 38th st, to Edward H. Proudman, for a term of years. The McVicker-Gaillard Realty Co. represented Mrs. Quinlan.

WALTER S. SOLOMON leased offices in the Argus building to Dr. John Clark Slay, George J. Theiss, the Cuban Engineering and Contracting Co. and Kalman Wertheim. In the Bristol building, at 500 5th av, to Alfred J. Roe, Marks & McCloskey, Mrs. Lulu Parsons Browne, Reynolds & Daigler, Alexander A. Kahn, the Vacuum Carpet Cleaner Co. and Juliet J. Jonas. In the Central building to the Frymier & Hanna Co., Carl Katz, Quayle & Son, John A. Murphy, Frederick P. Wilcox, Nathan D. Cohen, Robert B. Johnston, the Twentieth Century Realty Co., the Ryesdale Estates and Henry C. Dater.

WILLIAM R. WARE leased the following apartments: For the S. B. Construction Co. to Charles Liebrecht in 203 to 211 West 81st st, and for Camman, Voorhees & Floyd to Miss Van Bokelen at 16 Central Park West.

L. TANENBAUM, STRAUSS & CO. leased to the Exchange Buffet Corporation, the entire store and basement in 222 4th av, for the Belvedere Building Co., for a long term of years.

H. C. SENIOR & CO. leased for the est. of Augusta Erlanger, Sydney B. Erlanger, administrator, the 5-sty American basement dwelling, at 36 West 96th st, to Ellen T. Kane and Lizzie Lawrence, for a term of 5 years.

G. W. BARNEY leased to the Dahlstrom Metallic Door Co. the store in 363 and 365 10th av; also to the Banner Utilities Co. the 1st loft in 143 Chambers st and to Mark R. Levy the store in 26 City Hall pl.

THE DUROSS CO. leased for Golling & Smith the dwelling at 324 West 24th st to Lillie Dupont.

THE DUROSS CO. leased the store in 33 6th av to the Insurance Equipment Co.

PEASE & ELLIMAN leased for Frank Kines the parlor and basement stores in 15 East 43d st to the Bureau of Social Requirements; also leased for Hoggson Brothers the building at 32 East 40th st to R. J. Horner & Co., to be used as a garage.

FREDERICK SOUTHACK & ALWYN BALL, JR., rented for J. H. & C. K. Eagle the 1st loft and part of the 2d loft in the new Eagle Building, 4th av and 21st st, to Franz Merz for a long term of years at an aggregate rental of $150,000.

THE SUSMAN-ROSENBERG CO. leased the Hotel Albany, at the southeast corner of Broadway and 41st st for 10 years at an aggregate rental of $1,250,000. The lessee is the newly formed Hotels Realty Holding Co., headed by Alfred Lust, which will start work immediately on alterations estimated to cost $250,000. It will be conducted as a commercial hostelry and will be known as the Jefferson. Mr. Lust is proprietor of the Hotel Jefferson on Ocean Parkway at Coney Island. The same interests have also completed arrangements for the erection of a 16-sty hotel in Pittsburgh. The Albany Hotel was sold a couple of months ago by Douglas W. and Florence L. Mabee, of Saratoga to Irving Griswold, of Albany, who shortly afterwards paid $25,000 at auction for a ten-year lease on the premises held by the Robert P. Murphy Hotel Co.

THE UNITED CIGAR STORES CO. leased from the New York Central Railroad the block front on the west side of Madison av, between 42d and 43d sts. The block is directly opposite the new Grand Central Station, and the 43d st corner will be opposite the new Hotel Biltmore, and incoming passenger stations. The lease is for a term of 63 years, divided in twenty-one-year periods. The avenue frontage is 200.10 ft., and about 50 ft. on 42d st. The northwest corner of Vanderbilt av and 42d st has long been occupied by a drug store, while the 43d st corner, a small plot, has been leased by Charles & Co. The latter firm owns all the remainder of the 43d st frontage to Madison av, where a new building has lately been erected, the lower part of which is occupied by the Charles grocery house. The New York Central Railroad is preparing plans to erect for the lessees a 6-sty building, which will be started in a short time. On one of the corners, and probably on both, the company will open cigar stores. The remainder of the structure will be used as general stores and offices.

EUGENE DE F. BELDEN leased the dwelling 342 West 123d st for Miss Mary Olmsted to Mrs. Livinia Henderson for a term of years.

THE DUROSS CO. leased the dwelling 348 West 24th st to Lillie Dupont and the store in 33 6th av to the Insurance Equipment Co.

GEORGE KETCHUM leased the store in 2477 Broadway to the Manhattan Steam Dyeing and Scouring Co.

H. C. SENIOR & CO. leased for Samuel Roberts the building at 251 West 69th st to Ethelbert Favary.

TUCKER, SPEYERS & CO. leased for Walter Eyre Lambert to a client the dwelling at 47 West 38th st for a term of years for business purposes.

ALBERT B. ASHFORTH leased for Edward Margolies three floors in his building at 15 East 33d st for a term of years.

THE DUFF & BROWN CO. leased for Rose C. Newman to the City of New York the store in 1987 St. Nicholas av, between 179th and 180th sts, together with the entire 2d floor of the said premises, which contain 7,500 sq. ft. of floor space; also for Louis B. Rolston, 407 Lenox av to the City of New York, a 3-sty brick and stone dwelling; also for Harry Bernstein, 409 and 411 Lenox av, two 3-sty dwellings, to the City of New York. All these premises will be occupied by the Police Department of the City of New York for temporary station houses.

EDWARD J. HOGAN, agent for the Woolworth Building, leased to the Martindale Mercantile Agency the south wing on the 8th floor; to A. Eugene Michel space on the 10th floor and offices on the 15th floor to Weldon & Byrnes, lawyers.

D. H. SCULLY & CO. leased 102 West 126th st a dwelling for the New York Operating Co. to Daniel J. Dwyer; 15 East 126th st, a dwelling, for Thomas O'Reilly to Louise Burlage; 72 East 127th st, a frame dwelling, for a Mrs. Bauer; 1883 Madison av, northeast corner of 122d st, for Mary T. Wynne to the Platen Institute for a term of years; 1899 Madison av, a dwelling, for Henry M. Toch to Nicholen Lindberg for a term of years, and 1935 Madison av, a store, for William E. Eisen to Kazime Schurrossky.

SYDNEY S. COHEN leased for Stumpf & Langhoff, Milwaukee clothiers, to Hurtig & Seamon, theatrical managers, 253 to 259 West 125th st, which comprises a plot 50x100, connecting in the rear with 240 to 260 West 126th st, 100x100, on which a new theatre will be constructed, with a seating capacity of about 2,500. In the 125th st frontage a 3-sty mercantile structure will be built, through which will run the entrance to the playhouse. The lessors will erect a building for their exclusive occupancy at 245 to 251 West 125th st, adjoining. The combined properties were obtained several months ago by Stumpf & Langhoff from the Cromwell estate and Lit Brothers, of Philadelphia. The lease just closed runs for a term of 30 years, beginning with the completion of the theatre, the annual rental to be $40,000 for the first 10 years, $42,500 a year for a like period following and $45,000 yearly for the remainder of the term. The building operation will be started next May, when existing leases expire. George Keister, architect, who is preparing drawings for the theatre, estimates the cost at $200,000.

ALBERT B. ASHFORTH leased for James Loeb, of Kuhn, Loeb & Co., to Leila Tingle the house 37 East 38th st for a term of years.

CORN & CO. leased from plans for the Fifth Avenue and 33d Street Co. 12,500 sq. ft. in the building being erected at 1 to 13 East 33d st to Ginsberg & Peterson; for Roscorn Realty Co. 10,000 sq. ft. at 39 to 47 West 19th st to Joseph Kreinik; for the American Real Estate Co. 3,500 sq. ft. in the Arena Building 36 and 40 West 32d st to the Merchants Buying and Protective Association; for the Trustees of the Masonic Temple a store in the new Masonic Building corner 6th av and 23d st to Roseno Bros.; and for Fredk. T. Barry Co. store and basement in 646 Madison av to D. Mayorkas.

WILLIAM A. WHITE & SONS leased for the Rockefellers two dwellings adjacent to their homes, which were recently bought by them in order to protect their mansions from undesirable neighbors. The former Gifford A. Cochran house at 12 East 59th st, which was purchased a couple of months ago by William Rockefeller, has been leased for a term of years to a client of the J. P. Whiton Stuart Co. The Bloodgood house at 14 West 54th st has been taken by an unnamed party, a client of the White firm.

LEASES—BROOKLYN.

E. T. NEWMAN leased 603 2d st, a 3-sty American basement dwelling to N. Salinas, at $1,200 per annum; also 206 Garfield pl, for 3 years to J. Forrester; also 736 Carroll st, a 3-sty dwelling to J. Manne, for 2 years, and the large store in 240 7th av for 2 years to a furrier.

THE LEWIS H. MAY CO. leased as follows: At Far Rockaway, L. I., for Miss Helene W. Faber cottage on Franklin av to F. Guinzburg; for Janet Stokes cottage on Healy av to David Philips; for Florence I. Keeler cottage on Neilson av to Emil Langsdorf; for Geo. Newins cottage on Cleveland av to Moses Katzenberg. At Arverne, L. I., for Samuel Weiner cottage, corner Clarence av and Amstel Boulevard, to A. Solomon; for Max Ernst cottage on Jerome av to B. Rinaldo; for Jennie S. Simon cottage on Jerome av to M. Davis; for Rebecca Wolf cottage, S South Wave Crest av, to Wm. Bernstein. At Lawrence, L. I., for H. G. Heyson cottage on Central av to Leon Marks. At Belle Harbor, L. I., for Elizabeth Fernbacher cottage southwest corner of Suffolk and Newport avs, to Max Phillips; for Mrs. Lena Schwartz cottage on Dover av to Louis Reichert.

LEASES—QUEENS.

THE ROCKAWAY PARK REALTY CO. leased for Mrs. C. T. Stolle her cottage on Orienta av, Belle Harbor, to Boyd Thistle, of Brooklyn; for J. Peto, his cottage on Oxford av, Belle Harbor, to Daniel J. McCoy, of Manhattan; for George Chesebro, his cottage on Suffolk av, Belle Harbor to George K. Gilluly, of Manhattan; for Robert Johnson, his cottage on 1st av, Rockaway Park, to C. Landsberg, of Manhattan; for Thomas McKeown, his cottage on Chester av, Belle Harbor, to Mrs. C. Maienschien, of Manhattan; for M. Anderson, his cottage on Winthrop av, Belle Harbor, to John Mooner, of Manhattan.

LEASES—SUBURBAN.

L'ECLUSE, WASHBURN & CO. leased for one year the residence of P. H. Ashmead at Plandome, L. I. to Franklin K. Taft, a cousin of President Taft. It is in the vicinity of the residence just sold to Congressman Littleton.

REAL ESTATE NOTES.

BROWN BROTHERS have secured a loan of $90,000 from the Union Mortgage Co. for the erection of three 5-sty apartment houses on the south side of Arden st, 130 ft. west of Nagle av. They will occupy a plot 120x130.

M. & L. HESS have been appointed agents of 27 to 33 West 20th st; also 22 to 28 West 21st st.

THE MERRITT-FERGUSON CONSTRUCTION CO. has obtained a loan of $160,000 from the Germania Life Insurance Co. on the plot 57x102.2 on the north side of 82d st, 343.6 ft. west of Columbus av, where a new building is being erected.

DANIEL H. RENTON & CO. have moved their real estate offices to 115 Broadway.

S. B. GOODALE & PERRY AND H. V. MEAD & CO. negotiated the sale of 323 West 29th st to Maria S. Simpson.

THE H. M. WEILL CO. has moved into its new building at 264 West 34th st, adjoining the Pennsylvania Railroad station.

E. S. WILLARD & CO. have been appointed agents for the Kuhn, Loeb & Co. Building at 52 and 54 William st.

THOMAS J. O'REILLY has secured from the New York Life Insurance Co. for Paterno Brothers a loan of $1,130,000 for five years at five per cent. on the block front on the west side of Broadway, between 115th and 116th sts. The land was acquired by Paterno Brothers from the Clark estate a couple of years ago and improved by them with two 12-sty apartment houses.

THE A. ARENT CO., a new real estate firm organized to manage Bronx properties, is composed of Anthony Arent, president; Vincent W. Woytisek, Jr., vice-president, and Maurice Kastriner, secretary and treasurer. All of the officers have heretofore been identified with the Henry Morgenthau Co.

CHARLES W. COOLEY, who was one of the principals in the leasing of the Anderson property, at 9 and 11 East 37th st, since improved with the Higgins & Seiter Building, is listed among the directors of the No. 6 East Thirty-ninth Street Co., incorporated recently at Albany, N. Y. The new company has been incorporated to take over and improve the Cram and Haven estate holdings at 3 and 5 East 38th st and 6 East 39th st, with a frontage of 62.6 ft. in 38th st. The other directors named are Frederick P. Denis and Frederick M. Sanders.

PETER GILSEY & I. HALLAN JENNEY have incorporated under the firm name of Peter Gilsey & Co. and will continue their business at 23 East 26th st.

CLINTON R. JAMES has been elected president of the Title Insurance Co. of New York and the New York Mortgage and Security Co. to succeed the late Edgar J. Levey. Mr. James has been vice-president of the Title Co. for several years.

THE METROPOLITAN LIFE INSURANCE CO has made a loan of $275,000 to the L. & M. Holding Co. on the new apartment to be erected on the northeast corner of West End av and 98th st, a plot 50.5x100 ft.

ARCHIBALD L. RUSSELL has been elected a member of the board of trusteees of the Title Guarantee and Trust Co. to succeed the late John Jacob Astor.

JULIUS TISHMAN & SONS obtained a loan of $535,000 from the New York Life Insurance Co. on the new apartment house to be erected at 832 to 838 West End av, on plot 116.10x100.

It is understood that the old Arsenal at the northeast corner of 7th av and 35th st will be sold by the State. The property has a frontage on 7th av of 98.9 ft. and a frontage in 35th st of 208.4 ft., and the State expects to realize $1,000,000 for it. A new arsenal will be built at Albany to supersede the old one, the latter of which was the storm center of the New York draft riots of 1863.

$900,000 Nassau County Loan.

A mortgage of $900,000 given by the Garden City Company to the Title Guarantee & Trust Company was recorded this week. This is the largest mortgage ever made in Nassau county by any lending institution, and it covers all of the Garden City Company's property, which is estimated to be worth over $6,000,000. The money is to be used in carrying on the development work in that section.

The Staten Island Subway Route.

The Public Service Commission has adopted the Staten Island route. The resolution provides for the construction of a two-track subway, extending from a point in Brooklyn under Fourth avenue, at or near 65th street, where a connection can be made with the Fourth avenue route as already legalized, and thence extending under 67th street, Owl's Head Park and under the Narrows to a point near Arrietta street, in the Borough of Richmond, where the route will diverge into two sections, one section running to a point of connection with the North Shore branch of the Staten Island Rapid Transit Railroad, and the other running to a point of connection with the South Shore branch of the Staten Island Rapid Transit Railroad.

May Charge Ten Cents.

The Public Service Commission of the Second District has decided that the New York and Long Island Traction Company is not obliged, under the conditions of its franchises, to charge not more than five cents per passenger for transportation over its line between Main and Front streets in the village of Hempstead and Belmont Park, which is situated near the line between Nassau County and the City of New York. The present one-way fare in force is ten cents.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 21, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

[a]**Cherry st, 124 (*),** ns, 90.2 e Cath, 25.1 x103.3x25x103.9, 5-sty bk tnt & strs; due $7,283.02; T&c, $2,300; sub to mtg $22,000; Jeannette A Keyser. 23,050

[a]**Chestnut st, 813 (*),** ns, 118.8 e Barnes av, 40x98.2x40x97.6, Wakefield; due, $4,440.42; T&c, $150; Bernard Meyer. 4,850

[a]**Eldridge st, 77-9,** ws, 147.9 n Hester, 54.4x100, 5-sty & 6-sty bk tnts with strs; bid in at $85,000.

[a]**Hoffman st, nwc Pelham av,** see Pelham av, nwc Hoffman.

[a]**Prince st, 127-9,** see Wooster, 131-3.

[a]**Wooster st, 131-3 (*),** nwc Prince (Nos 127-9), runs n94.4xw81.6xn.08xw5xs23.9xe 46.6xs78.3xe40 to beg, 7-sty bk loft & str bldg; due, $105,208.88; T&c, $2,997.55; N Y Public Library, Astor, Lenox & Tilden Foundations. 93,000

[a]**19TH st, 503 E,** see Av A, 310-4.

[a]**20TH st, 130 W,** ss, 378.8 w 6 av, 25x92, 5-sty bk tnt; partition; withdrawn.

[a]**61ST st, 151 E,** ns, 143.6 e Lex av, 21x100.5, 4-sty & b bk & stn dwg; exrs sale; bid in at $35,000.

[a]**85TH st, 122 W,** ss, 239 w Col av, 18.6x102.2, 4-sty & b stn dwg; due, $3,226.88; T&c, $202.82; sub to pr mtg of $19,000; adj to July2.

[a]**97TH st, 227 E (*),** ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & strs; due, $15,160.22; T&c, $931,82; Geo H Coutts. 12,000

[a]**103D st, 152 E,** ss, 344.6 w 3 av, 26x100.11, 5-sty stn tnt; due, $14,968.91; T&c, $592.05; Tilmil Realty Co. 16,000

[a]**115TH st, 252 W,** ss, 325 w 7 av, 25x100.11, 5-sty & b bk & stn tnt; voluntary; bid in at $23,750.

[a]**137TH st, 294 W (*),** ss, 104 e 8 av, 15.6x99.11, 4-sty bk dwg; due, $12,579.34; T&c, $580.72; Robt H Oakley trste. 12,000

[a]**143D st W, sec Lenox av,** see Lenox av. 654.

[a]**163D st, 195 E (*),** nwc Sheridan av (No 941), 69.3x30.8x68.7x30.8, 4-sty bk tnt; due, $4,341.93; T&c, $592.14; sub to mtg of $15,000; Herman D Junge. 20,000

[a]**164TH st, 548-58 W (*),** ss, 100 e Bway, 265x99.11, two 6-sty bk tnts; due, $55,521.93; T&c, $15,959.14; sub to pr mtgs aggregating $300,000. Joshua T Travis. 309,000

[a]**223D st E, swc Barnes av,** see Barnes av, 3919.

[a]**Av A 310-4,** nec 19th (No 503), 66x94.10, three 4-sty & 5-sty bk tnts with str; voluntary; bid in at $38,000.

[a]**Brook av, sec 3 av,** see 3 av, 3148.

[a]**Barnes av, 3911-5,** ws, 46.6 s 223d, 67.9x105.3, three 3-sty fr dwgs, with strs; voluntary; withdrawn.

[a]**Barnes av, 3917,** ws, 237 s 223d, 22.7x105.3, 3-sty fr dwg with str; voluntary; P J O'Rourke. 5,500

[a]**Barnes av, 3919,** swc 223d, 23.7x105.3, 3-sty fr dwg with str; voluntary; Mary Boyle. 6,800

[a]**Fulton av, 1175 (*),** nws, 170 ne 167th, runs ne68xnw192xsw76.4xse18xne5xse166 to beg, 2-sty fr dwg & vacant; due, $4,380.20; T&c, $660; sub to first mtg $6,000; Flora Vinicky. 11,000

[a]**Lenox av, 654,** sec 143d, 24.11x85, 1-sty bk str; due, $6,542.26; T&c, $850; adj to July 2.

[a]**Pelham av,** nwc Hoffman, 50x83, vacant; voluntary; bid in at $9,300.

[a]**Sheridan av, 941,** see 163d, 195 E.

[a]**3D av, 3148,** sec Brook av, 59x117.3x69.8 x88.9, vacant; voluntary; bid in at $38,000.

BRYAN L. KENNELLY.

[a]**Horatio st, 114-8,** see West, 509-17.

[a]**West st, 509-17,** sec Horatio (Nos 114-8) 109.7x131x109.5x125, 4-sty bk factory, 1-sty bk stable; due, $79,203.35; T&c, $3,499.16; Mary A Page. 110,000

[a]**170TH st (*),** ss, 144.8 e Teller av, runs s141.9xe18.11xn57.3xw—xn95.6xw29.7to beg vacant; due, $2,784.31; T&c, $338.10; Jos Putzel. 2,500

HERBERT A. SHERMAN.

[a]**122D st, 502-4, on map 502 W (*),** ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; due, $12,762.04; T&c, $1,150; sub to a pr mtg of $61,500; Hannah Silverstone. 72,525

[a]**Webster av, 1984 (*),** es, 207.11 n 178th, 25x187, 2-sty fr dwg & str; due, $2,756.35; T&c, $655; Mary D Mathewson. 3,800

SAMUEL MARX.

[a]**10TH st, 435-7 E (*),** ns, 64.4 e Dry Dock 41.8x75, two 5-sty bk tnts & strs; due, $26,344.69; T&c, $1,035.90; Henry Keale et al trstes. 26,000

[a]**Hoe av, 1550-2 (*),** es, 125 s 173d, 75x100, 2 5-sty bk tnts; A R T & I; due, $2,430.08; T&c, $750; Hudson Wood Working Co; 3,430

CHARLES A. BERRIAN.

[a]**3D av,** ws, 240 s 183d, 30x120, vacant; partition; Chas Shapiro. 3,550

GEORGE PRICE.

[a]**Cruger av (*),** es, 141.6 n 225th, 25x100; Westchester; due, $1,256.37; T&c, $650; sub to a mtg of $4,000; Frank Gass. 4,330

[a]**3D av, 4068,** es, 439.10 n 174th, 24.11x100, 4-sty bk tnt & strs; due, $14,937.15; T&c, $874.15; Co-Free Realty Co party in int. 16,155

JACOB H. MAYERS.

160TH st W, ss, 78.4 w Ft Washington av, 50x125, vacant; due, $18,229.63; T&c, $608.05; withdrawn.

Total	$755,490
Corresponding week, 1911	$538,554
Jan. 1, 1912 to date	$28,388,563
Corresponding period, 1911	$28,1[illegible],223

VOLUNTARY AUCTION SALES

MANHATTAN AND BRONX.

JOSEPH P. DAY.

JUNE 25.

Walton av, 2401, ws, 249 n 184th, 19.9x96.5, 3-sty bk dwg.

BRYAN L. KENNELLY.

JUNE 26.

113TH st, 200 E, see 3 av, 2061-3.

Hull av, 3147, ws, 231.5 n 204th, 20x100, 2-sty & b bk & fr dwg.

3D av, 2061-3 sec 113th (No 200), 40.11x69, 4-sty & b bk tnt with strs & 2-sty bk bldg with str in rear.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending June 19, 1912.

WM. H. SMITH.

Clifton pl, ss, 325 w Bedford av, see Greene av, nws Bedford av.

Jay st (*), ws, 30 n Water, 19.8x50; Arthur D Wolf. $2,000

Kosciusko st (*), ss, 107 e Throop av, 18x75; Edw Nessel. 2,250

Maple st, ns, 127.5 w Troy av, 119x100.1, vacant; voluntary; withdrawn.

Maple st, ss, 124.11 w Troy av, 99x100.1, vacant; withdrawn.

Quincy st (*), ns, 250 w Marcy av, 25x100; Jas B Coombs et al. 15,500

Rodney st, ns, 144 e Bedford av, 22x100; withdrawn.

Schaeffer st (*), nws, 275 ne Bushwick av, 25x100; Annie K Peter. 7,600

Van Buren st, ss, 314.3 w Reid av, 14.3x100; Sarah Dowd. 2,600

E 7TH st, ws, 260 s Av J, 40x100; Wm H Talmage. 5,750

E 17TH st (*), es, 140 s Av N, 30x100; Emilie Geiger. 4,100

73D st, swc 6 av, 80.4x20.8; Johnson Bros. 6,000

76TH st (*), nec, intersec nws 17 av, runs nw100xne100xse8xne100 to 75th xse 92xsw200 to beg, except parts released; Roy Noble. 3,725

86TH st (*), sws, intersec ses 14 av, runs sw175xse96.7xne24xne100 x nw120.7; Jno H Hanley. 3,500

Greene av, nwc Bedford av, 65x37.6; also CLIFTON PL, ss, 325 w Bedford av, 25x93.1x25x92.11; Paul C Bahrenberg. 22,500

Kings highway (*), swc Ocean pkwy, —x—; Walter V Cranford. 20,000

Ryder av, nec Gravesend av, 116.9x80; withdrawn.

6TH av, ws, 20.8 s 73d, 20.3x90.1; Johnson Bros. 3,400

6T Hav, ws, 41 s 73d, 20.3x94.10; Johnson Bros. 3,400

6TH av, ws, 61.4 s 73d, 20.3x94.10; Johnson Bros. 3,400

6TH av, ws, 81.7 s 73d, 20.3x84.5; Johnson Bros. 3,600

6TH av, ws, 101.11 s 73d, 20.3x84.5; Johnson Bros. 3,600

6TH av, ws, 122.3 s 73d, 20.3x89.6; Johnson Bros. 3,600

6TH av, ws, 142.7 s 73d, 20.3x94.7; Albt Entenman. 3,500

6TH av, ws, 162.10 s 73d, 20.3x99.9; Johnson Bros. 3,500

6TH av, nwc 74th, 20.3x109.11; Albt Entenman. 6,200

19TH av ses, 40.1 ne Benson av, 20x77; Wm E House. 4,700

WM. P. RAE CO.

Beadel st (*), ns, 240 e Morgan av, 20x100; Chas McLoughlin. 5,000

Dean st (*), nes, 120 nw Carlton av, 20x110; Adelheid Roes. 6,500

E 8TH st (*), ws, 200 s Av O, 40x120.6; Cumberland Realty Co. 4,880

E 8TH st, ws, 240 s Av O, 40x120.6; Cumberland Realty Co. 4,880

E 8TH st, ws, 280 s Av O, 40x120.6; Cumberland Realty Co. 4,880

E 8TH st, ws, 400 s Av O, 40x120.6; Cumberland Realty Co. 6,730

E 8TH st, ws, 440 s Av O, 40x120.6; Cumberland Realty Co. 6,730

E 8TH st, ws, 320 s Av O, 40x120.6; Cumberland Realty Co. 4,880

You Determine the Value of the Lots to be Sold

If you think they are worth $100, $200, $500 or more, buy them at your own figure

at the

Supreme Court Partition

and

Absolute Auction Sale

of the

MURRAY ESTATE

Under the direction of CHARLES L. HOFFMAN, Esq., Referee, and MURRAY HEIRS

479 Residential Lots

Located on McLean Ave. and Adjoining Streets

In South Yonkers, on the Northerly Boundary Line of New York City

WILL BE SOLD ABSOLUTELY TO THE HIGHEST BIDDER

SATURDAY, JUNE 29, 1912

AT 1 O'CLOCK P. M.

On the Premises, Rain or Shine, Under a Mammoth Tent

80% May Remain on Mortgage **Title Policies Free**

Savings Bank Books will be taken as deposits on purchase of lots
You will not lose the interest on your deposit

How to Reach Property:—Subway to 242d Street, South Broadway surface car to McLean Ave., trolley to property. 6th or 9th Ave. "L" to 155th St. and Getty Square Division of the Putnam Railroad to Caryl Station, three minutes' walk to property.

DEAN SAGE, Esq., Attorney for Plaintiff, 49 Wall Street, N. Y. City

Executive Offices
31 Nassau Street
N. Y. City

Joseph P. Day

Telephone
744 Cortlandt

SEND FOR BOOKLET Auctioneer

E 8TH st, ws, 360 s Av O, 40x120.6; Cumberland Realty Co. 6,730

JAMES L. BRUMLEY.

Waldorf ct, ss, 289 w E 17th, 46x115; withdrawn.

E 15TH st, ws, 36.4 n Ditmars av, 40x100; Jno B Christoffel. 5,950

CHARLES SHONGOOD.

W 157TH st, ws, 880 n Neptune av, 87.1x9.4x128.9x104.3; adj to July 22.

86TH st, ss, 100 w 4 av, 40x100; also 86TH ST, ss, 160 w 4 av, 200x100; adj sine die.

86TH st, ss, 100 e 3 av, 240x100; adj sine die.

86TH st, ss, 160 w 4 av, see 86th, ss, 100 W 4 av.

Ocean pkwy (*), ses, intersec ss Ocean ct, runs e135.7xs3.7xsw86.8xnw130xne47.10 to beg; Jno Dammann. 1,945

BRYAN L. KENNELLY.

(At 14-16 Vesey St., Manhattan.)

Bedford av ws, 157.1 s Foster av, 50x100, 2-sty stucco dwg; voluntary; bid in at $13,000.

Bedford av, ws, 207.1 s Foster av, 50x100, 2-sty stucco dwg; voluntary; withdrawn.

Total $193,530
Corresponding week, 1911.... $273,207

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

JUNE 22.

No Legal Sales advertised for this day.

JUNE 24.

118TH st, 443 E, ns, 147.3 w Pleasant av, 19.9x100.10, 3-sty & b bk dwg; Albert S Thayer agt Jacob Furmann et al; Fredk de P Foster (A), 44 Wall; Eugene L Bushe (R); due, $7,883.46; T&c, $547.38; Jos P Day.

Amsterdam av, 2127, es, 52.3 s 166th, 52.3x100, 6-sty bk tnt & strs; Chas C Marshall et al agt Elba Realty Co et al; Worcester Williams & Saxe (A), 30 Broad; Alphonse G Koelble (R); due, $16,561.97; T&c, $2,344.70; sub to a pr mtg of $63,000. Jos P Day.

Madison av, 2040, ws, 132.7 s 130th, 16.5x75, 3-sty & b stn dwg; Irving Smith agt Eliz Smith et al; Olney & Comstock (A), 68 William; Jno H Rogan (R); due, $9,-311.81; T&c, $298.73; mtg recorded Oct18 '04; Jacob H Mayers.

JUNE 25.

Madison av, 1431-3, sec 99th (No 48), 50.11x100, 7-sty bk tnt & strs; Greenwich Savings Bank agt Henry Steiner et al; DeWitt, Lockman & DeWitt (A), 88 Nassau; Philip J McCook (R); due $94,045.03; T&c, $3,010; Joseph P. Day.

St Nicholas av, swc 159th, see St Nich av, 961.

St Nicholas av, 961, nwc 158th (No 491), runs w78.5xn199.10 to 159th, xe41.1xs203.3 to beg, 6-sty bk tnt; Abr Ruth agt Allen W Rose et al; Davis, Auerbach, Cornell & Barry (A), 34 Nassau; Walter A Hirsch (R); due, $28,465.98; T&c, $2,483.15; sub to first mtg of $200,000; Joseph P Day.

97TH st, 65 W ns, 151.6 e Col av, 16x100.11, 4-sty & b bk dwg; Germania Life Ins Co agt Harry Hecker et al; Dulon & Roe (A), 41 Park row; Edwin D Hays (R); due, $14,973.81; T&c, $150.58; mtg recorded Aug 3'91; Joseph P. Day.

99TH st, 48 E, see Mad av, 1431-3.

158TH st, 491 W, see St Nich av, 961.

159TH st W, swc St Nich av, see St Nich av, 961.

166TH st E, sec 3 av, see 3 av, 3400-6.

3D av, 3400-6, sec 166th, 75x70, 3 3-sty fr tnts & strs; Adelia A Linnell agt Henry I Smith et al; Chas W Dayton (A), 27 William; Chas L Brooke (R); due, $4,-778.94; T&c, $543.25; J H Mayers.

JUNE 26.

Cherry st, 216, ns, 59.6 e Pike, 25.1x117.7 x24.7x118.8, 6-sty bk tnt & strs; Blanche Kronethal agt Louis Rosenthal et al; Jas H Deignan (A), 206 Bway; Alfred H Townley (R); due, $31,501.00; T&c, $348.90; Joseph P. Day.

160TH st, ss, 128.4 w Ft Washington av, 50x125, vacant; I Hallam Jenney et al exrs agt Isaac M Berinstein et al; Jno H Judge (A), 261 Bway; Chas P Northrup (R); due, $19,654.30; T&c, $628.05; Joseph P. Day.

217TH st E, ss, 100 w 4 av, or st, 25x114, Wakefield; Jas Tempia agt May Rosenblatt et al; Davis & Mansfield (A), 52 Bway; Harriette M J Wood (R); due, $1,-025.79; T&c, $79.50; Joseph P. Day.

JUNE 27.

Lawrence st, 25 ns, 89.5 e junction of 127th, 30x61.10 to 127th (No 428), x33.9x46.3, 2-sty fr bldg & stable; Wm A Shortt agt Emma G Townshend et al; atty not given; Joseph T. Brown, Jr (R); due, $4,-299.03; T&c, $623.07; Joseph P Day.

71ST st, 265 W, ns, 156 e West End av, 16x92.2, 3-sty & b bk dwg; Chas E Rhinelander et al exrs agt Chas F Woodward et al; Geo F Warren, Jr (A), 256 Bway; Lewis T Knox (R); due, $14,717.72; T&c, $494.60; Joseph P. Day.

109TH st, 112 E, ss, 127.4 e Park av, 25.6x100.11x25.4x100.11, 6-sty bk tnt & strs; Fredk Muller et al trstes agt Annie Ruderman et al; Rounds, Hatch Dillingham & Debevoise (A), 62 Cedar; Chas S Simpkins (R); due, $26,712.16; T&c, $880.28; Joseph P Day.

117TH st, 418 E, ss, 219 e 1 av, 25x100.11, 1-sty a fr dwg; Margt A Jackson & ano exrs agt Jno Focarile et al; Middleton S Borland (A), 31 Nassau; Benj Jackson (R); due, $7,815.41; T&c, $73.96; Joseph P Day.

127TH st, 428 W, see Lawrence, 25.

136TH st, 119 W ns, 509 e 7 av, 16x99.11, 4-sty bk dwg; Francis C Huntington trste agt Saml Lehman et al; Origen S Seymour (A), 54 Wm; Percival Wilds (R); due, $12,374.48; T&c, $285.40; Joseph P Day.

160TH st 540 W, ss, 375 w Ams av, 115.5x99.11, 3-sty & b stn dwg; Florence I V Griffith agt Anna G Hesse et al; Wm M Sullivan (A), 35 Nassau; Jas C Meyers (R); due, $8,867.12; T&c, $116.72; Bryan L Kennelly.

Av A, 270, es, 46 s 17th, 24.6x95.6, 5-sty bk tnt & strs; Henrietta M Picabia agt Sam Sobel et al; Middleton S Borland (A), 31 Nassau; Wm Klein (R); due, $18,033.22; T&c, $855; Joseph P Day.

Bronx Park av, es, whole front bet 178th & Walker av, 62.5x100x102.6x107.9; Maurice W Levy agt Chas Brogan et al; partition; Michl J Sullivan (A), junction 3 av; Willis av & 148th; Franklin Leonard Jr (R); Joseph P Day.

Crotona av, 2154-8, es, 336.7 n 181st, 81.6 x97.9x71.7x105.2, 2-5-sty bk tnts, Manhattan Mtg Co agt G Zingales Co et al; Carrington & Pierce (A), 200 Bway; Edwin P Kilroe (R); due, $55,032.04; T&c, $670.02; June9'11; Joseph P Day.

JUNE 28.

Fairmount pl, 869, ns, 303.6 w Southern blvd, 25x100, 2-sty fr dwg; Wm R Brinckerhoff trste agt Lillian E M Vollmar; Fredk A Southworth (A), 68 Wm; Wm H Peck (R); due, $5,978.85; T&c, $400.22; mtg recorded Mar9'09; Herbt A Sherman.

Prospect pl, swc Anthony av, see Anthony av, swc Prospect. pl.

58TH st, 448 E, ss, 60 w Av A, 20x80, 3-sty & b bk dwg; Jno J McManus exr agt Mary L Halpin extrx et al; Jas F Carroll (A), 261 Bway; Chas S Simpkins (R); due, $5,694.90; T&c, $230.86; sub to pr mtg $4,-000; Joseph P Day.

Anthony av, swc Prospect pl, runs s95x w185 to Clay av xn75xe92.6xn20xe92.6 to beg, 1 & 2-sty fr bldg & vacant; Henry Iden et al exrs agt Eva W Bailey et al; Salter & Steinkamp (A), 140 Nassau; Henry N Steinert (R); due, $8,872.06; T&c, $3,743.95; mtg recorded Jan22'06; Henry Brady.

Bronx Park av, 370, es, 100 n 177th, 25x100; Martha Levy agt Jacob Frankl et al; Julius B Baer (A), 20 Vesey; Benj Jackson (R); due $2,698.93; mtg recorded May7'06; J H Mayers.

Clay av, es, abt 25 s Prospect pl, see Anthony av, swc Prospect pl.

JUNE 29.

Ne Legal Sales advertised for this day.

JULY 1.

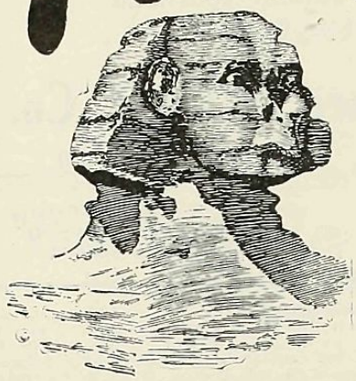
113TH st, 112 E, ss, 160 e Park av, 25x100.10, 5-sty bk tnt; Sara Cohn, gdn, agt Marian Guthman et al; Saml Hoff (A), 140 Nassau; Chas J Leslie (R); mtg recorded Feb3'06; Joseph P Day.

121ST st W, ns, 325 w Ams av, 25x100.11, vacant; Isidore Jackson agt Emma G Townshend et al; A Stern (A), 31 Nassau; Sumner Gerard (R); due, $6,707.89; T&c, $1,197.68; Joseph P Day.

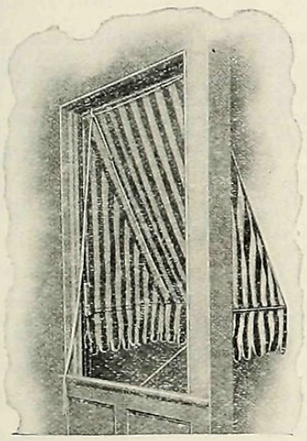
170TH st, 426 E, see Brook av, 1378.

Brook av 1378, sec 170th (No426), 24.6 x100 to NY & Harlem R R Co, 6-sty bk tnt & strs; Empire City Savgs Bank agt Wm F Lennon Constn Co et al; Chas W Dayton (A), 27 Wm; Abr L Jacobs (R); due, $35,024.56; T&c, $1,925.35; Joseph P Day.

SPHINX

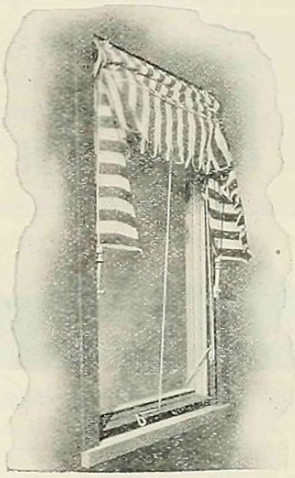


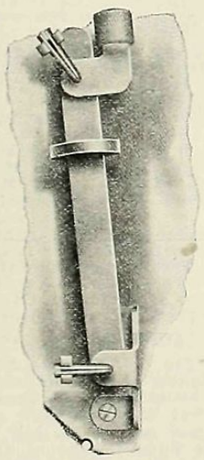
NOISELESS AWNING FITTING



accomplishes the aim of its designers in that its operation is noiseless, eliminates every chance of rattling, breaking or loosening. Furnished in pairs, ready to screw on to ½ in. iron frames, our wall bracket taking the place of the old slide rod.

The "SPHINX" Awning Fitting is attachable to any awning frame. It prevents all disagreeable features attending the use of the old slide attachment, eliminating danger of breaking windows. No tinkering around the awning replacing rusted, lost or broken nuts, bolts and screws. No tools necessary to attach. The "SPHINX" is the only awning fitting made from pressed steel. Pin is made from hard-drawn spring brass. Other features are explained in our latest literature and are worthy of investigation.





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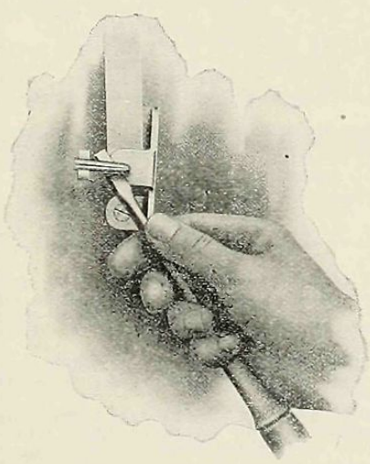

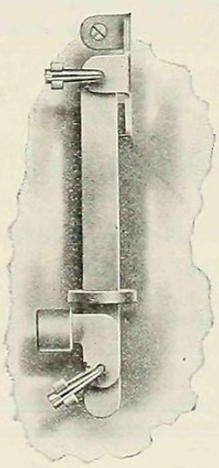

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ADVERTISED LEGAL SALES.

BROOKLYN.

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

JUNE 22.

No Legal Sales advertised for this day.

JUNE 24.

20TH st, ss, 300 w 3 av, 25x100; Chas C Jacobs agt Chas Dietrich et al; Ralph K Jacobs (A), 215 Montague; Jno A Warren (R); Chas Shongood.

Sullivan st, ss, 80 w Richards, 20x95; Emil Drosse agt Margt McGuire; Ralph K Jacobs (A), 215 Montague; Grover M Moscowitz (R); Chas Shongood.

W 24TH st, es, bet Neptune & Mermaid avs, lot 54; Henry A Ingraham agt Coney Island Realty & Impt Co et al; Henry A Ingraham (A), 189 Montague; Melville J France (R); Chauncey Real Estate Co.

Bath av, nes, 33.4 se 16 av, 25x90; Janet E Wetzlar agt Thos W Dinkins et al; Geo F Alexander (A), 315 Washington; Edw J Fandrey (R); Wm H Smith.

Maujer st, ns, 46 w Waterbury, 46x100x 45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xs95xe24.7xn95x 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 25.

86TH st, sws, intersec ses 14 av, runs sw175xse96.7xne75xse24xne100xnw120.7 to beg; Jno H Hanley agt Jas Johnston et al; Francis B Mullin (A), 192 State; Geo V Brower (R); Wm H Smith.

36TH st, sws, 320 nw 15 av, 20x100.2; Saml F Engs agt Culver Constn Co et al; Washburn & Sickels (A), 189 Montague; Wm R Murphy (R); Wm H Smith.

88TH st, sws, intersec Battery av, 125x 150; Jennie P McCrum agt Ann F King et al; Jos T Losee (A), Patchogue, NY; Frank McCaffry (R); Wm H Smith.

45TH st, sws, 600 nw 12 av, 128.5x71.7; Anna A Byrne agt Josephine A Bubener et al; Herbt Reeves (A), Liberty, Manhattan; Geo F Elliott (R); Wm H Smith.

JUNE 26.

Fleet pl, es, 200 n Willoughby, 25x84x27 x76; Jas Dreghorn agt Ellen Woods et al; David F Manning (A), 350 Fulton; Augustus M Price (R); Wm H Smith.

Atlantic av, nwc Hopkinson av, 98x67.7; Dime Svgs Bank of Bklyn agt Carlo Rossa et al; Dykman, Oeland & Kuhn (A), 177 Montague; Wm D Niper (R); Wm H Smith.

1ST st, sws, 134.1 se 7 av, 16.3x100; Title Guarantee & Trust Co agt Wm B Martin et al; Edwin Kempton (A), 175 Remsen; Howard E Greene (R); action 1; Wm P Rae.

1ST st, sws, 150.4 se 7 av, 16.3x100; same agt same; action 2; same (A); I W Jacobson (R); Wm P Rae.

1ST st, sws, 166.7 se 7 av, 16.3x100; same agt same; action 3; same (A); Albt T Banzhaf (R); Wm P Rae.

92D st, ns, 65 e Gatling pl, 20x95.6; Greater N Y Svgs Bank agt Louis Flaxman et al; action 1; Jno E Ruston (A), 220 Bway, Manhattan; Wm P Hamilton Jr (R); Wm H Smith.

92D st, ns, 85 e Gatling pl, 20x95.6; same agt same; action 2; same (A); same (R); Wm H Smith.

92D st, ns, 105 e Gatling pl, 20x95.6; same agt same; action 3; same (A); same (R); Wm H Smith.

Putnam av, ns, 260 w Central av, 20x 100; Margt E Farrell agt Thaddeus J G Stack et al; Jno A Holzapfel (A), 260 Bway; Warren I Lee (R); Chas Shongood.

Bush st, nwc Henry, 204.6x100; Eliz B Ball agt Morris Garfinkel et al; A P Bachman (A), 52 Wall, Manhattan; Mortimer B Hoffman (R); Wm H Smith.

Pitkin av, nwc Wyona, 50x100; Margt M Hendrickson agt Clara Margulies et al; Wyckoff, Clarke & Frost (A), 215 Montague; Lewis C Grover (R); Jas L Brumley.

E 17TH st, ws, 160 s Av U, 40x100; Gustav Johnson agt Mary A Scully et al; Caldwell & Holmes (A), 44 Court; Geo W McKenzie (R); Wm H Smith.

Neptune av, sec W 24, 37.7x100; Anna K Sauer agt Julius Hepke et al; Darwin J Meserole (A), 190 Montague; Harris G Eames (R); Wm H Smith.

Gold st, es, 42.3 n Plymouth, runs e69x n16.9xw10.9xn3.6xw57.2xs20.9 to beg; Mary E McMullen agt Ella E Breen et al; Henry E Heistad (A), 190 Montague; Francis B Mullin (R); Wm H Smith.

Gold st, es, 21.6 n Plymouth, 20.9x70.3x 20.9x69; also GOLD ST, nec Plymouth, 21.6 x70.3x21.5x71.6; Chas E Shaughness agt Margt A McMullen et al; Wm F Hagarty (A), 26 Court; Francis B Mullin (R); partition; Wm H Smith.

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 Serenbetz (R); Wm P Rae.

JUNE 27.

Atlantic av, ns, 212.6 w 3 av, 20.10x80; Geo J M Imhof agt Louis Fluegelman et al; Theo Burgmyer (A), 40 Court; Wm J McArthur (R); Wm H Smith.

8TH av, nws, 60.2 ne 51st, 20x80; Kate C Henderson et al agt Wm R Brown et al; action 4; Henry A Ingraham (A), 189 Montague; W Seward Shanahan (R); Jere Johnson Jr.

73D st, nes, 280 nw 13 av, 50x100; Jno W Haaren trste agt Harry Blostein et al; Edwin Kempton (A), 175 Remsen; Harris G Eames (R); Wm H Smith.

17TH st, ns, 233.4 e Prospect Park West, 26.8x95.4; Emil Plohn agt Abr Lifschitz et al; Cary & Carroll (A), 59 Wall, Manhattan; Mortimer W Byers (R); Jas L Brumley.

Herkimer st, ss, 144 w St Andrews pl, 18x83.7; Oswego County Svgs Bank agt Fredk Tarlton et al; Cary & Carroll (A), 59 Wall, Manhattan; Jacob L Holtsman (R); Wm P Rae.

St Marks av, ns, 125 e Kingston av, 100x 155.7; Leon Friedland & Co agt Kingston Estates et al; Benjamin & Chugerman (A), 189 Montague; Sidney H Weinberg (R); Chas Shongood.

55TH st, ns, 80 w 6 av, 17.8x100.2; Wm E Curtis agt Tillie Basch et al; Cary & Carroll (A), 59 Wall, Manhattan; Sterling Pierson (R); Jas L Brumley.

E 9TH st, ws, 440 s Beverly rd, 40x100; Alma H Yeaton agt Fredk W Dieckhoff et al; J Franklin Tausch (A), 45 Bway, Manhattan; Henry C Eldert (R); Jas L Brumley.

Road leading from Flatbush to Keuters Hook, ws, at division line of land of Henry Helgans & Kaspar Burkhardt, runs n806.2xsw277.9xn139.3xsw117.3 x s 786.6xse 367.7 to beg; also SAME RD, ws, at division line of same land, runs sw324.7xn 334.9xse121.6 to beg; Jacob G Dettmer agt Jno F Maillie et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

94TH st, ss, 100 w Ft Hamilton av, 20x 100; also 94TH ST, ss, 120 w Ft Hamilton av, 20x100; also 94TH ST, ss, 140 w Ft Hamilton av, 20x100; also 94TH ST, ss, 160 w Ft Hamilton av, 20x100; also 94TH ST, ss, 180 w Ft Hamilton av, 20x100; also 94TH ST, ss, 200 w Ft Hamilton av, 20x 100; also 94TH ST, ss, 220 w Ft Hamilton av, 20x100; also 94TH ST, ss, 240 w Ft Hamilton av, 20x100; Geo W Smyth agt Heinemann Improvement Co et al; Sidney F Strongin (A), 189 Montague; Maxwell Wyckoff (R); Chas Shongood.

Av Q, cl, intersec es E 38, runs w923.7x s1,643xe1,093.10xn1,364.3xw208.3xn230.1 to beg; Cornelius Dwyer agt Coleraine Real Est Assn et al; Jno Z Lott (A), 161 Montague; Fortescue C Metcalfe (R); Jas L Brumley.

4TH st, sws, intersec nws 5 av, 97.10x 79; Elias Littman agt Helen C McInerney et al; Albert L Phillips (A), 99 Nassau, Manhattan; Henry E Wilke (R); Wm P Rae.

Av Q, cl, intersec es E 38th, runs w923.7 xs1,643xe1,093.10xn1,364.3xw208.3xn230.1 to beg; Cornelius Dwyer agt Coleraine Real Est Assn et al; Jno Z Lott (A), 161 Montague; Fortescue C Metcalfe (R); Jas L Brumley.

JUNE 28.

Hart st, ss, 230 w Throop av, 19x100; Adolphine Coleman agt Saml Salaway et al; Ellery P Phillips (A), 26 Court; Edw R W Karutz (R); Wm P Rae.

Schenectady av, es, lot 15, blk 4719; T Jno McKee agt Theo Lodine et al; Jacob B Burnet (A), 50 Pine, Manhattan; Henry Stengel Jr (R); Wm P Rae.

69TH st, ns, 160 w 10 av, 20x90; May H Bulley agt Safe Realty Corp et al; Davison & Underhill (A), 26 Court; Wm Howard Jr (R); Wm H Smith.

Flushing av, ss, 200 e Tompkins av, 25x 92x28.8x77.9; Isaac L Reizenstein agt Max Tink et al; Feldblum, Reizenstein & Levison (A), 44 Court; Oscar W Swift (R); Chas Shongood.

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schomburg agt Ida L Whipple; Jacob M Peyser (A), 26 Court; M Milton Gewertz (R); Chas Shongood.

Union st, ns, 160 w Albany av, 20x100; Jno E Sparrow agt Alfred E Everdell et al; Jas S Lawson (A), 192 Bway, Manhattan; Edmund R Terry (R); Jas L Brumley.

Glenmore av, sec Essex, 100x30; Henry Compton et al agt Louisa Sturm et al; Bruce R Duncan (A), 189 Montague; Wm C Beecher (R); Thos Hovenden.

Saratoga av, es, 75 n Pacific, 25x100; Eliz K Lyle agt Isidor M Glickman et al; Edw F Taber (A), 550 Fulton; Alex A Forman Jr (R); Wm P Rae.

Lefferts av, ns, 463 e Bedford av, 20x100; Fredk Opolinsky agt Howard J Koehn et al; Jacob M Peyser (A), 26 Court; Saml A Potter (R); Chas Shongood.

69TH st, ns, 180 w 10 av, 20x90; Lillie H Grary agt Safe Realty Corp et al; Davis & Underhill (A), 26 Court; Fortescue C Metcalfe (R); Wm H Smith.

3D av, es, 40 n 12th, 19.6x75; Millais L Jackson gdn agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Arnon L Squiers (R); Wm H Smith.

3D av, es, 59.6 n 12th, 19.5x75; J Clifton Monfort agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Arnon L Squiers (R); Wm H Smith.

3D av, ws, 20 s 11th, 40x80; Thos Underhill agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Arnon L Squiers (R); Wm H Smith.

Prospect av, nes, 185.3 se 4 av, 25x80; Mary Hegeman agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Arnon L Squiers (R); Wm H Smith.

3D av, ws, 59.10 n 13th, 20.1x96; Martha A Van Siclen agt Wm H Winchester et al; Eastman & Eastman (A), 277 Bway, Manhattan; Arnon L Squires (R); Wm H Smith.

Bergen st, nes, 125 nw Smith st, 25x100; Leontine Marie agt Emelia Habeeb et al; Edwin Kempton (A), 175 Remsen st; Jacob A Freedman (R); Chas Shongood.

69TH st, ns, 100 w 10 av, 20x90; Lillie E Weilbacher agt Safe Realty Corp et al; Davison & Underhill (A), 26 Court st; William Watson (R); Wm H Smith.

Lots 166 to 175, block 6; 367 to 376, block 12; 391 to 394, block 12, 428 to 431, block 13; 507 to 526, 530 to 533, block 15; 664 to 684, 689 to 695, block 21; Alex A Wemmell et al agt Metropolitan Trust Co et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Geo W Martin (R); Wm H Smith.

St Andrews pl, ws, 119.7 s Herkiner st, 36x85; Rachel V Annin agt Eugene Kroeger et al; Isaac Sargent (A), 140 Nassau st, Manhattan; Abraham Sarafan (R); Wm H Smith.

55TH st, ns, 136.5 w 13 av, 43.8x193; Dekalb Co agt Realty Associates et al; Action No 1; Harry L Thompson (A), 175 Remsen st; Jay S Jones (R); Wm H Smith.

55TH st, ns, 180.1 w 13 av, 43.8x238.8; Same agt Same; Action No 2; Same (A); Same (R); Wm H Smith.

Parkside ter, es, 104.7 n Parkside av, 20x85; Mary A Walsh agt Louisa Sinnott et al; Action No 1; Jas A Sheehan (A), 44 Court st; Fred M Ahern (R); Wm H Smith.

Parkside ter, es, 124.7 n Parkside av, 20x85; Same agt Same; Action No 2; Same (A); Jacob Neu (R); Wm H Smith.

Parkside ter, es, 164.7 n Parkside av, 20x85; Same agt Same; Action No 3; Same (A); Harry H Altman (R); Wm H Smith.

JUNE 29.

E 17TH st, es, 100 n Av O, 40x100; John W Buckley agt Chas H Pietz et al; Wm E Buckley (A), 391 Fulton st; Dan T. O'Brien (R); Wm H Smith.

Graham av, se cor Park av, 76.11x24.6; John Martino agt Demetrio Loricchio et al; J Stewart & Leroy W Ross (A), 44 Court st; Nicholas Dietz (R); Wm H Smith.

JULY 1.

Washington av, ws, 250 s Willoughby av, 75x200; Kings County Trust Co agt Frank Thorn et al; Geo V Brower (A), 44 Court st; Alvah W Burlingame (R); Wm P Rae.

6TH st, 620, ss, 147.10 w Prospect Park West, 20x100; Hahnemann Hospital of the City of N Y et al agt John F Coffin et al; Julius H Seymour (A), 280 Bway, Manhattan; R Gordon Mackey (R) Wm P Rae.

Improvement of Flushing Creek.

The Chamber of Commerce of the Borough of Queens has been co-operating with the Dock Department of the City of New York in bringing about several important improvements to the water front of the borough. At a meeting of the Commerce Committee of the Chamber, of which Captain Frederick Russell is chairman, about 95 per cent. of the property owners on both sides of Flushing Creek were represented, and agreed upon a plan for the improvement of this creek along the lines adopted by the United States Government, but they have suggested, however, that the creek be made 350 feet in width throughout the entire improved length, a distance of almost three miles inland, and that a straight channel be made with provisions for basins for shipping and receiving freight. The map embodying these modifications has been prepared, and Walter I. Willis, secretary of the Chamber, announces that the Commissioner of Docks has set Tuesday afternoon, June 25, at 2 o'clock, for a hearing on this plan.

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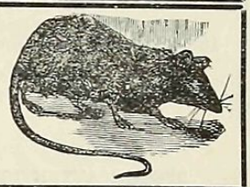

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(Continued from page 1338).

WHAT BROOKLYN GETS FROM THE DUAL SYSTEM.

companies will operate subways there; the Interborough Company, with a line through Nostrand avenue, by way of Eastern Parkway to Wall street, and so by way of the Seventh Avenue Subway in Manhattan to the Pennsylvania Station on the west side; or by way of the present subway and the Battery, Fourth avenue; and Grand Central station to the east side and the Bronx. The Brooklyn Rapid Transit Company will also, by a subway to Flatbush avenue, from the Brighton Beach line at Malbone street, connect with the Fourth Avenue Subway, and, as soon as completed, run trains from Newkirk avenue to City Hall, Manhattan, in 14 minutes, and from Malbone street in about 10 minutes. The time points on the Brighton Beach line to points in Manhattan, when the line in Broadway, Manhattan, is finally completed, will be as follows:

VIA FLATBUSH AVENUE AND MANHATTAN BRIDGE, CANAL ST. AND BROADWAY.

	To Manhattan. City Hall. Min.	Times Square. Min.	Cent'l Park. Min.
DeKalb avenue	5	12	14
Flatbush and 4th avenues (L. I. R. R. Depot)	6	13	15
Park Slope	7	14	16
Newkirk avenue	14	21	23
Sheepshead Bay	22	29	31

"Residents along the Eastern Parkway, Nostrand and Livonia avenues, will be fortunate in having a direct connection with all stations of the Interborough system. The location of the express stops have not been definitely settled as yet, and the exact time cannot be given, but as the subway will be built with four tracks, the subway express service can be depended upon to be practically the same as is now in Manhattan.

"The Fourth Avenue Subway being so near completion, South Brooklyn, Bay Ridge, Bath Beach, and, in fact, the whole southern section of the city, will be among the first to get relief. Tracks should be laid in the subway as far as 38th street and connections made with the lines running to Coney Island and intermediate points within one year. Fourth avenue and 38th street will then be less than 15 minutes from the City Hall, New York; Borough Park 17 minutes, and Coney Island 26 minutes. The time points will, when the Broadway line is opened, be as follows:

VIA FOURTH AVENUE AND MANHATTAN BRIDGE.

From—	City Hall. Min.	Times Square. Min.	Cent'l Park. Min.
Borough Park	17	24	26
Kensington	21	28	30
Bath Beach	21	28	30
86th street	24	31	33
Coney Island	26	33	35

"There are other sections where subways and extensions are badly needed, and for the construction and operation of which contracts will provide in a general way without specifically naming them, and the Rapid Transit Companies can be called upon to operate these extensions upon a plan which will be definitely agreed to at this time, without having to go through extended conferences and hearings before the two boards whenever it is decided to build one of these subways.

"It has been authoritatively stated that at the same rate which this borough has grown, that the year 1950 will see us with a population of over 4,000,000 people, and although the present plans call for about five times the facilities which we now enjoy in getting to and from Manhattan, the Public Service Commission feels that it is not a bit too much, and I know that long before the tunnels under the river are completed, that the necessity of more extensions and more tunnels will be manifest, and with the great growth which Brooklyn, Queens and Bronx will experience even by that time, by reason of the building up of the outlying sections, we will no longer have to inquire as to the 'debt limit' before making plans for still greater extensions and improvements in our transit facilities."

—The chief engineer and the counsel to the Public Service Commission is instructed to prepare and submit to the Commission at as early a date as possible the contract plans and form of contract for the construction of the Fourth Avenue Route in Brooklyn to 86th street. Also, after the completion of the plans of the Fourth Avenue Route, the contract plans and form of contract for the construction of the Astoria and Woodside routes.

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LAW DEPARTMENT.

Engineer as Arbiter

On August 17, 1906, John J. Young entered into a contract with the City of New York for the regulating and grading of Washington avenue, in the Borough of Queens. This contract was awarded to Young on proposals after competitive bidding upon printed specifications which were made expressly a part thereof. The expense of the public improvement in question was to be met by assessment on the property benefited thereby. The street in question was to be graded between Vernon avenue and Academy street. Over a portion of the route there was considerable excavating to be done to bring the street to the prescribed grade.

For a considerable distance the street, some sixty feet wide, passed over lowlying marshy lands, parts of which were covered with water at high tide. The surface of the street as graded was considerably above the level of the marsh over which it was to be carried by a causeway or embankment of earth. The contract was a unit contract; that is, the work was divided into respective units for which respective prices were fixed in accordance with the quantities embraced in each unit. The proposals for bids stated these units approximately only, and provided for approximately "80,000 cubic yards of earth filling (furnished)." The contract as awarded to Young contained a clause that he should be paid "for all embankment, in excess of excavation per cubic yard, the sum of ninety cents."

It appeared on the trial that when the contractor came to construct the embankment within the street lines across the marsh large quantities of the deposited material sank below the surface of the marsh, and upon which further deposits were required until the embankment became firmly bedded and was carried to the required grade of the street. The contractor and his assignee, the plaintiff, claim that the measurement for purposes of payment should be from the bottom of the embankment, where it found a firm base, to its top, where it reached the general grade of the street; while the city engineer certified only to a measurement of the embankment from the former surface of the marsh to the grade of the street as completed. In so doing the engineer considered certain clauses of the specifications as controlling on this point, and unless his interpretation of said clauses is palpably erroneous—for by the contract he was made the arbiter of all controversies arising from claimed ambiguities.

The Appellate Division of the Second Department has just held in this case that where, pursuant to the terms of a regulating and grading contract, the engineer is made the arbiter of all controversies arising from claimed ambiguities in the contract, his interpretation of its clauses, unless palpably erroneous, is conclusive. It was further held after a consideration of the clauses in question, that the action of the engineer was right and that the complaint was properly dismissed.

—Following closely on the recent successful sale of the Van Cortlandt estate holdings, it is announced that there is to be a sale of 479 lots in the same general location, but just beyond the city line. The property to be offered is known as the Murray estate tract, having its principal frontage on McLean avenue. The sale will begin at twelve o'clock sharp on Saturday, June 29, and will be held under a large tent.

—Thomas J. O'Reilly has secured from the New York Life Insurance Company for Paterno Bros. (Joseph Paterno, president and treasurer) a permanent loan of $1,130,000, for a term of five years, at 5 per cent. on the block front on the west side of Broadway, between 115th and 116th streets. The plot was acquired by Paterno Bros. from the Clark estate a couple of years ago, and improved by them with two high class 12-story apartment houses.

—It is understood that within a week or so applications are to be filed at the Queens Building Bureau for the erection of over $100,000 worth of model dwellings for workingmen in a section that is about to be developed for factories and homes for the workingmen.

—The permits sought for private dwellings last week in Queens were the smallest in number for the entire year.

Apartment Rents in Paris.

There are apartments in Paris (I mean "flats") rented for as much as $20,000 a year—which is close enough to New York's present limit of $22,000. They are, of course, in the Avenue des Champ Elysees, which means a good deal in terms of dollars and cents. A first-rate apartment, in a good part of Paris for Americans, with all of the American conveniences, can be had for from $1,000 to $3,000 per year. A fairly good flat, in the same superior quarter, can be had for $800, but it will face a courtyard only, and will be small and dark. These flats, renting at from $1,000 to $3,000, will be smaller than similar New York apartments in number of rooms. The rent will not include heat, light, telephone, or constant elevator service. The servants' rooms will be detached in the distant, unchaperoned, and unheated attic. There will be no servants' bath, no mail-chute, no intercommunicating telephone and no adequate central heat.

The New Yorker pays, all other things being equal, no more for his housing than the Parisian does, while he has many more conveniences, and many more ways of reaching the city by the numerous transportation lines. Add to this the almost unlimited choice and range of prices possible in New York, and the balance is very much against the French. In Paris the apartment hunter must take what he can find or stay in the pension with the inquisitive spinsters. In New York he can pick and choose according to street and light and quarter and convenience—a dozen different landlords competing for his tenancy, and all within whatever limit he sets upon his rent appropriation. And this is why it is easier to be housed in New York with the all-round dignity which has regard not only to oneself, but to those one comes in contact with in life, than it is in Paris, all other things being equal.—James Edmund Dunning in "Review of Reviews."

DIVIDEND NOTICE.

Fulton Trust Company of New York.
149 Broadway, N. Y. City, June 20, 1912.
40th Consecutive Semi-Annual Dividend.
By resolution of the Board of Trustees a dividend of Five Per Cent. is payable on July 1, 1912, to stockholders of record at the close of business 3 P. M., June 24, 1912.
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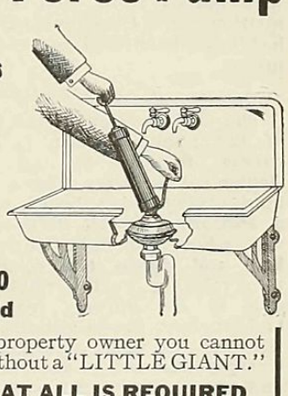
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REAL ESTATE RECORD AND BUILDERS GUIDE
ESTABLISHED MARCH 21ST 1868.
DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION BUSINESS AND THEMES OF GENERAL INTEREST

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The Hotel Albany, noted for its sporting clientele and remembered as the place where the articles for the Jeffries-Johnson fight were drawn, was closed this week. It will be reopened in the fall as a hotel for commercial men.

The billposters of San Francisco are said to be highly indignant because no advertising is to be allowed on the fence that is to enclose the Panama-Pacific International Exposition grounds. The fence will be two and a half miles long.

A remarkable example of error in estimating the cost of construction work was brought out this week in the Government's suit to dissolve the United States Steel Corporation. Foster Milliken, of Milliken Bros., testified that it was an architect's underestimate of some $2,000,000 on the firm's Staten Island rolling mills which put the firm into a receivership in 1907.

Perhaps the old three-cent piece will come into use again as a result of the action by the Board of Estimate and Apportionment last Thursday in granting the franchise for the Manhattan line. The new line will run from the Flatbush avenue station ultimately to North River. The fare one way will be three cents, with two trips for five cents.

A cooperative office building for architects is foreshadowed in the filing of papers this week at Albany by the Architects Offices, Incorporated, with a capital of $250,000. The directors of the new company are Burt L. Fenner, C. Grant La Farge, Benjamin W. Morris, Charles Ewing, Kenneth M. Murchison, Andrew J. Post and Arnold W. Brunner.

The last piece of blasting was done this week on the new subway entrance tunnel from Broadway to the subway station at 191st street. The tunnel will be ready for use in about three months. It is 185 feet below the surface at the 191st street station and comes out at street level on Broadway. It will give easy access to the station to a large part of the valley through which Broadway passes from 181st street to Dyckman street. Development of this valley has been backward for lack of transportation.

The classification of the mineral wealth of the public domain is being steadily carried forward by the United States Geological Survey. Three years ago the land classification board was created as a section or small division of the Survey, whose particular duties were to collate and digest the scientific information relating to the public lands available in the Survey, from both former and current investigations, relating particularly to coal, phosphate, petroleum, water-power sites, and other resources, and to classify and value such lands. The work of the board has so increased and multiplied that it has now been accorded the rank of a branch of the Survey, employing a number of scientists and many clerks. Its publication should be of value to manufacturers, particularly of certain kinds of machinery, looking to the development of new markets.

The Freight Handling Problem and Old Chelsea.

The purchase last week for improvement with a twelve-story building of a site on 28th street west of Seventh avenue calls attention to the fact that the blocks between Seventh and Eighth avenues are next in line for commercial exploitation on the West Side. So far not more than four or five new buildings have been erected west of Seventh avenue south of the Pennsylvania Terminal, but the blocks between Sixth and Seventh avenues are almost entirely built up, and builders interested in this neighborhood will in the future be obliged to go west of Seventh avenue for their sites. Lots are still comparatively cheap on these blocks, and if the first speculative operations are successful, others will quickly follow and prices will jump. At the existing level of values there is room for speculative profits on these blocks.

In the course of time there is every reason to believe that practically the whole of Chelsea will be appropriated by business buildings. On the East Side the mercantile district is not likely to extend east of Lexington or at most Third avenues, but on the West Side it will eventually be pushed over to the Hudson River. Such might not be the case, provided the pressure was being exerted from the east side of Seventh avenue alone, but it is as certain as anything can be that in the course of time business will work eastward from the river as well as westward from Seventh avenue. Whatever plan is adopted for improving the freight-handling machinery in Manhattan, the warehouses necessary to such a plan will have to be erected in Chelsea, and the presence of these warehouses near the riverfront will tend to stimulate mercantile building in the same neighborhood further east.

Unfortunately the Board of Estimate is proving to be exceedingly dilatory in adopting any project, the purpose of which is to make freight handling in Manhattan more economical in money and time, but there is hope that some effective action will be taken next fall or winter. An official body that has had the courage, the patience and the foresight to devise such an excellent solution of the complicated rapid transit problem should be able to add a solution of the freight problem also to its credit.

The extent to which the board is disposed to go in reconstructing the city's means of handling its freight will be indicated by its action in respect to the new Gansevoort markets. This project, while it can be carried out independently of any general plan of development for the West Side, is closely associated with Commissioner Tomkins' larger ideas for a marginal freight railway and a group of connecting warehouses; and if it is adopted it will perform the same service for perishable food products that the larger plan is supposed to perform for freight of many other classes. It will embody, as the Record and Guide pointed out last week, the best methods employed by successful wholesale markets of European cities, with the result, so it is anticipated, of cutting down somewhat the cost of living in New York. Convenient arrangements are made for unloading the display, and so far as necessary the storage of all kinds of perishable food supplies, which will not only reduce the cost of handling, but will save very considerable losses which are now suffered because of exposure and waste.

It is very much to be hoped that the Board of Estimate will approve of this project. Not only will its intrinsic value be considerable in enabling the people of New York to obtain their supplies somewhat cheaper, but it will also be useful both as an object lesson and as an experiment. If this wholesale market is a success it should be possible to build on the West Side in some more convenient location retail markets which could be supplied with produce, it is to be hoped, not only from New York but also from New Jersey, and which would have a still more beneficial effect in enabling thrifty housekeepers to cut down expenses. Above all it may well lead the way to a general solution of the grave problem of the economical handling of freight in Manhattan. All experts are agreed that in this respect New York is hopelessly behind the best prevailing practice of European and many American ports, and that unless some effectual steps are taken New York's prosperity will be seriously affected by its lack of progressive and energetic policy.

Standards of Commercial Construction.

In the last issue of the Record and Guide Mr. Cecil C. Evers, vice-president of the Lawyers Mortgage Company, made some remarks about utility in relation to architecture, which are worth the attention of many practical builders. The importance of utilitarian requirements, he says, is greatest in buildings erected for purely commercial purposes; in these it should supersede all others, excepting only the requirements of safe and sanitary construction. In buildings erected for the satisfaction of personal desires, such as residences for private occupancy, the requirements of utility diminish somewhat in importance. The foregoing statements may seem to be sufficiently obvious, but the most cursory survey of the streets of New York will convince any one that it has been frequently neglected by the builders of commercial structures. The amount of money which has been wasted in the wholly unnecessary decoration of business buildings in New York would be sufficient to furnish a good-sized city with a complete equipment of all kinds of houses. For some reason or another both the owners of these structures and their architects conceived that there was something to be gained by display—by the use of costly materials, by stone-carving and by elaborate terra cotta ornamentation, so situated that it could scarcely be seen from the street. In this respect Chicago started in a totally different spirit. The architects of the earlier skyscrapers in that city were never allowed to spend a dollar in "architecture ' which could not be justified in earning power, and the consequence was that the commercial architecture of Chicago was up to recently not merely more economically useful than that of New York, but actually better looking. Inappropriate display in any kind of building is vulgar and detracts from its appearance.

The reason why Chicago and New York made, in this respect, such a different start was simply that New York had rather more money than their Chicago brethren and wanted to display it. Of late years in proportion as the accumulated wealth of Chicago increased, a certain tendency has set in towards the use of costlier materials and unnecessary ornamentation, although this tendency was never carried as far as it has been in New York. At the same time in New York a distinct reaction set in against unnecessary display, and of late years the amount of money wasted in this respect has become very much smaller. This was partly due to the fact that the majority of the skyscrapers were erected, not by rich estates or opulent institutions, but by speculative companies, which were building exclusively for profit.

Even the earlier skyscrapers erected by speculative building companies had applied to their upper stories a large amount of tedious and useless terra cotta ornamentation. During the last few years in the great majority of cases, even this final sacrifice to display has been abandoned, and commercial buildings in New York are conforming to the standard laid down by Mr. Evers. Of course a rich institution still considers itself justified in expressing its opulence at some cost, in its official residence, although it usually does so with more discretion than formerly and in better taste. But very few buildings are now erected by rich institutions. The great majority of Manhattan skyscrapers now belong to the class of loft buildings erected by speculative companies for subsequent sale and planned just as economically as possible, and undoubtedly an improvement in appearance has run parallel with the elimination of wasteful ornamentation and materials.

A year ago the statement was made in the Architectural Record that the new mercantile buildings, which were lining the streets of Fourth avenue, consisted on the whole of the best-looking group of purely commercial buildings in the United States. In the succeeding interval that statement has become more rather than less true. The newer buildings, pictures of whose appearance have been published, combine the same prospects in appearance with the same economy in planning which was characteristic of the earlier buildings. Certain standards have been established that make almost all the new edifices conform to a fairly decent type. In the cases of a few individual structures, such as the Ashland Building, an unusually clever designer shows how much can be done to give character and scale to the facade of a skyscraper without any unnecessary expenditure of money. Sometime within the next few years a celebrated foreign architectural critic will arrive in New York and "discover" the unique architectural character of the new Fourth avenue.

The Week in Real Estate.

In point of volume the current brokerage news is pretty much what one might expect it to be in a Convention week. Sales were few enough in number, there were no conspicuously big transactions, and the total amount of capital that changed hands was inconsiderable. Yet the week's trading was of a sort to strengthen the feeling of optimism that has found expression on increasingly frequent occasions of late in the real estate market.

The dealing, instead of being limited to certain well-defined high-price sections, was broadly distributed and affected a variety of holdings of moderate value. It indicated that the rank and file of investors and operators are returning to a market which for a long time has been supported chiefly by men of large means, furnished evidence that capital is disposed to adventure into new territory, and demonstrated that classes of realty which have been heretofore neglected are coming into demand.

The distribution of the transactions showed that the principal motive of the buying was associated with the rapid transit and other great public improvements which the city is about to take up. Sites adjacent to the Seventh avenue extension, the Lexington avenue subway and the proposed Gansevoort terminal market made up a considerable share of the purchases, while downtown mercantile buildings and tenements figure prominently in the news.

Perhaps the most interesting fact about the trading was the increased demand which it reflected for downtown, including East Side tenements. For years such houses have been almost wholly avoided both by operators and investors. The former class of buyers, however, is once more beginning to take some interest in them. The reason for the renewed interest is sufficiently plain. Many thousands of workmen will be employed on such assured and prospective municipal works as the new subways, docks and markets, the County Court House, and street extensions. Probably at no earlier time in the history of the borough has so big a volume of construction work, public and private, been under way as is promised in the near future, and the bulk of this prospective work will be in the lower part of Manhattan.

Until now the sections that have been at all active are for the most part those which benefited by the opening of the Pennsylvania station and the McAdoo tunnels. These sections are by this time more than sufficiently supplied with new housing. Today the large opportunities for profitable building or for investing on a rising market are to be sought elsewhere, and the news of the week shows that an increasing number of buyers are acting on this conviction.

The statement that capital is seeking new territory holds good of the other boroughs, as well as of Manhattan. This was demonstrated last week by the remarkable success of the Van Cortlandt estate sale. That sale, it is announced this week, is to be followed by another of hardly less interest on June 29, when the Murray estate of 479 lots just north of Van Cortlandt Park is to be auctioned off by order of the Supreme Court in a partition suit. The dispersal of two such extensive holdings as the Van Cortlandt and Murray estates is certain to stimulate building and to establish important centers of real estate activity. And that dispersal is typical of what may be expected in many other undeveloped localities in the outlying borough.

Southern hardwood lumber manufacturers announced this week that the mills which had been put out of service by the recent floods are now in operation and would probably catch up with orders about the middle of August. Prices are still quoted at the recently established high level, excepting on fall business, on which some companies make concessions of about $1.00 below current delivery prices. In the cypress belt about 80 per cent. of the plants have been able to get under way again, with the result that prices are stiffening as the late summer and early fall business begins to develop. The demand for this lumber is increasing rapidly and the prospects are that prices will not be much lower than they are at the present time, even on the lower grades.

The structural steel department developed considerable strength from the East this week. Among the bids invited was one for 13,300 tons of steel for the Adams Express building in lower Broadway. The week produced orders for smaller commercial buildings aggregating about 3,000 tons. Prices are still unchanged despite the fact that the inquiry apparently is heavier to-day than it was sometime ago for fabricated material and shapes.

In the common brick department sales and arrivals run about even. The transactions for last week were 50 cargo arrivals and 49 sales of Hudson River brick. In the Raritan market future contracts are being taken, but it is noticeable that there is no concession in price worthy the name, the belief being general that price conditions will not be such as to warrant important concessions later this summer. The scarcity of labor on the yards in the Hudson River district is responsible for the limited number of 1912 common hard Hudson River brick in the market just now, the supply being only about sufficient to meet the demand. The market is still being manipulated, but there does not seem to be any probability of conditions warranting a further advance in price at this time. Manufacturers' agents, however, are guarding themselves by restricting future contracts, except on present market quotations, and even these are not sought.

The announced advance of five cents in the price of benzine on contracts after July 1 probably will affect painting contractors as well as some manufacturers. Painting contractors in New York figuring on July and August business are taking advantage of this change to cover themselves on margins which have shrunk to narrow limits, owing to heavy carrying charges since the first of the year during which time new business has been restricted and adverse weather conditions have delayed work contracted for.

Linseed oil prices to-day are quoted at 80 cents a gallon, New York, and China wood oil, largely used in place of linseed oil, is quoted at 10c. per lb. The stiffness of the present turpentine market leaves the margin on wood and metal preservatives, such as paints and varnishes and various dressings, rather slim. There are few painters who are taking long-term contracts; most of them prefer spot business.

Financial conditions, as far as the building situation is concerned, are rather cramped, pending the outcome of the political situation. As the week wore on banking interests were more inclined toward conservative action with respect to future engagements. Building and permanent loans are being made through brokers, instead of with the owner direct, and the result has been that a large number of applicants have withdrawn from the market temporarily. This condition is as true of the suburbs as it is in Manhattan, and lending interests do not expect any radical change from the present attitude until after November.

Landlord and Tenant.

Editor of the RECORD AND GUIDE:

A question that will greatly interest lawyers, real estate agents, landlords and tenants is the following matter that I would like your readers to decide:

A landlord leases for three years to a tenant a dwelling with grounds with the conditions stipulated in the lease that the tenant is to keep the premises in repair as if he were the owner and at his own expense, also that he is to pay the rent between the first and tenth of the month in advance, but not later than the tenth, otherwise the landlord has the right to take possession.

The tenant after occupying the premises several months makes repairs and deducts the amount expended from the next month's rent which the landlord refuses and takes the matter to court.

In a Municipal Court the judge decides in favor of the landlord to the effect that the tenant must pay the full rent. The case is appealed by the tenant in the Court of Appeals where the decision is again in favor of the landlord, also compelling the tenant to pay the full cost of the suit.

What I desire to know is, can the landlord legally dispossess the tenant on the grounds of not paying the rent before the tenth of the month as stipulated in the lease.

Hoping that some reader having had experience in such matters can enlighten me in your next issue, I am

A SUBSCRIBER.

The Proposed Repeal of the Tarsney Act.

Editor of the RECORD AND GUIDE:

The Sundry Civil bill now before the House of Representatives contains a provision which repeals what is known as the Tarsney Act, that being the law under which the Secretary of the Treasury is permitted to obtain plans by competition among architects in private practice for buildings to be erected under the authority of the Treasury Department.

From the organization of our Government to about the time of the Civil War all important Government structures were erected by architects with established reputation, generally selected and appointed for the work by the President of the United States. The result was a series of buildings of which the country was justly proud.

At about the close of the Civil War the Treasury Department (the great builder for the Government) organized a Department for the care of its buildings and placed it in charge of an officer known as the "Supervising Architect." For about thirty years, in spite of the constant protest of the architectural profession, the greater part of the building work of the Government was entrusted to his charge. Vast amounts of money were expended and the resulting buildings were bad in plan, bad in design, often defective in construction, and always extravagant in cost.

This result was inevitable for two reasons, first the highly trained ability and large experience necessary to successfully control such work could not possibly be secured for any salary which the Government could offer—certainly not for $6,000 a year; second, the work was so vast, extending over so many buildings erected simultaneously, that it was a physical impossibility that it could be conducted to a successful issue by one person, no matter what might be his ability and training.

At the World's Columbian Exposition in Chicago the best monumental work which could be done by the Supervising architect's office stood side by side with that of architects in private practice. The contrast was lamentable. The Secretary of the Treasury then and there decided to avail himself of the provisions of the Tarsney Act, which permitted him to select architects by competition from men in private practice who had given proof of their ability, for the more important of the Government's work.

Under this decision the Tarsney Act has given the Government such buildings as the Ellis Island Emigrant Station, the Baltimore Custom House, the New York Custom House, the San Francisco Custom House, the Post Offices at Cleveland, Providence, New Orleans, Denver, Indianapolis, and others, including the one now building adjoining the Pennsylvania station in New York City. It is gratifying to know that in this entire work there has been no suspicion of graft or scandal.

The effect of the Tarsney Act has been to work a vast improvement in the designs made in the Supervising Architect's office, but it is the work of mere draughtsmen, and it necessarily lacks individuality. The repeal of the act would lead to additional expenditure, not to economy. Indeed, economy might be gained if architects in private practice were selected or appointed for all work requiring original designs.

At a recent congressional investigation into the expenditures of the Supervising Architect's office, the latter testified that the cost of the architectural service when rendered by the Supervising Architect's office was 1.46 per cent. less than if architects in private practice had been employed; but he further testified that since the passage of the Tarsney Act the Government buildings executed by architects in private practice had cost from 30 to 50 per cent. less than similar buildings erected by the supervising architect prior to the act, and that there is not one of the modern buildings which are not better buildings structurally, in point of design and in point of accommodations, and this in the face of the well-

known increase in price of buildng construction.

It can be readily seen, therefore, that the 1.46 per cent. claimed as a saving in the cost of the architectural service rendered by the Supervising Architect's office as compared with architects in private practice (and some of the items which go to make up this 1.46 per cent. are open to question) is negligible when compared with the additional cost to the Government of the ill-planned and altogether unsatisfactory buildings produced by the Supervising Architect's office prior to the passage of the Tarsney Act.

This is not a matter which concerns the architectural profession alone, but is of interest to the intelligent members of the community in general. It is no academic question for the people of New York. We must soon have a new downtown Post Office and probably a new Federal Court building. Whether these shall be the best that the independent, trained talent of this country is capable of producing, or whether they shall be of some inferior and perhaps unworthy character, means much to the City of New York. Its determination hangs upon the action soon to be taken in Congress. The Tarsney Act should not be repealed, and the people of New York should advise their representatives in Congress in no uncertain tones of their vital interest in this matter.

C. GRANT LA FARGE,
President of the New York Chapter of the American Institute of Architects.

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 2½%
For selling real estate within the limits of the Borough of Richmond .....2½% 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..... 2½%
For selling acreage within the limits of Greater New York.....2½ 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..... 2½%
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 2½%
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.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN

CONVEYANCES

	1912 June 14 to 20	1911 June 16 to 22
Total No.	189	212
Assessed value	$54,365,400	$11,438,650
No. with consideration	25	32
Consideration	$8,913,950	$1,667,400
Assessed value	$8,634,000	$1,260,500
	Jan. 1 to June 20	Jan. 1 to June 22
Total No.	4,736	4,982
Assessed value	$413,296,295	$286,528,150
No. with consideration	482	429
Consideration	$34,810,057	$25,178,664
Assessed value	$33,582,200	$20,549,700

MORTGAGES

	June 14 to20	June 16 to 22
Total No.	130	219
Amount	$9,177,439	$9,715,019
To Banks & Ins. Cos.	35	48
Amount	$6,253,500	$4,705,000
No. at 6%	45	77
Amount	$6,619,271	$1,992,222
No. of 5½%	4	8
Amount	$10,500	$2,151,000
No. at 5%	31	72
Amount	$806,550	$2,971,880
No. at 4½%	18	12
Amount	$1,210,500	$783,500
No. at 4%	.....	2
Amount	.....	$10,000
Unusual rates	.....	3
Amount	.....	$215,000
Interest not given	32	45
Amount	$530,618	$1,591,417
	Jan. 1 to June 20	Jan. 1 to June 22
Total No.	3,187	3,929
Amount	$177,394,230	$136,345,686
To Banks & Ins. Cos.	692	.....
Amount	$115,468,121	.....

MORTGAGE EXTENSIONS

	June 14 to 20	June 16 to 22
Total No.	45	54
Amount	$2,492,400	$2,462,800
To Banks & Ins. Co.	11	22
Amount	$432,000	$1,562,000
	Jan. 1 to June 20	Jan. 1 to June 22
Total No.	1,223	1,249
Amount	$37,184,904	$47,877,851
To Banks & Ins. Cos.	355	.....
Amount	$23,767,600	.....

BUILDING PERMITS

	June 15 to 21	June 17 to 23
New buildings	19	18
Cost	$1,502,000	$3,068,400
Alterations	$111,915	$374,450
	Jan. 1 to June 21	Jan. 1 to June 23
New buildings	434	471
Cost	$62,136,300	$51,714,980
Alterations	$5,980,543	.....

BRONX

CONVEYANCES

	June 14 to 20	June 16 to 22
Total No.	136	145
No. with consideration	12	11
Consideration	$144,002	$118,550
	Jan. 1 to June 20	Jan. 1 to June 22
Totol No.	3,531	$3,552
No. with consideration	840	.....
Consideration	$4,467,589	$2,112,789

MORTGAGES

	June 14 to 20	June 16 to 22
Total No.	123	146
Amount	$1,518,726	$1,467,225
To Banks & Ins. Cos.	14	16
Amount	$396,700	$300,100
No. at 6%	53	51
Amount	$486,806	$443,944
No. at 5½%	6	18
Amount	$34,050	$150,675
No. at 5%	28	45
Amount	$663,750	$550,240
Unusual rates	1	.....
Amount	$1,260	.....
Interest not given	35	32
Amount	$332,860	$322,366
	Jan. 1 to June 20	Jan. 1 to June 22
Total No.	2,571	3,012
Amount	$25,807,003	$28,812,325
To Banks & Ins. Co's	290	.....
Amount	$5,297,166	.....

MORTGAGE EXTENSIONS

	June 14 to 20	June 16 to 22
Total No.	15	9
Amount	$118,200	$93,750
To Banks & Ins. Cos.	3	2
Amount	$43,500	$32,250
	Jan. 1 to June 20	Jan. 1 to June 22
Total No.	348	307
Amount	$5,722,256	$4,761,544
To Banks & Ins. Cos.	65	.....
Amount	$1,828,500	.....

BUILDING PERMITS

	June 15 to 21	June 17 to 23
New buildings	27	46
Cost	$863,600	$838,960
Alterations	$10,800	$20,500
	Jan. 1 to June 21	Jan. 1 to June 23
New buildings	697	628
Cost	$18,779,970	$9,861,485
Alterations	$646,405	.....

BROOKLYN

CONVEYANCES

	1912 June 13 to 19	1911 June 15 to 21
Total No.	493	530
No with consideration	30	38
Consideration	$268,694	$265,865
	Jan. 1 to June 19	Jan. 1 to June 21
Total No.	11,933	12,538
No. with consideration	741	.....
Consideration	$6,969,874	$6,384,180

MORTGAGES

	June 13 to 19	June 15 to 21
Total No.	418	433
Amount	$1,799,669	$1,672,010
To Banks & Ins. Cos.	139	.....
Amount	$719,800	.....
No. at 6%	228	216
Amount	$711,714	$787,790
No. at 5½%	58	84
Amount	$246,300	$324,600
No. at 5%	115	104
Amount	$733,155	$494,495
Unusual rates	3	1
Amount	$43,600	$500
Interest not given	14	28
Amount	$64,900	$64,625
	Jan. 1 to June 19	Jan. 1 to June 21
Total No.	9,320	10,911
Amount	$37,784,064	$52,671,937
To Banks & Ins. Cos.	2,197	.....
Amount	$25,520,723	.....

BUILDING PERMITS

	June 13 to 19	June 15 to 21
New buildings	91	96
Cost	$690,705	$769,420
Alterations	$205,641	$68,155
	Jan. 1 to June 19	Jan. 1 to June 21
New buildings	2,969	2,568
Cost	$21,275,738	$15,797,560
Alterations	$2,287,620	$1,644,761

QUEENS

BUILDING PERMITS

	June 14 to 20	June 16 to 22
New buildings	70	167
Cost	$516,360	$612,310
Alterations	$2,430	$14,455
	Jan. 1 to June 20	Jan. 1 to June 22
New buildings	2,300	2,788
Cost	$9,540,009	$12,021,666
Alterations	$419,895	$409,565

RICHMOND

BUILDING PERMITS

	June 14 to 20	
New buildings	16	.....
Cost	$16,785	.....
Alterations	$6,588	.....
	Jan. 1 to June 20	
New buildings	477	.....
Cost	$1,712,667	.....
Alterations	$168,425	.....

Testing Materials.

For the first time in its history, the sixth congress of the International Association for Testing Materials will meet this year in the United States, the dates selected being September 2 to 7. The meetings will be held in the Engineering Societies Building, 29 West 39th street, this city. The American Society for Testing Materials is one of the branches of the international body, and will be the host for the occasion.

Dr. Henry M. Howe, former professor in metallurgy at Columbia University, is the acting president of the International body, as well as one of the principal members of the American Society. Interesting papers covering some of the subjects handled by the conference are being prepared for delivery, and several New Yorkers are on the list.

—The plans of the Public Service Commission contemplate the letting of contracts on the extension of the Fourth avenue subway from Forty-third street to Eighty-sixth street, in Brooklyn, before July 20.

—The Lawyers' Title Insurance & Trust Co. has loaned $450,000 to the Fullerton-Weaver Realty Co. to erect a 12-story apartment house on Park avenue, at the southeast corner of 66th street.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XII.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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MAXIMUM OF AVAILABLE ACCOMMODATION.

This consideration is of great importance, especially in purely investment buildings; by available accommodation is meant that which is useful and serviceable. Thus, 1,000 square feet of well-lighted, properly arranged accommodation will generally rent for more than fifteen hundred square feet of poorly lighted space, when the arrangement is otherwise equally good and the locations similar.

In endeavoring to avoid loss of accommodation, frequently under compulsion by shortsighted clients, architects are apt to injure an entire building in order to gain a few feet of extra space, which, when provided, is valueless.

The maximum of available accommodation is provided by judicious planning; by the avoidance of rooms badly proportioned, so large as to be imperfectly lighted or so small as to be inconvenient, of halls and passages out of proportion with the rooms or apartments they serve, and by a due observance of the relative importance of the different units of accommodation; in other words, by a proper economy in planning and arrangement.

ECONOMY OF SERVICE.

Economy of service is especially important in high class office buildings, transient and residential hotels, and residences or other buildings where the cost of service and maintenance is a large proportion of the rentals.

Great care should be paid in such buildings to the disposition and arrangement of the mechanical plant. The proper concentration of all mechanical appliances reduces the number of men required for their operation; with elevators of sufficient speed, a lesser number can be used. Especially in high class hotels and apartment houses, all serviceable labor-saving devices and means for reducing the number of domestics without interfering with efficiency of service add appreciably to the net income.

The requirements of economy of service in residential buildings vary greatly according to the class of building and the character of the occupants; where no servant is likely to be kept provision should be made for enabling the occupants to do their work with the least possible inconvenience and effort.

Where servants are kept proper provision should be made to avoid unnecessary work, as well by the disposition of the parts of the building as by the provision of adequate facilities for service. The tendency is to substitute mechanical appliances for manual labor wherever it can be done, and especially so in those buildings occupied by persons to whom economy of first cost is not an essential, and any device which will save trouble or labor will pay for itself in the end.

CONSTRUCTION.

Next in importance to utilitarian considerations are the requirements of construction from the commercial standpoint.

If in a building, the accommodation required and the amount to be expended necessitate the sacrifice of either sound construction or of decoration, the former should always be given the preference; for if a building is properly constructed it will always be worth while improving the character of the internal fittings, while, if it is flimsily constructed and the mechanical and sanitary appliances are inferior in quality and workmanship, any subsequent expenditure for embellishment or improvement will fail to remedy the original defects.

Before any decision can be arrived at as to the nature of the materials to be used and whether the class of construction is to be fireproof, semi-fireproof, or of so-called ordinary construction, of brick, stone or wood, the following factors will have to be considered:

1. Probable commercial life.
2. Cost.
3. Character and use.
4. Fire hazard.
5. Building laws.
6. Maintenance.

PROBABLE COMMERCIAL LIFE.

The probable commercial life of a building should be taken into consideration when the question of construction arises. If there is every probability that its usefulness will cease in twenty-five years, it will be wasteful to build for one hundred, for figuring roughly, the net return should be sufficient to pay, during its commercial life, the cost of the building and interest on its cost as well as interest on the value of the land built on.

In a section which would seem to be fairly permanent, the erection of a first class building of superior construction would probably be justified if the rents are sufficient to warrant it.

If the section showed indications of a lesser degree of permanency, it would be better, "other things being equal," to adopt a cheaper form of construction or to erect a building which could be converted to meet changed conditions.

If the section is actually undergoing changes, the nature of which are in doubt, a so-called "taxpayer" should be erected, which is a building of cheap construction of a probable life of from three to ten years and the cost of which would be met, plus taxes, on land and building and some return on the land itself, from the net rents yielded during that time.

An extreme example of buildings whose commercial life lasts for a few months only are those erected for exhibitions, such as have taken place so frequently in this country since the World's Fair in Chicago. These are generally constructed of a wooden framework covered with a composition similar to plaster; they are inexpensive to build, lend themselves readily to decorative effects and are easily removable.

COST.

The character of construction is large determined by the anticipated rent. Thus, in a tenement neighborhood, where all other buildings are of cheaper construction, if a much more costly building for the same uses were erected, it would undoubtedly be commercially unsuccessful, as the rents of the building would be fixed by the competition of its neighbors; and there is but little variation in the rent which the tenants in such a section can afford to pay.

In general it may be said that on land of high value, the best type of fireproof construction should be adopted; as the land becomes cheaper and the rents less, cheaper forms of construction will be necessary, until on cheap land, with cheap rents, it will be necessary to build as cheaply as the requirements of sound construction and the building laws of the city will permit. (See Principles of City Land Values, by R. M. Hurd, under head of "Types of Buildings.")

CHARACTER AND USE.

The character and use to which buildings are to be

put must also be taken into consideration. Thus, those occupied by a large number of people, either permanently as residences or temporarily for business, amusement, instruction, etc., should be either wholly or partly fireproof, as financial considerations permit; and this should be enforced for the protection of the community by municipal and other regulations: especially is this the case in those buildings from which the egress will be slow on account of the crowded nature of the occupancy such as high office buildings, concert halls, theatres, schools, department stores and more especially, where (as in theatres) there is an extra hazard due to the means employed to obtain realistic effects. The disastrous fires and the heavy loss of life at the Ring Theatre in Vienna, the Opera Comique in Paris and the Iroquois Theatre in Chicago, emphasize this necessity.

The character of the occupancy should also be taken into consideration; thus in tenement houses, where the tenants are apt to be, if not careless and irresponsible, too busy to devote much time to cleanliness, it is well to employ such materials and such forms of construction as will admit of rough handling and easy cleaning, eliminating to some extent the very rapid depreciation to which they are subject.

In buildings occupied as dwellings by numerous people, the character of construction is in most cities regulated by building and tenement house laws. Apartment or tenement houses in New York City over six stories in height are required to be of fireproof construction; over four stories or when occupied by more than two families on each floor, the halls and stairways must be fireproof. When applied to all buildings, these regulations work no hardship on either tenants or landlords, as the tendency is to build higher as the value of the land increases; and the precautions against fire are greatest in those buildings which need it most and where the tenants can best afford to meet the increased rentals necessary for better construction. Building and tenement house laws also endeavor to enforce the erection of buildings in which strict attention shall be paid to sanitary requirements in order that the health of the tenants shall not be endangered. The more crowded the building, the greater the importance of such regulations.

FIRE HAZARD.

In residential or office buildings the tenants or temporary occupants as well as the landlords and property holders are benefited by the use of a more expensive form of construction for protection against fire. In other buildings fireproof construction is required for the protection of the contents. Such are buildings used for the storage of large quantities of valuable goods; the insurance on which, in a non-fireproof building, would probably pay interest on the extra cost of fireproof construction. In libraries, picture galleries and buildings containing valuable articles or documents, which, if destroyed, cannot be replaced, fireproof construction should always be used; this is also the case in buildings used for the storage of explosive or inflammable goods, such as chemical warehouses.

There are many precautionary measures which can be taken to check the rapid spread of fire and which add but slightly to the cost of building; thus, openings between floors for stairways, elevator or vent shafts, create a draft and aid greatly in the destruction of a building; they should, wherever possible, be disconnected from the main building by means of brick or fireproof walls and partitions. Wire glass as a prevention to the spread of fire is being extensively used. In frame buildings, floors, walls and partitions can be rendered safer by breaking hollow spaces, either by bridging or by a few rows of brick filling.

The proportionate increase of cost of fireproof over non-fireproof construction decreases rapidly as the building becomes more expensive; the more costly the building, therefore, the greater reason there is for the adoption of fireproof construction.

BUILDING LAWS,

Building in most cities is to a great extent regulated by building laws, which require safe and sanitary forms of construction. These laws, as cities grow larger and the buildings of greater cost and importance, tend to become more detailed and specific and seek to cover all ordinary contingencies and to protect the public from the erection of unsafe or unsanitary buildings, due to the ignorance or greed of builders or property owners.

One weakness of most building laws is that they fail to adjust themselves with sufficient rapidity to changed conditions or improvements; they frequently entail unnecessary and expensive methods of construction where cheaper and more satisfactory ones could be used.

MAINTENANCE.

Very cheap construction and poor workmanship are not economical as they entail heavy expenses for repairs and frequently necessitate partial or even total reconstruction at the end of a comparatively short time.

Sound and well-constructed sanitary appliances cannot be too much insisted on; where of poor material or faulty installation, they are subject to rapid depreciation and need constant repairs; they are therefore uneconomical as well as unhealthy.

In buildings subject to very rough usage, the use of a more expensive form of construction and more durable materials will show a better net return than cheaper materials and construction which will need constant repairs; depreciation is very rapid in buildings not kept in good condition, and the cost of maintenance is least where there is no delay in making good all dilapidations as they occur.

DECORATION.

Third in importance is the question of ornamentation, by which is meant external and internal decoration, as well as the proper proportioning of the different parts of the building, the plan and consequent elevation of which are supposed to have been settled with due regard to utilitarian requirements.

The assembling or grouping of the different units of a building may in many cases be greatly varied, and true architecture consists in subordinating the arrangement and decoration of the external and internal parts of a structure to the requirements of its use.

It is not intended to minimize the importance of architectural beauty; of two buildings, the planning and construction of which are equally satisfactory, that of which the external appearance is pleasing and the internal decorations in good taste, will be commercially more valuable and thereby justify the expenditure incurred, than in another building equally useful, but less pleasing to the eye.

There is, moreover, a continual improvement in public appreciation and whilst it is true that many people are unable to discriminate between beautiful and merely pretentious architecture, the tendency is, especially in the larger cities, for the character of the architecture to improve and for beauty in buildings, especially in some classes, to have a very decided commercial value.

The advent of an educated architect of good taste in a growing town has often raised the architectural standard of buildings in the whole community. Buildings of inferior design, comparing unfavorably with those recognized in better taste, suffer by contrast with them and depreciate in value.

The commercial value of artistic architecture is mostly in evidence in residences, either private or multiple, such as apartment houses, hotels, etc.; people are more particular about the appearance of the building they live in than they are about their places of business.

In business buildings more particularly, architectural beauty should always be subordinated to adaptability to use. Of two buildings, the one poorly planned in regard to its proposed use, but outwardly attractive, and the other well planned and well suited to its requirements, but lacking all pretensions to architectural merit, the latter is the more useful and will be the more successful building.

The three controlling factors having been pointed out, something may be said of the difficulty of properly adjusting their different claims; this is not always an easy matter, as they are frequently in direct opposition.

Thus, in a lofty office or store building, *constructive* requirements necessitate heavy walls, piers and columns, but on costly land, where every foot of floor space is of value, *utility* demands that the area of the supporting walls and columns be reduced to a minimum, and a conflict then exists between the requirements of *construction* and *utility*.

THE RECONSTRUCTION OF WEST END AVENUE

The Second Transformation Within One Generation—Private Dwellings Giving Place to Million-Dollar Apartments

WEST END AVENUE is well started on its second era of reconstruction. Thirty years ago it was in the midst of a section undeveloped in the modern sense, but not uninhabited. Some of the old families still clung to their homesteads, and there were neighborhoods and centers somewhat populous; but for the most part the old estates had been broken up by street cuttings, and while the new city blocks were waiting for the real city to grow up to them many temporary cottagers with rude buildings in the nature of "taxpayers" had been suffered to remain.

The first reconstruction began in 1884, with the erection of a house by Ralph F. Townsend, architect, on the west side of the avenue one door south of 102d street. It was intended that this should be a high-class street for private residences, and many of the blocks were restricted, some for long terms and others for ever. The real movement for the upbuilding of the West Side did not begin until 1885.

During the years that followed many expensive dwellings of a sort that average well with the best in the city appeared, but as land values steadily rose some plots were held by their owners without improvement for speculative profits, and eventually were taken as sites for small flat houses. This first building movement covered a period extending up to the time of the construction of the Broadway subway, and the present movement had its inception about two years ago.

The private houses are giving way to twelve-story elevator apartments with ground dimensions one hundred feet square. More big houses of this type are under construction or being planned at the moment than ever before in any part of the West Side. Not only has the knell of the private dwelling been rung but the type of apartment houses formerly prevailing has begun to give way also.

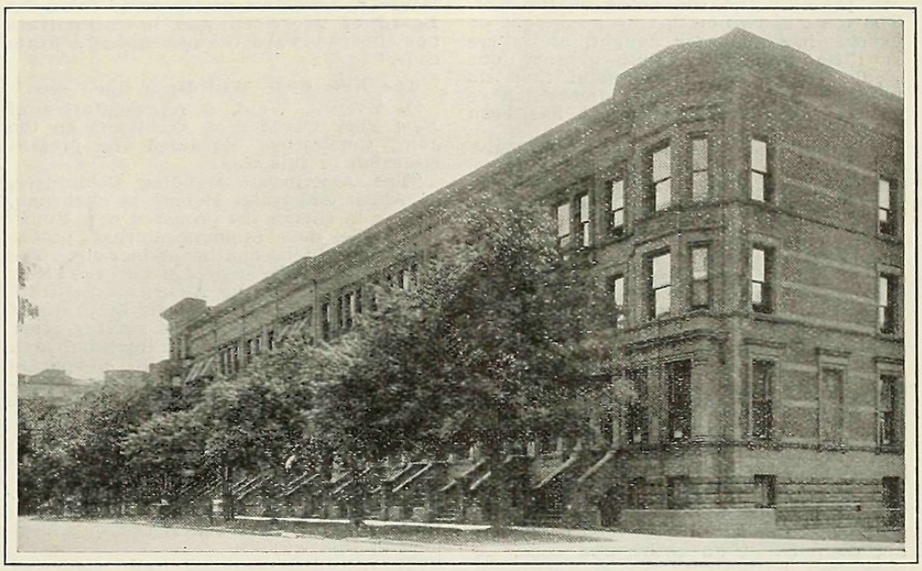
Often it is said that thirty years, a single generation in time, spans the average economic usefulness of buildings in the path of metropolitan progress. On West End avenue, at the southeast corner of 101st street, there is an instance of where an apartment house erected only fourteen years ago is being removed from a site that will be occupied by a house which the times consider modern. This will be a building with a frontage of one hundred feet, a depth of one hundred and six and a height of twelve stories. Exclusive of the land the buildings will cost $700,000. George & Edward Blum, architects, have filed the plans for the owners, Julius Tishman & Cons, of 299 Broadway.

Restrictive covenants which it was supposed would preserve the greater part of the avenue for private residences for all time have failed to hold in instances where they have been tested, and the restrictions that were for certain periods are expiring. At any rate, there is scarcely a block remaining which has not already or soon will be invaded by the class of huge residential buildings to which the most fashionable avenues are now being given over.

The block between 103d and 104th street (see illustration) hitherto lined by brownstone dwellings, has been broken into by the sale to the Paterno Bros. by various owners of the north half, on the west side of the avenue. The sale includes Nos. 891 to 899 West End avenue and 302 West 104 street. The last named house belonged to the estate of Charles A. Cowen, ofrmerly president of the Building Trades Employers' Association. On this site the Paternos, who have been large builders on Morningside Heights, will erect a twelve-story apartment which will represent, together with the land, about $750,000 according to published report.

A conservative estimate of the total investment represented by the buildings now in course of construction, being planned or just about completed, on West End avenue, exceeds eight million dollars. When Mr. Ralph Townsend erected the first house, twenty-eight years ago, the estimated cost of all the houses on the upper West Side, between 59th street and Manhattan Valley, was scarcely more than this. Viewed after a consideration of conditions and circumstances in any other city in the world, it is remarkable that it should become necessary because of purely economic reasons to reconstruct an avenue modernly builded less than a generation ago, by merely superseding one class of housing for another.

Two reconstruction periods have been alluded to, but historians assure us that the section is now undergoing its sixth change since Manhattan Island was settled. No former era could have been shorter than the one now closing, during which West End avenue possessed the character of a private residence street.

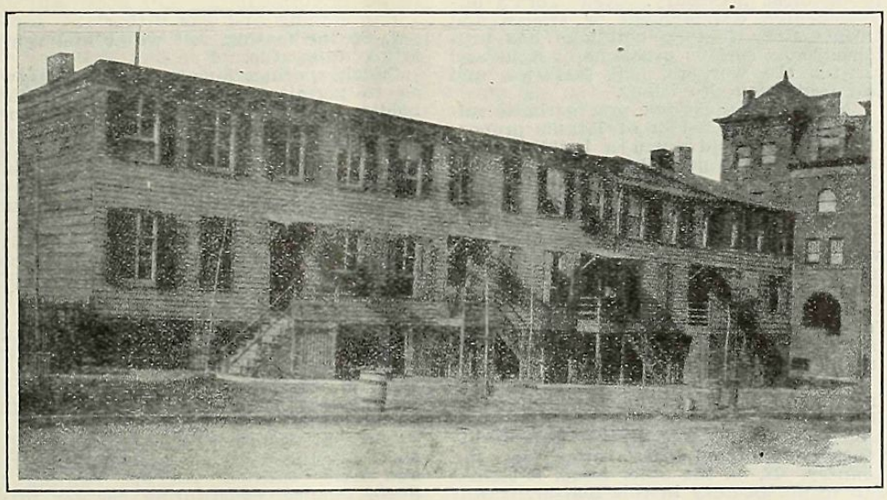


A BLOCK ONCE TYPICAL OF WEST END AVENUE, NOW TO BE SUPERSEDED IN PART BY A BIG APARTMENT HOUSE.

As nearly all the new buildings occupy a frontage of about half a block, and have a uniform height of twelve stories, it can be imagined what the architectural appearance of the avenue will be like when ten years hence, as some say, it will have been rebuilt from end to end, with the exception of the churches; and when the rows of four-story houses have entirely given place to twelve-story ones. Let the imagination run a little farther down the years and the lateral streets will be found filled with eight-story houses, in place of the five-story ones of the present.

Going southward, one who is in search of new developments, finds that plans are also in preparation for a typical apartment at the northeast corner of 98th street, for the L. & H. Holding Company by Nast & Springsteen, architects. At 92d street A. C. & H. M. Hall are excavating a site for an exceptionally large house; at 88th street Harry Schiff will have the "Chautauqua" ready by September 1, and in 87th street, between West End and Riverside, the Brixton Company is completing a ten-story apartment-hotel.

At the southeast corner of 86th street Charles E. McManus only recently completed an operation, and for the northeast corner of 83d street Neville & Blagg, architects, are preparing plans for an apartment to have ground dimensions 112x125 ft, and to cost $700,000. The site is now being cleared of rock, as it was never before occupied, except in part by a dwelling. At 78th street the Cambridge Construction Co. is just finishing an operation.



THE OLD WEST SIDE—WEST END AVENUE AT 81ST STREET, 1890.

—John Jameson, who is one of the progressive residents of the Rockaway section, has decided to introduce into that section the two-story brick dwelling for the first time. He filed applications for the erection of six two-story brick dwellings to be erected on Thompson avenue, north of the Boulevard, Rockaway Beach, at a cost of $13,500. Several of the land owners in that section have been talking of introducing this style of building there for some time, but Mr. Jameson is the first to make the experiment.

A BUILDING CODE FROM THE STATE

The City's Building Interests to Ask the Legislature to Enact a Code If the Aldermen Can't Produce One— Status of Present Revision.

IF the Board of Aldermen by another failure proves that it is unable to prepare a suitable building code,, the Legislature will be appealed to for relief and asked to enact one. The building interests of New York as represented in their Joint Committee are apparently resolved on this course. For five years at intervals the Board of Aldermen has been trying ineffectually to prepare a set of building laws in accordance with modern practice and the needs of the age. The work of two or three commissions of experts has gone for naught, and there is little probability that another one would be any more successful than its predecessors. Conflicting interests have so far killed every code that has been submitted.

The Building Committee of the Board of Aldermen which has been going through, section by section, the revision of the Building Code proposed by the Joint Committee of architects, engineers, builders and underwriters, has finished the book with the exception of the sections relating to fireproofing and fireproofing materials, including brick, reinforced concrete and hollow tile. The consideration of these sections has been further postponed until July 12.

After hearing what will then be forthcoming, the committee will have afforded every one an opportunity who wishes to be heard upon any part of the code, and its duty will then be to prepare its report. In this work, as the chairman of the committee, Alderman Herbst stated at the last hearing, the committee desires to have the advice of experts upon certain sections, but not with the object of having them frame an entire new code. A resolution authorizing an appropriation of $25,000 for the employment of professional and clerical help, which was introduced some weeks ago, has not been reported out of committee. Experts employed in previous years for a like purpose are still unpaid.

Undiscouraged, and animated only by a desire to give the city the best code possible, the Joint Committee which prepared and submitted the tentative code for the approval of the Board of Aldermen, intends to revise its own work, with the new knowledge gained from the hearings. If an appropriation for employing another body of experts be not forthcoming, and if it is not really the intention of the committee of Aldermen to attempt the preparation of another code, the revised work of the Joint Committee will be in order for adoption as the report of the aldermanic committee.

Putting It Up to the Aldermen.

There is a strong feeling abroad that if the city Aldermen fail again to produce a code, the Legislature should be asked to enact one. That the Joint Committee intends to submit a further revision was made plain this week by several members of the committee. Chairman Benjamin D. Traitel said:

"Up to this time, during the continuance of hearings on the proposed code by the Building Committee of the Board of Aldermen, it is only fair to assume that they are acting in good faith, and particularly so, as I have been assured from time to time by Mr. Herbst, the chairman of the Aldermanic committee, that he and his committee are most anxious to give to the City of New York a satisfactory building code.

"Our Joint Committee has invited, and is receiving suggestions from civic bodies, architects, engineers, builders and others interested in the formulation of an up to date code, some of which are of great value.

"While much of the criticism of our work at the aldermanic hearings has been largely influenced by motives of self-interest or pique, there has also been some truly constructive and most valuable criticism which the Joint Committee is seriously considering. We have again and again announced that we welcome constructive criticism and suggestions, and that they will receive the proper consideration. We are glad to repeat this through the medium of your columns.

"At the end of the hearings before the aldermanic committee, we shall further submit to it such amendments or changes as we may agree upon in full committee, after careful consideration. It will then be incumbent upon Mr. Herbst and his committee to see that they report out and pass a code without delay. Our city certainly should not be working under the present antiquated code.

"If they fail to do this, I believe the time will have arrived to ask the Legislature to take this power away from the Board of Aldermen and to concentrate our efforts toward the passage of a State code."

The New Code Will Be a Good One.

D. Everett Waid, a representative of New York Chapter of Architects on the Joint Committee, explained the present situation in this way:

"The Aldermanic Building Committee, of which Alderman Herbst is chairman, having in charge the proposed new Building Code, has announced that public hearings will be continued in July. The Joint Committee representing the New York Chapter of the American Institute of Architects, the American Institute of Consulting Engineers, and several other organizations, was invited by Chairman Herbst three months ago to co-operate with his committee and edit any desirable amendments to the code that might be introduced.

"During the public hearings the Joint Committee invited from the public, as well as technical experts, criticisms and suggestions of a constructive character. It was the hope of the Joint Committee that it might serve the Board of Aldermen in this way.

"It intended to study all suggested amendments submitted in writing and also the stenographic official record of the discussion at the public hearings. After the hearings were finished, the draft of the proposed code was to be carefully amended in conference with the aldermanic committee, and then reintroduced for passage by the Board of Aldermen. Whether or not this programme is still to be carried out depends entirely on the continued adherence of the Committee on Buildings of the board to the plan. The Joint Committee is prepared as always to serve the city.

"The proposed code will undoubtedly give New York the best building laws we have ever had. It is in reality the result of the labors of previous code commissions, as well as the long and arduous labors of the Joint Committee. With the additions and modifications brought forward by other experts during the course of the hearings, it will become a law of which the aldermanic committee may well be proud.

"The new code would remove inconsistencies and obscurities of the present ordinance, relieve its hardships, encourage fireproof construction, and safeguard life in a manner which the Triangle waist fire and other disasters have shown to be most necessary. New York's unprecedented development of twelve and twenty-story factory buildings has produced most serious problems of light and air for the workers, exit facilities, and fire protection provisions.

"New York must not procrastinate until it has a fire horror of Titanic proportions, but should enact a building code as promptly as possible to meet present day conditions. Some well-intentioned, but misguided citizens, have opposed the code, to be sure, because it failed to include radical requirements regarding the ventilation of buildings. Such matters are so interbound with our factory laws that they may well be left to more extended study. It ought to be sufficient for the moment to agree on a code which is infinitely better than the existing one, in this and other particulars.

"If the Board of Aldermen will act during the present session, it will have to its credit a piece of building law work which is already attracting favorable attention of other cities throughout the country. If, on the other hand, it should fail to do its duty in this matter, it will have to face a responsibility which could only be paralleled by the inconceivable crime of steamship companies continuing to carry only half the necessary equipment of life boats."

Mr. Waid is the consulting architect of the Metropolitan Life Insurance Company, which loans out more money on New York real estate than any other corporation.

Opposition Considered Not Serious.

Oscar Lowinson, who represents the New York Society of Architects on the Joint Committee, when interviewed on the prospect of getting a new code enacted, expressed the opinion that the opposition to the proposed code was not serious.

The members of the committee recognized that the code as presented needed amendments, and he personally had some forty or fifty amendments which he intended to submit, these largely as a result of prolonged study and the discussions. With reference to the objection by the Charity Organization Society, Mr. Lowinson said he believed he voiced the sentiments of the entire committee when he stated that the committee has gone as far as it has any right to in connection with such matters, and it was a question whether it is advisable to take up at this time such questions as suggested by the Charity Organization Society.

With reference to the question of the appointment of a new commission, Mr. Lowinson did not believe that one is intended, for Mr. Herbst, the chairman of the committee, had stated in his presence that the only object of asking for this appropriation was for the purpose of determining disputed questions between the committee and opponents to specified parts of the code, in which case, independent, unbiased experts were to be employed.

"Of course nobody knows what politics will do," concluded Mr. Lowinson, "but should this code be defeated it will probably mean the end of the Board of Aldermen legislating in this line of work."

SEPARATE SPECIFICATIONS.

For Heating and Ventilating, on Public Buildings, After September 1.

A new State law will go into effect on September 1, requiring that specifications for heating and ventilating contracts on all public buildings in this State must be drawn so as to permit separate and independent bidding for this class of work, the same as for plumbing and drainage. It applies to county, city or borough, as well as to State buildings hereafter erected.

The law was embodied in Senate bill 715, and is entitled "An act to amend the general municipal law and the State finance law in relation to the awarding of contracts." It provides as follows:

"Section 1. Article five of chapter twenty-nine of the laws of nineteen hundred and nine, entitled 'An act relating to municipal corporations, constituting chapter twenty-four of the consolidated laws,' is hereby amended by adding at the end a new section, to be section eighty-eight, to read as follows:

"Sec. 88. Separate specifications for certain contract work. Every officer, board, department, commission or commissions charged with the duty of preparing specifications or awarding or entering into contracts for the erection, construction or alteration of buildings in any county or city or the borough of any city, when the entire cost of such work shall exceed one thousand dollars, must have prepared separate specifications for each of the following branches of work to be performed:

1. Plumbing and gas fitting.
2. Steam heating, hot water and ventilating apparatus.

"Such specifications must be so drawn as to permit separate and independent bidding upon each of the classes of work enumerated in the above subdivisions. All contracts hereafter awarded by any county, city or borough, or a department, board, commission or commissioner or officer thereof, for the erection, construction or alteration of buildings or any part thereof, shall award the respective work specified in the above subdivisions separately to responsible and reliable persons, firms or corporations. Nothing in this section shall be construed to prevent the authorities in charge of any county or municipal building from performing any such branches of work by or through their regular employes, or in the case of public institutions by the inmates thereof.

"Sec. 2. Article two of chapter fifty-eight of the laws of nineteen hundred and nine, entitled 'An act relating to State finance, constituting chapter fifty-six of the consolidated laws,' is amended by adding at the end thereof a new section similar to the foregoing."

FIRE PREVENTION.

Realty League's Counsel on Fire Commissioner's Jurisdiction.

The opinion of the Acting Corporation Counsel to the Fire Commissioner in relation to the construction to be put upon the subdivisions of the new fire prevention law, as printed in the Record and Guide last week, was very interesting to the members of the Realty League in its representation of a large number of owners of property to whom the Fire Prevention Bureau has already addressed some very extraordinary orders. The opinion referred to is very largely confirmatory of the advice given to owners of the Realty League in reference to such orders. It must have been something of a shock to the Fire Commissioner and his subordinates to have it indicated to them from the Corporation Counsel's office that they were not clothed with that omnipotence which they had assumed. The really most important expressions in the opinion might well escape general attention in that there are certain matters specifically set out as interpreting the meaning of the Charter amendment, and to those things the mind of the reader would be more particularly directed to the neglect of the other matters of higher importance. These most important matters are where the legal adviser of the Commissioner points out that when the Fire Commissioner attempts to exercise what he may consider one of his general powers "the power may only be exercised reasonably and with sound discretion." And again he says that the new rules or regulations which the Commissioner may adopt must be "consonant with reason and judgment." In this way the Corporation Counsel's office has pointed out that underlying all of such matters as have just been mentioned is the question of the reasonableness of the requirement and the sound discretion and judgment in the character of the demand made upon the owner. If the Commissioner had asked further upon this subject he might have been advised that the question of the reasonableness of his orders can be raised in any case, and he might also have been told that if in attempting in any drastic way to enforce orders he goes beyond either the law as found in the constitution, the statutes, ordinances or any other legal requirement and damage results to the owner he and those participating in the execution of his orders would become personally liable to the extent to which damage could be proved.

The question of the reasonableness of any order aside from whether there may be found a specific enactment covering it is one that can be raised in any case, and judging from the drastic, either ignorant or incompetent or worse, orders that have been issued against properties of owners with the Realty League it is perfectly safe to assume that the questions arising under the new fire prevention law will be thoroughly tested in the courts, and a determination will be obtained from the court of last resort construing the law and determining the rights of owners. A number of wholly confiscatory orders of such a character as that an owner might almost as well abandon his property as comply have eminated from the Bureau of Fire Prevention. They are of such a character that no legal tribunal would hesitate for a moment to declare them unreasonable and say that they were beyond and outside of the exercise of anything that approached either reason or sound discretion.

The provision of the statute under which the Bureau of Fire Prevention has asserted that it has power in certain cases to order a building or structure to be vacated, which has been used as a threat against owners, is the one in attempting to enforce which the Commission and those acting with him would be most likely to get themselves into serious trouble. Nor is it at all likely that the pretense of the statute that an owner gets a hearing through the Board of Survey would ever be held to be due process of law. Aside from the legal questions as to the Board of Survey no owner who knew what it is and who understood that it was practically nothing but a duplication of the Fire Prevention Bureau would be so foolish as to invoke a decision from it.

The Realty League has taken measures to protect its members from every illegal requirement issued from the Bureau of Fire Prevention, and as the organization has great strength and is quite able to take care of itself and its members there will be no riding rough shod over any of the owners represented in its membership.

Some of the arbitrary and ridiculous demands for the installation of fire sprinklers suggest that it would be far better for real estate owners to sell out at any sacrifice and invest their funds in the manufacture of fire sprinklers. Any owner who puts them in except under proper legal advice, if he does not want to put them in, will only be assisting in enriching those who are interested in the sale and installation of automatic sprinklers.

There is one point which does not appear to have been covered by the opinion from the Corporation Counsel's office, and that was, that after the plans had been approved by the Bureau of Buildings and the Fire Commissioner or after requirements in existing buildings of the Fire Commissioner had been complied with fully to the letter and in the spirit there is absolutely nothing in the law protecting an owner from entirely new demands from the same or the next incumbent of the office of Fire Commissioner.

CARLISLE NORWOOD.
(Counsel to the Realty League.)

Locomotive in Excavation Work.

An interesting method of handling necessary materials and excavated earth and rock on heavy office building foundation work has been put to use on the site of the future Adams Express Building, 57-61 Broadway.

Running east and west through the middle of the plot, which has frontage on both Greenwich street and Broadway, a line of heavy piling carries a standard guage railroad track. A modern locomotive train makes possible a greater efficiency for this kind of work than has ever attained by the usual swinging boom.

It is perhaps food for reflection, that no general contract is to be awarded in connection with this project. It will be an "owners build" job, separate contracts are to be let on all the different branches.

NEW HARLEM HOSPITAL.

A Wing About to be Erected to Complete the Hospital Group..

The New Harlem Hospital premises occupy the block front between 136th and 137th streets and Lenox avenue, and run back a thousand feet on the side streets. The grounds are laid out in paths and lawns and planted with shrubbery, thereby affording shade to the wards. The Harlem Hospital is one of the few public buildings in the heart of the city which enjoys the advantages of landscape gardening and foliage.

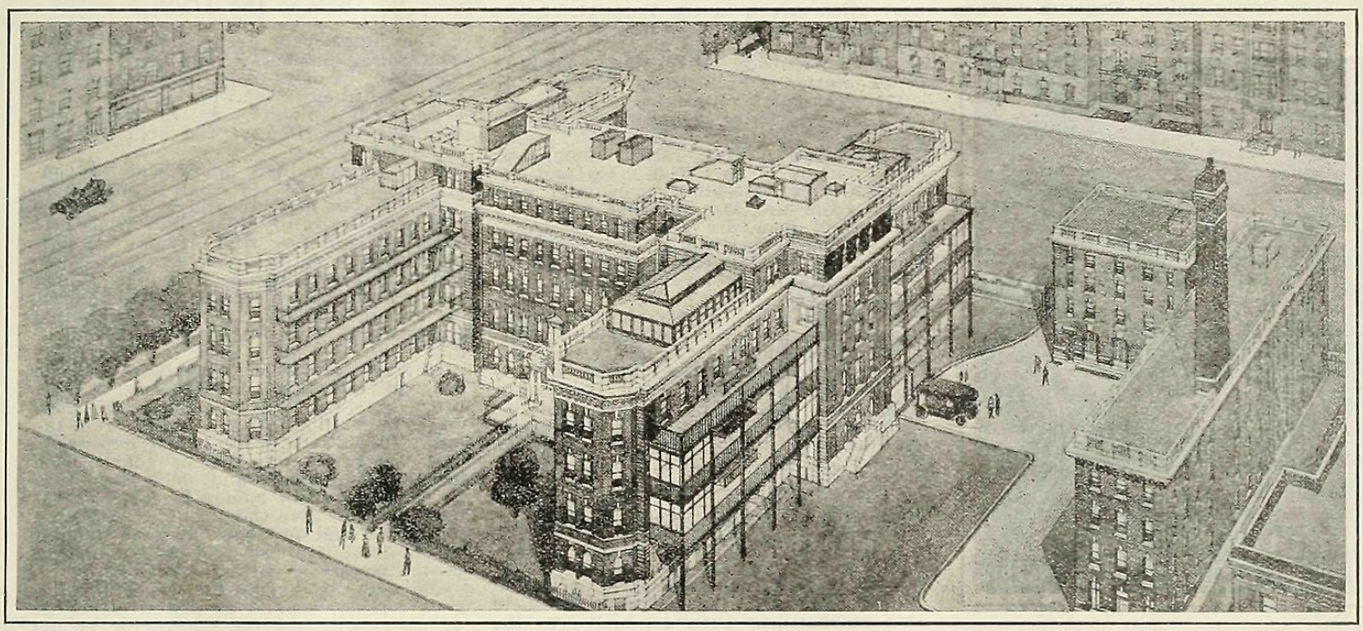
The new ward wing about to be erected will complete the hospital group proper. This group is in the form of the letter "H," the wards being placed in the long arms which run north and south, and the administration building in the short arm connecting the two. The power house and ambulance station, with the future nurses' home, complete the group plan.

The new buildings will be constructed of Harvard brick with limestone trimmings. An interesting feature will be the roof wards for open-air treatment. The wards on each floor as well open upon an outside covered porch, so that the patients may have the benefit of the fresh air throughout the entire day and during the night, if necessary. The floors of these open-air porches are made of vault lights so that the amount of light in the wards proper will not be obscured. The porches are enclosed with iron balconies some five feet high.

The new ward wing about to be built will double the capacity of the hospital and amply provide for the increasing population of the neighborhood. An additional operating room will be built on the roof of the present building in the north wing, and a roof-garden ward will be constructed over the entire south wing. In the administration building a new kitchen of double the capacity of the present one will be installed, as well as additional dining-rooms and sleeping quarters for the house staff. The X-ray department will be enlarged and will continue the important work which it is doing at present. The clinical laboratory will also be enlarged and additional features added.

The entire new building will be devoted to the medical department, while the present building will embrace the complete surgical division. The completed group will be supplied with power, light, heat, water and refrigeration from the central power house. The present building will be altered in many of its details and will be of the highest standard of efficiency and contain the most modern appliances and equipment.

The work of construction will shortly begin and it is hoped that the entire group will be completed in about a year. The Harlem Hospital is one of the city's hospitals and is being erected under the direction of the Board of Trustees of Bellevue and Allied Hospitals, Dr. John Winters Brannan, president. J. H. Freedlander, of 244 Fifth avenue, is the architect.



J. H. Freedlander, Architect.

NEW HARLEM HOSPITAL—A NEW WING IS ABOUT TO BE ADDED TO COMPLETE THIS PICTURE.

—Consumers of steel continue to pay a premium for early delivery.

SUPT. THATCHER'S DEATH.

Received Fatal Injuries in the Discharge of His Duty—A Prominent Builder.

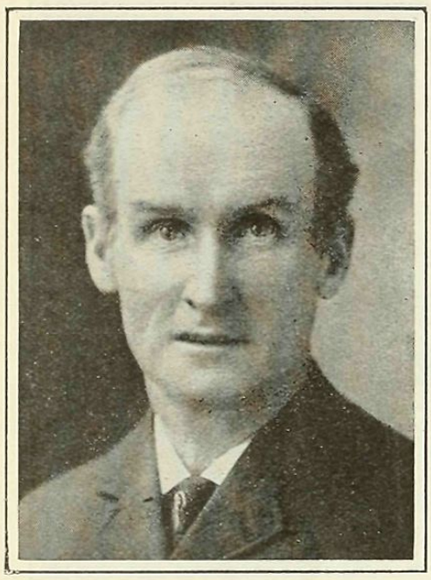
In the performance of duty, John Thatcher, Superintendent of Buildings in Brooklyn, received injuries on Tuesday from which he died in a few hours. Mr. Thatcher had gone to make an inspection of some buildings on New Lots avenue, near Snediker avenue, after a complaint had been made by Chief Inspector M. J. Kennedy.

The Superintendent and a young Italian apprentice stood on a narrow scaffolding near an open well which is to be filled by a stairway. Mr. Thatcher chopped away at some bricks and was engaged in analyzing the material when the scaffolding gave way.

The two men were precipitated from the third floor through the "well" into the cellar, a depth of forty feet. The Superintendent suffered a fracture of the spine and hemorrhage of the brain, but the Italian was uninjured. Both had landed in a sandpile, but Mr. Thatcher struck on his head, which was imbedded half a foot in the sand.

Inspector Snackenberg and the Superintendent's chauffeur, who were waiting near, found him unconscious and conveyed him to the Bradford Street Hospital, where he regained consciousness and spoke to his son, Edwin H., and his friend, Rev. T. J. Elms, pastor of the Presbyterian church at Setauket, where the Thatcher summer residence, "Derwgwyn," is located.

Mr. Thatcher was 59 years old. He was born in Egrement, England. When



THE LATE JOHN THATCHER.

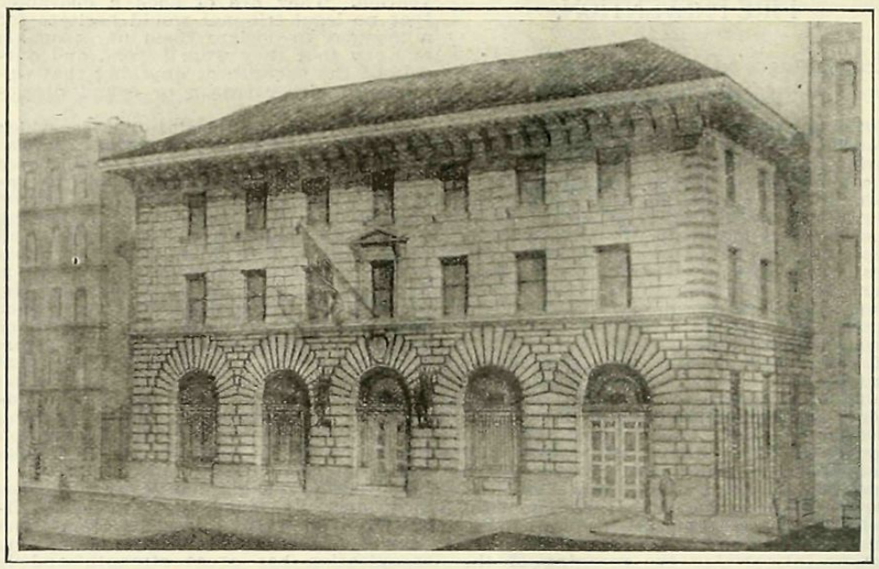
he was 10 years old the family came to America. Before he became Superintendent of Buildings for Brooklyn Mr, Thatcher was Superintendent of Sewers in the Swanstrom administration. He was a member of the contracting firm of John Thatcher & Son, but withdrew from the firm after taking the position he last held. He was well known as a builder, He erected the Brooklyn Academy of Music, the Hebrew Orphan Asylum of Brooklyn, the new Dime Savings Bank, the Polhemus Clinic, Erasmus Hall High School and many school buildings.

Mr. Thatcher impressed everyone as a man of principle and devoted to duty. He had the respect and esteem of the people of Brooklyn in a high degree.

Besides his son and Mrs. Thatcher, four daughters survive him.

—A feature of the new apartment house at 875 Park avenue, southeast corner of 78th street, which Bernard Mayer's company is completing, is an entrance hall of exceptional dimensions and elegance. It comprises a vestibule 16 feet wide and 21 feet long, leading to a corridor 12 feet wide by 86 feet long, off of which is the hall proper, 24x32, all treated in marble and cut stone in Renaissance style of architecture, with ornamental pilasters, columns and beamed ceiling. The building was designed by George & Edward Blum, architects.

—Police Commissioner Waldo gives notice this week that bids for the erection of the new station house in Poplar street between Hicks and Henry streets, Brooklyn, will be received at the Manhattan police headquarters, 240 Centre street, up to 10 o'clock on the morning of June 29.



Simpson Street. Hazzard, Erskine & Blagden, Architects.

A NEW POLICE STATION FOR THE BRONX.

New Police Station Plan.

Drawings have been completed by Messrs. Hazzard, Erskine & Blagden for the new Sixty-Second Precinct Police Station, to be built in Simpson street, near 167th street, in the Borough of The Bronx. The plans for the new building, which is shown in accompanying illustration, embody all the latest ideas in police station architecture.

The first floor contains a large muster room in the center, connecting with the captain's quarters, detectives' room, clerks' room, garage, record room, and men's sitting room. The male and female prisons, detention room and matron's room are also on this floor. On the second floor are the officers' quarters, drying room, two large dormitories and toilets, and on the third and fourth floors dormitories, drying rooms and toilets.

The style of architecture, Italian Renaissance, has been selected by Commissioner Waldo for all the new stations now being designed. The facade will be of Indiana limestone. The cornice of terra cotta, and the roof of green tile.

The building will accommodate about one hundred and fifty, and will be ready for occupancy about July 1, 1913.

When Brick Manufacturers Woke Up.

William K. Hammond, for many years president of the Hudson River Brick Manufacturers' Association, asserts that the method of selling common brick in this market has been conducive to the growing fortunes of builders who built largely. Brick manufacturers have had ambitions to produce great quantities from their individual plants, selling competitively in a market nearly always under the patronage, if not control, of the buyers. They have been strangely averse to analyzing the demand and supply at points of distribution for any purpose other than to discuss what some of the others should do. In an interview reported in "Brick" Mr. Hammond is quoted further:

"Strangely averse to self-dicipline, while they still pursued the policy of starting early in the season, running to full capacity and shipping the product from the plant without regard to whether demand called for it, or whether, by a reasonable adjusting of the shipments, demand would presently take all the supply at prices at least equal to cost of production. It must be that it did not occur to the minds of many that it is the business of each to adjust supply to demand. Under these conditions proceeds of sales grew less, in proportion to cost of production. Some foreclosured, some were dishonored at banks, and suddenly, strangely, all at once every manufacturer woke up."

Jersey City Construction.

The Jersey City Building Department during the month of May issued 140 permits for the erection of new buildings and alterations, estimated to cost $554,304, a decrease of $2,851 from the month of April, but an increase of $104,839 over the month of May, 1911. Of the total $380,447 is for the erection of new structures and $173,857 for alterations. Permits were granted for 27 one-story, 46 two-story, 16 three-story and 2 four-story buildings.

HOW TO START CONTRACTING.

Some Suggestions and Precepts to Beginners in the Trade.

The difficulty of getting a start in the contracting business keeps many a good man an employee. In this connection "The Contractor," of Chicago, has a few suggestions to offer as to ways and means. A portion of the article is reproduced below:

With an adequate knowledge of construction, and with a small capital there are numerous methods and ways of starting at contracting. If a man wishes to enter the building field, it may be possible to buy certain real estate in some growing section of a city, and by selling part obtain money enough to build houses on the rest. This would be combining construction work with real estate dealing.

Another method is to specialize in some part of building construction. Nearly every building in a city today has concrete foundations and footings, and the outfit to do such work is not expensive. The beginner can get in touch with building contractors and show them that he can save them money in this class of work and yet give them a quick and good job. The first few jobs may be difficult to obtain, but a few jobs well done will be the means of getting others.

As soon as a contract is obtained a good foreman should be placed in charge of the work, but the contractor should give the job his personal attention, leaving it only to see about other work. The excavation of the foundation and cellar may also be obtained, but a more expensive outfit is needed for this class of work, yet most of it can be rented. Builders also sublet other classes of work, such as plastering, metal and steel work, painting, etc. In some cities some men are doing well in the line of manufacturing and selling concrete blocks. Others are furnishing mortar to builders, mixing it by machines at a central mixing plant and delivering it in wagons. We have heard of a firm of young men that from plans furnished, bend and fasten together all reinforcing steel for concrete buildings. The builder furnishes the steel and the sub-contractor does the work on it.

A man with limited means can enter contracting by taking sub-contracts for driving piles. Simple jobs can be undertaken first, and as money is earned better machines can be purchased that will allow of special work being undertaken.

In wagon road work, an easy method for a man to learn about this class of construction is to purchase a steam roller, and if possible operate it himself, renting it to one or more contractors who may be doing work in his neighborhood.

For sewer work, excavating machines can be rented or purchased, and the excavation of the trenches can be sub-contracted. In other cases the concrete work could be obtained from the general contractor.

On railroad construction one of the best methods of getting started is to subcontract small culverts from the general contractor. Whether these are built with wet or dry rubble masonry or of concrete, the plant is very simple and seldom costs over fifteen hundred dollars; for rubble masonry much less.

BUILDING MATERIALS.

How Scarcity of Brick Yard Labor Affects Local Market.

Specifiers Now Assured of Adequate Hardwood Supply Following Floods—Flooring Prices Stiffer —Benzine Advances to Paint and Varnish Trade

SPECIFIERS had more assurance of an easy summer market for building materials this week. The Southern hardwood lumber mills announced that they are working night and day to catch up with orders, largely from the East, which have been held up on account of the recent floods. The only exception in the whole lumber market was in the cypress belt, where the recent floods were more severe. Twenty per cent. of the mills there are still idle and it probably will be September first before they find a normal level. The remainder of the cypress mills are, however, taking care of new business and have resumed shipments to this market.

But there were other indications of a stronger tone in the general market. In the structural steel department there was a sharp increase in the volume of Eastern business, notable among them being bids for 13,300 tons of structural steel for the new Adams Express Building in lower Broadway. Orders for steel for other commercial buildings alone developed an additional 3,000 tons. This had the effect of keeping steel prices firm.

The manipulation of the London copper market has been reflected here by a firmer tone. Tin is reaching to higher levels. This change will affect flashing to some extent.

In the common brick market sales and arrivals continue to keep about even so that the quotation for good brick whether from the Raritan or North rivers is flat $7 per thousand in wholesale lots, dock, N. Y.

On the floor of the Building Material Exchange this week there was a rumor to the effect that certain brick interests were purposely keeping the supply about even with the New York demand so as to keep prices up. The real reason, however, for unusual evenness of weekly transactions as shown in sales and arrivals is that labor is very scarce in the Hudson river district, although wages being paid compare favorably with those ruling last season. Barely enough men can be found to operate the yards, and the reason for the small number of barge loads coming in is found in the fact that manufacturers are devoting the services of every man and every machine to the manufacture of brick and are loading only in the late afternoons on extra time schedule or on rainy days. Instead of working gangs of loaders, the manufacturers are taking the men from the yards and using them to load in the absence of a sufficient number of laborers to form regular loading gangs at the yards.

The present price of brick is based entirely upon supply and demand. While there is plenty of brick in both the Raritan river and North river yards, the demand is such that a price of $7 seems justified for better grades of brick.

The principal demand is for new brick, mostly on spot business. Agents are discouraging futures by holding close to list quotations in the general belief that market conditions will not change sufficiently in the near future to warrant giving concessions on contracts covering more than thirty days.

In the finishing department the recent advance of 5 cents a gal. on benzine in contract lots, effective on July 1, probably will have a more noticable effect upon the paint and varnish situation than the recent advance in linseed oil has had. This change directly affects the decorator and painting contractor as well as the paint manufacturer, but as far as could be learned this week it is not probable that prices will advance on large quantities on either interior or exterior supplies, but it is entirely possible that some contractors who figure on small margins will seize upon this opportunity to boost their estimates a little so as to make up for the higher carrying charges which they have seriously felt since the first of the year. As a precautionary move, some architects are getting their painting estimates in as early as possible.

Building money continued tight this week. There was a reservation about the financiers which indicated that they are merely hesitating so as to gauge the nation's pulse, following the political contests, as intimated in this department last week. For the same reason collections in all branches of building materials are slow. The investigation of the financial market here also has unsettled the securities market, and investors are inclined to sit tight and play safe.

The volume of building construction that is going on, especially in the midtown section of the city, is surprising even to financial interests which lend heavily on commercial building propositions. It reflects largely the activity of the lending market during the winter. Some of the larger companies are beginning to restrict their engagements for the latter part of the year, but it is noticeable that in many instances reservations are made to accommodate business following the November elections if conditions then should warrant it.

Clay Products.

Common brick still maintains a firm price. The demand is steady because of the restricted supply of new brick, due to a scarcity of labor on the yards. The price current is $7 a thousand for both Raritans and Hudsons, although there is some brick of the 1911 stacks that is going out at three-quarters.

Front brick has a strengthening tone, with distributors aggressively in the market. Prices show no change from list, and, in fact, some distributors are limiting concessions except on gilt-edged operations.

Hollow tile business is extremely active, and contracts are being taken on local and suburban business well into the close of the summer. In this department the first intimation of the volume of fall business is shown. Leading fireproofing companies are figuring on a large quantity of moderate sized commercial buildings in Manhattan and on some apartment house business in Brooklyn and the Bronx.

Prices for hollow tile about as follows:

4x12x12 in.	5.5	per block.
6x12x12 in.	7.7	" "
8x12x12 in.	9.4	" "
10x12x12 in.	11.0	" "
12x12x12 in.	13.8	" "

F. O. B. car Perth Amboy.

Prices on partition blocks run about as follows:

2x12x12	4.4	per block.
3x12x12	4.4	" "
4x12x12	5.0	" "
6x12x12	6.6	" "
8x12x12	8.8	" "

F. O. B. car Perth Amboy.

North river brick transactions on the wholesale dock, N. Y., for last week with comparisons with corresponding week last year follow:

1912.
Left over, June 8, 3.

	Arrived.	Sold.
Monday	13	11
Tuesday	6	7
Wednesday	7	7
Thursday	4	4
Friday	9	9
Saturday	11	8
Total	50	49

Condition of market, stiff. Prices, $6.75 to $7. Raritans, $6.75 to $7. (Wholesale, dock, N. Y.)
Left over, June 15, 4.

1911.
On hand June 12, 2.

	Arrived.	Sold.
Monday	17	10
Tuesday	3	6
Wednesday	10	9
Thursday	10	14
Friday	6	12
Saturday	6	3
Total	52	54

Condition of market, buying spasmodic; quotations, Hudsons, $5.75 to $5.87½; Raritans, $5.75 to $6. Arrivals in corresponding week last year were 61; sales, 70, with 27 on hand and 18 left over. Prices were: Hudsons, $5.75 to $6; Raritans, $5.50 to $5.75.

Cement.

The cement situation here in New York is not as brisk as it should be, although there is a good inquiry, and the general belief is that prices are on a steadier footing than they have been in a long time. At any rate, there is far more optimism being expressed by agents in this vicinity than has been heard since the big break of more than a year ago. Quotations are $1.33 to $1.38 on standard brands of Portland cement in 500 barrel lots alongside dock, New York.

The natural cement market is more satisfactory than it has been in some time. Prices are still 85 cents per barrel, wholesale, in this market.

Features of the Week.

Southern hardwood lumber mills now working to capacity to fill held-up orders.

Structural mills reported marked increase in eastern building orders, 13,000 tons of which are for the Adams Express Company building.

Cypress mills are 20 per cent. shut down and prices are stiffening as demand increases.

Flashing was expected to be stiffer at the week-end as a result of the manipulation of the London copper market. Tin also advanced.

Benzine advanced five cents a gallon on paint and varnish makers; contracts, beginning with July 1.

Lime.

The lime market reports a fair demand. Prices on 500-barrel lots, New York delivered, are about as follows:

State common, 75c. per bbl.; special, 300 lbs., $1.37; finishing, 300 lbs., $1.47; finishing, 200 lbs., $1.02; finishing, 350 lbs., $1.62.

Lumber.

Advices from hardwood mill centers indicate that there is a large increase in hardwood lumber being manufactured. The mills at Memphis which were directly influenced by the flood have resumed operations and are now working full time to catch up with orders that have been held up. Current market intelligence is to the effect that the mills probably will be able to fill all orders not later than August 15, so that specifiers need have no concern regarding the ability of the trade to supply hardwood requirements for fall business. There has been no reduction in the advance in price recently quoted; neither is there likely to be until mills catch up with orders.

The general lumber market activity is fair. The wholesale market is stronger than it was two weeks ago and the retail market is firm. There is, however, a restriction now in new building orders, but this is accounted for by an uncertainty regarding the action of the money market following the two conventions. Prices generally in the wholesale department are firm, but there is an upward tendency in these classes:

Yellow Pine.—The yellow pine market shows a fair run of business with prices firm. There is a substantial injury and considerable business being offered, although the demand is not what it should be. However, with the prevailing demands at mill points plus a fair demand locally, the market is holding its own in very fair shape. Long leaf yellow pine flooring shows a slight advance on some grades.

Spruce.—The eastern spruce market is active with prices ruling firm with every indication of a strong market during the summer. West Virginia stock and short spruce are also holding firm.

White pine.—The white pine market shows a fair call for lumber, mostly mixed orders for prompt shipment, although the total volume represents a fair trade. Prices are firm and there is more activity in buying with the arrival of new stocks at wholesale points.

North Carolina pine.—The demand for North Carolina pine is very fair, and while buying has returned somewhat to a hand to mouth basis, the aggregate is sufficient to keep the mills busy and the market steady.

Cypress.—The cypress market is in fair shape. The demand is not as brisk as it should be on cargo or car business, but there is a fair volume of lumber moving through the local wholesale yards for quick shipment to the trade. Many mills in the cypress belt are closed down on account of the floods, and it is estimated that production will be from twenty per cent. to twenty-five per cent. short this year, which, with an improved general demand and the constantly broadening use of cypress, should tend to keep the market firm.

Hemlock.—The hemlock market is ruling firm at the present base of $21.50. West Virginia stock is not so plentiful as it has been, and, in fact, the general demand for hemlock appears to be sufficient to keep the mills well employed and give little opportunity for any accumulation of stock. Large orders are being shaded.

The following prices on flooring are given for the benefit of architects who are unfamiliar with the current market price of hardwood:

WHITE PINE.

Uppers, 2-2, 5-4, 6-4 & 8-4 inch.	.. .. to $100.00
2½, 3 and 4 inch.	$110.00 to 115.00
Selects, 4-4, 5-4, 6-4 & 8-4 inch	87.00 to 92.00
2½, 3 and 4 inch.	100.00 to 107.00
Fine Common, 4-4 inch.	75.00 to ....
5-4, 6-4 & 8-4 inch.	75.00 to 78.00
2½, 3 & 4 inch.	95.00 to 100.00
No. 1 Cuts, 4-4 inch.	.... to 55.00
5-4 & 6-4 inch.	64.00 to 65.00
8-4 inch	.... to 68.00
2½ & 3 inch.	.... to 90.00
No. 2 Cuts, 4-4 inch.	.... to 38.00
5-4 & 6-4 inch.	53.00 to 55.00
8-4 inch	.... to 57.00
2½ & 3 inch	.... to 75.00
No. 1 mould'gs, medium widths.	.... to 60.00
Stained saps, medium widths..	50.00 to 57.00

Base—	No. 1.	No. 2.	No. 3.	No. 4.	No. 5.
4 to 9 in. s4s.	$68.00	$62.00	$47.00	$39.00	$30.00

Barn Boards—	No. 1.	No. 2.	No. 3.
8 in. D. & M.	$39.00	$34.00	$28.00
10 in. D. & M.	41.00	35.50	30.00
12 in. D. & M.	54.00	43.00	36.00
13 in. & up, s2s.	53.00	42.00	36.00

THE HOME BUILDERS.

More Prosperous Than Ever—State Bank Superintendent's Advice.

The past year has been a satisfactory one for savings and loan associations, in spite of the fact that business in general has not been up to normal. Reports show, in fact, that it has been an exceptionally prosperous year for them. At the annual convention of the State League, at Oswego, President A. B. Kenyon, of Alfred, said the total resources of all the associations of the state on the 31st of December, 1911, according to the report of the Superintendent of Banks, amounted to over fifty-seven and a half millions of dollars, an amount that has not been exceeded since the year 1900. Of this amount over forty-nine and a half millions of dollars belonged to the strictly local associations.

There were, on December 31st, 1911, 142,292 members, an increase of 3,754 for the year. A gratifying decrease in the amount of real estate held by the associations is another satisfactory feature. The local associations reported undivided earnings, including the contingent fund, of $2,232,000, making the percentage of undivided earnings to accumulated capital of four and eighty-one hundredths per cent.

In his annual address President Kenyon further said:

"As our name indicates, we are mutual savings and loan associations. We are not banks. We are not trust companies. We are not real estate agencies nor real estate speculators. Let us be content to be savings and loan associations. There let us grow and be strong.

"Superintendent Van Tuyl, of the Banking Department, in his last report, has so ably voiced this thought that I quote the following paragraph: 'If well managed along the lines of recent legislation, such associations have ample room for growth in their own legitimate field, can stand upon their own reputation, and do not need to ape the practices of other financial institutions. In their literature and in their advertisements, as well as by their practices, members should be given to understand clearly that they are shareholders and not depositors; that they receive dividends, limited or otherwise, from earnings, and are not entitled to interest; that the associations are strictly mutual corporations in which every member is entitled to a voice in the management, that all share proportionately in the profits, and are in like manner subject to such losses as may result from mismanagement by officers elected by them. The officers of such associations, while taking the fullest advantage of the new era of prosperity that seems to be opening before them, should therefore not forget the fundamental principles upon which such associations are based, and should remember that it was the disregard of these fundamental principles that led to past distrust and discredit.'

"Remembering these fundamental principles, and our own distinctive way of putting them in practice, may we continue to grow in the confidence of the people, until carefully conducted associations may be found in every fair sized village in the state, as well as in the larger towns and cities."

Built Like a Swiss Chalet.

This picturesque cottage of the Switzerland mountain type, occupies a commanding position on the crest of a ravine directly overlooking Port Jefferson Harbor from the bungalow section, near the entrance to the Belle Terre Estates. It is the new house of John B. Philips, of Glen Ridge, New Jersey, member of the firm of Owens & Philips, insurance brokers, of New York. The chalet is constructed for the most part of concrete and hewn timbers. Overhanging beams and rafters supported by rough-hewn brackets give to the roof a most artistic effect.

Entrance is by a concrete bridge to a mezzanine hall leading to the great living room above, and the dining room below. From the vista windows or from the deep, overhanging balcony, with barrel-stave rails, there is a charming view of the Port Jefferson harbor below, and of Long Island Sound in the distance. The fireplace in the dining room is a dominating feature. It is so big that it will take logs more than nine feet long. The dining room has a heavy beamed ceiling and a flooring of flagstones of various sizes and shapes. A wainscoting of hardwood completes the craftsman design. The chalet occupies about one acre of ground. It was built by the Dean Alvoord Company.

Mr. Philips, the new owner, is improving the property by the construction of a garage and creating new landscape features. He will occupy the chalet with his family next week.

Opposition to a Technicality.

Despite Borough Engineer Crowell's assertion that the proposed narrowing of Main street, Flushing, between Amity street and Madison avenue, is a mere technicality to establish a uniform curb line, property owners of Main street are determined to oppose it. The project was considered at a special meeting of the Business Men's Association last night.

To show public opinion on the question, John Hepburn, who was first to oppose the work, states through the Flushing Journal that it seems very funny that nobody was notified of such an important matter as this. Why, we were not consulted or even asked for our opinion in the matter. It is apparent that the whole thing is done to help the Long Island Railroad in its improvements at Main street station, just because they have no place to put their pillars.

DEPARTMENTAL RULINGS.

Board of Examiners Decisions on Various Questions.

Superintendent Miller Approves Vulcanite and Penn-Allen Portland Cements, Fireproof Trim and Hol-Concrete Building Blocks.

APPEAL 96 of 1912, New Building 169 of 1912, premises northeast corner Broadway and 146th Street, Manhattan, Thomas W. Lamb, appellant.

Question of *courts and exits in theatre.* Sec. 109.

APPROVED ON CONDITION that the court leading to 147th Street be increased to fourteen feet (14') in width, and made open to the sky; that an unobstructed fireproof passage, without steps, at least twenty-five feet (25') in width be provided to Broadway; that the entire structure on the Broadway end of the plot be made fireproof; that the rear wall of the Broadway building shall be a solid brick wall, unpierced; that an additional exit, not less than five feet (5') in width, be provided, opening into the north court; and further, that the northerly end of the foyer be extended two feet (2') further north, as indicated at the point marked "A" on orchestra and first floor plan.

APPEAL 97 of 1912, New Building 192 of 1912, premises northwest corner 77th Street and Park Avenue, Manhattan, Eliot & T. W. Cross, appellants.

Question of *lot area covered by* one-story *garage.* Sec. 8.

APPROVED.

APPEAL 99 of 1912, Alteration 1025 of 1912, premises Central Park West, 62nd and 63rd Streets, Manhattan, V. Hugo Koehler, appellant.

Question of *proscenium wall, construction, stairways* and space back of seats, *in adding a roof garden* to an existing theatre. Section 109.

APPROVED ON CONDITION that two (2) separate and independent fireproof stairways, adequately lighted, remote from each other, and enclosed with brick walls, be provided from the roof garden to the street, having no connection with any other part of the house; and further provided, that no existing stairway, or stair-space shall be utilized for this purpose in the present theatre.

May 31st, 1912.

APPEAL 102 of 1912, New Building 200 of 1912, premises whole block south side West 201st Street, Academy Street and Harlem River, Manhattan, William Weissenberger, Jr., appellant.

Question of *omitting fireproofing on columns,* etc., in an electric power house. Sections 106 and 107.

APPROVED.

May 21st, 1912.

APPEAL 92 of 1912, New Building 23 of 1912, premises 1117-1119 Broadway, 2-14 West 25th St., and 9-11 West 24th St., Manhattan, John B. Snook's Sons, appellants.

Question of *pent house.* Sec. 105.

APPROVED.

APPEAL 93 of 1912, New Building 281 of 1912, premises 527 Sixth Avenue, Manhattan, J. C. Westervelt, appellant.

Question of *stairways and exits in* a four-story fireproof *restaurant* building.

APPROVED, in that the requirements of stair-enclosures and enclosed passages to the street be waived, ON CONDITION that the present width of stairs be maintained where they exceed 3'4" in width, and that the staircase on the 32nd Street end of the building be made at least 3'4" in the clear; and further, that at least two of the stairways are extended to the roof; and further provided that the openings in the partitions shown on the basement plan be provided with fireproof doors, and that the windows in said partitions be provided with metal frames and glazed with wireglass.

APPEAL 94 of 1912, Alteration 803 of 1912, premises 157 and 159 West 18th Street, Manhattan, George M. McCabe, appellant.

Question of *wall thickness* in addition to a six-story fireproof garage building, Section 32.

APPROVED ON CONDITION that the Bureau of Buildings finds the walls of sufficient strength to carry the additional load to be imposed.

APPEAL 95 of 1912, New Building 164 of 1912, premises southwest corner Avenue B and 5th Street, Manhattan, Tomas W. Lamb, appellant.

Question of *courts* on sides and rear of *theatre.* Section 109.

DISAPPROVED.

ENCLOSED METAL BUILDINGS.

Bulletin No. 22—1912.—One-story structures not exceeding 15 ft, in height or 2,000 sq. ft. in area, may be erected in the Borough of Manhattan provided the frame work of the same is entirely of steel and the material of the walls and roofs is of sheet metal or other approved incombustible material. Before such structures are erected, however, the proper application and plans must be filed with the Bureau in accordance with Section No. 4 of the Building Code.

Dated June 3, 1912.

RUDOLPH P. MILLER,
Superintendent of Buildings.

MONTHLY BULLETIN OF APPROVALS, MAY, 1912. NEW MATERIALS OF CONSTRUCTION.
(Bulletin No. 23—1912.)

FIREPROOF TRIM: The incombustible flooring composition manufactured by the Troegerlith Tile Company, 11 Broadway, city, is approved for use as flooring and interior trim in buildings exceeding 150 feet in height.

HOLLOW CONCRETE BUILDING BLOCKS: The hollow concrete blocks manufactured by the Garden City Company, of Garden City, N. Y., are approved for use in exterior walls of buildings not exceeding 36 feet in height in accordance with the requirements of Bulletin No. 30, 1911.

BRAND MARK: "UNIT."

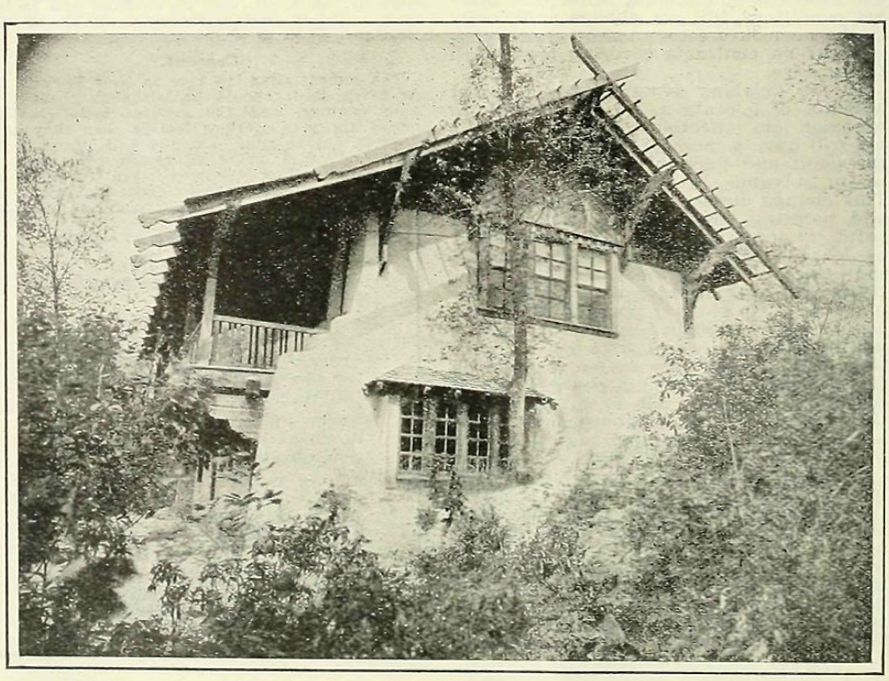
PORTLAND CEMENT: The following cements have been placed in the list of Portland cements acceptable to the Bureau and published in the Annual Report of 1910: Vulcanite Portland Cement and Penn-Allen Portland Cements.

Dated New York, June 1, 1912.

RUDOLPH P. MILLER,
Superintendent of Buildings.

—The House Owners' Association has appointed a committee to confer with the Comptroller and President of the Tax Board to urge the restoration of property or house numbers on tax bills. They maintain that this would be a safer guide against the making of errors in the payment of taxes than the system of lot and block numbers now in vogue.

—Agitation for crosstown connections in relation to the proposed subways is gaining ground in Manhattan.



Belle Terre. A SWISS CHALET.

CURRENT BUILDING OPERATIONS

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

Office Building for Architects.

The "Architects' Offices Incorporated" filed papers in the office of Secretary of State at Albany this week for a capitalization of $250,000 with which to erect in Park avenue, in the vicinity of the Grand Central station, an office and studio building covering a plot 100x100 feet, which will be operated very much as the co-operative apartment houses are operated.

Behind the plan are B. L. Fenner, of the firm of McKim, Mead & White; C. Ewing, of the firm of Ewing & Chappell, and C. G. LaFarge, of the firm of LaFarge & Morris, who are the incorporators of record, and it is also reported that Kenneth Murchison, Arnold W. Brunner and a representative of the firm of Carrere & Hastings are also interested. There are a number of large contracting companies who have been approached with a view to taking quarters in the new building.

The upper part of the structure will be luxuriously fitted up with offices equipped in every way to meet the requirements of architects. In the center part of the building offices will be arranged to conform to the needs of contractors, especially with reference to light required for draughting, etc. On the ground floor will be stores or show rooms.

Mercantile Building in Gansevoort St.

The Carey Realty Company, Peter L. Carey, president, will erect a mercantile building in Gansevoort street, the old Greenwich Village district. The property to be improved when the existing leases expire, includes 86 and 88 Gansevoort street, giving a total frontage of 40 feet. The site is about in the middle of the block between West and Washington streets, opposite the present Gansevoort Market.

New Columbia Dormitory.

McKim, Mead & White, 160 5th avenue, have started plans for the new Fernald Hall dormitory for Columbia University to be erected on the west side of South Field immediately south of the school of Journalism building. It will be a nine-story structure, measuring 50x100 feet. Builders estimates will be received in a few weeks.

Business Building for 19th Street.

Hugh E. O'Reilly, 205 7th avenue, will erect a twelve-story loft building at 205 to 209 West 19th street, covering a plot 70x92 feet. Walter Haefeli, 17 Madison avenue, is the architect, and the manager of construction will be the Hasco Building Company of 17 Madison avenue. The cost is placed at $250,000.

Paterno Bros. Next Venture.

Paterno Bros., Inc., Broadway and 113th street, contemplate the erection of a twelve-story apartment house at the southwest corner of West End avenue and 104th street, on a plot 100x100 feet. No architect has yet been selected.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

83D ST.—Neville & Bagge, 215 West 125th st, are preparing plans for a 12-sty apartment house, 100x125 ft., to be erected at the northeast corner of 83d st and West End av, for the Charmion Construction Co., 2875 Broadway, owner, Henry Mayer, president, who will take bids on subs.

123D ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 6-sty flat, 100x100 ft., to be erected in the south side of 123d st, 100 ft. feet west of Amsterdam av, for the 114th Street & Seventh Avenue Construction Co., 1980 7th av, Max Weinstein, president.

PARK ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 4-sty brick flat, 19x43 ft., to be erected in the south side of Park st, 57 ft. east of Mulberry st, for E. Quazzi, 30 Oak st, owner. Cost, $15,000.

2D AV.—Jos. C. Cocker, 2017 5th av, has completed plans for a 5-sty tenement to be erected at the southwest corner of 2d av and 1st st for Ernst Plath, 39 East 7th st, owner. Cost, $50,000.

180TH ST.—George F. Pelham, 507 5th av, is preparing plans for two 5-sty apartments, 60x100 ft., to be erected at the northeast corner of 180th st and Northern av for the Emmay Realty Co., 801 West 181st st, owner; Mark Ash, president; Max Gratzner, secretary, in charge. Cost, $100,000. Also a high-class apartment house, to be erected at the northwest corner of Pinehurst av and 180th st, on a plot 100x100.5 ft.

7TH AV.—Gaetano Ajello, 1 West 34th st, is preparing plans for a 12-sty high-class apartment at the southwest corner of 7th av and 58th st for the Paterno Construction Co., of which Dr. Charles Paterno is president. The structure will cover a plot 100x100 ft. The same architect is also preparing plans for a simliar structure at the northeast corner of 81st st and Broadway for Charles Brogan on a plot 182.6x102.2 ft. The structures will cost about $1,000,000 each.

92D ST.—Gaetano Ajello, 1 West 34th st, has completed plans for the 8-sty apartment house in the south side of 92d st, 100 ft. west of West End av, for the A. C. & H. M. Hall Realty Co., 2875 Broadway, owner. Cost, $300,000.

52D ST.—Wm. Huenerberg, 782 East 165th st, has completed plans for alterations to two 5-sty tenements 443-445 East 52d st for S. Mendelsohn & Co., 43 Leonard st, owner. Cost, $6,000.

MADISON AV.—John F. Murphy, 353 East 78th st, has completed plans for alterations to an 8-sty apartment house, 1109-111 Madison av, for John Weber est., 36 23d st, owner. Cost, $2,500.

SHERMAN AV.—The Dyckman Construction Co. has purchased the northwest corner of Sherman av and Academy st, a plot 100x100 ft. The site will be improved at once with 5-sty apartment houses.

DWELLINGS.

TIEMAN AV.—B. Ebeling, 1136 Walker av, has completed plans for the 2-sty frame residence, 21x50 ft., on the west side of Tieman av, 425 ft. south of Chester st, for M. Kempf Realty Co., John Marx, president, on premises. Cost, $4,500.

HALLS AND CLUBS.

124TH ST.—Gronenberg & Leuchtag, 7 West 22d st, are preparing plans for changing the 5-sty residence 61 West 124th st into a dance hall for J. Schwartz, on premises, owner. L. Katz, 125 East 115th st, general contractor. Cost, $6,000.

HOTELS.

72D ST.—Bids are being received for alterations to the Hotel St. Andrew, at 201 West 72d st, corner Broadway, for Morris Schinasi, 34 West 100th st, owner. Charles H. Davis, Broadway and 72d st, lessee. Mathew J. McQuillan, 100 William st, architect. Cost, $40,000.

MUNICIPAL WORK.

WHITE LEAD.—The City of New York Department of Bridges, Arthur J. O'Keefe, Commissioner, 21 Park Row, is taking bids, to close June 25 at 2 p. m., for furnishing and delivering white and red lead to the Department of Bridges.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education June 17 for alterations and additions to the electric equipment. In P. S. 1, J. & F. Electric Co., low bidder, $4,640; P. S. 19, Commercial Construction Co., $2,933; P. S. 23, Eugene Frank, $3,460; P. S. 36, Anderson-Martin Electric Co., $2,100; P. S. 106, The Jas. F. Gillespie Co., $343, and for T. S., $355.

104TH ST.—Plans are being figured for a 5-sty addition and alterations to the institution building at 231-243 East 104th st for the Union Settlement Association, on premises, Rev. Francis Brown, D. D., president; Thatcher M. Brown, treasurer, 59 Wall st; Gaylord S. White, secretary. Hill & Stout, 1123 Broadway, architects.

STABLES AND GARAGES.

CORNELIA ST.—C. B. Meyers, 1 Union sq, is preparing plans for a 2-sty brick stable, 21x98 ft., to be erected at 23 Cornelia st for Joseph Marron, 146 Waverly st, owner. Cost, $7,000.

STORES, OFFICES AND LOFTS.

7TH AV.—Geo. M. McCabe, 96 5th av, has prepared plans for a 16-sty loft building, 100x100 ft., to be erected at the northeast corner of 7th av and 27th st, for the 28th Street & 7th Avenue Realty Co., 99 Nassau st. Cost, $400,000.

BANK ST.—J. B. Snook's Sons, 261 Broadway, are preparing plans for a 6-sty brick loft building, 50x134 ft., to be erected at 155-157 Bank st, for George F. Morgan, St. Denis Hotel, Broadway and 11th st, owner, and will soon take bids. Cost, $54,000.

BROADWAY.—Henry Ives Cobb, 55 Liberty st, architect, is taking bids for alterations to the 2-sty brick loft building, 100x150 ft., at Broadway and 112th st for Slawson & Hobbs, 162 West 72d st, owner.

LEXINGTON AV.—John Kennedy & Co., 1133 Broadway, are figuring the masonry and desire bids on subs for the 12-sty loft building to be erected at 49-53 Lexington av, with an "L" to 136 Eaast 25th st, from plans by Emery Roth, 507 5th av, architect. Ruud-Nielson Co., 150 Nassau st, contractor for foundations.

WILLIAM ST.—J. B. Baker, 156 5th av, architect, is taking bids for alterations to the 20th floor of the office building at 52-54 William st for Kuhn Loeb Co., on premises, owner. Price, Waterhouse & Co., lessees.

MADISON AV.—The New York Central Railroad, owner, is preparing plans for a 6-sty loft building, 100.10x50 ft., to be erected on the west side of Madison av, between 42d and 43d sts, for the N. Y. Central R. R., owner. United Cigar Stores Co., lessee. The Grand Central Station architects.

THEATRES.

3D AV.—Louis Leining, 160 5th av, architect, is taking bids on the general contract for a 1-sty brick, stucco and tile moving picture theatre, 25x100 ft., to be erected at 1888 3d av for George Gotthelf, care of architect. Cost, $12,500.

AV B.—The Libman Contracting Co. is figuring the general contract for the theatre to be erected at the southwest corner of Av B and 5th st for Marcus Loew, from plans by Thomas W. Lamb, 501 5th av.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FOX ST.—Excavating is under way for the two 5-sty brick apartments, 42x88 ft., in the east side of Fox st, 106 ft. south of Westchester av, for the 182d St. Realty Co., 2289 1st av, owner. Kreymborg Architectural Co., 1330 Wilkins av, architects. Total cost, $65,000.

JACKSON AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the two 6-sty tenements, 70x140 ft., on the west side of Jackson av, 194 ft. south of Westchester av, through to Trinity av, for I. Jules Mayer, 15 West 45th st, owner. Schwartz & Gross, 347 5th av, architects.

POND PL.—J. J. Vreeland, 2019 Jerome av, is preparing plans for a 5-sty apartment house, 50x125 ft, to be erected at the northwest corner of Pond pl and 197th st for William Kaufmann, owner.

SHERMAN AV.—Gronenberg & Leuchtag, 7 West 22d st, are preparing plans for a 5-sty apartment, 75x120 ft., to be erected on the west side of Sherman av, 100 ft. north of Emerson st, for the Post Avenue Realty Co., Richard O'Connor, president, 530 West 207th st, owner. Cost, $100,000.

POND PL.—J. J. Vreeland, 2019 Jerome av, is preparing plans for a 5-sty apartment, 50x115 ft., to be erected at the northwest corner of Pond pl and 197th st for Wm. Kaufmann, 2604 Aqueduct av, owner. Cost, $60,000.

WEBSTER AV.—L. F. J. Weiher, 271 West 125th st, is preparing sketches for a 5-sty brick tenement and bakery to be erected at the northeast corner of Webster av and 180th st for the Cawston Construction Co., 1342 Fulton av, owner. Carmine Liberti, president; Meyer B. Gruzenskie, secretary.

160TH ST.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for a 5-sty brick tenement, 50x88 ft., to be erected in the north side of 160th st, 125 ft. west of Elton av. Cost, $50,000.

CONCORD AV.—The Oscar Taussig est. has sold to Anna Gallick a plot 100x100 ft. on the west side of Concord av, 200 ft. south of Dater st. The plot will immediately be improved with a 5-sty apartment house.

183D ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for five 5-sty brick apartments, to be erected in the north side of 182d st, from Crotona Parkway to Mohegan av, for Fraser & Berau; cost, $135,000.

DWELLINGS.

246TH ST.—Charles E. Niles has purchased through the Delafield estate a large plot in West 246th st, near Livingston av, the Bronx, on which there will be erected during the coming summer a handsome residence and garage for his own use.

SCHOOLS AND COLLEGES.

BRONX.—Bids were received by the Board of Education June 17 for alterations and additions to the electric equipment. In P. S. 4, The Jas. F. Gillespie Co., $174; P. S. 7, N. Y. Construction Co., $2,040; P. S. 13, Commercial Construction Co., $2,333; P. S. 30, T. Frederick Jackson, Inc., $926; P. S. 46, Irving A. Bogan, $765.

KELLY ST.—Plans have been approved by the Municipal Art Commission for public school 52 to be erected in Kelly st, St. John and Leggett avs for the City of New York. C. B. J. Snyder, 500 Park av, architect. Cost, $325,000.

STABLES AND GARAGES.

153D ST.—Excavating is under way for the 3-sty brick stable, market and loft, 30x67 ft., at the southeast corner of 153d st and Park av, for M. Friedlander, 251 East 153d st, owner. Chas. S. Clark, 441 East Tremont av, architect. L. Waller, care of Samuel Abramson, 140 Nassau st, general contractor. Cohn & Fredel, at site, have mason work. Cost, $20,000.

STORES, OFFICES AND LOFTS.

PARK AV.—Excavating is under way for a 1-sty brick store, 40x100 ft., at the northeast corner of Park av and 169th st, for Lena Hartmann, 2383 Walton av, owner, Henry Koelble, 71 Nassau st, architect. Cost, $8,000.

ST. ANNS AV.—Koppe & Daube, 830 Westchester av, are completing plans for five 1-sty brick stores to be erected at St. Anns av and 138th st for the Zarland Realty Co., 801 Cauldwell av, owner. Cost, $25,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

GRAND ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 6-sty apartment house to be erected in the south side of Grand st, 16.8 ft. west of Roebling st, for the Keap Construction Co., 150 Hart st, owner.

BATH AV.—F. M. Straub, 147 4th av, N. Y. C., has completed plans for two 4-sty brick and limestone tenements, 49x67 ft., each to be

erected at the southeast corner of Bath av and 17th av for Amelio Sarno, 181 Bay 17th st, owner. Work will start immediately.

BEDFORD AV.—Abraham Benes, 404 Saratoga av, is preparing plans for a 4-sty brick tenement, 22x86 ft., to be erected on the west side of Bedford av, 48 ft. north of Canarsie av, for the Jaret Construction Co., 189 Montague st, owner, who wants bids on subs immediately. Cost, $12,000.

BEDFORD AV.—Abraham Benes, 404 Saratoga av, is preparing plans for a 4-sty brick tenement, 48x90 ft., to be erected at the northwest corner of Bedford and Canarsie avs, for the Jaret Construction Co., 189 Montague st, owner. Cost, $35,000.

HUMBOLDT ST.—Plans are figuring for the 4-sty brick flat and cafe, 25x75 ft., to be erected at the northeast corner of Humboldt and Maujer sts for Peter Doelger, 407 East 55th st, N. Y. C., owner. Chas. Stegmayer, 168 East 91st st, N. Y. C., architect.

CHURCHES.

STOCKTON ST.—Klein & Koen, 360 Stone av, Brooklyn, are preparing plans for a school and synagogue to be erected in the south side of Stockton st, 100 ft. west of Tompkins av, for the new Hebrew School, 206 Stockton st, Brooklyn, owner.

DWELLINGS.

19TH AV.—White & Lath, 6319 New Utrecht av, Brooklyn, are preparing plans for two 2½-sty frame residences, 20x40 ft., to be erected on the east side of 19th av, 50 ft. north of 70th st, for Gustaf Nelson, 6911 19th av, Brooklyn. Cost, $3,500 each.

10TH ST.—Slee & Bryson, 153 Montague st, Brooklyn, have completed plans for fifty 2-sty brick residences, 18x38 ft., to be erected in the east and west sides of 10th st, north of Av R, for Otto Singer, 248 Kings Highway, owner. Cost, $3,000 each.

BENSON AV.—White & Lath, 6319 New Utrecht av, have completed plans for two 2-sty brick residences, 20x36 ft., on the south side of Benson av, 43 ft. east of Bay 10th st, for Felix Blom, 95 Bay 10th st, Brooklyn, owner. Cost, $3,000 each.

51ST ST.—White & Lath, 6319 New Utrecht av, have plans for three 2-sty brick residences, 20x50 ft., to be erected in the south side of 51st st, 320 ft. east of 8th av, Brooklyn, for the O'Neill & Kelly Construction Co., 508 48th st, owner. Cost, $4,000 each.

63D ST.—White & Lath, 6319 New Utrecht av, are preparing plans for a 2-sty frame residence, 17x42 ft., to be erected in the north side of 63d st, 400 ft. west of 14th av, for Mary Pasquale, 1339 63d st, Brooklyn, owner. Cost, $3,500.

UNION ST.—Axel Hedman, 371 Fulton st, has completed plans for eleven 2-sty brick and limestone residences, 20x45 ft., to be erected in the north side of Union st, 260 ft. east of New York av, for Charles G. Reynolds, on premises, owner, who will want bids on subs about July 12. Cost, $6,500 each.

PRESIDENT ST.—Axel Hedman, 371 Fulton st, is preparing plans for seven 2-sty brick and limestone residences, 20x62 ft., to be erected in the north side of President st, 120 ft. west of New York av, for E. H. Bishop & Son, Bedford av, owner, who will soon be ready for bids on subs. Cost, $6,500 each.

FACTORIES AND WAREHOUSES.

BEDFORD AV.—J. B. Baker, 156 5th av, N. Y. C., is preparing plans for an addition to the factory at Bedford av and Wallabout st for the New York & Brooklyn Casket Co., 703 Bedford av, owner. C. T. Wills, Inc., 286 5th av, N. Y. C., general contractor.

HOSPITALS AND ASYLUMS.

KINGSTON AV.—Bids will close June 25, at 10.30 a. m., for the 2-sty brick Isolation Pavilion to be erected on the east side of Kingston av, between Hawthorne and Winthrop sts, for the city. Percy Griffin, 30 Church st, N. Y. C., architect; W. J. Baldwin & Ralph C. Taggart, 61 Park Row, N. Y. C., steam engineers.

MUNICIPAL WORK.

IRON PIPE.—Bids will close June 26 at 2 p. m. for furnishing and delivering cast iron pipe special castings and valve box castings for the city. Henry S. Thompson, 21 Park Row, Commissioner of Dept. of Water Supply.

REPAVING.—Bids will close June 26 at 11 a. m. for regulating and repaving with asphalt on a concrete foundation Benson av, Cortelyou rd, Dunham pl, East 17th st, Neptune av, West 18th st, West 12th st and 7th av. Adfred E. Steers, President Borough of Brooklyn.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received June 17 by the Board of Education for the general construction, etc., of the Bay Ridge High School. Richard Garvel Co., low bidder, $416,500. Other bidders were: P. M. O'Brien Co., Inc., $462,693; H. C. Stowe Construction Co., $479,300; Wm. J. Moran, Inc., $532,647; Charles H. Peckworth, $449,347; Peter Cleary, $459,700; George F. Driscoll Co., $466,700; A. L. Guidone & Co., Inc., $469,250; J. F. Walsh & Bro., $479,000; T. A. Clarke Co., $453,700; Mitchell Construction Co., $449,978; Charles Wille, $438,811; Richard E. Heningham, $458,842; Cockerill & Little Co., Inc., $507,000.

BROOKLYN.—Bids will close June 24 at 3 p. m. for installing an electric freight elevator in the Manual Training High School, east side of 7th av, between 4th and 5th sts, for the Board of Education, 59th st and Park av, N. Y. C., and 131 Livingston st. C. B. J. Snyder, 500 Park av, architect.

13TH ST.—Elliott Lynch, 341 5th av, N. Y. C., architect, is taking bids for the parochial school to be erected in East 13th st and Av O for St. Brendan's R. C. Church, Rev. T. A. Hickery, pastor, 1525 East 12th st, owner.

EASTERN PARKWAY.—Bids will close June 27 at 3 p. m. for the erection and completion of the bronze work at the main entrance of the Brooklyn Institute of Arts and Science at Eastern Parkway and Washington av from plans by McKim, Mead & White, 160 5th av, N. Y. C. Nygren, Tenney & Ohmes, 130 Fulton st, N. Y. C., steam engineers; C. O. Mailloux & C. E. Knox, 90 West st, N. Y. C., electrical engineers; Benedetto & Eagan, 423 East 115th st, N. Y. C., contractors for foundations.

STORES, OFFICES AND LOFTS.

ATLANTIC AV.—Oscar Lowinson, 5 West 31st st, N. Y. C., is preparing plans for a 2-sty and basement brick loft building, 40x90 ft., to be erected on the north side of Atlantic av, 220 ft. west of Brooklyn av, for Wm. Raubitsch, care of architect, owner, who will soon take bids on the general contract.

THEATRES.

50TH ST.—J. C. Wandell & Co., 4-5 Court sq, architect, is taking bids on subs for the 1-sty brick moving picture theatre to be erected in the north side of 50th st, 90 ft. east of 5th av, for Barnett L. Price. Cost, $15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The Seidel Realty Co. sold for a client a parcel 25x100 on 8th av, near Broadway, in Long Island City, to a builder, who will immediately commence the erection of a six-family modern tenement.

DWELLINGS.

ELMHURST, L. I.—Chris Bauer, Jr., 6 Bedford av, Brooklyn, has completed plans for alterations to the residence 179 10th st, for Mrs. T. Tately, on premises. Cost, $4,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, architect, has completed plans for the 2-sty brick residence, 30x32 ft., to be erected in Chestnut st, for Emil Leible, care of architect. Cost, $7,000.

BROAD CHANNEL, L. I.—G. A. Williams, 29 Spencer pl, Brooklyn, owner, is taking bids on the general contract for the erection of a cottage 18x24 ft.

SOUTH OZONE PARK, L. I.—Emil J. Ericson, 640 Fulton st, is preparing plans for a 1½-sty frame bungalow, 17x33 ft., to be erected in the east side of Ashby st, 340 ft. north of Huron av, for Marie Ekstrand, 1414 Franklin av, N. Y. C., who desires bids immediately. Cost, $3,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—The 2-sty factory which Blanchard Bros., of Davenport, Iowa, contemplated to erect here, has been abandoned. They have leased the factory at 19th st and 8th av, Brooklyn.

BLISSVILLE, L. I.—A. H. Nickerson, 92 State st, Boston, Mass., chief engineer, is ready for bids for the 3-sty chemical plant and power house to be erected here for the American Agriculture Chemical Co., 2 Rector st, N. Y. C., Peter B. Bradley, president; Horace Bowker, secretary; Thomas A. Doe, treasurer.

MYRTLE AV.—Plans have been approved by the Municipal Art Commission for a 3-sty fire house to be erected on the south side of Myrtle av, 40 ft. east of Witte st, for the City of New York Fire Department, Joseph Johnson, Commissioner, 157-159 East 67th st, N. Y. C. Morgan & Trainer, 331 Madison av, N. Y. C., architects. Cost, $48,500.

Nassau.

DWELLINGS.

GARDEN CITY, L. I.—Kirby & Petit, 103 Park av, N. Y. C., have completed plans for the 2½-sty brick and stucco residence, 35x40 ft., for Wm. H. Holden, Euston av, owner. B. B. Magee & Co., Great Neck, L. I., general contractor. Cost, $15,000.

ROSLYN ESTATES, L. I.—Hobart A. Walker, 437 5th av, N. Y. C., has completed plans for the 2½-sty frame and stucco residence, 34x42 ft., to be erected here for Dean Alvord, 111 Broadway, N. Y. C., owner. Wm. Haugaard, Richmond Hill, L. I., general contractor.

GARDEN CITY, L. I.—G. S. Mumford, Euston rd, architect, is taking bids on the general contract for the 2½-sty brick residence, 33x31 ft., to be erected in Willow st, near Arlington rd, for R. W. Seigel, care of Fairchild & White, Cotton Exchange Building, N. Y. C. Cost, $7,500.

GARDEN CITY, L. I.—Louis A. Meyer, Hasbrouck Heights, N. J., architect, is taking bids on a 2½-sty frame and stucco residence, 41x32 ft., to be erected on Roxbury rd for Wm. H. Meyer.

MUNICIPAL WORK.

GLEN COVE, L. I.—The Township of Glen Cove is taking bids to close July 1 at 3 p. m. for the sewerage disposal plant to be installed here. Wm. Browne, of this place, engineer. Johnson & Fuller, 150 Nassau st, N. Y. C., consulting engineers. Cost, $100,000.

HALLS AND CLUBS.

ROCKVILLE CENTRE, L. I.—Paul J. Bungart, of Rockville Centre, architect, will soon be ready for bids on the general contract for a 3-sty brick and terra cotta lodge room and hall, 50x70 ft., to be erected here for Dominick Malone, of this place, owner.

Richmond.

DWELLINGS.

ST. GEORGE, S. I.—William L. Stephens and Peter C. La Forge, of Port Richmond, have purchased property at Richmond Terrace, Nicholas st and Carrol pl, St. George, comprising twenty-nine lots. A number of one and two-family houses will be erected by the buyers.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Hymas Rosensohn, 800 Broad st, is preparing plans for a 4-sty brick flat, 45x77 ft., to be erected at the southwest corner of 16th av and S. 11th st, for Ellis Himber, 25 Milford av, owner. Cost, $20,000.

NEWARK, N. J.—Fred Kern, 22 Clinton st, is preparing plans for a 3-sty frame flat, 22x68 ft., to be erected in Bryant st, near Summer av, for H. Schenck, 20 Myrtle av, owner. Cost, $6,000.

NEW ROCHELLE, N. Y.—Bids are being received for the 4-sty brick apartment, offices and stores, 190x51 ft., to be erected at Main and Division sts, for D. W. Tierney, 66 Centre av, owner. Chas. Lupprian, 180 Main st, architect. Cost, $80,000.

NEWARK, N. J.—Wm. K. Schoenig & Son, 418 Springfield av, architects, are taking bids for the 3-sty frame flat, 22x58 ft., to be erected at 142 Abinger pl, for Jos. Meier, 369 S. 9th st, owner. Cost, $5,500.

NORTH TONAWANDA, N. Y.—The Niagara Bag & Paper Co., of this place, and Isaac Gilman & Co., 86 Hudson st, N. Y. C., B. Mintz, in charge, contemplate the erection of an addition to their present factory and the construction of a warehouse in Robinson st.

CHURCHES.

BLACK RIVER, N. Y.—The Black River Methodist Church, of this place, Edward L. Lavis, pastor, contemplate alterations to their church from plans by A. S. Hadley. Cost, $5,000.

WAYLAND, N. Y.—Gordon & Madden, 300 Sibney Building, Rochester, are preparing plans for an addition to the frame church, 50x50 ft., for St. Joseph's R. C. congregation, Rev. Father J. Gefell, pastor.

NEW PALTZ, N. Y.—Frank E. Estabrook, 75 Second st, Newburgh, N. Y., has completed plans for alterations to the American Reformed Church, A. P. Lefever, chairman of building committee, who will take bids on general contract.

OLEAN, N. Y.—C. M. Robinson, 2901 Grove av, Richmond, Va., is preparing plans for a 1-sty and basement church and Sunday school to be erected here for the First Presbyterian Congregation, care of H. C. Sibley, chairman. F. L. Bartlett, president Exchange National Bank, of this place, donor.

DWELLINGS.

BRONXVILLE, N. Y.—Garfield Beman, 103 Park av, N. Y. C., has completed plans for a 2½-sty residence, 40x50 ft., of terra cotta blocks and stucco, to be erected on Pondfield rd, for John Utz, Sagamore st.

JERSEY CITY.—Excavating has been completed for the frame and stucco residence at 141 Gifford av, for Dr. Charles A. Coopinger, Fairmont Hotel, owner. Chas. H. Detwiller, 46 Cedar st, N. Y. C., architect. Peter Redfern & Son, 571 Jackson av, have the mason work. George P. Foote, 21 Gautier av, carpenter work.

NORTH BERGEN, N. J.—Frederick Hensel, 809 Savoye st, West Hoboken, architect, has taken bids for two 2-sty brick residences, 19x52 ft., to be erected at 108-110 Columbia av, for A. Hornung, Secaucus, N. J., owner. Cost, $5,000 each.

MT. VERNON, N. Y.—The Par Realty Co., 269 So. 1st av, owner, is ready for bids for the 2½-sty frame residence, 22x32 ft., to be erected on the east side of So. 10th av, 66 ft. north of 5th st. S. A. Guttenberg, P. O. Building, architect. Cost, $5,500.

BRONXVILLE, N. Y.—Excavating is under way for the five 2-sty brick residences, 28x32 ft., to be erected here for the German Evangelical Lutheran Society, on premises. E. L. Tilton, 32 Broadway, N. Y. C., architect. John Borup, Tuckahoe, N. Y., general contractor.

LAKE DELAWARE, N. Y.—Walker & Gillette, 128 East 37th st, N. Y. C., are preparing plans for a 2½-sty reinforced concrete residence, 150x150 ft., and out buildings for Robert L. Gerry, 258 Broadway, N. Y. C., owner. Olmstead Bros., 99 Warren st, Brookline, Mass., landscape architects. C. T. Wills, Inc., 286 5th av, N. Y. C., general contractor.

POUGHKEEPSIE, N. Y.—E. C. Smith, 39 Market st, has prepared plans and will soon call for bids for a 2½-sty frame residence, 24x52 ft., to be erected in Clinton st, for Mary E. A. Farrell, 37 Conklin st, owner. Cost, $6,000.

POUGHKEEPSIE, N. Y.—E. C. Smith, 39 Market st, has prepared plans for a 2½-sty frame residence, 35x36 ft., to be erected on Adrian av, for E. W. Cundy, 48 Market st, owner. Cost, $6,000.

WAPPINGER FALLS, N. Y.—E. C. Smith, 39 Market st, Poughkeepsie, N. Y., is preparing sketches for a 2½-sty frame residence, 30x36 ft., to be erected on South rd for E. Lyman Brown, of this place, owner. Cost, $6,000.

GREENWICH, CONN.—Wallis & Goodwillie, 346 4th av, N. Y. C., are preparing plans for a 2½-sty brick and stone residence, 34x114 ft., for Wm. H. Reid, of this place. Cost, $25,000.

YONKERS, N. Y.—M. W. Del Gaudio, 401 Tremont av, architect, is taking bids on general contract for the 2½-sty frame residence, 21x30 ft., to be erected here for M. Micero, 464 East 115th st, N. Y. C., owner. Cost, $4,000.

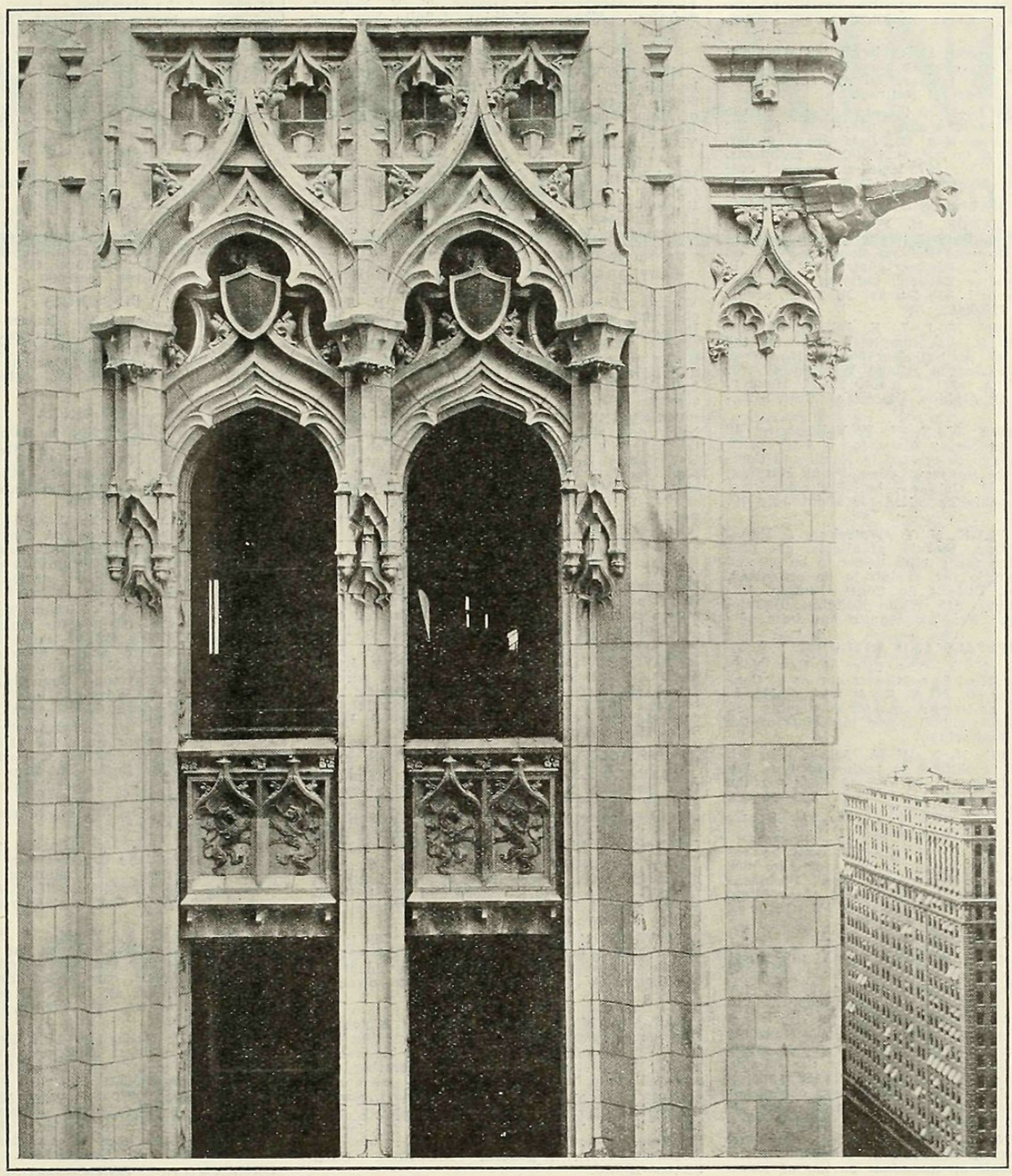
AMSTERDAM, N. Y.—D. D. Cassidy, Jr., 83½ East Main st, architect, is about ready for revised bids for the 2½-sty stucco and hollow tile residence, 46x80 ft., and a garage, 24x60 ft., to be erected at the southeast corner of Market and Water sts for John Barnes, 15 Washington st, owner. Ralph Coolidge Henry, 12 West st, Boston, Mass., associate and landscape architect. Geo. W. Clark, Nott Terrace, Schenectady, N. Y., heating engineer. Cost, $50,000.

YONKERS, N. Y.—M. W. Del Gaudio, 401 Tremont av, N. Y. C., is preparing plans and will take bids on the general contract for the 2½-sty frame residence, 21x30 ft., to be erected here for M. Micero, 464 East 115th st, N. Y. C., owner. Cost, $4,000.

MATTITUCK, L. I.—Foundations are being laid for the 2½-sty frame residence, 32x34 ft., for Robert Wells, of this place, owner. Wines & Homan, general contractor. Cost, $5,000.

BAYONNE, N. J.—Plans have been completed for a 2-sty frame residence, 22x27 ft., to be erected here for Wm. H. Walters, 627 Broadway, Bayonne, owner. Cost, $3,000.

SOUTH ORANGE, N. J.—W. W. Knowles, 1133 Broadway, N. Y. C., architect, is taking bids to close June 24 for the 2½-sty frame residence, 60x32 ft., to be erected here for F. H. Little, owner. Cost, $12,000.



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FACTORIES AND WAREHOUSES.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has completed plans for the 2-sty brick factory, 338x40 ft, to be erected on the east side of Frelinghuysen av, opposite Lowell pl, for J. C. Gregory, Essex Building, owner. Cost, $40,000.

CATO, N. Y.—Wm. H. Orchard, 122 West 42d st, N. Y. C., is preparing plans for a 2-sty reinforced concrete factory, 50x200 ft., and is taking bids on general contract.

PASSAIC, N. J.—Work is ready to start on the 1½-sty brick machine shop, 64x152 ft., for the Manhattan Rubber Mfg. Co., Delaware av, owner. John F. Kelly & Co., P. O. Building, architects. J. J. O'Leary Co., 187 Main st, general contractor. Cost, $20,000.

HALLS AND CLUBS.

PELHAM MANOR, N. Y.—Plans are being figured for the 2-sty frame club house to be erected here for the Pelham Country Club, on premises, M. B. Phelps, chairman, Fred P. Smith and Walter Roberts, building committee. Ewing & Channell, 345 5th av, N. Y. C., architects. Cost, $20,000.

MORRISTOWN, N. J.—L. E. Jallade, 37 Liberty st, N. Y. C., has completed plans for the 3-sty Y. M. C. A. building, 50x150 ft., to be erected at Washington st and Western av, for the Y. M. C. A. of this place, E. H. Honney, secretary, D. H. Alphine, chairman. Cost, $125,000.

MIDDLETOWN, N. Y.—E. P. Valkenburg, 42 North st, is preparing plans for a 4-sty brick masonic temple to be erected in North and Cortlandt sts for the Hoffman Lodge, Frank Harding, W. J. Adams, J. Galaway, building committee. Bids will probably be called for about July 10. Cost, $50,000.

ORCHARD PARK, N. Y.—Waterbury & Mann, 16 Dun Building, Buffalo, architects, are preparing sketches for a club house to be erected here near Buffalo for a club to be organized, Parke Wright, Ellicott Sq Court, Buffalo, Edward C. Randall, 615 White Building, Buffalo, are interested. Nothing definite has been settled.

HOSPITALS AND ASYLUMS.

OTISVILLE, N. Y.—The City of New York Department of Health, southwest corner of Centre and Walker sts, N. Y. C., is taking bids, to close June 25, at 10.30 a. m., for furnishing and delivering electric supplies and materials at the Tuberculosis Sanitarium.

HAWTHORNE, N. Y.—H. A. Jacobs, 320 5th av, N. Y. C., architect, is taking bids on the protectory building to be erected here for the Jewish Protectory & Aid Society, 356 2d av, N. Y. C., and Hawthorne, N. Y.

LIBRARIES.

NEW ROCHELLE, N. Y.—Bids will be received until July 8, at 12 m., for the new library building to be erected here. Specifications may be obtained at the office of Architect Albert R. Ross, 16 East 42d st, N. Y. C., or at the public library, New Rochelle.

MUNICIPAL WORK.

ALBANY, N. Y.—Bids will close July 2 at 12 m. at the office of D. W. Peck, Superintendent of Public Works, Albany, N. Y., for barge canal contract 8 A. Improvements to dam and pavements and bridge.

PASSAIC VALLEY.—Bids will close June 25 at 2 p. m. for section 15 of the trunk sewer at the main intercepting sewer for the Passaic Valley Sewerage Commissioners, 29 Clinton st, Newark, N. J., Julius Lebkuecher, chairman; John S. Gibson, clerk and treasurer. Wm. M. Brown, Essex Building, Newark, engineer.

PASSAIC, N. J.—Colin R. Wise, Municipal Building, Passaic, engineer, is preparing plans for brick asphalt or macadam paving of Howe and Bloomfield avs and Prospect st for the city of Passaic. W. A. Reid, Municipal Building, Passaic, committee of public works.

LONG BRANCH, N. J.—John W. Flock, Commissioner of Public Parks, 243 Broadway, desires estimates immediately for the installation of new toilets at the Chelsea av pavilion and at the Cottage pl pavilion. Work must be completed by July 4. Plans and specifications may be had at his office.

RIDGEWOOD, N. J.—The County Road Committee of the Board of Chosen Freeholders of the County of Bergen, H. A. Shuart, clerk, is taking bids, to close June 28, at 11 a. m., for improving the Franklin turnpike with asphalt macadam, 4th section. R. D. Earle, Jr., Court House, Hackensack, N. J., county engineer.

SOUTH ORANGE, N. J.—The Board of Chosen Freeholders of Essex County, Committee on Roads, Court House, Newark, N. J., is taking bids, to close June 24, at 3 p. m., for a concrete and steel bridge over the Rahway River on Oakview av, 5 ft. reinforced concrete pipe on West Orchard st, Caldwell; 5,250 ft. of 24-inch stoneware pipe on South Orange av, South Orange, N. J.; renewed railing and painting bridge over second river on Mt. Prospect av, Newark, and laying 112 ft. of 18-inch vitrified pipe and 90 ft. of 18-inch cast iron pipe on Stuyvesant av, Irvington, N. J.

SIDNEY, N. Y.—Howard Rogers, care of Delaware & Hudson Co., D. & H. Building, Albany, N. Y., is preparing plans for a 1¼-sty concrete and stucco railroad station, 30x92 ft., to be erected here for the Delaware & Hudson Co., 32 Hudson st, N. Y. C. George H. Burgess, chief engineer, D. & H. Building, Albany, N. Y. Cost, $10,000.

COLD SPRINGS, N. Y.—J. Waldo Smith, chief engineer, has nearly completed plans for the five 2-sty brick and granite gatehouses, 90x150 ft., to be erected in Putnam County for the Board of Water Supply, 165 Broadway, N. Y. C., owner. Bids will be called for on general contract about July 15. Cost, $150,000.

NEW BRUNSWICK, N. J.—The Board of Chosen Freeholders, Peter H. S. Hendricks, Asher W. Bissett, clerk, County Record Building, is taking bids, to close June 24, at 2.30 p. m., for constructing three King rod truss timber bridges over Manalapan Brook. Alvin B. Fox, Perty Amboy, N. J., county engineer.

POWER HOUSES.

MIDDLETOWN, N. Y.—Herman W. Hoefer, State architect, is preparing plans for the construction of a power house here for the N. Y. State Commission in Lunacy, T. E. McGarr, secretary, Albany. Nothing definite has been decided.

PUBLIC BUILDINGS.

NEW ROCHELLE, N. Y.—Bids will probably be called for about July 1 for the 2-sty library, 60x90 ft., to be erected at the southwest corner of Main st and Pintard av, for the City of New Rochelle. Albert R. Ross, 16 East 42d st, N. Y. C., architect.

WALLINGTON, N. J.—Lambert Strong, 406 Harrison st, Passaic, has been selected architect for the 2½-sty brick municipal building, 40x75 ft., to be erected on Maple av, for the Borough of Wallington, J. McMahon, mayor; J. McCleary, chairman of building committee. Cost, $10,000.

SCHOOLS AND COLLEGES.

EAST ORANGE, N. J.—The Board of Education of East Orange, H. Cadmus, president, Warren Clapp, secretary, Charles P. Titus, chairman of building committee, is taking bids, to close June 24, at 8 p. m., for the addition of six classrooms to the Columbia School, at Grove st and Springdale av. Gilbert & Betelle, 917 Broad st, Newark, architects; R. D. Kimball Co., 15 West 38th st, N. Y. C., steam and electric engineer. Cost, about $35,000.

POUGHKEEPSIE, N. Y.—Bids are in for the brick and stone auditorium to be erected on the college grounds of Vassar College, on premises, James M. Taylor, D. D., president. McKim, Mead & White, 165 5th av, N. Y. C., architects; Nygren, Tenney & Ohms, 130 Fulton st, N. Y. C., steam engineers; C. O. Mailloux and C. E. Knox, 90 West st, N. Y. C., electrical engineers.

STABLES AND GARAGES.

NEW BRUNSWICK, N. J.—The N. J. State Experimental Station, Jacob G. Lipman, director, is taking bids to close June 28 for the 1½-sty stucco cow barn, 37x127 ft., to be erected here from plans by F. H. Bent, State House, Trenton, architect.

NEW BRUNSWICK, N. J.—The New Jersey State Agricultural Experiment Station, care of Dr. J. G. Lipman, of this place, is taking bids, to close July 3, at 12 m., for a 2-sty reinforced concrete cow barn, 36x127 ft. George S. Drew, State House, Trenton, N. J., architect.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Waterbury & Mann, 16 Dun Building, Buffalo, have prepared plans for a 6-sty store and office building to be erected at the northwest corner of Franklin and Huron sts, for Harlow C. Curtiss, Erie County Bank Building, 100 Lincoln Parkway, owner.

NEW ROCHELLE, N. Y.—Charles A. Luprian, 180 Main st, architect, is preparing plans for a 3 and 4 sty brick store and loft building to be erected here for Daniel W. Tierney, 66 Centre av, owner.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, architect, is taking bids on the mercantile building to be erected at 151 Washington st for the Georke Co., Broad and Market sts, owner.

THEATRES.

BATAVIA, N. Y.—H. W. Homelius & Son, of this place, have plans for a brick moving picture theatre and stores to be erected in Jackson st, for the Genesee Building & Operating Co., and will take bids.

HORNELL, N. Y.—Otis Dockstader, 103 West Church st, Elmira, has nearly completed plans for a 1 and 2-sty theatre, 46x116 ft., for F. S. Peters, Corning, N. Y., owner. Jones & Dennison, Hornell, general contractors. Cost, $20,000-25,000.

ELIZABETH, N. J.—E. H. Schmeider, 286 North Broad st, architect, is taking bids on the 2-sty hollow tile and stucco theatre and stores to be erected at 1st and Marshall sts, for W. J. Lawrie, care of architect. Cost, $9,000.

MISCELLANEOUS.

JERSEY CITY, N. J.—The Central R. R. of New Jersey, 143 Liberty st, N. Y. C., contemplates the erection of a 2-sty brick freight house, 40x150 ft., on Communipaw av. J. O. Osgood, care of owner, chief engineer. Cost, $40,000.

JERSEY CITY, N. J.—The Central R. R. of N. J., 143 Liberty st, N. Y. C., contemplates the erection of a roundhouse in the railroad yard terminal. Bids will be called for about August 12. J. O. Osgood, care of owner, chief engineer. Cost, $100,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—George E. Mackay, 68 Morningside av, has received the general contract and desires bids on subs for the 3-sty frame flat, 21x50 ft., to be erected on Voss av for F. Phillips, 79 Morningside av, architect.

JERSEY CITY, N. J.—Herman Preuss, 173 Jackson av, has received the painting for the three 4-sty brick flats 261-267 Jackson av for the German-American Realty Co., 81 Grant av, owner. Wm. H. Bogart, 467 Jackson av, architect. Total cost, about $42,000.

NEWARK, N. J.—Nicola Pannullo, 243 Oliver st, has received the general contract to erect the 3-sty brick tenement, 283-285 Oliver st for Antonio Yuzzolino, 135 Delancey st, owner. John B. Cella, 738 Broad st, architect. Gaetano Fortunato, 238 Oliver st, has the carpenter work. Cost, $15,500.

96TH ST.—John H. Scheier, 12 East 42d st, has received the contract for alterations to the 6-sty apartment house at the southwest corner of 96th st and Amsterdam av. Lorenz F. J. Weiher, 271 West 125th st, architect.

77TH ST.—Wm. Messer Co., 27 Suffolk st, has received the plumbing contract for the 6-sty tenement in the south side of 77th st, 298 ft. east of Av A, for the Open Stair Tenement Co., 510 East 77th st, owner. Henry Atterbury Smith and Wm. P. Miller, architects, 1181 Broadway.

47TH ST.—Wm. Messer Co., 27 Suffolk st, has received the plumbing contract for the 6-sty tenement in the north side of 47th st, 350 ft. west of 10th av, for the Hartley Open Stair Tenement Co, owner; Henry Atterbury Smith and Wm P. Miller, architects, 1181 Broadway.

BROADWAY.—Alex. List & Sons, 105 West 40th st, have received the general contract for alterations to the apartment northeast corner of Broadway and 55th st for the Somona Apartments, Henry Schwarzwalder, 113 West 42d st, owner. Emil H. Leardon, 1123 Broadway, architect. Cost, about $3,000.

WHEELER AV.—Klevan Anderson, at site, has received the mason work for the 5-sty brick apartment, 40x67 ft., on the east side of Wheeler av, 110 ft. north of Westchester av, Bronx, for the Kelwood Realty Co., James F. Meehan, president, 815 Hunts Point rd, N. Y. C. Kreymborg Architectural Co., 1330 Wilkins av, architects. Cost, $110,000.

CHURCHES.

106TH ST.—The Jones Construction Co., 1 Union sq., has received the general contract to erect the church at 340-342 East 106th st for the Church of the Ascension. Ludlow & Peabody, 12 West 31st st, architects. Cost, $50,000.

DWELLINGS.

FLUSHING, L. I.—Walter S. Gassner, Queensboro Hill, has received the general contract to erect the 2½-sty frame residence, 40x38 ft., in Ash st, for H. G. Rockwell, 148 Central av, owner. H. W. Knowles, 1133 Broadway, N. Y. C., architect. Cost, $7,500.

NORTH BERGEN, N. J.—Adie & Broberg, North Bergen, have received the general contract for the 2½-sty frame residence to be erected on the south side of Hamilton av, for Jacob H. Fresser, of this place, owner. Edw. McDermott, West Hoboken, architect.

EAST ORANGE, N. J.—Max Rosen, at site has received the contract for mason work and Trivett & Walters Co., 7 Bond st, carpenter work for the two frame 2½-sty residences, 22x55 ft. each, on North Grove st and North Maple av, for Raymond Connolly, 39 4th av, this place. E. V. Warren, 22 Clinton st, Newark, architect. Cost, $5,000 each.

76TH ST.—P. T. Dunn, 943 Amsterdam av, has received the electric work for the 2-sty brick rectory, 70x102 ft., to be erected at 186-190 East 76th st, for Eglise St. Jean Baptiste, on premises, Rev. A. Letellier, rector. N. Serracino, 1170 Broadway, architect. J. J. Hearn Construction Co., 505 5th av, general contractor. Cost, $25,000.

SUMMIT, N. J.—Alex Thomson, 9 Beechwood pl, has received the contract for heating, and Chamberlain Bros., for painting the 2½-sty frame and stucco residence, 27x48 ft., on Fernwood rd, for W. L. Cropley, 20 Irving pl, owner. Cost, $10,000.

BRONXVILLE, N. Y.—M. E. Sullivan, 147 West Lincoln av, Mt. Vernon, has received the general contract for the 2½-sty frame residence for F. H. Samuels, care of architects Bates & How, 25 West 42d st, N. Y. C. Jacob Haag, 11 West Sidney av, Mt. Vernon, has received the mason work.

5TH AV.—P. Gallagher, 1181 Broadway, has received the general contract for alterations to the residence at 1033 5th av for George E. Smith, care of architect, owner.

LAURELTON, L. I.—H. Wolf, 50 Church st, N. Y. C., has received the general contract to erect the 2½-sty frame residence, 32x40 ft., for Charles H. Hart, care of Architect A. White Pierce, 59 Court st. Cost, $6,000.

GREENWICH, CONN.—Shea-Sullivan Co., Main st, Stamford, Conn., has received the general contract to erect the frame and stucco residence here for Morton Nichols, owner. Grosvenor Atterbury, 20 West 43d st, N. Y. C., architect. Cost, $15,000.

EAST ORANGE, N. J.—Jasper C. Tindall, 144 South 10th st, Newark, has received the general contract to erect the 2½-sty frame residence in the south side of Eppirt st, opposite Irving st, for Wm. T. Reynolds, 831 Broad st, Newark, owner. L. C. Eagles, 153 North 16th st, architect. Cost, $4,500.

5TH AV.—P. Gallagher, 1181 Broadway, has received the general contract to erect an addition and alterations to the residence at 1033 5th av for George E. Smith, care of Architects Hoppin & Hoen, 244 5th av.

LAURELTON, L. I.—C. H. Wolff, 50 Church st, N. Y. C., has received the general contract to erect the 2½-sty frame residence, 25x32 ft., here for Charles H. Hart, owner. A. White Pierce, 59 Court st, Brooklyn, architect. Cost, $6,500.

SCHENECTADY, N. Y.—Benson & Pratt, Furman av, have received the general contract to erect the 2½-sty frame residence, 28x25 ft., at 414 Brandywine av for Millard Bassler, 418 Brandywine av, owner. Cost, $3,000.

FACTORIES AND WAREHOUSES.

STEINWAY, L. I.—The Moyer Engineering & Construction Co., 375 Fulton st, Brooklyn, has received the general contract to erect the 4-sty and basement factory, 57x130 ft., for Steinway & Sons, this place, owner. W. K. Benedict, 1133 Broadway, N. Y. C., architect.

SOUTHERN BOULEVARD. — The Raymond Concrete Pile Co. of New York and Chicago has received the contract for placing concrete piles for the foundations of a factory and loft building for the Schorsch & Co., at the Southern Boulevard and Brook av, the Bronx. C. B. Comstock, architect.

NORTH 9TH ST.—James Stewart & Co., 30 Church st, N. Y. C., have received the general contract to erect the reinforced concrete grain elevator, 30x40 ft., at the foot of North 9th st, Brooklyn for the Brooklyn Elevator & Milling Co., 308 Livingston st, Brooklyn, owner. Francisco & Jacobs, 200 5th av, N. Y. C., engineers. Cost, $100,000.

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42D ST.—The Theo. Starrett Co., 103 Park av, has received the contract for foundations for the 6-sty brick and stone warehouse, 175x100 ft., at 529-541 West 42d st and 532-538 West 43d st for A. D. Russell, 30 Pine st, owner. Park & Tilford, 5th av and 26th st, lessees. L. C. Holden, 103 Park av, architect.

HALLS AND CLUBS.

ORCHARD ST.—The George E. Atkinson Co., 90 West st, has received the general contract to alter the 3-sty brick tenement at 86 Orchard st into a club house, for Rudolph Wallack Co., 68 William st, owner. C. A. & H. Boehm, 7 West 42d st, architects.

HOTELS.

43D ST.—The American Bridge Co., 30 Church st, has received the structural steel contract for the Hotel Biltmore, to be erected at 43d to 44th sts, Madison to Vanderbilt avs, for the N. Y. Central R. R. Co. Gustav Baumann, Holland House, 30th st and 5th av, lessee of land and owner of building. Warren & Wetmore, 70 East 45th st, architects. Balcom & Darrows, 70 East 45th st, steel engineers. D. H. Burnham & Co., 80 East Jackson Boulevard, Chicago, Ill., consulting architects. C. H. Place, 70 East 45th st, mechanical engineer.

MUNICIPAL WORK.

PASSAIC, N. J.—The De Vogel Contracting Co., Passaic, N. J., has received the contract for the sanitary sewer, 8-inch vitrified tile pipe to be laid in Prospect st, for the city. W. A. Reid, Municipal Building, Passaic, in charge. Colin R. Wise, Municipal Building, Passaic, city engineer.

WHEATLAND, N. Y.—The Owego Bridge Co., Owego, N. Y., has received the contract to erect the bridge over the town line between Barrington and Starkey on Pre-emption rd. L. Holmes, care of State Highway Commission, Albany, engineer.

WHEATLAND, N. Y.—The Owego Bridge Co., Owego, N. Y., has received the contract for erecting the bridge in Monroe County for the towns of Rush and Wheatland, James Y. McClintic, County Superintendent of Highways, Court House, Rochester, N. Y.; Isaac Budlong, chairman of Roads Committee. L. Holmes, care of State Highway Commission, 74 Lancaster st, Albany, engineer. Cost, $23,000.

POWER HOUSES.

HARRISON, N. J.—L. C. Becker & Bro., 415 13th av, Newark, have received the general contract to erect the 1-sty brick sub station, 54 x44 ft. at the northwest corner of 5th and Warren sts, for the Public Service Electric Co., 759 Broad st, Newark, owner. J. T. Whittlesey, care of owner, chief engineer.

KINGS HIGHWAY.—Louis F. Shoemaker & Son, 45 Broadway, Brooklyn, have received the steel contract for the 1-sty sub-station to be erected on Kings Highway, Coney Island av and Av L, for the Edison Electric Illuminating Co., 360 Pearl st, Brooklyn. John Thatcher & Son, 60 Park av, general contractors. Cost, $10,000.

SCHOOLS AND COLLEGES.

WEST SENECA, N. Y.—Austin W. Summers, 21 Richfield av, Buffalo, N. Y., has received the general contract to erect the 2-sty public school, 70x70 ft., for the Board of Education of District 3. Harris & Merritt, Erie County Bank Building, Buffalo, architects. Cost, $25,000.

STORES, OFFICES AND LOFTS.

UNION, N. J.—Bacher & Haerter, 326 4th st, this place, have received the mason work, and Gustav Ramlow, West Hoboken, carpenter work for the 4-sty store, offices and apartments in 4th st, for Jos. Deschner, 424 Hackensack Plank rd, owner. Jos. Turck, 770 Bergenline av, West New York, architect. Cost, $20,000.

32D ST.—Michael Wielandt, 166 East 23d st, has received the mason work for the 12-sty loft building, 50x100 ft., at 31-33 East 32d st for Brody, Adler & Koch, 38 West 32d st, owners. Rouse & Goldstone, 40 West 32d st, architects; Robert E. Moss, 126 Liberty st, steel engineer. Cost, $125,000.

47TH ST.—M. Reid & Co., Inc., 114 West 39th st, have received the general contract for the 6-sty loft building, 100x75 ft., to be erected in the south side of 47th st, adjoining Ritz Carlton Hotel, for Robert W. Goelet, 9 West 17th st, owner of ground, and Ritz Carlton Hotel Co., 374 Madison av, owner of building and lessee of ground. Warren & Wetmore, 16 East 47th st, architects; Balcom & Darrows, 70 East 45th st, steel engineers.

BROAD ST.—Moffatt & Watson, 27 William st, have received the general contract for alterations to the 20th floor of the office building at 25 Broad st for the Midday Lunch Club. Clinton & Russell, 32 Nassau st, architects.

24TH ST.—Canavan & Deigan, 104 West 100th st, have received the plumbing contract for the 12-sty loft building, 50x85 ft., at 121-123 East 24th st for the D. & M. Co., Harry B. Mulliken, president; Edgar J. Moeller, vice-president, 103 Park av. Mulliken & Moeller, 103 Park av, architects. Cost, $125,000.

THEATRES.

JERSEY CITY, N. J.—Anderson & Johnson, 19 Delaware av, have received the carpenter work for the 3-sty brick annex to the theatre, 581 Summit av, for the Orpheum Theatre Co., 581 Summit av, owner. Walter Hankin, 11 Summit av, architect. Cost, $30,000.

48TH ST.—Hoffman & Elias, 549 Columbus av, have received the electrical work for the 4-sty theatre, 80x94 ft., 220-228 West 48th st, for the Frazee Realty Co., 1482 Broadway, owner; H. Frazee, president; Robert Beck, secretary. H. B. Herts, 35 West 31st st, architect; Wm. Henderson, 507 5th av, general contractor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

148TH ST, 628-632 West, 10-sty apartment house, 99.11x95; cost, $350,000; owner, Geo. F. Picken Construction Co., 501 5th av; architect, Emery Roth, 507 5th av. Plan No. 387.

ARDEN ST, w s, 129.6 n Nagle av, 3 5-sty tenements, 40x100; cost, $135,000; owner, Brown Bros., Inc., 33 East 20th st; architects, Wortmann & Braun, 22 East 21st st. Plan No. 390.

122D ST, n w cor St. Nicholas av, 6-sty brick tenement, 124.2x90; cost, $125,000; owner, The Hancock Const. Co., 122d st and Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 394.

CATHEDRAL PARKWAY, n s, 250 e Lenox av, 6-sty apartment, 150x87, slag roof; cost, $200,000; owner, Scheer Ginsburg Realty & Const Co., 198 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 398.

STABLES AND GARAGES.

215TH ST, s w cor Park Terrace East, 1-sty stone garage, 35x25; cost, $1,500; owner, Wm. H. Hurst, 26 Beaver st; architect, James W. O'Connor, 3 West 29th st. Plan No. 396.

STORES, OFFICES AND LOFTS.

4TH AV, n e cor 31st st, 12-sty loft, 35x100; cost, $175,000; owner, Wm. F. Connor, Globe Theatre Building, Broadway and 45th st; architect, Paul R. Allen, 1133 Broadway. Plan No. 385.

29TH ST, 103-105 West, 5-sty loft, 59x50, tar and gravel roof, cost $20,000; owner, Van Schaick Realty Co, 100 Broadway; architect, J. H. Knuble, 305 West 43d st. Plan No. 386.

BROADWAY, w s, 37.5 n 215th st, 1-sty brick store, 25x45.2; cost, $1,000; owner, Thos. Dwyer, 601 West End av; architect, owner. Plan No. 382.

30TH ST, 7-9 West, 12-sty store and lofts, 50x80.9; cost, $175,000; owner, West 30th St. Const. Co., 200 Broadway; architect, C. B. Meyers, 1 Union sq. Plan No. 395.

THEATRE.

13TH ST, 207-223 East, 14th st, 214 East, two 1 and 3-sty brick theatre and office; cost, $150,000; owner, Irvington Construction Co., 35 Broad st; architect, Geo. Keister, 12 West 31st st. Plan No. 383.

AMSTERDAM AV, 2021-2025, 1-sty frame moving picture and booth; cost, $500; owner, F. W. Woolworth, 280 Broadway; architect, Adolph G. Rechlin, 233 5th av. Plan No. 393.

BROADAWY, 2571-2579, 97th st, 246-254 West, 2-sty theatre and stores, 100.11x175; cost, $150,000; owner, 97th St. & Broadway Realty Co., 116 East 14th st; architect, Thomas W. Lamb, 501 5th av. Plan No. 397.

MISCELLANEOUS.

5TH AV, 1313-1315, 1-sty frame shed, 46x25; cost, $400; owner, est. Henry J. Braker, 165 Broadway; architect, Nathan Langer, 81 East 125th st. Plan No. 384.

4TH ST, 112 East, 1-sty brick outhouse, 23x6; cost, $800; owner, estate Henry Kuebel, 318 West 56th st; architect, O. Reissmann, 30 1st st. Plan No. 388.

4TH ST, 114 East, 1-sty brick outhouse, 6x23; cost, $800; owner, estate Henry Kuebel, 318 West 56th st; architect, O. Reissmann, 30 1st st. Plan No. 389.

GRAND ST, 421, rear, 1-sty brick workshop, 7.4x23; cost, $1,000; owner, Joseph Schof, 421 Grand st; architect, owner. Plan No. 392.

151ST ST, n s, 85.8 e Amsterdam av, 1-sty brick playground and comfort station, 53x33.8; cost, $16,000; owner, City of New York; architect, J. Kraus, Arsenal Building. Plan No. 391.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

VYSE AV, n e cor 172d st, 5-sty brick tenement, tin roof, 50x90; cost, $55,000; owners, Mouschein & Co., Emil Reich, 53 1st av, president; architect, Charles B. Meyers, 1 Union sq. Plan No. 490.

182D ST, s w cor Honeywell av, 5-sty brick tenement, slag roof, 64.6x90; cost, $70,000; owners, Jacob Cohen Con. Co., Jacob Cohen, 1516 Charlotte st, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 489.

LYMAN PL, e s, 252.1 s Freeman st, 5-sty brick tenement, plastic and slate roof, 50x77; cost, $50,000; owners, Frank A. Wahlig Co., Oscar Worm, 149th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 488.

187TH ST, s e cor Hoffman st, two 5-sty brick tenements, slag roof, 34x81, 35x78; total cost, $70,000; owner, Scalzo & Mungo, 707 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 487.

163D ST, n w cor Grant av, 5-sty brick tenement, slag roof, 55.9x85.7; cost, $50,000; owners, Kingsley Construction Co., Wm. H. Bingham, 3210 3d av, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 484.

WASHINGTON AV, w s, 120.9 n 166th st, 6-sty brick store and tenement, slag roof, 48.10x129; cost, $45,000; owner, Jonas Weil, 21 East 82d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 478.

FOX ST, e s, 106.3 s Westchester av, two 5-sty brick tenements, plastic slate roof, 43.9x92; cost, $80,000; owners, 182d St. Realty Co., Frank Gallatto, 2289 1st av, president; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 481.

SIMPSON ST, w s, 229.10 s 167th st, 5-sty brick tenement, slag roof, 50x88; cost, $50,000; owners, J. C. Gaffney Construction Co., Jas. C. Gaffney, 1140 Tiffany st, president; architect, Robert E. La Ville, 368 East 149th st. Plan No. 494.

GRAND CONCOURSE, e s, 80.2 s 176th st, 5-sty brick tenement, tin roof, 58.4x33.8; cost, $28,000; owner, Charles V. Gabriel, Plymouth, Pa.; architect, Frederick Jaeger, 441 Tremont av. Plan No. 497.

LONGFELLOW AV, w s, 150.5 n Garrison av, 5-sty brick tenement, tin roof, 50x87.6; cost, $35,000; owners, Boscobel Building Co., Henry Gundlach, 45 Broadway, president; architect, Frederick Jaeger, 441 Tremont av. Plan No. 496.

BECK ST, n e cor Intervale av, 5-sty brick tenement, slag roof, 115x100.6; cost, $80,000; owners, The Mott Avenue Realty Co, Hyman Barnett, 447 Southern Boulevard, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 495.

DALY AV, w s, 101.1 s Tremont av, 5-sty brick tenement, tar and gravel roof, 50.6x88.9; cost, $45,000; owner, Merrill Realty Co., Wm. Pawley, 35 Nassau st, president; architect, Henry Nordheim, 1087 Tremont av. Plan No. 499.

ST. PAUL'S PL, s e cor Brook av, 5-sty brick tenement, plastic slate roof, 46.7x90.8; cost, $45,000; owner, Kitchen Imp. Co., Andrew Kitchen, 2009 Bronxdale av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 500.

CROTONA AV, e s, 603.81 s 177th st, 5-sty brick tenement, slag roof, 113.70x129.96; cost, $100,000; owner, Defender Const. Co., Max J. Kramer, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 476.

DWELLINGS.

CHARLOTTE AV, n s, 144.10 e Virginia av, two 2½-sty frame dwellings, shingle roof, 19x30; cost, $6,000; owner, Elise Bentz, 2041 Watson av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 482.

FACTORIES AND WAREHOUSES.

151ST ST, n e cor Melrose av, 1-sty brick storage, 33x20; cost, $500; owner, Benj. Benenson, 407 East 153d st; architect, Charles Schaefer, Jr., 401 East Tremont av. Plan No. 491.

HALLS AND CLUBS.

JEROME AV, n e cor 165th st, 2-sty brick club house, slag roof, 22x40; cost, $5,000; owners, Wm. C. Deane Realty Co., Wm. C. Deane, 616 Madison av, president; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 485.

BOSTON RD, w s, 60.3 n 166th st, 1-sty brick amusement hall, slag roof, 53.10x77.36; cost, $15,000; owner, est. of Geo. Sheppard, 1105 Boston rd; architect, M. J. Garvin, 3307 3d av. Plan No. 492.

STABLES AND GARAGES.

GLEASON AV, n e cor Commonwealth av, 1½-sty brick stable, 24.10x43; cost, $500; owner, Cornelius O'Connell, 1431 Longfellow av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 477.

JEROME AV, e s, 62 n 165th st, 1-sty brick garage, slag roof, 12.8x16.6; cost, $2,500; owner, Wm. C. Deane Realty Co., Wm. C. Deane, 616 Madison av; architect, J. I. Campbell, 976 Woodycrest av. Plan No. 486.

STORES AND DWELLINGS.

JEROME AV, e s, 33.9 n Tremont av, two 1-sty brick stores and dwellings, slag roof, 37.6x75; cost, $10,000; owner, Louis Schrag, 142 West 23d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 483.

STORES, OFFICES AND LOFTS.

ST. ANNS AV, s e cor 139th st, 1-sty brick stores, slag roof, 126x50; cost, $35,000; owners, Zarland Realty Co., M. Lazar, 801 Cauldwell av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 479.

ST. ANNS AV, n e cor 138th st, 1-sty brick stores, slag roof, 125x74; cost, $20,000; owners, Zarland Realty Co., M. Lazar, 801 Cauldwell av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 480.

MISCELLANEOUS.

UNIONPORT RD, w s, 123.9 s McGraw av, 2-sty brick shop, tar and gravel roof, 41.6x91; cost, $6,000; owners, Koterba Wagon Mfg. Co., Louis Koterba, 1450 Unionport rd, pres; architect, Anton Pirner, 2066 Blackrock av. Plan No. 493.

UNIONPORT RD, n w cor Mead st, 1-sty frame shed, 14x20; cost, $100; owner, Augustine Allard, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 498.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

6TH AV, s w cor 74th st, 4-sty brick tenement, 31x70, tar and gravel roof, 8 families; cost, $16,000; owner, Cath. Ulrich, 5th av and 72d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3765.

PARK PL, n s, 130 e Howard av, six 4-sty brick tenements, 45x105, slag roof, 20 families each; total cost, $168,000; owner, Acme Const. Co., 470 Bradford st; architects, S. Millman & Son, 1760 Pitkin av. Plan No. 3718.

WYONA ST, w s, 36 s Belmont av, 4-sty brick tenement, 44x87, tar and gravel roof, 16 families; cost, $24,000; owner, Morris Weinberg, 129 Powell st; architects, Cohn Bros, 361 Stone av. Plan No. 3721.

WYONA ST, s w cor Belmont av, 4-sty brick tenement, 36x105, tar and gravel roof, 16 families; cost, $250,000; owner and architect as above. Plan No. 3722.

NEW LOTS RD, n s, 41.9 e Watkins st six 3-sty brick tenements, 21.11x20, tar and gravel roof, 6 families each; total cost, $39,000; owner, Watkin Stone Building Co., 197 Sheridan av; architects, Cohn Bros, 361 Stone av. Plan No. 3729.

OCEAN AV, e s, 124.11 s Newkirk av, 5-sty brick tenement, 38x96.8, tar and gravel roof, 16 families; cost, $50,000; owner, Wm. A. Ehrgott, Jr., Co., 206 Broadway, N. Y.; architect, Axel S. Hedman, 371 Fulton st. Plan No. 3817.

DWELLINGS.

EAST 55TH ST, w s, 200 n Beverley rd, two 2-sty frame dwellings, 17x30, tin roof, 1 family each; total cost, $5,000; owner and architect, Christian Bauer, Jr. Plan No. 3748.

EAST 54TH ST, e s, 200 n Beverley rd, two 2-sty frame dwellings, 17x30, tin roof, 1 family each; total cost, $5,000; owner, Jas. S. Rourke, 158 Heyward st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 3747.

EAST 96TH ST, e s, 176 n Av F, five 2-sty frame dwellings, 16x25, shingle roof, 1 family each; total cost, $6,000; owner and architect, Frank P. Smith, 992 East 95th st. Plan No. 3762.

80TH ST, n s, 100 w 13th av, six 2-sty brick dwellings, 17.9x44, slag roof, 1 family each; total cost, $24,000; owner, Assets Realty Corp., 96 Broadway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3766.

CANAL AV, s s, 120 e West 37th st, 1-sty frame dwelling, 14x22, shingle roof, 1 family; cost, $200; owner and architect, Jas. B. Roche, 6720 19th av. Plan No. 3709.

AMHERST ST, e s, 100.4 s Shore Blvd., 2-sty frame dwelling, 20x29.6, shingle roof, 1 family; cost, $5,000; owner, Chris Mogenson, 1335 N. Y. av; architects, White & Lath, 6323 New Utrecht rd. Plan No. 3704.

AMHERST ST, e s, 180.4 s Shore Blvd., 2-sty frame dwelling, 20x29.6, shingle roof, 1 family; cost, $5,000; owner and architect as above. Plan No. 3705.

SACKETT ST, No. 584, 2-sty brick dwelling, 21x30, felt, tar and gravel roof, 2 families; cost, $1,500; owner Pasquale Jordan, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3726.

NEW LOTS RD, n w cor Stone av, 3-sty brick store and dwelling, 20.11x51, tin roof, 2 families; cost, $5,000; owner, Watkins Stone Building Co., 197 Sheridan av; architects, Cohn Bros, 361 Stone av. Plan No. 3724.

NEW LOTS RD, n s, 20.11 w Stone av, 3-sty brick store and dwelling, 20x58, tin roof, 2 families; cost, $5,000; owner and architect as above. Plan No. 3725.

OCEAN AV, e s, 284.11 n Ditmas av, 2-sty and attic frame dwelling, 29.3x40.9, shingle roof, 1 family; cost, $8,000; owner, E. Winelander, 29 Rodney st; architect, Stanley L. Sellers, Philadelphia, Pa. Plan No. 3734.

PRESIDENT ST, n s, 250 w Kingston av, 2½-sty brick dwelling, 34x43, tile roof, 1 family; cost, $15,000; owner, Arch. MacFarlane, 165 Prospect Park West; architect, Wm. W. Smith, 82 Wall st, N. Y. Plan No. 3730.

79TH ST, s s, 103.9 w Ft. Hamilton av, eight 2-sty dwellings, 20x55, slag roof, 2 families each; total cost, $36,000; owner, Caspar Iba, 526 56th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3810.

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MONTAUK AV, e s, 210 s Blake av, two 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families each; total cost, $8,000; owner, Abraham Sagelowitz, 657 William av; architect, Morris Rothstein, 346 Sheffield av. Plan No. 3791

CLARKSON ST, n s, 758 w Bedford av, 2-sty brick dwelling, 20x53, tin roof, 1 family; cost, $3,500; owner, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3783.

CLARKSON ST, n s, 738 w Bedford av, 2-sty brick dwelling, 20x48, tin roof, 1 family; cost, $3,500; owner and architect, as above. Plan No. 3784.

MILFORD ST, e s, 90 s Blake av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, $3,500; owner, Boleslaw Sulinski, 630 Glenmore av; architect, Louis F. Schillinger, 167 Van Sicklen st. Plan No. 3788.

CORBIN PL, w s, 180 s Oriental boulevard, 2-sty frame dwelling, 26x42.6, —— roof, 1 family; cost, $6,000; owner, Mary B. Sweeney, 360 Franklin av; architect, Robt. B. Field, 12 East 42d st. Plan No. 3775.

76TH ST, s s, 100 e 12th av, twelve 2-sty brick dwellings, 17x39, slate roof, 1 family each; total cost, $60,000; owner, E. R. Koch Co., 150 Nassau st; architect, Adam E. Fischer, 23 Park Row. Plan No. 3768.

4TH AV, n e cor Prospect av, 3-sty brick dwelling, 23x55.4, tin roof, 2 families; cost, $6,500; owner, Wm. Hefferman, 415 Prospect Park West; architect, Jos. Hartung, 548 2d st. Plan No. 3829.

EAST 7TH ST, e s, 120 s Av M, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, $3,000; owner, John F. Mahoney, 51 Sackett st; architect, Vincent Scala, 73 Carroll st. Plan No. 3840.

WEST 9TH ST, e s, 100 s Av P, 2½-sty frame dwelling, 21.6x25.6, shingle roof, 1 family; cost, $5,000; owner, Otto Singer, 248 Kings Highway; architect, John H. Holder, Jr., 82 Wall st. Plan No. 3844.

KIMBALL ST, n s, 214 w Av R, 2-sty frame dwelling, 22.6x28, shingle roof, 1 family; cost, $3,200; owner, Carolina C. Swanson, 1761 Kimball st; architect, Gustave Swenson, same address. Plan No. 3830.

5TH AV, w s, 100 s 60th st, 2-sty brick dwelling, 25x60, —— roof, 2 families; cost, $3,500; owner, Jos. Sackman, 458 54th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3858.

BARRETT ST, e s, 20 s Dumont av, four 2-sty brick dwellings, 20x35, slag roof, 1 family each; total cost, $20,000; owner, Cottage Const. Co., 29 Cook st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3866.

BARRETT ST, s e cor Dumont av, 2-sty brick dwelling, 20x35, slag roof, 1 family; cost, $5,000; owner, Cottage Const. Co., 29 Cook st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3867.

DUMONT AV, s s, 80 e Barrett st, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, $6,500; owner, Cottage Const. Co., 29 Cook st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3868.

FACTORIES AND WAREHOUSES.

84TH ST, n w cor 12th av, 1-sty brick storage, 16x26, shingle roof; cost, $450; owner, Francisco Romeo, on premises; architect, Angelo Rodolier, 517 St. Marks av. Plan No. 3777.

BUSHWICK AV, No. 569, 1-sty frame storage shed, 20x75.6, felt and slag roof; cost, $500; owners, Kaspar & Koetzle, 565 Bushwick av; architect, Theo. Engelhardt. Plan No. 3773.

SCHOOLS AND COLLEGES.

AV O, s w cor East 13th st, 3-sty brick school, 72.6x100, tar and gravel roof; cost, $70,000; owner, Rev. T. A. Hickey, 1525 East 12th st; architect, Elliott Lynch, 347 5th av. Plan No. 3749.

4TH AV, e s, bet 29th and 30th sts, 3-sty brick public school, 160x82.6, slag and tile roof; cost, $160,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 3769.

STABLES AND GARAGES.

OCEAN PARKWAY, w s, 140 n Av J, 2-sty brick garage, 21.5x21, tile roof; cost, $2,000; owner, Peter Ravenhall, Gravesend av and Neck rd; architect, Jas. F. Brewster, 2936 West 8th st. Plan No. 3751.

AV K, s s, 40 w East 19th st, 1-sty frame garage, 13x18, shingle roof; cost, $500; owner, Alfred Blackburn, 1816 Av K; architect, M. Rosenquist, 1269 53d st. Plan No. 3816.

RUSSELL ST, e s, 73 n Nassau av, 1-sty frame auto storage, 12x25, tin roof; cost, $150; owner and architect, John K. Weigand, 207 Nassau av. Plan No. 3862.

CONKLIN AV, n s, 150 e East 92d st, 1-sty frame stable, 13x28, tarpaper roof; cost, $250; owner, Fredk. Dein, 55 Conklin av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3850.

STORES AND DWELLINGS.

CHURCH AV, s s, 113.8 w East 18th st, two 3-sty brick stores and dwellings, 20x49, tar and gravel roof, 2 families each; total cost, $11,000; owner, Albert Edwards Realty Co., 1801 Church av; architect, G. M. Lawton, 1330 East 15th st. Plan No. 3832.

STORES AND TENEMENTS.

GRAND ST, s s, 16.8 w Roebling st, 6-sty brick stores and tenement, 49.6x87, slag roof, 33 families; cost, $45,000; owner, Keap Construction Co., 150 Hart st; architects, Shampan & Shampan, 772 Broadway. Plan No. 3750.

THEATRES.

50TH ST, n s, 90 e 5th av, 1-sty brick moving picture show, 40x100, asbestos roof; cost, $12,000; owner, Annie Price, 417 50th st; architect, John C. Wandell, 4-5 Court Sq. Plan No. 3859.

6TH AV, n w cor 57th st, 1-sty brick moving picture, 25x100, slag roof; cost, $7,500; owner, Pat'k J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3824.

MISCELLANEOUS.

BOWERY, s w cor Kensington Walk, 1-sty frame pavilion, 46x62, gravel roof; cost, $2,000; owner, Clinton O'Neal, on premises; architect, Richard Marzan, 215 Montague st. Plan No. 3557.

WEST 35TH ST, w s, 290 n Neptune av, nine 1-sty canvas portable houses, 8x19, canvas roof; total cost, $1,080; owner, Conqueror Portable House Co., 74-76 Hudson st, Jersey City; architect, James A. McDonald, Surf av and West 24th st. Plan No. 3763.

LUNA PARK WALK, e s, 550 n Surf av, new frame amusement device (Joy Wheel); cost, $500; owner, Luna Amusement Co., Surf av; architects, Jas. A. McDonald & Son, Surf av & West 24th st. Plan No. 3736.

SURF AV, s s, 150 e West 8th st, 1-sty frame common show, 21x32, felt roof; cost, $1,500; owner, Samuel Lowenthal Kister Co., —— West 8th st; architect, Henry D. Whipple, 1968 East 8th st. Plan No. 3742.

RICHARDSON ST, No. 109, 1-sty frame storage, 25x50, tin roof; cost, $150; owner and architect, Brooklyn Fireproof Sash & Door Co., 97 Richardson st. Plan No. 3716.

FULTON ST, w s, 26 s Pierrepont st, 1-sty brick boiler house, 7x9; cost, $200; owners, Kate Duryea and another, 48 Remsen st; architect, Fredk. Maggrole, 330 Fulton st. Plan No. 3720.

GEORGE ST, n s, 204.10 e Evergreen av, 1-sty frame wagon shed, 32x78, felt and slag roof; cost, $250; owner, S. Liebmann's Sons Bwg. Co., 36 Forrest st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 3772.

ROGERS AV, s e cor Sterling pl, 2-sty brick workshop, 25x100, tar and gravel roof; cost, $4,500; owner, Harry R. Elliott, 926 St. Marks av; architect, H. O. Huntting, 154 Nassau st. Plan No. 3831.

SKILLMAN ST, Nos. 69-71, 1-sty frame wagon shed, 21x26, tin roof; cost, $75; owner, Raffaelo Caicono, 108 Skillman st; architect, Laspia Salvati, 525 Grand st. Plan No. 3857.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Steinway av, w s, 55 n Graham av, 3-sty brick tenement, 28x68, tar and gravel roof, 6 families; cost, $8,000; owner, Rudolph Krutzky, 155 Steinway av, L. I. C.; architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 1907.

LONG ISLAND CITY.—Lockwood st, w s, 199 n Elm st, three 4-sty brick tenements, 28x69, gravel roof, 6 families; cost, $42,000; owner, Reliable Building Co., 300 East 72d st, N. Y. C.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1920.

RIDGEWOOD.—Putman av, s s, 100 e Ring pl, 3-sty brick tenement, 20x55, tin roof, 3 families; cost, $4,000; owner, Paul Stier, 240 Hughes st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1934.

DWELLINGS.

CORONA.—50th st, e s, 156 n Jackson av, 2½-sty brick dwelling, 20x34, tin roof, 1 family; cost, $3,000; owners, Gino & Mary Bsronzelli, 90 49th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1894.

CORONA.—50th st, e s, 267 s Jackson av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,500; owner, D. Ginsberg, 81 50th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1893.

CORONA.—47th st, e s, 159 n Jackson av, 2-sty brick dwelling, 20x34, tin roof, 1 family; cost, $3,400; owner, T. Gange, 120 Grant st; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1895.

MASPETH.—Monteverde av, w s, 125 n Hull av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, $3,500; owner, Hause & Draye, Maspeth av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1892.

FOREST HILLS.—Puritan av, s e cor Beech st, 2-sty brick dwelling, 21x37, slate roof, 1 family; cost, $5,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Robert M. Farrington, 4 East 39th st, N. Y. C. Plan No. 1897.

FLUSHING.—Jamaica av, e s, 172 n Laburnam av, 2-sty frame dwelling, 20x42, shingle roof, 2 families; cost, $3,400; owner, Clara D. Schneider, 308 Jamaica av, Flushing; architect, Fred O. H. Fincke, 9 Boerum av, Flushing. Plan No. 1896.

JAMAICA.—Flushing av, w s, bet Terrace and Oceanview avs, two 2-sty brick dwellings, 17x54, tin roof, 1 family; cost, $10,000; owner, Molnen Realty Co., 123 William st, N. Y. C.; architect, E. Hayes Kaufmann, 123 William st, N. Y. C. Plan No. 1899.

FLUSHING.—Murray la, e s, 115 n Myrtle av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family; cost, $3,500; owner, Donald McDonald, Botanic pl, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1854.

WOODHAVEN FERRY ST, s e cor Forman st, 2-sty frame dwelling, 19x53, 2 families; cost, $3,520; tin roof; owner, Emil Weiderhold, 6 Leggert av, Woodhaven; architect, Chas. W. Ross, 45 West 34th st, N. Y. C. Plan No. 1852.

WOODHAVEN.—Hawtree av, w s, 180 s Flynn av, 1½-sty frame dwelling, 26x19, shingle roof, 1 family; cost, $1,400; owner, Frederick Freimuth, 1246 Bigelow pl, Woodhaven; architect, owner. Plan No. 1913.

WOODHAVEN.—Simpson st, n s, 180 e Forest parkway, 2½-sty frame dwelling, 20x35, shingle roof, 1 family; cost, $3,000; owner, Louis S. Clapp, Forest parkway, Woodhaven; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1915.

JAMAICA.—Atlantic st, s s, 79 w Rockaway rd, two 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, $4,000; owner, John Mielh, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 1901-2.

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EDGEMERE.—Ocean av, n s, bet. Edgemere and Arverne, 1-sty frame dwelling, 20x35, felt roof, 1 family; cost, $400; owner, A. D. Clark, 2055 Bedford av, Brooklyn. Plan No. 1851.

FLUSHING.—Murray st, n s, 40 n Elm st, 2½-sty frame dwelling, 26x26, shingle roof, 1 family; cost, $3,500; owner and architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 1911.

CORONA.—50th st, e s, 226 n Jackson av, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, $3,000; owner, Alfred Di Blasi, 29 West Jackson av, Corona; architect, owner. Plan No. 1919.

QUEENS.—Delevan av, e s, 250 s Hollis av, 2-sty frame dwelling, 22x25, shingle roof, 1 family; cost, $4,500; owner and architect, Universal Homes Corporation, 1 West 34th st, N. Y. C. Plan No. 1930.

SOUTH OZONE PARK.—Ashby av, e s, 340 n Horan av, 1½-sty frame dwelling, 17x32, shingle roof, 1 family; cost, $2,000; owner, Maria J. Ekstrand, 1414 Franklin av, Bronx; architect, Emil J. Erickson, 640 Tulip st, Brooklyn. Plan No. 1928.

ROSEDALE.—Vanderbilt av, s s, 250 w Rosedale av, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, $2,200; owner, Joseph Prem, 21 3d av, L. I. C.; architect, William A. Finn, 358 Fulton st, Jamaica. Plan No. 1932.

EAST WILLIAMSBURG.—Prospect av, w s, 150 n Prospect pl, 2½-sty brick dwelling, 25x52, tin roof, 2 families; cost, $5,000; owner, Louise E. Homeyer, Metropolitan av and Prospect av, East Williamsburg; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1935.

JAMAICA.—Ackroyd av, w s, 212 n Hillside av, six 2½-sty frame dwellings, 26x30, asbestos shingle roof, 1 family; cost, $39,000; owner, Ackroyd Construction Co., 294 East 158th st, N. Y. C.; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1921 to 1926.

BAYSIDE.—Lamartine av, n s, 333 e 5th st, 2-sty frame dwelling, 20x30, shingle roof, 1 family; cost, $4,000; owner and architect, Wm. Parkinsa, Bayside. Plan No. 1947.

FLUSHING.—28th st, w s, 280 n State st, 1-sty frame dwelling, 24x43, shingle roof, 1 family; cost, $3,500; owner and architect, Edward Gusa, Cypress av, Flushing. Plan No. 1915.

JAMAICA.—Humboldt Boulevard, s s, 75 w Jay st, 2-sty brick dwelling, 20x40, gravel roof, 2 families; cost, $2,500; owner, John Gorske, Catherine st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1931.

FLUSHING.—Ferncliff st, s s, 200 w Hillcrest av, 2½-sty frame dwelling, 24x28, shingle roof, 1 family; cost, $4,000; owner, Mathew F. Silk, 387 Hudson st, N. Y. C; architect, Edward Gusa, Cypress av, Flushing. Plan No. 1916.

FOREST HILLS.—Greenway North, s w cor Puritan av, 2½-sty brick dwelling, 19x39, tile roof, 1 family; cost, $6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, F. G. Sterner, 139 East 19th st, N. Y. C. Plan No. 1951.

AQUEDUCT.—Academy st, w s, 100 n Hawtree Creek road, 1-sty frame dwelling, 16x20, shingle roof, 1 family; cost, $300; owner, Stephen Cave, Ramblersville, L. I. Plan No. 1950.

AQUEDUCT.—Oliver st, w s, 1-sty frame dwelling, 12x34, shingle roof, 1 family; cost, $300; owner, D. Sternbeck, Richmond Hill Circle. Plan No. 1949.

AQUEDUCT.—Hawtree Creek, n s, 29 s Aquetuct road, 1-sty frame dwelling, 16x20, shingle roof, 1 family; cost, $300; owner, E. Becker, Ramblersville, L. I. Plan No. 1948.

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FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Riker av, n e cor Kounehoven st, 4-sty brick factory, 65x130, gravel roof; cost, $60,000; owners, Steinway & Sons, Steinway, L. I.; architect, W. K. Benedict, 1133 Broadway, N. Y. C. Plan No. 1900.

WOODHAVEN.—Cherry st, n e cor Wyckoff av, 2-sty brick factory, 97x27, asbestos shingle roof; cost, $16,000; owner, William Scheer, 542 5th av, N. Y. C.; architect, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1927.

LONG ISLAND CITY.—Vernon av, w s, 150 n 13th st, 5-sty brick mill building, 36x69, tar and gravel roof; cost, $15,000; owner, Atlantic Macaroni Co., 295 Vernon av, L. I. C.; architect, John Stillmann, Boulevard and 13th st, L. I. C. Plan No. 1946.

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SCHOOLS AND COLLEGES.

JAMAICA.—Rockaway road, e s, 200 n Pacific st, 1½-sty brick parish school, 48x80, slate roof; cost, $10,000; owner, St. Joseph's Catholic Church, Rockaway road, Jamaica; architect, Joseph Hrostoski, Hollis av, Hollis. Plan No. 1906.

STABLES AND GARAGES.

LONG ISLAND CITY.—5th av, w s, 475 s Broadway, 1-sty frame stable, 12x20, gravel roof; cost, $150; owner, Emanuel Ronzino, 275 5th av, L. I. C. Plan No. 1914.

STORES AND DWELLINGS.

JAMAICA.—South st, n w cor Henry st, 2½-sty frame store and dwelling, 20x45, shingle roof, 1 family; cost, $3,000; owner, Milton Weiss, 319 East 89th st, N. Y. C.; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 1933.

RIDGEWOOD.—Myrtle av, n w cor Buchman av, five 3-sty brick stores and dwellings, 21x60, tin roof, 2 families; cost, $21,000; owner, Ring Realty Co., 2401 Myrtle av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1936-7-8.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITYfl.—10th st, s s, 500 w West av, 1-sty brick forman's office, 16x23, gravel roof; cost, $400; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1910.

RICHMOND HILL.—Stothoff av, s w cor Jamaica av, 2-sty brick store and office, 41x50, tar and slag roof; cost, $16,000; owner, H. C. Bohack Co., 1291 Broadway, N. Y. C.; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1912.

LONG ISLAND CITY.—Vernon av, w s, 25 n Rogers st, 1-sty frame office and shop, 210x30, gravel roof; cost, $2,000; owner and architect, Bradley Contracting Co., 1 Madison av, N. Y. C. Plan No. 1908.

MISCELLANEOUS.

ARVERNE.—Storm av, n w cor Boardwalk, open airdrome with fireproof booth; cost, $4,000; owner, S. E. Jacobs, 155 Broadway, N. Y. C. Plan No. 1909.

LONG ISLAND CITY.—Thompson av, s e cor Greenpoint av, three frame sign boards, 60x12; cost, $300; owner, Bryan L. Kennelly, 156 Broadway, N. Y. C. Plan Nos. 1903-4-5.

CORONA.—DeWitt st, e s, 100 s Prometcha av, 1-sty frame shed, 20x40, paper roof; cost, $200; owner, Thompson Bros., 46 E. Jackson av, Corona. Plan No. 1918.

LONG ISLAND CITY.—Steinway av, w s, opp. Frankfort st, 1-sty corrugated iron carpenter shop, 28x40; cost, $700; owner, New York Connecting Railway Co., 50 Church st, N. Y. C. Plan No. 1898.

LONG ISLAND CITY.—West av, w s, 50 n 9th st, two brick chimneys, 19x19, 250 ft. high; cost, $32,000; owner, Standard Oil Co., 26 Broadway, N. Y. C.; builder, Alphons Custodic Construction Co., Bennett Building, N. Y. C. Plan No. 1853.

NORTH BEACH.—Boulevard, s s, 200 w Ehret av, erect circle swing; cost, $5,000; owner, Park Amusement Co., 74 Broadway, N. Y. C. Plan No. 1929.

ARVERNE.—Remington av, w s, 277 s Boulevard, steel tower and tank; cost, $1,050; owner, Arverne Estates Co., Arverne; builder, Falber Engineering Co., Arverne. Plan No. 1939.

JAMAICA.—Beaver st, s s, between Church and Prospect st, steel rack for pipes; cost, $370; owner, Jamaica Gas Light Co., 374 Fulton st, Jamaica. Plan No. 1940.

NEWTOWN.—Grand st, s s, between Griffenberg and Ankener sts, erect steel rack for pipes; cost, $420; owner, Newtown Gas Light Co., 5 Skillman st, Brooklyn. Plan No. 1941.

CORONA.—Henry st, w s, 320 n Jackson av, erect cesspool; $50; owner, Frank Wiltner, premises. Plan No. 1942.

WOODHAVEN.—Jamaica av, s s, 204 w Union pl, 2-sty brick fire house, 45x81, composition roof; cost, $48,500; owner, Fire Dept., 67th st and 3d av, N. Y. C.; architects, Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 1943.

LONG ISLAND CITY.—Grand st, n s, 164 e Van Alst av, 2-sty brick fire house, 50x88, composition roof; cost, $48,500; owner, Fire Dept., 67th st and 3d av, N. Y. C.; architects, Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 1944.

MASPETH.—Fisk av, e s, 203 n Grand st, 2-sty brick fire house, 50x88, composition roof; cost, $48,500; owner, Fire Dept., 67th st and 3d av, N. Y. C.; architects, Morgan & Trainor, 331 Madison av, N. Y. C. Plan No. 1945.

Richmond.

DWELLINGS.

PLEASANT PLAINS AV, n s, 55 w Hill st, Pleasant Plains, 1½-sty frame dwelling, 36x28; cost, $1,500; owner, Theo. Angerman, Arell st, Tottenville; architect and builder, W. D. Wood, 6090 Amboy road, Princes Bay. Plan No. 400.

LINCOLN AV, n s, 60 e 7th st, frame bungalow, 14x42; cost, $535; owner, Thos. Morrison; builder, Aug. Alverson. Plan No. 396.

NEPTUNE AV, New Dorp, frame bungalow; cost, $350; owner, A. Michell, 737 East 152d st, N. Y. C.; builder, Aug. Alverson, Beach Pk. Plan No. 397.

ELM ST, n s, 34 w 1st st, frame bungalow; cost, $400; owner, Anna A. Smith; builder, Frank Parsons. Plan No. 401.

BAYWAY, e s, 325 s Belmont, frame bungalow; cost, $200; owner, Edw. Mahoffey; builder, Jas. H. Cummings. Plan No. 402.

NEPTUNE ST, s s, 360 e Cedar Grove av, frame bungalow; cost, $100; owner and builder, John Kohler. Plan No. 403.

CUNARD PL, s s, 325 w Richmond road, 2-sty frame dwelling, 22x31; cost, $3,200; owner, A. Anderson; architect and builder, Thos. Cummings. Plan No. 405.

MIDLAND AV, n s, 200 w 10th st, frame bungalow; cost, $200; owner and builder, Geo. G. Hearn. Plan No. 406.

NEW DORP LANE, New Dorp, frame bungalo; cost, $300; owner, John Stark; builder, Edw. A. Dupp, West New Brighton. Plan No. 398.

2D ST, s s, 255 w Lafayette av, new Brighton, 2½-sty frame dwelling, 21x40; cost, $3,900; owner, Peter Feuley, 2d st, N. B; architect and builder, D. J. Cohalane, 202 Westervelt av, N. B. Plan No. 394.

COLUMBUS AV, n s, 140 n e Danube av, Concord, two 2½-sty frame dwelling, 24x30; cost, $4,000; owner, Peter Nastasi, 219 Burger av, W. B.; architect, Jas. Whitford, St. George; builder, Toney Crisafi, 429 East 14th st, N. Y. C. Plan No. 395.

WILD AV, e s, 200 n Turnpike, 2-sty frame dwelling, 16x26; cost, $1,500; owner, K. Kochman; architect and builder, A. Ellis, Port Richmond. Plan No. 392.

FACTORIES AND WAREHOUSES.

TOWNSEND AV, bet Simonson av, frame storage, 14x24; cost, $250; owner, Hy. F. Clark; builder, Raphael Langore. Plan No. 393.

STABLES AND GARAGES.

AMBOY RD, 7743, Tottenville, 1-sty galvanized iron garage; cost, $300; owner and builder, Gilbert S. Barnes, on premises. Plan No. 399.

MISCELLANEOUS.

BURGHER AV, w s, 306 n Prospect st, chicken house; cost, $50; owner and builder, John Tracy. Plan No. 404.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

NEW ST, 73-79, Broadway, 22-30, partitions, windows, to 16-sty office; cost, $5,000; owner, Standard Oil Co., 26 Broadway; architect, W. H. Mersereau, 32 Broadway. Plan No. 1447.

53D ST, 128 West, partitions, windows to 3-sty store and dwelling; cost, $300; owner, George Wolfe, 144 East 58th st; architects, A. L. Kehoe, & Co., 1 Beekman st. Plan No. 1457.

74TH ST, 524 East, rear, partitions, windows, to 3-sty stable and dwelling; cost, $350; owner, Hyman Kaskel, 526 East 74th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1446.

105TH ST, 60 East, partitions, windows, to 5-sty tenement; cost, $200; owner, Harry M. Goldberg, 309 Broadway; architects, Summerfeld & Steckler, 31 Union sq. Plan No. 1452.

AMSTERDAM AV, 687, partitions, toilets, windows, to 5-sty store and tenement; cost, $1,300; owner, Mrs. Pauline Pfender, premises; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 1448.

AMSTERDAM AV, 206, change chimney flue to 3-sty garage and dwelling; cost, $250; owner, Wilbur Dixon Ellis, 136 West 72d st; architect, C. B. Brun, 1 Madison av. Plan No. 1456.

BROADWAY, 2200-2218, sign to 10 2-sty stores and dwellings; cost, $1,600; owner, Alfred V. Barnes, Detroit, Mich; architect, Geo. M. McCabe, 96 5th av. Plan No. 1450.

BROADWAY, s e cor 96th st, sign to eight 1-sty stores; cost, $600; owner, J. J. Astor est., 23 West 26th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1454.

BROADWAY, s e cor 101st st, partitions, columns, to 2-sty store; cost, $1,700; owner, Montgomery Maze, 148 East 49th st; architect, Wm. Ginsberg, 330 West 25th st. Plan No. 1453.

BROADWAY, 583-587, Mercer st, 156-158, tank to 12-sty store and loft; cost, $1,800; owner, Louis Ettlinger, 19th st and 4th av; architect and engineer, The Rusling Co., 39 Cortlandt st. Plan No. 1455.

8TH AV, 488, partitions, windows, to 3-sty store and loft; cost, $1,000; owner, Joseph K. Savage, 52 Wall st; architect, L. Kern, 424 East 92d st. Plan No. 1449.

8TH AV, 861-863, partitions, windows, toilets, to two 4-sty stores and tenements; cost, $2,000; owner, Wm. T. Walton est., 851 8th av; architect, R. W. Gardner, 122 West 29th st. Plan No. 1451.

2D ST, 214-216 East, windows, to 6-sty assembly hall; cost, $500; owners, Henig Bros., Inc., premises; architect, Jacob Fisher, 25 Av A. Plan No. 1458.

44TH ST, 219-223 East, partitions, to three 5-sty tenements; cost, $3,000; owner, Jessie Folsom, 127 East 34th st; architect, O. Reissmann, 127 East 34th st. Plan No. 1471.

47TH ST, 222 West, change piers, to 3-sty store and loft; cost, $350; owner, Estate Mary E. Ray, Huntington, L. I.; architect, Geo. B. Post & Sons, 347 5th av. Plan No. 1474.

48TH ST, 337 East, columns, to 2-sty garage; cost, $50; owner, A. H. Drucker, Sea Cliff, L. I.; architect, Jacib Fisher, 25 Av A. Plan No. 1459.

62D ST, 111 East, partitions, windows, toilets, to 3-sty dwelling; cost, $3,500; owner, 563 Park Av. Co., 563 Park av; architects, Pease & Elliman, 340 Madison av. Plan No. 1461.

64TH ST, 418 East, partitions, doors, to 5-sty tenement; cost, $175; owner, Louis Tekulsky, 20 East 120th st; architects, J. B. Snook Sons, 261 Broadway. Plan No. 1464.

64TH ST, 416 East, partitions, toilets, to 5-sty store and tenement; cost, $200; owner, Louis Tekulsky, 20 East 120th st; architects, J. B. Snook Sons, 261 Broadway. Plan No. 1463.

105TH ST, 119-129 West, 106th st, 120 West, windows, partitions, toilets, to 4-sty home; cost, $3,500; Home for Aged and Infirm Hebrews, 121 West 105th st; architectt, A. S. Gottlieb, 156 5th av. Plan No. 1462.

110TH ST, 145-151 West, sign to 1-sty garage; cost, $300; owner, Samuel Cram, 145 West 110th st. Plan No. 1469.

126TH ST, 74 West, change beams, partitions, new front walls, to 3-sty church; cost, $10,000; owner, Lenox Av. Union Church, 74 West 26th st; architect. N. G. Kelsey, 89 Elliott av, Yonkers, N. Y. Plan No. 1473.

151ST ST, 502-504 West, bath rooms, partitions to 6-sty dwelling; cost, $70; owner, Colton Realty Co., 1861 3d av; architect, J. Moses, 758 East 168th st. Plan No. 1468.

AV A, 175, 11th st, 443 East, partitions, toilets, windows, chimney to 5-sty tenement; cost, $2,500; owner, Estate Daniel O'Connor, 902 West End av; architect, O. Reissmann, 30 1st st. Plan No. 1472.

BROADWAY, 1792-1810, 59th st, 232-246 West, balcony, stairs to 2-sty store and office; cost, $600; owner, Geo. Ehret, 92d st and 3d av; architect, Walter H. T. Suest, 504 West 151st st. Plan No. 1467.

BROADWAY, 187, steps, stairs, toilets to 5-sty restaurant and loft; cost, $485; owner, Edward F. Searles, 1 Broadway;; architect, Nelson K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 1465.

2D AV, 814, partitions, tank, toilets to 4-sty tenement; cost, $1,500; owner, Estate Jacob Eidt, 875 2d av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1470.

5TH AV, 618, cut well hole to 6-sty bank and apartments; cost, $6,000; owner, Equitable Trust Co., 618 5th av; architect, A. C. Jackson, 346 4th av. Plan No. 1466.

8TH AV, n w cor 126th st, sign to 5-sty store and loft; cost, $200; owner, Isidor Broveman, 301 West 126th st. Plan No. 1460.

GREENWICH ST, 248-250, girders, columns, to 5-sty loft; cost, $200; owner, est. John J. McClusky, 154 Nassau st; architect, Henry Gaupp, 1543 54th st, Brooklyn. Plan No. 1484.

CENTRAL PARK, 60 s 65th st, Transverse road, alter playground and comfort station; cost, $14,500; owner, City of New York; architect, J. Kraus, Arsenal Bldg. Plan No. 1500.

WILLIAM ST, 93-97, partitions to 14-sty office; cost, $345; owner, North River Ins. Co., on premises; architect, F. H. Quimby, 99 Nassau st. Plan No. 1501.

58TH ST, 108 East, Park av, 471-477, tank to 9-sty apartment house; cost, $1,200; owner, Four Seventy-One Park Av. Co., 471 Park av; architect, Felber Engineering Works, 103 Park av. Plan No. 1502.

COLUMBUS AV, 568, partitions, platform to 5-sty tenement and stores; cost, $500; owner, Fred W. Oberbeck, 65 West 87th st; architect, Lee Samenfeld, 741 McDonough st. Plan No. 1503.

114TH ST, 604 West, partitions, stoop to 4-sty club; cost, $2,000; owner, Omega Association, Inc., 604 West 114th st; architect, E. H. Janes, 124 West 45th st. Plan No. 1504.

BROADWAY, 374-378, show windows, vault lights to 6-sty store and loft; cost, $5,000; owner, Estate Wm. Astor, 23 West 26th st; architect, L. C. Maurer, 1493 Broadway. Plan No. 1505.

1ST AV, 2157, stairs, toilets, windows to 3-sty moving picture and loft; cost, $5,000; owner, M. Marine, 2257 1st av; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1506.

DUANE ST, 117-125, Thomas st, 32-40, balcony to 5-sty loft and office; cost, $450; owner, Manhattan Real Estate Asso., 309 Broadway; architect, Arthur J. Molloy, 43 Ann st. Plan No. 1507.

LEXINGTON AV, 201-203, partitions, toilets, windows to 2 5-sty tenements; cost, $1,800; owner, Geo. H. Shaffer, 673 Madison av; architect, Geo. Dress, 1436 Lexington av. Plan No. 1508.

HOUSTON ST, 262-264 East, toilets, partitions, walls, chimneys, to 4-sty tenement; cost, $2,500; owner, Golde Rosenbaum, 604 5th st; architect, O. Reissmann, 30 1st st. Plan No. 1483.

ORCHARD ST, 95, skylight to 5-sty store and tenement; cost, $150; owner, Francis Adrian, 137 East 34th st; architect, John C. Taylor, 26 Attorney st. Plan No. 1485.

50TH ST, 446 West, partitions, windows, to 5-sty store and tenement; cost, $400; owner, est. Philip Stremel, 562 West 173d st; architect, J. W. Cole, 403 West 51st st. Plan No. 1480.

83D ST, 262 West, partitions to 6-sty apartment; cost, $20; owner, Clara W. Stetson, 40 West 45th st; architect, A. Wagner, 355 Columbus av. Plan No. 1442.

49TH ST, n s, 439 w 5th av, 1-sty rear extension, 10.6x10.6, partitions, to 4-sty dwelling; cost, $1,760; owner, Wm. R. Peters, 33 West 49th st; architect, E. K. Rossiter, 15 West 38th st. Plan No. 1486.

RIVERSIDE DRIVE, 67, partitions to 9-sty apartment; cost, $400; owner, Riverdale Realty Co., 67 Riverside Drive; architect, George F. Pelham, 507 5th av. Plan No. 1481.

CLINTON ST, 76, Rivington st, 165, toilets, alter dumbwaiter shaft to 6-sty store and tenement; cost, $200; owner, Joseph Lieberman, 1433 Madison av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1494.

DELANCEY ST, 178, sign to 3-sty store, loft; cost, $300; owner, City of New York. Plan No. 1491.

EAST BROADWAY, 203, 1-sty rear extension, 25x41.10, toilets to 4-sty dwelling; cost, $6,000; owner, United Hebrew Community of N. Y.; architect, B. W. Levitan, 20 West 31st st. Plan No. 1496.

GRAND ST, n e cor Eldridge st, sign to 2-sty loft and office; cost, $350; owner, Klan Bros., 34 East 12th st. Plan No. 1492.

PELL ST, 10, toilets to 5-sty tenement; cost, $100; owner, Ernst Plath, 39 7th st; architect, H. Zlot, 230 Grand st. Plan No. 1489.

RUTGERS ST, 22, store front to 4-sty tenement; cost, $200; owner, Abraham Feifer, on premises; architect, M. J. Harrison, 230 Grand st. Plan No. 1479.

28TH ST, 147 East, windows, toilets to 4-sty school; cost, $2,500; owner, St. Stephen's School, on premises; architect, Wm. Flanagan, 118 East 28th st. Plan No. 1488.

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WATER ST, n e cor Dover st, sign to 7-sty loft and office; cost, $500; owner, Edw. Roos, 281 Water st. Plan No. 1493.

28TH ST, 28 East, windows to 6-sty hotel; cost, $360; owner, J. D. M. Thompson, on premises; architect, H. T. J. Ferchrmann, 1123 Broadway. Plan Noo. 1478.

28TH ST, 149 East, 29th st, 148 East, interior changes to 2-sty church; cost, $800; owner, St. Stephen's Church, 142 East 29th st; architect, Wm. Flanagan, 118 East 28th st. Plan No. 1487.

38TH ST, 116 West, windows to 8-sty store and hotel; cost, $900; owner, Joseph Fisher, 45 Wall st; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 1477.

59TH ST, 126-130 East, doors, piers, area to 4-sty hospital; cost, $1,000; owner, The New York Orthopaedic Hospital, on premises; architects, Delano & Aldrich, 4 East 39th st. Plas No. 1499.

BROADWAY, 569-575, Prince st, 81-91, partitions, windows to 2 6-sty stores and lofts; cost, $800; owner, Wm. Waldorf Astor, London, Eng.; architect, J. F. Burrowes, 410 West 34th st. Plan No. 1476.

BROADWAY, 667-677, Mercer st, 234-244, change entrance, columns to 5-sty hotel; cost, $200; owner, Daniel C. Webb, on premises; architect, Wm. C. Winters, 23 5th st, Union Course, L. I. Plan No. 1497.

BROADWAY, 114th, 116th sts and Amsterdam av, block, partitions, windows to 1½-sty dwelling; cost, $1,200; owner, Trustees Columbia University, on premises; architect, W. F. Monell, Columbia University. Plan No. 1490.

BROADWAY, 447, columns, show windows to 5-sty store and loft; cost, $450; owner, Estate Moses Gardner, 35 Nassau st; architect, Max Muller, 115 Nassau st. Plan No. 1495.

2D AV, 530, partitions, windows, toilets to 4-sty store and tenement; cost, $5,250; owner, Bernard Berkowsky, care architect, Lewis Leining, Jr., 160 5th av. Plan No. 1475.

5TH AV, 276-280, 30th st, 2-6 West, fire-escapes, change doors to 10-sty hotel; cost, $2,000; owner, Holland House Operating Co., on premises; architect, Wm. L. Stoddart, 30 West 38th st. Plan No. 1498.

Bronx.

MARION AV, 2844, new bay window, partitions, etc., to 2-sty and attic frame dwelling, cost, $1,000; owner, Theo. Riehl, on premises; architect, Richard Berger, 309 Broadway. Plan No. 300.

TIFFANY ST, LAFAYETTE AV AND BARRETTO ST, new columns, new girders, to 2½-sty brick convent; cost, $2,000; owners, Corpus Christi Monastery, Hunts Point; architect, J. E. Ditmars, 111 5th av. Plan No. 299.

TAYLOR AV, e s, 180 n Van Nest av, new windows, etc., to 2-sty frame dwelling; cost, $100; owner, Ida Redbord, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 298.

PARK AV, s w cor Wendover av, new platform to 2-sty brick storage; cost, $200; owners, Crystal Film Co., Jos. Erb, on premises, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 301.

SEDGWICK AV, w s, 684.21 n 179th st, new partition, etc., to 2½-sty frame chapter house; cost, $7,000; owners, Alumni Assoc. of the Gamma of Delta Phi., Inc., Arthur S. Tuttle, 277 Broadway, president; architect, Robt. E. Parsons, 340 Madison av. Plan No. 302.

ST. PETER'S AV, No. 1618, new show windows, etc., to 2-sty frame store and dwelling; cost, $500; owner, Alfred Mella, 7 West 39th st; architect, B. Ebeling, 1136 Walker av. Plan No. 303.

Brooklyn.

UNION ST, No. 771, new doorway, etc.; cost, $400; owner, Filippo Monillo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 3740.

67TH ST, n s, 300 e 14th av, new plumbing, etc.; cost, $150; owner, Giuseppe Malono, 1421 67th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 3733.

ATLANTIC AV, n s, 20 e Miller av, new plumbing, etc.; cost, $100; owner, August Schmidt, 2767 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 3735.

BEDFORD AV, Nos. 971-3, new store fronts; cost, $600; owner, John Donssiff, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3738.

DITMAS AV, No. 209, exterior and interior alteration; cost, $800; owner, Morris Richter, 219 Ditmas av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3741.

FLATBUSH AV, s w cor Dorchester rd, new bay window; cost, $800; owner, Emanuel Leiberman, 180 Martense st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 3731.

FLATBUSH AV, w s, 19.9 s Dorchester rd, new bay window; cost, $1,000; owner and architect as above. Plan No. 3732.

LAFAYETTE AV, n s, 66.10 w Classon av, new plumbing, etc.; cost, $2,800; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3738.

SURF AV, n s, 125 w West 36th st, new extension, 6x4; cost, $200; owner, Geo. B. Schwargel, 53 Decatur st; architect, R. F. Cunningham, 1292 Bergen st. Plan No. 3737.

WAKEMAN PL, No. 204, repair fire damage; cost, $450; owner, W. P. McIntyre, on premises; architect, W. H. Harrington, 5906 5th av. Plan No. 3744.

5TH AV, w s, 60.6 n 9th st, new plumbing; cost, $500; owner, Ernest F. Filzman, 436 5th av; architect, John C. Wandell Co., 415 Court sq. Plan No. 3743.

COFFEY ST, n s, 95 e Conover st, interior alteration; cost, $300; owner, E. F. Godigkeit, 146 Coffey st; architects, Koch & Wagner, 26 Court st. Plan No. 3711.

DEAN ST, No. 95, new plumbing, etc.; cost, $200; owners, Abraham & Scholsky, on premises; architect, Jas. D. Carroll, 71 Dean st. Plan No. 3715.

JOHNSON PL, No. 812, new plumbing, etc.; cost, $125; owner, Richard Cressingham, on premises; architect, H. J. Samuel, 178 East 5th st. Plan No. 3727.

PROSPECT ST, No. 108, exterior alteration; cost, $2,500; owner, Jas. Campbell, on premises; architect, Graham M. Coller, 1510 Fulton st. Plan No. 3700.

QUINCY ST, No. 847, interior alteration; cost, $3,500; owner, Kruse Abrahamson Realty Co., 1254 Broadway; architect, Wm. Klein, 914 Broadway. Plan No. 3701.

ROEBLING ST, e s, 80.5 n So. 9th st, interior and exterior alteration; cost, $4,500; owner, Jas. B. Diske, 242 Broadway; architects, Sheehnan & Sheehnan, 722 Broadway. Plan No. 3703.

NORTH 1ST ST, s s, 85 w Bedford av, interior alteration; cost, $1,700; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3698.

SOUTH 2D ST, n s, 75 e Marcy av, interior alteration; cost, $250; owner, Neven Wilbur, on premises; architect, E. J. Meisinger, 374 Graham av. Plan No. 3902.

21ST ST, No. 133, new extension, 8.4x5.6; cost, $400; owner, Pasquale Constantino, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3713.

MANHATTAN AV, No. 1140, new extension, 20x50; cost, $1,200; owner, Patk. J. Sullivan, as exr., 224 Monitor st; architect, Jos. McKillap, 154 India st. Plan No. 3728.

NORMAN AV, bet. Eckford st and Oakland st, interior alteration; cost, $3,600; owner and architect as above. Plan No. 3699.

PARK AV, No. 757, new plumbing, etc.; cost, $300; owners, Henry D. Levy and another, 691 Broadway; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3714.

SUMNER AV, e s, 55 s Stockton st, new extension, 17.6x7; cost, $2,500; owner, P. Saier, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 3712.

GRAND ST, 64, new plumbing, etc.; cost, $175; owner, Adolph Komsquaskas, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3755.

JACKSON ST, n s, 295 e Humboldt st, new store front; cost, $250; owner, est. Eliz. Stutter, 19 Elm st; architect, Harold G. Dangler, 215 Montague st. Plan No. 3756.

NORTH 7TH ST, s s, 150 e Havemeyer st, new extension, 15x27; cost, $500; owner, Marie Cairella, 300 North 7th st; architect, Charles P. Cannella, 60 Graham av. Plan No. 3745.

PACIFIC ST, n s, 241 e Henry st, new plumbing, etc.; cost, $100; owner, Becky Canry, 70 West st; architect, H. K. Roumain, 90 Washington st, N. Y. Plan No. 3760.

QUINCY ST, 51, new vault, etc.; cost, $300; owner and architect, John J. Sweeney, 30 Main st. Plan No. 3759.

SKILLMAN ST, 118, new extension, 19.10x44; cost, $600; owner, Jos. Domanino, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 3761.

VAN BRUNT ST, 9, new elevator, etc.; cost, $836; owners, Marx & Rawolle, on premises; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken. Plan No. 3753.

NORTH 9TH ST, 152, new windows, etc.; cost, $300; owner, John Carlin, 162 Bedford av; architect, Max Cohn, 280 Bedford av. Plan No. 3754.

BEDFORD, WALLABOUT AND LYNCH ST, new extension, 200x121; cost, $60,000; owner, James B. Baker, 156 5th av, N. Y.; architect, Brooklyn Casket Co., 203 Bedford av. Plan No. 3758.

SHORE RD, n e cor Emmons av, new plumbing; cost, $125; owner, Sheepshead Bay Improvement Co., on premises; architect, Joseph Simon, 19 Bay 23d st. Plan No. 3746.

VANDERBILT AV, 551, new extension, 2.7x 26.5; cost, $500; owner, Vincenzo La Rosca, 777 Atlantic av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 3752.

4TH AV, s e cor 20th st, interior alterations, etc.; cost, $1,900; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 3764.

CLAY ST, s s, 125 e Oakland st, new extension, 25x13.6; cost, $1,000; owner, John Hassel, on premises; architect, C. Curtis Woodruff, 213 10th st, L. I. C. Plan No. 3767.

DEAN ST, n s, 100 e Carlton av, new elevator, etc.; cost, $2,500; owner, C. Kenyon Co., on premises; architect, Otis Elevator Co., 260 11th av. Plan No. 3768.

FULTON ST, n e cor Nostrand av, new show windows, etc.; cost, $1,500; owner, Emilie Huber, ——; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 3785.

FULTON ST, Nos. 314-6, new roof sign, etc.; cost, $160; owner, John B Hoesker, 312 Fulton st; architect, W. T. Tolten, 101 West 42d st. Plan No. 3811.

NORTH HENRY ST, No. 35, new extension, 17x22; cost, $2,275; owner, Standard Oil Co., 26 Broadway; architect, F. L. R. Sweet, 1074 Prospect pl. Plan No. 3801.

PACIFIC ST, No. 919, new windows, etc.; cost, $50; owner, Estate of Wm. H. Harrison, 759 Washington av; architect, M. W. Murray, 886 Pacific st. Plan No. 3808.

PINE ST, No. 34, new windows, etc.; cost, $200; owner, Louis Schweezer, 35 Pine st; architects, Chas. Infanger & Son, 2634 Broadway. Plan No. 3798.

RICHMOND ST, w s, 225 s Ridgewood av, interior alterations; cost, $4,500; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3803.

TAAFFE PL, w s, 149.6 n DeKalb av, new extension, 49.6x90; cost, $25,000; owner, Julius Harper Co., 222 Taaffe pl; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 3797.

WYONA ST, w s, 300 n Fulton st, interior alterations; cost, $4,250; owner, Emilie Huber; architect, H. M. Devoe, 131 Livingston st. Plan No. 3804.

2D ST, n s, 250 e 6th av, interior alterations; cost, $7,500; owner, Emilie Huber; architect, H. M. Devoe, 131 Livingston st. Plan No. 3807.

15TH ST, n s, 135 w 4th av, interior alterations; cost, $7,500; owner, Emilie Huber; architect, H. M. Devoe, 131 Livingston st. Plan No. 3806.

EAST 19TH ST, e s, 210 s Av G, new extension, 8.10x16.6; cost, $700; owner, Albine Gustafson, 628 Argyle rd; architect, Jas. J. Baker, 156 5th av. Plan No. 3771.

BROADWAY, e s, 42.3 s Palmetto st, new extension, 19.3x30; cost, $4,000; owners, Wm. J. & Jos. A. Allgaier, 156 Shaw av; architect, Chas. W. Ross, 45 West 34th st. Plan No. 3790.

BROADWAY, No. 1137, new machine booth, etc.; cost, $125; owner, Jacob Zamgle, on premises; architects, Eisenla & Carlson, 16 Court st. Plan No. 3809.

CLINTON AV, No. 345, new extension, 15x30; cost, $10,000; owner, Estate of A. J. Pouch, 24 State st, N. Y.; architect, F. P. Platt, 1123 Broadway, N. Y. Plan No. 3796.

HAMBURG AV, s w cor Jefferson av, new extension, 8.8x12; cost, $250; owner, Irving B. Clement, 474 Hamburg av; architect, Harry A. Sand, 192 St. Nicholas av. Plan No. 3794.

GRAHAM AV, No. 116, new extension, etc.; cost, $500; owner, Nassau Theatre Co., 301 Grand st; architects, Brook & Rosenberg, 44 Court st. Plan No. 3795.

KENT AV, s e cor Keap st, rebuild walls, etc.; cost, $7,000; owner, Andrew D. Baird, Keap st & Wythe av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 3793.

KNICKERBOCKER AV, Nos. 334-6, new extension, 25x24; cost, $1,800; owner, S. Liebmann's Sons Bwg. Co., Bremen st & Forrest st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 3812.

MEEKER AV, No. 135, new extension, 5.6x8; cost, $300; owner, Estate Hy Bundrian, 10 North Henry st; architect, E. J. Meisinger, 394 Graham av. Plan No. 3802.

MYRTLE AV, No. 1468, new extension, 4.10x7.4; cost, $600; owner Michele Sandorufo, 12 Prospect pl; architects, Louis Berger & Co., Myrtle av, cor Cypress av. Plan No. 3776.

NEW LOTS AV, n e cor Schenck av, interior alterations; cost, $8,000; owner, Emilie Huber; architect, H. M. Devoe, 131 Livingston st. Plan No. 3805.

SHEFFIELD AV, e s, 20 n Sutter av, new walls, etc.; cost, $350; owner, Gussie Alperstern, 615 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3792.

3D AV, No. 284, new extension, 8x11.2; cost, $300; owner, Domenick Montemarano, 482 President st; architect, W. J. Ryan, 162 Ryerson st. Plan No. 3786.

SANDFORD ST, No. 88, new windows, etc.; cost, $250; owner, Geo. Heller, 368 Broadway; architect, Henry M. Entlich, 29 Montrose av. Plan No. 3823.

TIFANY PL, w s, 200 n Degraw st, new bridge connecting buildings; cost, $370; owner, Edw. B. Jordan, on premises; architect, Frank H. Quinby, 99 Nassau st. Plan No. 3839.

WHIPPLE ST, s w cor Throop av, new extension, 5x15; cost, $600; owner, Leonard Eppig Bwg. Co., 193 Melrose st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3814.

BEDFORD AV, n e cor Gates av, interior alterations; cost, $750; owner, North American Bwg. Co., Hamburg av & Greene av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3813.

BLAKE AV, s e cor Snediker av, new extension, 20x10; cost, $125; owner, Saml. Samelson, 333 Snediker av; architects, Adelsoh & Feinberg, 1776 Pitkin av. Plan No. 3826.

GRAVESEND AV, e s, 40 n Av I, new plumbing, etc.; cost, $200; owner, Sadie L. Sarr, 1109 Gravesend av; architects, Smith & Theiss, 65 Lawrence av. Plan No. 3822.

MELROSE ST, No. 331, remove walls, etc.; cost, $300; owner, Paolo Lebasso, 133 Kingsland av; architects, Laspia & Salvati, 525 Grand st. Plan No. 3841.

VANDERBILT AV, e s, 25 s St. Marks av, new chimney, etc.; cost, $175; owner, Est. of S. N. Reeve, 319 Cumberland st; architect, Emil J. Ericson, 640 Fulton st. Plan No. 3834.

6TH AV, n e cor 8th st, interior alterations; cost, $3,000; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 3843.

7TH AV, e s, 20 n Carroll st, new extension, 20x6.6; cost, $2,500; owner, Isaac Abrams, 115 7th av; architect, J. Sarsfield, 44 Court st. Plan No. 3842.

BERGEN ST, No. 1528, new stairs, etc.; cost, $300; owner, Martin Capasillo, 1584 Bergen st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3821.

CHESTER ST, No. 399, new walls, etc.; cost, $500; owner, Elias Ginsburg, 399 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3835.

LEFFERTS PL, No. 121, new extension, 8.10x6; cost, $175; owner, Mary A. Vail, 52 Macon st; architect, Emil J. Ericson, 640 Fulton st. Plan No. 3833.

MORTON ST, Nos. 22-4, enlarge driveway, etc.; cost, $100; owner, Brooklyn Factory & Power Co., 71 Clymer st; architect, B. Finkensieper, 134 Broadway. Plan No. 3819.

MALBONE ST, n s, 150 e Brooklyn av, new plumbing, etc.; cost, $500; owner, Elias Ginsburg, 399 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3836.

STAGG ST, No. 212, new windows, etc.; cost, $200; owner, Saml. Kanarik, 28 Moore st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 3827.

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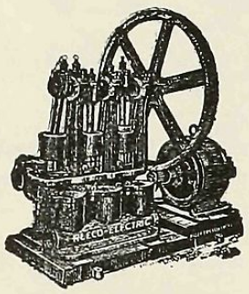

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LOGAN ST, Nos. 288-290, new extension, 50x40; cost, $3,500; owner, Lewis F. Sprower, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 3860.

LIVINGSTON ST, No. 85, new extension, 11.6x12.3; cost, $1,000; owner, Polytechnic Institute, on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 3847.

MELROSE ST, No. 337, new windows, etc.; cost, $250; owner, Giuseppe Rosalia, 101 Hamburg av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 3854.

TAYLOR ST, No. 49, new windows, etc.; cost, $250; owner, Annie M. Savage, 368 Webster av; architect, Wm. Debus, 914 Broadway. Plan No. 3865.

WEST 20TH ST, n w cor Ocean Beach, new extension, 69.6x105; cost, $2,000; owner, Harvey Bowers, on premises; architect, Hy. D. Whipple, 1968 East 8th st. Plan No. 3845.

GATES AV, s s, 265 e Nostrand av, new extension, 25.6x6; cost, $3,000; owner, Bedford Branch Y. M. C. A., Bedford av and Monroe st; architects, Jackson & Rosecrans, 1328 Broadway, N. Y. Plan No. 3863.

HAMBURG AV, No. 238, new windows, etc.; cost, $125; owner, John A. Bauman, Welling st, Richmond Hill; architect, Louis Bender, 238 Hamburg av. Plan No. 3849.

WYTHE AV, Nos. 110-112, new plumbing, etc.; cost, $100; owner, Comer V. Duggan, 164 So. 4th st; architect, Louis Grossberg, 138 No. 8th st. Plan No. 3864.

STONE AV, No. 622, new extension, 18x16; cost, $500; owner, Harris Friedman, 314 Stone av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 3852.

4TH AV, No. 994, new windows, etc.; cost, $400; owner, Louis Braun, 30 Clinton av; architect, W. J. Conway, 400 Union st. Plan No. 3853.

8TH AV, w s, 100 s 12th st, new extension, 16x10; cost, $500; owner, Alice Turkus, 1274 8th av; architect, David Davis, 840 72d st. Plan No. 3861.

13TH AV, No. 7306, new plumbing, etc.; cost, $150; owner, Fredk. W. Eberlin, 635 East 4th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 3846.

9TH ST, s s, 240 w 2d av, new elevator, etc.; cost, $2,200; owner, Thos. Roulston, on premises; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken, N. J. (correction as to architect). Plan No. 3687.

FLATBUSH AV, s s, 102 w 3d av, new elevator, etc.; cost, $2,100; owner, John L. Spence, 370 Livingston st; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken, N. J. (correction as to architect). Plan No. 3688.

GATES AV, s s, 60 e Ralph av, new elevator, etc.; cost, $2,300; owner, Borden Condensed Milk Co., on premises; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken, N. J. (corection as to architect). Plan No. 3691.

9TH ST, s s, 240 w 2d av, new elevator, etc.; cost, $2,625; owner, Thos. Roulston, on premises; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken, N. J. (correction as to architect and cost). Plan No. 3689.

OCEAN AV, n w cor Beverley rd, new elevator; cost, $2,550; owner, Kraslow Const. Co., 188 Montague st; architect, Reedy Elevator Co., 13th st and Willow av, Hoboken, N. J. (correction as to architect). Plan No. 3690.

Queens.

ARVERNE.—Gaston av, e s, 100 n L. I. R. R., 1-sty frame extension rear, 10x13, tin roof; costs, $65; owner, William Shifts, Gaston av, Arverne. Plan No. 597.

CORONA.—Rapelje av, e s, 43 s Newins st, 2-sty frame extension on side, 7x19, tin roof; cost, $150; owner, Michael Lagrega, on premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 594.

CORONA.—Buena Vista st, w s, 200 w Central av, 2-sty frame extension on rear, 18x8, tin roof; cost, $200; owner, Mrs. Sophie Anderson, on premises. Plan No. 592.

ELMHURST.—Lamont st, No. 179, 2-sty frame extension on side and rear, 7x20, tin roof; cost, $500; owner, Thomas Gately, 179 10th st, Elmhurst; architect, Christian Hauer, Jr., 6 Bedford st, Brooklyn. Plan No. 600.

JAMAICA SOUTH.—Rockaway road, s e cor City pl, interior alterations; cost, $15; owner, Galton Realty Co., 2 Rector st, N. Y. C. Plan No. 596.

LONG ISLAND CITY.—Pierce av, s e cor Hamilton st, 1-sty brick extension on side, 11x19, tin roof; cost, $200 (factory); owner, Prospero DeNobila Co., on premises; architect, C. L. Varrone, 171 Corona av. Plan No. 593.

LONG ISLAND CITY.—Pidgeon and Front sts, provide fireproof windows; cost, $1,200; owner, National Sugar Co., on premises. Plan No. 598.

MORRIS PARK.—Cushin av, e s, 135 s Broadway, 1-sty frame extension, 14x4, tin roof; cost, $100; owner, Robt. W. Lonnox, on premises. Plan No. 595.

Richmond.

CENTRE ST, w s, 167 n Arents av, alter frame dwelling; cost, $350; owner, Geo. La Forge; builder, E. R. Paugh. Plan No. 219.

FRONT ST, n w cor Thompson st, add to brick factory; cost, $25,000; owner, Hugo Jaburg; architect, Richard Berger. Plan No. 210.

ROCKAWAY ST, w s, 175 n Surf av, alter frame dwelling; cost, $150; owner, E. Werner; builder, Jas. H. Cummings. Plan No. 217.

DU BOIS AV, n e cor Marion st, alter frame dwelling; cost, $438; owner, Jos. Warner; builder, E. Mersareau. Plan No. 218.

RICHMOND TERRACE, s s, 200 e Broadway, Port Richmond; alter brick stores; cost, $600; owner, Mrs. Eliza McHugh; builder, Wm. J. Keeley. Plan No. 216.

CEBIA AV, s s, 75 w Marion av, alter frame dwelling; cost, $350; owner, Mrs. Fred Seeman; builders, Hesse & Offerjost. Plan No. 212.

GLEN ST, s s, 162 w N. Y. av, alter frame dwelling; cost, $350; owner, Mary Mead; builder, G. Dissoway. Plan No. 213.

MONROE AV, w s, and Cedar st, alter frame dwelling; cost, $450; owner, Cath. A. Cavanagh; builder, Jos. Buttermark. Plan No. 214.

CHICAGO AV, n s, 100 e Columbia av, alter and add brick hospital; cost, $1,300; owner, Lakeview Home; architect and builder, Chas. E. Spruck. Plan No. 215.

TOMPKINS AV, n s, 25 s Virginia av, alter frame dwelling; cost, $175; owner and builder, John D. Elisa. Plan No. 207.

BENNETT AV, s s, 75 w Jewett av, alter store and dwelling; cost, $125; owner and builder, R. De Rosa. Plan No. 208.

BACK OF ST. JOHN'S CHURCH, Clifton, alter frame dwelling; cost, $150; owner, St. John's Church; builder, T. H. Willshaw. Plan No. 209

VAN DEUZER ST, s s, 75 e Richmond turnpike, alter frame dwelling; cost, $150; owner, Farmers' Loan & Trust Co.; builders, Hesse & Offerjost. Plan No. 211.

Personal and Trade Notes.

J. D. HARRISON, architect, formerly of 283 4th av, has removed to 542 5th av.

HERBERT LUCAS, architect, formerly of 129 East 19th st, has removed to 340 Madison av.

W. MULFORD MARSH, Jacksonville, Fla., architect, desires catalogues of all building construction specialties.

HENRY L. SPANN, architect, 38 Pascal st, Buffalo, N. Y., desires information on dairy equipment, including machinery, pasteurizing machinery, coolers, separators, gas engines, motors, stable fittings, etc.

THOMAS F. MANGIN AND GEORGE STEDMAN have formed a copartnership, to be known as Mangin & Stedman, architects, 17 Betts Block, Syracuse, N. Y. This office was formerly conducted by T. F. Mangin

HAZARD, HILLMAN & HARRIS, wholesalers of yellow pine, cypress and maple flooring, have discontinued their New York sales office, in the West st building, and will hereafter be found at their distributing yard and mill location, Perth Amboy, N. J.

THE CONSOLIDATED ROSENDALE CEMENT COMPANY, of 50 Church street, is sending out to the trade some very handy rulers, bearing the name of the "Brooklyn Bridge Brand of Natural Cement." These rulers are divided on one side in the usual subdivision of inches and on the other these are reduced to halves, eighths, quarters, sixteenths, thirty-seconds, etc. This will be sent to any specifier or dealer in building materials upon receipt of application.

INCORPORATION papers were filed with the Secretary of State in New Jersey for the old established house of F. L. & A. Heidritter of Elizabeth, New Jersey. The "Heidritter Lumber Company," will operate along the same lines and under the same interests as formerly. The officers are: President, A. Heldritter; vice-president, H. E. Wolff; secretary and treasurer, F. O. Walter; manager, F. R. Wallace, and superintendent, A. U. Poppenga. The Heidritter Company was established in 1860.

TRADE LITERATURE

The Hill-Canton Dryers.

The Hill-Canton Dryer Co. has just issued a very attractive booklet describing their system of clothes dryer for use in laundries and other parts of the apartment house. This booklet is attractively illustrated and is well worth the attention of architects and builders, who are desirous of keeping posted on the latest devices for clothes drying. Copies of this interesting booklet may be obtained by addressing the Hill-Canton Dryer Co., 83-85 Sixth street, L. I. C.

New Principle in Ash Hoists.

Gillis and Geoghegan, of 537-539 West Broadway, are introducing something new in the way of ash hoists that is strong, compact and durable. The chief feature of this hoist is that it can be tucked away in the cellar vault and occupies practicaly no space. Trade literature being sent out by this firm explains this hoist which is sold for $125 and reveals why it has a special desirability for quickly and economically handling ashes in cans. Literature on this subject may be obtained by addressing the firm at the above address.

Rids Buildings of Vermin.

Theodore Meyer, president of the Theodore Meyer Corporation, 34 East 28th street, is circularizing owners and builders, realty managers and property owners in general on his newly discovered method of exterminating ants from buildings. Mr. Meyer is a widely known chemist and he specializes in contracts for the extermination of all kinds of rodents and insects in buildings and guarantees his work. The circular issued by Mr. Meyer states that he has applied his method with great success in the Claremont Hotel, Fifth Avenue Hotel, Manhattan Square Hotel, Gregorian Hotel, Royalton Hotel, Astor House, Nevada Apartments, Ardelle Apartments, Wenoit Apartments, Walton Houses and Marvello Court.

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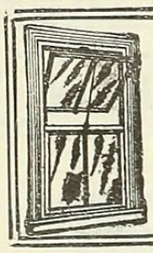

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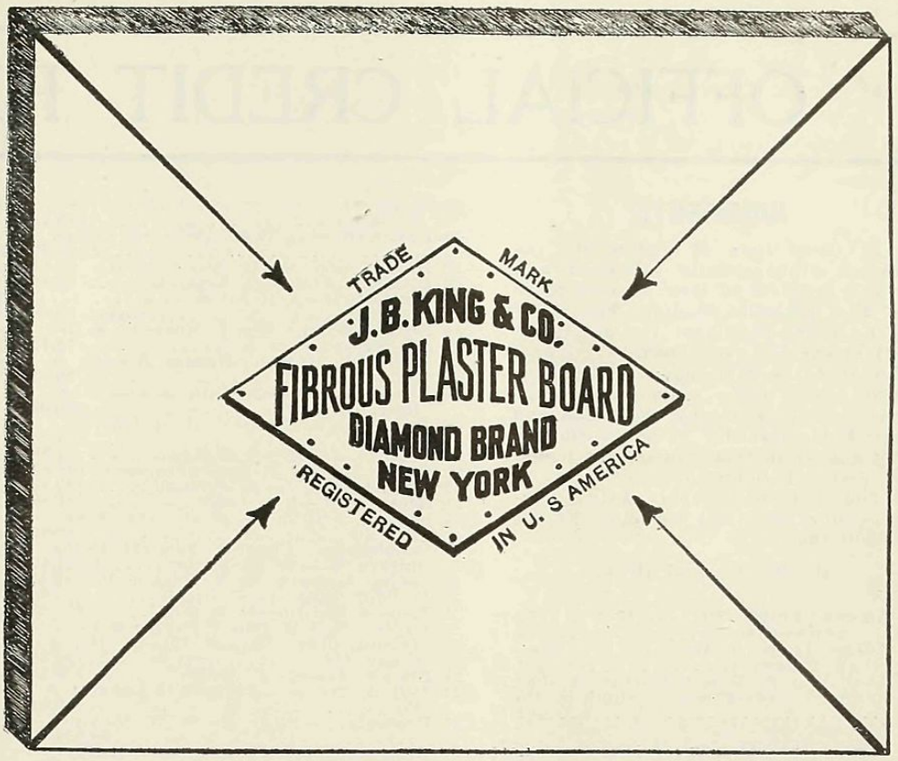

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In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency (*) means not summoned. (†) Signifies that the first name is fictitious real 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.

JUNE

17 Amend, Philip—City of N Y.....59.72
17 same—same 59.72
17 Adler, Irvin & Herman E Roys—N Y Edison Co.....41.35
17 Abel, Wm T—T H McCarthy et al.63.16
17 Arnie, David—Flood & Conklin Co.....61.76
17 Abrams, Maurice—R Schroeder..29.67
18 Alden, Herbert C—J M Jacobi...104.74
18 Alexander, Henri P—A E Tovey..65.51
19 Adler, Eugene—M Stern.....182.05
19 Agid, Saml & Sale—Welz & Zerwick.....1,416.20
19 Abraham, Sol—R Friedlander et al.....75.28
19 Agid, Sam—L Rosenbaum et al..112.40
19 Adams, Edw N & Eliz—F Ferguson.....1,042.19
19 Adler, Sigismund L—People's Bk of Pinchard, Alabama, costs 106.40
19 Althoff, Conrad—J W Johnson et al.....177.91
19 Amgott, Meyer & Jos Iasoff—M Greenman.....593.16
19 Alexander, Louis—S Zaretsky. ..40.87
19 Auerbach, Herman—O Eliasen....22.41
20 Abelansky, Morris & Isaac Kaufman—Tremont Worsted Co.....135.28
20 Archibald, Henry—Atkins Iron Works 202.77
20 Allen, Isaac & Bertha—S Rauch.502.52
21 Addison, Jno—Board of Foreign Missions of the Reformed Church in America 1,627.80
21 Alexander, Louis—S Aldrich...130.27
15 Bollard, Wm—Beakes Dairy Co..549.79
15 Brown, Jno A admr—A Boehm et al.....4,661.60
15 Bach, Albin & Frank Keller—E J Rieser 216.97
15 Bach, Emma—Ewald Bros.....89.22
15 Bell, Wm J—Weed, Henry & Mayers.....70.91
15 Blank, Stella R—J Greenman et al.....147.69
15 Berner, Nathan—J F Taylor & Co.....31.09
15 Barrett, Wm E & Essie—Niagara Livery & Motor Car Co.....549.61
15 Bartalattoe, Antonio—A J Picard.....costs, 109.84
17 Bjorkegren, Charles & Neta J—A J Ogden 866.67
17 Bash, Albert W. or Arthur W & Clementire—University State Bank.1,012.32
17 Bruckheimer, Moses—C. Lischke costs 73.71
17 Bodine, Herman & Annie Mendelson—Y Tanenbaum 449.93
17 Block, Joe—Reliable Trading Co..125.96
17 Becker, Nathan—M Proopis....404.42
17 Bell, Hal & Geo J Price—A Barth.....3,625.40
17 Bleier, Benjamin—J B Hunter et al.....1,032.21
17 Same—H C Holstein.....276.81
17 Brandfon, Max—Levy Stiefel Co...38.24
18 Beveridge, Harold G—A C Cissel.82.21
18 Berger, Paul & Anna—H J Harris..costs 115.97
18 Becker, Elnora—O'Donnell Weisberger & Co 28.80
18 Beluck, Saml—Phoenix Color Works 66.17
18 Bossak, Dora—L Anis.....923.33
18 Bendig, Hana O—J E Gignoux..146.91
18 Bernstein, A Lincoln—M Levy....67.69
18 Braff, Michel—J Stoloff.....75.89
18 Bristor, Mary E—Kulenkampf & Co.....costs 108.20
19 Brown, Tillie & Chas L Singer—People &c. 300.00
19 Breen, Edw J—Geo Liss & Co....103.18
19 Bruns, Wm H A—J W Roberts & Son.....13.49
19 Busch, Jos B—J L Wells, costs..114.20
19 Berkowitz, Geo—F S Lovel.....71.49
19 Barnett, Louis—C Duryea. 42.16
19 Blake man, Irving & Harry Wolfson—Lesher Whitman & Co, Inc.....74.73
19 Barnet, Jos—S Zaretsky.....34.90
19 Baker, Dell A—Harry Goodstein Realty Co. 81.01
19 Bernstein, Freeman—Central R R Co of N J.....89.41
19 Breen, Peter—Connecticut Cab Co. 64.71
19 Barany, Alex* & Richd Snyder—E M Grossman. 35.70
20 Binimovich, Jos or Joe Vimimovitz—M Struhl 193.21
20 Baker, Hyman D & Wm J—E Crone.....2,056.30
20 Brock, Geo M—D Brock..costs, 85.21
20 Bleistift, Abr I—A Samuels.....63.65
20 Burt, Robt—A H Joline et al.....costs, 68.00
20 Burke, Michl.* Wm L Mooney* & Geo Miller—City of N Y.....75.72
20 Beinfield, Hyman—Fredk Stearns & Co.....26.71
20 Bjorkegren, Chas—Olin J Stephens, Inc.....230.05
20 Beecroft, R Chester—H H Gilfrey.....244.74
21 Browne, Jay F—S R Sterne.....34.58
21 Baier, Jno—F E Samuels..costs, 108.82
21 Bogart, Jno L—L Cerlian.....149.43
21 Beck, Albt—J L Graf.....521.36
21 Brown, Arthur J—Manhattan Leasing Co 37.03
21 Brookhouse, Chas & Federal Union Surety Co—W W Farley.....1,835.47
21 Bolte, Enrhart—N Y Edison Co..33.81
21 Bishop, Benj—B K Bloch 299.85
21 Barnes, Hardin—M H Beall.....192.67
21 Bayles, Eva M, Geo T Bayles & Long Isiand Cigar Stores Co—St Regis Cigar Co 404.38
21 Brown, Israel—C Weis.....255.30
21 Bellick, Morris—Francis H Leggett & Co 50.01
21 Brownlee, Arthur A—W W McAlpin.....30,334.60
21 Brummerhop, Wm—Shubert Anderson Co .....costs, 143.62
21 Braslavsky, Philip & Meyer Selsman—L G Kellogg 24.41
15 Cohen, Adolph—M Alexander...439.41
15 Cheney, Benj P & Sayre McLeod—Security Trust Co of Troy...10,420.89
15 Cannon, Dudley—C J Brown.....26.87
15 Capraro, Jos—S Garratano.....521.83
17 Costigan, John J—F Britsch.....118.81
17 Cooper, Harry—N Y Edison Co....17.61
17 Coulter, Howard S—Bendheim Construction Co. 147.81
17 Cohen, Louis or Ludwig L Cohan—W C Wood et al 76.22
17 Clarke, Wm T, Charles Schroeder & Lillian McGrath—N Y Tel Co...80.36.....80.36
17 Chambet, Catherine L—A S Gregory.....27.72
17 Carton, Andrew B—W Guthman..484.91
17 Cohen, Abraham—S Sotsky.....98.18
18 Campiglia, Prostaro—Burns Bros. 23.90
18 Charlotte, Irving H—E W Fulle.309.41
18 Cohen, Adolph & Sol—I O Farber et al.....4,788.92
18 Cohen, Esther—J Klein.....87.57
18 Coffey, Jno—City Credit Co Inc..66.45
18 Calhoun, Sands—Scientific American Compiling Dept 129.10
18 Canaux, Chas—A G Rause et al 33.45
19 Clark, Frank T, Jas Beattie & Richard Brown—Bluthenthal & Bickart.17[illegible]7
19 Cornelius, Arthur—H C Burnstein et al. 29.41
19 Callan, Jas—Potter, Sloan & O'Donohue Co. 81.50
19 Cipriano, Vincenzo—Bklyn Heights R R Co, costs. 112.54
19 Condon, Thos G—Union Bank & Trust Co. 510.45
19 Clancy, Mabel—D Israel. 40.77
20 Cacavajo, Jos—Royal Typewriter Co. 44.93
20 Croaney, Abr—M Greenberg 60.43
20 Clements, Rose T—C A Metzger.483.91
20 Cohen, Morris—A H Joline..costs, 83.00
20 Chipman, Ralph N—Rapid Card & System Co.....36.38
20 Cohen, Nathan—Nassau Electric R R Co .....costs, 112.14
20 Como, Louis—S Adolph 161.41
21 Cohen, Adolph—J B Colt Co....112.66
21 Chabot, Jos C—Looke & Smith..108.46
21 Collins, Saml—A H Williams....864.06
21 Collins, Matthew G—C F Buente..2,481.20
21 Cole, Herbert S—Federal Sign System Electric 151.39
15 Delaney, Jesse & Louis—Cudahy Packing Co.....167.09
15 De Lorenzo, Rocco & Vincenzo—A Frasinetti 155.41
15 Dominici, Giovanni—E Fiske ...179.51
15 D'Ascoli, Wm R—S Scher et al...33.07
17 Doughty, William—N Y Tel Co..38.07.....38.07
17 Dickson, Alexander—same 25.48
17 Damm, Albert—C O Middlebrook...27.12
17 Dooley, Frank A & Ben Meyenberg—F Mulvey 234.09
17 Doyle, Thos—Atlas Line Steamship Co, costs 23.08
18 Dammann, Fred—Long Dock Mills & Elevator 156.51
18 Drake, Geo A—Burns Bros.....18.10
18 Drumm, Fredk—F Schuck.....1,043.88
18 Davis, Bernard—S Trimmer & Sons Inc 301.82
18 De Felice, Carlo—C Weller.....770.74
19 Di Miceli, Anthony & Alberto—A R Sleight. 1,134.28
19 Dent, Thos A—Brody, Adler & Koch Co, costs. 101.64
19 De Boey, Walter H—H H Lawson.....772.30
19 Dellack, Morris—D Levy.....86.20
19 Dandignac, Chas—M Schmidt....32.70
19 Dagostino, Guiseppe or Jos & Laurino—E Dagostino.....539.22
19 Degan, Thos & Jno O'Keefe—Geo L Storm Co. 69.41
19 Donin, Morris—C G Cornell Jr..3,404.32
20 Delhaye, Modeste L—B Suydam.846.39
20 Duryee, Jno E—Rees & Rees .....costs, 107.45
20 Dixon, Elmer B—B Schlesinger..70.39
20 Di Menna, Michael—Olin J Stephens Inc ..h.....41.95
21 Davis, Geo—E K Bloch 348.91
21 Dougherty, Wm J—S Cohn 89.91
21 Dorfman, Louis—E Reibstein...104.66
21 Diller, Andw B—G Woersching.2,437.24
21 Dumahaut, Adolph N—S Schwartz.46.40
21 Daly, Jno E—Gibson Distilling Co. 3,428.40
15 Ennis, Frank J—Wm H Henry & Co.....40.62
15 Engelke, Emilia & Herman—E J Rieser 486.56
17 Elugott, Elizabeth—I McMillan....31.95
17 Everhart, Edwin E—S G Everhart 974.25
17 Eroe, Ralph D—A W Heaton....28.35
18 Epter, Benj—B Rosenfeld et al.948.21
18 Ellis, Fredk G—H Iskowitz.....161.71
18 Eder, Phanor J trste—O C Heinze.. et al .....costs 109.88
19 Eyl Benj—Wheeling Corrugating Co. 108.43
19 Ehgott, Oscar G—O Duryae.....90.12
20 Eastman, Robt M—Fidelity & Casualty Co of N Y.....105.41
21 English, Jno E—Nicill The Tailor Inc 44.31
15 Fargo, Jas C Pres—W Albert...8,692.36
15 Fischer, Nathan—B Cooperman et al 743.80
15 Fitzpatrick, Dennis J & Thos F—Hannis Distilling Co.....186.83
17 Finkel, Morris—A E Marling et al 112.15
17 Falcone, Pasquale & Raffaela—M De Rosa 44.68
17 Farmer, William—N Cane.....98.38
17 Fitzhugh, P Henry—R J Klein...94.91
17 Feinberg, David—A I Tamor....243.40
17 Faibisy, Leonard—E B Mayrowitz 295.31
17 Fabricio, Carmine—S Aronson....24.65
17 Freedman Joseph—Coal Boulet Co 70.75
19 Field, Gertrude—R E Gray.....449.31
19 Fefferman, Max—H Stein et al..153.07
18 Fogarty, Patk A—W P Fogarty.....costs 175.35
18 Freed, Isidore—H Cohen et al...164.91
19 Flint, Clarence B—J H Vint et al. 112.30
19 Frizzell, Anna—I Lichtenstein, costs. 353.24
19 Flint, Chas R, Wallace B Flint & Frank B Crodley—R L Johnstone. 334.874.98
19 Fishman, Hyman—E Glasser.....21.32
20 Ford, Martin & Thomas—I S Vought et al 112.31
20 Friedman, Harry—J J Berkowitz.31.11
20 Finn, Harry & Herman—Henry Kupfer & Co. 841.85
21 Finilli, Nicolo—Mayer Bros Co..157.89
21 Feiner, Sigmund & Saml L—Eastman Machine Co 201.05
21 Fitzsimmons, Norman T—A Lewin.89.31
21 Fogel, Max—Porsth Electric Co 79.86
21 Frawley, Patk T—Opera House Garage Co 106.72
21 Frank, Mayer & Emkaar Realty Co—J B Carse et al 176.87
15 Gebhard, Paul J—T H Dessez...169.31
15 Gambocortam, Theo—Hannis Distilling Co. 182.96
15 Glover, Minnie—R Lukather 238.00
15 Greenberg, Nathan—MRosen ... 60.00
15 Giannitrapani, Domenico—Louis Hamburger & Co. 49.41
15 Gilbert, Mary B—L Schlechter...84.31
17 Goldstein Anna—S J Brandies....43.90
17 Gump, Chas J—N Y Edison Co....10.56
17 Grossbard, Fannie—N Y Tel Co..36.68
17 Graf, Mary—N Y Edison Co.....33.18
17 Granat, David & Malvina—F Seis 134.16
17 Goldberg, Samuel—Nat Buckman Co 155.16
17 Geduldiger, Richard—L Van Horne et al 171.43
18 Goldman, Barney—Burns Bros...338.18
18 Green, Wm Inc—J Kelleher....2,844.63
18 Gamaldi, Jno—R M Marasco.....240.64
18 Glatt, Chas C & Chas J Moshier—A Seaman 113.72
18 Grinstein, Jacob—E S Pangburn..29.91
18 Geier, Beatrice—J A Anderson..1,013.40
18 Gorbert, Gustav—Herrman & Raabe 59.41
18 Graybill, Jas E—Empire City Syss Bank 1,517.81
19 Gleeckman, Bernard & Morris Katz—J Karrakis. 117.41
19 Goldstein, Sarah—C I Silverman..32.03
19 Gress, Israel—Fromm Bros & Statsinger. 422.46
19 Grealish, Edw F—American Exch Cigar Co. 202.99
19 Goldsmith, Philip—A Goldsmith.112.15
19 Gordon, Florence & Antonio Bagarozy—People &c 300.00
19 Gleeckman, Bernard, Morris Katz, Jos Karrukis* & Milton Wittkowsky*—J C Gardiner 114.27
19 Greenberg, Jos E—M Loezemberg.....1,846.80
19 Germano, Alex—Manuel Caragol & Son 137.06
19 Gordon, Wm W—J De Wolf.....126.91
19 Gorman, Thos—C W Diehl..... .86.35
20 Ginsberger, Emil—I Finkelstein.221.16
20 Gugenheim, Eman'l C—M Kirsch.149.75
20 Groan, Grace A—City of N Y....264.41
20 Gieser, John C—H Schneider...602.04

20 Goldstein, Charles & Benjamin—S Kravitz et al 41.54
20 Good, Leslie—A H Jolineet al, costs 68.00
20 Goldberg, Chas M—S Tunick....34.40
20 Gottfried, John & Richard Liebman —S Wechsedblatt 94.34
20 Gurlitt, Hans W—V M Davis—.151.81
20 Gate, J Prescott—M Repan.....101.30
21 Greenberg, Louis—O Ulbrich 214.65
21 Garrison, Willard—Higgins & Seiter 176.94
21 Graney, Patk—Bonavista Stable Co. 256.28
21 Gudinsky, Louis—T McCarthy et al. 63.71
21 Greenberg, Isaac—T F Conner Sr.32.41
21 Greenberger, Frank—S Mitchell..116.85
21 Geis, Andw—American Taximeter Co 78.87
21 Gariedes, Geo—Levins Bros Inc..31.54
21 Giles, Wm J—A Fisk 129.48
21 Geller, Sigmund—G R Sutherland.910.32
15 Heck, Chas—Argand Boiler Co..395.64
15 Hirsch, Oscar A & Benj B Goloro— W J Maxwell et al 144.40
15 Harris, Saml & Abr S Cahn—Edw Gribbon & Son Ltd 681.43
15 Hamilton, Jno—E J Gillies et al..78.26
15 Hirsch, Harvey A—F Hallfeld....88.99
15 same—G Fischer et al.....85.60
17 Hackman, Samuel—City of N Y..59.41
17 Hallow, Abe—S Friedman.....192.40
17 Holmes, Edgar A—Canavan Investing Co 494.41
17 Higgins, Beatrice C—C E Smith..157.41
17 Henry, Geo L—J H W Harris....492.33
17 Hirsch, Louis F—L Stern.....78.55
17 Homler, Saml—Herman J Kumberger Co.....65.41
17 Howell, Lillian M—P R Rich....1,860.49
18 Hecht, Anton—W R Winn.....61.29
18 Herman, Armin—Hudson Metal Bed Co 308.91
18 Heckle, J Henry—Raynor & Perkins Envelope Co 324.83
18 Hirschhorn, Abe—M Reiber.....31.33
18 Hoppe, Chas A—N Y Asbestos Mfg Co 70.84
18 Holl, Henry J—Standard Dairy Co.. .....154.25
18 Henderson, Arthur M—H W Hill et al 595.27
18 Hart, Chas S—Crafts & D'Amore Co 119.01
18 Havemeyer, Henry O & J Henry Masson—E Harding .....costs 96.00
19 Honigstein, Morris—L Lazarus.1,472.88
19 Hatfield, Jno G—L Rosenberg....84.41
19 Hart, Max M—Guarantee Mtg & Title Ins Co.....297.41
19 Hauk, Burghard—E H Von Der Linden 64.72
19 Hebert, Martin S—D Darke 41.65
19 Halpin, Wm—F S Lovell.....90.50
19 Hildebrand, Geo—M A Delhave...113.43
20 Higgins, Augusta M C—Shorthand Reporting Co of N Y.....82.16
20 Horn, George, Jr—F W Hunter..436.63
20 Hausman, Moses—V Lawrence....41.70
20 Horowitz, Meyer—City of N Y——59.41
20 Haupt, Matthew & Charles F Gandolfo—City of N Y.....274.41
of London 71.81
20 Hess, Nathaniel J & Edwin H—L Tananbaum, Strauss & Co.....73.98
20 Heideman, Jacob—Werner Bros.16296
21 Holcomb, Chas H & Anna S T—E W Edwards & Son 269.11
21 Hahn, Nich—Elite Distributing Co.39.91
21 Hart, Benj—M Tahl 112.46
21 Hillers, Aug H—H Frank 86.77
21 Herlish, Geo Jr—C R Love.....76.62
21 Henkel, Jno & Leonard Cozzens—A A De Richemond 1,408.15
21 Hoag, Cath A—J B Wiley.....268.89
21 Hartman, Mary S—A McCabe..1,798.77
21 Hecht, Frank J—Mason Garage Co Inc 280.08
21 Herman, David & Herman Constn Co —L Marx et al 760.03
21 Hausen, Ralph & Henry—A Pearle 519.31
19 Isaacs, Phil—L Lasarow.....121.91
20 Isenberg, Martin—S F Apfel....248.38
20 Itkowitz, Marcus—A H Joline et al 70.50
17 Johnson, W Martin—Beale & Inman Ltd 369.57
18 Jacobs, Jos W—H B Sire...costs 128.48
19 Janov, Morris—Y Sherry 98.41
20 Johnson, Asam—A H Joline et al. costs 70.00
20 Jones, Lewis A—Friedland & Levine Bros 68.13
21 Jones, Wm H—F Lampe...costs, 30.00
21 same—L J Jones.....costs, 79.20
21 Jones, Louis A—G Tomasulo....113.68
21 Jacobs, Jos & Louis H Ross—German Exchange Bank 391.37
15 Kleckner, David—E J Gilles et al. 47.11
15 Kauser, Benj—J Brown 59.67
17 Krichewsky, Saml & Benj Barr—N Y Tel Co.....30.55
17 Kahn, Isaac & A Balcom & Co—B Amsel et al 267.65
17 Kellogg, Ernest D—C D Park..1,022.89
17 Kaufman, Jos—Jos Stern & Sons Inc. 127.88
17 Klossok, Jessie—S Adolph 254.94
17 Kraus, David—B T Morgan.....119.41
17 Kinch, Earle L—A Kimball Co...143.91
17 same—same 185.91
17 same—same 46.41
17 same—same 164.91
17 same—same 179.91
18 Kuntzmann, Andrew—J M Dexter.29.41
18 Kelly, Delia—A Oberman.....65.41
18 Johnston, Cubrun H—J A Turley.39.41
18 Klein, Chas—D P Grossman.....178.53
18 Karpen, Otto—R F Parkinson...568.02
18 Kronengold, Arnold—G W Bromley et al 49.41
18 Kaufman, Adolph G—S Rosenthal et al 297.82
18 Klinger, Louis—R H Tiebout et al.. .....250.07
19 Kerby, Jno E—P Loeser et al....32.72
19 Kildey, Jas—Rheinfrank House Wrecking Co..... .....costs, 107.70
19 King, Wm M—M F McKenna et al. 97.31
19 Koplitz, Lee—S Simon et al.....32.51
19 Kelly, Delia—Majestic Mfg Co...48.06
19 Kelly, Abr—S Goldberg 29.86
19 Kushner, Zussman—M Lipschitz..214.31
19 Kleinfeld, Max—W Razenhofer...19.41
19 Kuhne, Aug—P D Hawkins....1,940.54
20 Klauber, Fannie, adm—H C Reese Co. 121.96
20 Klugman, Saml—I Melnick 98.80
20 Knabe, Wm W—J F Gavenda...264.65
20 Kingden, Wm J recr—M King..... .....costs 110.82
20 Keller, Chas E—Michelin Tire Co.63.65
20 Kernan, Harry—S H Clark.....969.01
20 same—Kastenbach & Bullock Co. 856.62
21 Kosch, Meyer—Snare & Triest Co. .....costs, 12.71
21 Kent, Phineas Jr—Manhattan Leasing Co 129.41
21 Kowick, Conrad or Conrad Kowiack— Mears Auto Co 30.61
21 Kapiloff, Max—M Rossman.....79.45
21 same—B Lorber 119.65
15 Lippman, Frank & Jacob Richman— E Pasko 65.00
15 same—same 345.15
15 Long, Geo—C J Brown 32.67
15 Larkins, Robt—D McCarthy.....59.67
15 Lipsitz, Elias—V Gray 98.84
15 Lamar, David—Leikens 117.16
17 Lesser, Leo L—N Y Tel Co.....41.98
17 Lyons, Saml—D Venturini.....219.40
17 Lichtwitz, Chas L—M Isenberg..254.85
17 Lermy, J Courtenaye—E F Keller.26.08
17 Levey, Robt E & Irene S—G H Goodheart 1,324.41
17 Lynch, Thos F—Wm H Henry & Co. 74.12
17 Leon, Hattie—N W Blum 166.37
18 Lynch, Wm P—U S Realty & Improvement Co 1,787.17
18 Lallemont Saml J—G W Craig..... .....costs 108.29
18 Lamm, Harry, Ida Lamm & Sigmund Taffel—H Margulies.....231.95
18 Lokos, Stephen—S Kalmer.....257.81
18 Levy, Lewis—H F Gundrum Co...49.11
19 Linderman, Morros by Harry Linderman—Ward Bread Co.....costs, 68.58
19 Levy, Jacob—D Weinstock.....61.72
19 Lerch, Benj—D G George 113.16
19 Loughlin, Owen—E C Weber et al.68.36
19 Lovell, Chas W—B Kreizer.....154.07
19 Lofstrom, Chas—L Levy.....206.74
19 Lipman, Saml—F Klein.....100.00
19 Long, Nettie L & Thos J—Sonn Bros Co.....124.40
20 Lichtenfels, Robt—J L Burgoyne.283.72
20 Lyon, Thos—A Lucchini.....454.59
20 Linch, Geo W recr—M Zansner...95.46
20 Lobosco, Jos—J Marrone.....363.18
20 Linch, Geo W recr—M Rabinowitz.. .....144.31
21 Lederman, Jno—M Rosenbaum...48.65
21 Lockwood, Ernest M—Jas McCutchen & Co 317.72
21 Lowenstein, Rachel—S Friedman et al 575.20
21 Lorusso, Giuseppe & Guiseppe Marcuria—M W Verdi 257.91
21 Leibowitz, Nathan—N Gensior....26.30
21 same—A Daspin 96.83
15 Martin, R H Lee—J Meyers.....124.51
15 Mintz, Harry B—A Levin 32.98
15 Mackell, Benj F—A Greenberg...35.31
17 Moehriger or Moehringer, Chas—Robt Reis & Co..... .....81.84
17 Meinhardt, Morton H Exr—City of N Y..... .....264.41
17 MacKenzie, Albt C—N Y Tel Co..46.98
17 Meyer, Benj F—H J Stuart et al.776.31
17 Mazzarello, Roderica & Jno F De Pierro—N Y Tel Co..... .....26.97
17 Meyerson, Chas—N Y Butchers Dressed Meat Co..... .....107.89
17 Miller, Geo W—M Rubenstein....40.50
17 McAdoo, Malcolm R—A G Sjogren et al 385.12
17 Madden, Mary—G R Waldo.costs, 67.72
17 McClurkin, Jno H—Blangas Co of America 42.56
17 McDonald, Jas F—W H Henry & Co. 75.62
18 McCabe, Jno W—Gramatan Natl Bank 1,041.65
18 Martel, Edw A—Voorhies Rubber Mfg Co 873.25
18 Miller, Frank B—L M Bickmore... .....10,322.68
18 Masson, J Henry—E Harding..6,363.28
18 McEwan, Wm J—City Credit Co Inc 66.22
19 Mitchell, Harry L—S M Engel....425.13
19 Mendelsohn, Gos or Gustave—J Frankelthaler 35.03
19 Maura, Rosa—L Ippolito 89.72
19 McMurtrie, Douglas C—Belvedere Hotel Co 162.28
19 Margolis, Louis—Engle Mtg & Realty Co..... .....39.31
19 Marrone, Michl—W W Smith..4,992.69
19 Maempel, Emma—W Barretteosts, 36.00
19 Massimino, Jno—H Wohlberg....80.32
19 McConnell, Patk—Thomas & Buckley Operating Co..... .....costs, 372.88
19 Masset, Anthony—Johnson Heating Co..... .....62.12
19 Mooney, Jno J—M Ryan.....4,891.38
19 Magid, Wm—Southern Beef Co...97.73
19 Mullin, Dennis—Sonn Bros Co....18.08
19 Meyer, Henry J—Louis Meyer Co..97.09
20 Mechanic, Isidore—Kellwood Realty Co 423.72
20 McLaren, Eliz—A H Joline et al.... .....costs 167.88
20 Madsen, Magnus C—F A Godfrey et al 554.98
20 Mabon, Jno S recr—G B Hopkins et al .....costs 90.05
20 Miller, Geo—City of N Y.....75.72
20 Maidhoff, Louis—C E Fink.....72.63
20 Mellen, Nathan C—J D Trimble..734.58
20 Mintzer, Abr—S Sobel et al.....59.41
20 Melasky, Gus—A L Werner et al.405.33
20 Mellwitz, Albt—F Renken et al.172.17
20 Morton, Jos H—Gray Realty & Development Co 106.42
21 Mailhouse, Moses E—Schwartz Bros. 104.31
21 Mobilia, Nicola—G Cannistraci..53.21
21 Magagnos, Augustus—A Magagnos. .....costs, 30.08
21 Moscowitz, Saml & Osias Maller—Security Bank of N Y.....46.34
21 Morrell, Chas* & Clement Morel—M E Starbuck et al 318.90
21 Munther, Louis A—R Gennerich et al 467.55
15 Nechamkin, Alexander—J F Taylor & Co..... .....52.23
15 Newman, Isidor—E Kaufman et al. 120.54
17 Norton, Cordelia—N Y Tel Co...31.10
17 Naftel, Isaac—F Mayer 69.67
18 Newman, Rudolph M—Burns Bros.17.20
19 Nolan, Isabella—Bklyn Heights R R Co..... .....costs, 112.98
19 Nelms, Bernard—T Kick 151.91
20 Naumberg, Bernd—C Jungman.2,717.93
21 Nurnberg, Otto—W E Falkinburg. 237.70
21 Neusteter, Max—P McGinn.....36.01
18 Ostrander, Walter M—E E Slocum. .....costs 107.30
18 O'Hara, Jno J—L O'Hare.....84.31
18 O'Rourke, Danl J—E B Simmons et al 20.31
19 O'Keefe, Thos—J Hughes 48.73
21 O'Brien, Arthur P—A Garcia.costs 38.75
15 Perlbinder, Jos & Chas Jowitz—L Gelhug .....costs, 17.15
17 Price, Anna—N Y Edison Co.....19.63
17 Price, Barnett L No 2—L Mayer.476.50
17 Parker, Ellan—W Wredon.....23.79
17 Pages, Paul H—J Figallo 95.60
17 Pisterman, Abr—D Stecher..... .....costs, 27.65
18 Parkinson, Wm B—E H Jube et al 104.15
19 Phillips, Julius—Harper & Bros...67.41
19 Pyne, Jno—W R Phelps et al....134.91
19 Pokress, Morris—A D Shaw.....38.42
19 Palmer, Jas O—R Friedlander et al. 48.30
19 Polansky, Chas—Lewis De Groff & Son 192.01
19 Purdy, Geo—F S Lovell 88.53
19 Peters, Geo W—M A Peters 199.31
19 Pardi, Astride & Jos P Zurla—M Hirschfeld 12,660.50
20 Popine, Alex—N Hanbury.....636.65
20 Putscher, Fredk W—M Evers..1,526.20
20 Powell, Llewelyn L—B M Weil...173.65
20 Petrionio, Pietro—City of N Y...34.41
20 Paternostro, Frank—Butler Bros.97.75
20 Perrington, Frank—Ludin Realty Co .....costs 107.82
21 Palley, Jno—N Y Edison Co....114.73
21 Platt, Fredk P—Scarsdale Estates.. .....195.33
21 Pfister, Jacob—G Brugger.....121.98
21 Poroshinsky, Jacob—B Silverman.. .....164.41
21 Peterson, Chas F—R B Higbie.... .....850.121.10
21 Petterson, Chas H Norman Hubbard Jr & Harry Hufnagel—Donegan & Swift Inc 2,024.95
21 Pomerantz, Jacob & Hyman Bloom—Security Bank of N Y.....46.29
19 Quinn, Henry—F S Lovell 95.81
15 Rogoff, Rebecca—L Katz.....84.65
15 Rhein, Jno—J T Davidson et al..439.41
15 Ruttenberg, Clarkson P—Palmer Singer Mfg Co. 144.31
15 Remson, Fredk J—W E Hutton & Co. 326.73
17 Robinson, Thos W—N Y Tel Co..43.42
17 Ross, Sylvester Jr—A Schwoerer & Sons Inc 2,186.84
17 Rohweder, Jno—Swift & Co.....35.41
17 Rein, Casper—M M Menkin.....169.61
17 Rokos, Aug—J G Nuding.....119.41
17 Rosenheimer, Edw T—W B Hough. 7,362.75
17 Rauff, Abr—Ideal Gas Electric Fixt Co..... .....79.66
18 Riddell, Mary—E Blout.....371.65
18 Randhofer, Jos—J Myer.....129.65
18 Rathbaum, Saml—H Kesman.....47.65
18 Rabinowitz, Max—Ideal Laundry Co 33.16
18 Robins, Philip T—M Jacobi.....39.81
18 Rabinowitz, Louis—E Kaufman et al 82.49
18 Rosenberg, Morris—Lesher Whitman & Co 220.14
18 Rieders, Louis—Deutsch Bros....72.21
19 Rendall, Jno—J H Muller 839.47
19 same—same 1,106.82
19 Rofey, Davis—House Bldg Land Improvement Co..... .....85.66
19 Robin, Philip F—L M N Stevens et al 242.40
19 Rosenberg, Harris—Brooklyn Heights R R Co 110.54
19 Resnick, Minnie—Cohen-Lehman Inc. 253.60
19 Ryan, Edw—F S Lovell.....31.01
20 Rapke, Jacob—C Yudin.....61.15
20 Rothfield, Isaac—Inwood Iron Works 55.91
20 Robinson, Mary—Burns Bros.....30.40
20 Roth, Jno—C P Leggett.....377.33
20 Rath, Henry C—E L Young Co..194.17
20 Ryan, Danl J—Milliken Bros Inc.97.41
21 Reynolds, Jno A—Prospect Electric Constn Co 76.69
21 Rosenblatt, Jacob—G Isaacs.costs, 48.26
21 Rosenquest, Wesley—T P Browne. 261.34
21 Rose, Abr L—S W Johnson.....95.00
'21 Rosentaub, Henry—Oscar Schlegal Mfg Co 66.61
21 Rosenfeld, Theresa &Saml—L Lansky 34.72
21 Rose, Jennie—F Heller 15.72
15 Schultz, Lina—C J Musgrave....161.70
15 Silpa, Jacob—L Tullman.....1,597.25
17 Silberfeld, Ann—City of N Y....59.41
17 Schramm, Jno E—N Y Tel Co....28.33
17 Shanley, Matthew—N Y Edison Co. 31.44
17 Staight, Milton R—same 11.34
17 Schiffer, Jno—J Greif 64.65
17 Sims, Anna H, Chas Sims & Morris R Bockius exrs—L S Owsley.costs, 598.33

17 Salomon, Albt & Harry—National Waste Co.....346.56
17 same—same 27.40
17 Sparti, Sebastiano & Giuseppe Baganasco—N Y Edison Co 19.76
17 Sardofontano, Sabatore—First Natl Bank of City of N Y 118.16
17 Schisgall, Theo—Jno Forsythe..114.98
17 Silverman, Sol—C Rosner 69.97
17 Smith, Wm A—Republic Rubber Co of N Y 72.82
17 Seles, Jno—United Dressed Beef Co of N Y 270.89
18 Smith, Chas—Morganton Furniture Co 352.94
18 same—S Weisglass 243.17
18 Schubert, Danl—M Amsz.....111.91
18 Seidman, Louis—M Goldstein.....41.65
18 Sajer, Louis—Burns Bros.....28.20
18 Sussman, Wm S—same 29.90
18 Schwoerer, Anthony Jr—Consolidated Chandlier Co 153.91
18 Sturmann, Jno H G Jr—Burns Bros. 196.53
18 Spencer, Sara L—T F Burke.....31.60
18 Snyder, Edw—R S Ruggles Co...263.78
18 Siegel, Adolph—London Waterproof Co 25.01
18 Sullivan, Jno—A Westheimer.....29.17
18 Schoppmeyer, Jno J—City Account Co Inc 66.12
18 Sachs, Nathan—Phoenix Mfg Co.. .....1,002.64
18 Stein, Jno—Equitable Trust Co of N Y 48.87
18 Schleifer, Max—B Canin.....163.99
18 Singer, Saml, Mayer, Danl D & Saml J Jr—C Wiener 707.01
18 Sheppard, Frank H—Rogers Peet Co 39.75
19 Slawson, Edw V—F L Keller...333.46
19 Sussman, Wolf—L Oppenheim et al. 215.66
19 Stoye, Otto—H Palmer et al.....114.59
19 Somach, Morris & Hyman Lindenblatt —V Neustadtl 29.91
19 Seymour, Morton J—Pease Piano Co. 122.17
19 Scott, Wm S—L F Bishop.....134.91
19 Stephens, Clinton Jr—P J Fitzpatrick 88.00
19 Smith, Robt S—M Rubel.....2,232.34
19 Storey, Colin R—Monterey Property Co. 92.51
19 Straub, T Rand—J M Regus..... .....costs, 107.45
19 Sholl, Edw R—H Jantzen Shoe Co. 28.71
19 Smith, Evelyn G—B Douglas....104.68
19 Smith, Hallard J—Henry Guttman Inc 74.71
19 Steiner, Victor—Lachman & Jacobi of N Y 114.86
19 Suratt, Valeska—P E Thacker...219.31
19 Snyder, Richd—E M Grossman..35.70
20 Shields, Paul V & Louis G—J V McKeogh .....costs 30.47
20 Schenkman, Max—Douglas Robinson Chas A Brown Co.....15.01
20 Scheinkman, Morris—City of N Y.59.41
20 Stebbins, Emil—J F Quinn.....132.73
20 Schneider, Barbara—City of N Y.... .....costs 514.69
20 Scharmann, Philip gdn—J R Mitchell .....costs 27.36
20 Springer, Jno H—G J Gould et al.... .....costs 139.02
20 Sugarman, Jos H—J Braunstein..74.41
20 Schneider, Jacob & Jos Maletzky—E Goldfinger .....costs 173.20
20 Springmeyer, Gustav & Carl Bier—T Aiello 103.67
21 Savino, Michl—N Y Edison Co...148.87
21 Sommer, Jacob—same 19.11
21 Sliney, Jno F—B K Bloch.....263.53
21 Sherry, Peter P—J Murray 476.00
21 Sheiblich, Morris—B K Bloch....45.66
21 Schmidt, Fredk W—H Minzie et al. 381.91
21 Schroeder, Michl—Greenwich Bank. 163.66
21 Sites, Henry W—O F Geis.....148.97
21 Summer, Perrin H—P L Ryan..... .....costs, 235.00
21 Spetland, Carl & Chas E Erickson—Ellison Constn Co.....85.51
15 Tintner, Benj A adm—J Stokes.6,101.64
17 Tattles, Mary E—J O'Brien 51.31
17 Toriello, Vincent—C Zulla.....534.72
18 Tuthill, Horace—Wheeling Corrugating Co 62.26
18 Tiefenthal, Alfred D— N Katz...329.41
19 Temmer, Fanny extrx—Brown & Seacomb 696.20
19 Toplitz, Robt L—C Shortmeier Sign Mfg Co.....37.25
19 Teal, Ben—Paoly Furniture Co.1,166.13
20 Thorer, Henry G—A N Kantrowitz.. .....902.46
21 Talbot, Marietta admrx—Jno Hancock Mutual Life Ins Co 69.23
20 Taylor, Jay L—Butler Bros.....149.68
20 Taylor, Emil D—H U S Gehrke et al 73.17
19 Uhlenhoff, Wm—T Kick 64.41
17 Van Loan, Irving S—J H Margolies 177.07
17 Vogel, Alter—W Kutisker.....51.90
18 Von Hogreb, Jno—Halls Safe Co. 65.51
18 Van Nostrand, Frank—Wm J O'Mara Co 1,231.51
18 Ventinglia, Pasquale & Mary J—J Maas 305.73
20 Vinnicoff, Freda—A H Joline et al.. .....80.00
20 Valentine, Geo—Natl Meter Co...88.25
20 Von Lengerke, Justus & Ernest Detmold—Marc Eidlitz & Son.costs 227.85
21 Vaccarelli, F Paul A—J Hale....500.00
21 Violante, Jno & Jno Violante Realty Co—R Gersmann 319.47
15 Worthman, Mary—H Bunkenburg, costs. 68.38
15 Waxman, Jacob & &Morris Fishbein B Fortgang. 126.21
15 Wittner, Hulda—Sperry Popham Coal Co, Ltd. 512.52
15 Weiss, Herman—L Glaser. 157.50
17 Winold, E Albt—B Newmark...185.76
17 Whicher, Louis E trste—L B Repair Co Inc 248.76
17 Williams, Mabelle—W Hepner...93.99
17 Winchel, Geo E—A A Moyse et al* 507.47
18 Warren, Chas C—A H Bacon.....618.68
18 Wendergold, Wm—Motor Boat Pub Co 92.21
18 Wagman, Esther—B Pillberg.....85.00
18 Weiss, Nathan—Nassau Elec R R Co .....costs 125.04
18 Wilder, Jos—J Jaburg et al.....396.56
19 Wilson, Jno A—H R De Milt Co..143.63
19 Willenbrock, Jno C—American Exchange Cigar Co 69.05
19 Ward, Beverly—A D Shaw et al...50.17
19 Wallach, Hayman, Annie Wallach & Saml Reis—Germania Exchange Bank 530.07
19 Wilson, May & Antonio Bogarozy—People &c 300.00
19 Weller, Wm J—F J Hymuller...194.32
19 Weyland, Edw—C B Bentz.....104.77
19 Waterbury, Lawrence—W S Buckmaster et al 1,490.28
19 Ware, Edgar T—A Seraye.....156.03
19 Wemlinger, Noel B—C Shortmeier Sign Mfg Co 25.90
19 Wiechers, Adolph—W Salmon...122.03
19 Weill, Henry M—J E Mail.costs, 77.16
19 Wilson, Willard—M Morton....5,134.02
19 White, Jno—J H Evans 13,596.45
20 Weissberger, Joe—J J Berkowitz.123.91
20 Wisner, Jas T—R P Broderick...123.91
20 Warren, Thos—City of N Y.....17.81
20 Warren, Geo—same 10.01
20 Wilson, Chas F—same 22.12
20 Weill, Margt E—D Hamburger...82.13
20 Waterman, Albt—M Rothstein et al 25.16
20 Weisberger, Moritz—J E Cotter et al 241.47
21 Wolkenberg, Jos—Francis W Fords Sons 195.61
21 Weinraub, Isaac—C Schwartz....112.15
21 Wolf, Wm—Sonn Bros Co.....241.99
21 Whitridge, Frederick W recvr—N G Middleton 22,652.80
21 Washburn, Susan P—H Movyer..136.15
21 Weinstein, Lena—German Exchange Bank 354.07
21 Weisblatt, Abr & Nathan Rubin—A Bachman..... .....29.55
21 Wagner, Jos—E J Maroney.....114.41
17 Yaeger, Rosie—R L Hogue et al 3,885.29
20 Zogley, Bajba E—A H Joline et al.. .....73.00

CORPORATIONS.

15 American Rotary Machine Co—E S Griffings. 167.84
15 same—New Departure Mfg Co. 364.42
15 Eldorado Cafe Co—J Plunkett et al. 234.13
15 Interstate Pneumatic Tube Co—J A Bauer. 1,573.99
15 Krydene & Co—Moses Herman & Co. 60.94
15 Musical Courier Co—N Burkan.5,176.21
15 Model Constn Co—H C Leffler..271.02
15 NY Breweries Co—M Gaynor, costs. 341.95
17 Pfizer, Chas Co—L Rukeyser 12.31
17 H E Taylor & Co—J A McDonald... .....3,269.52
17 Arnstaeda & Co—P Herbst.....538.90
17 Geo Ringler & Co—A Horowitz.... .....costs, 200.00
17 Harmony Hall Co—N Y Tel Co..74.06
17 Jas Murtaugh Co—Marston Lumber Co..... .....115.55
17 Knickerbocker Estates Inc—A X Fallon 566.91
17 Lux Engineering & Contracting Co—H S Brussell et al 216.90
17 Walkover Shoe Co—City of N Y.264.41
17 Pennsylvania R R Co—H Neuman et al 2,095.79
17 United States Trust Co of N Y exr. —City of N Y .....costs, 64.60
17 Masonry Constn Co—N Y Tel Co.34.90
17 C E Sherin Co—Wm R Ficke Co.35.91
17 Litho Process Co—S Sturtz.....85.72
17 Rhinestone Products Co—A Koenigsberger 220.07
17 Seitz Bwg Co—Henry R Worthington 528.14
17 Picone Realty Co—M M Menken.556.22
17 Empire Surety Co of N Y & Annie Sugar—People &c 1,500.00
17 F T Willigan Co—C Glauber et al. .....costs, 132.72
17 Raymond Mfg Co—E R Brock..131.35
17 N Y C & H R R R Co—B Keogan et al 12,774.63
17 Fisher & Yglesia Co & Fred Lundy —C Vogt Jr et al 341.53
17 same—same 9.93
17 same—same 14.97
18 Gaites Theatrical Co—J Davis.1,111.20
18 King Elizabeth System of Beauty Culture—Compagnia Riviera.....61.83
18 Cincinnati Abattoir Co—R Heiser.. .....5,741.94
18 Ballston Pulp & Paper Co—Box Board & Lining Co 242.87
18 Villa Sites Co—A S Watt.....2,098.82
18 Stevenson Constn Co—M Falkenau 15,794.73
18 Martin, Bing & Co—C S Hirschfeld et al 224.05
18 Morris Perlstein & Co—D G Cloak & Suit Agency 41.52
18 Graff-Hovland Co—D Rubin.....443.00
18 Interborough Taxicab Co—Endurance Tire & Rubber Co.....31.71
18 N Y Metalizing Co—American Brass & Copper Co 125.79
18 J H Simmons Pub Co—E J Markey. 451.90
19 Saunderson Co Inc—Shipley Constn & Supply Co.....80.65
19 M Seitz Bwg Co—Barrett Mfg Co.421.92
19 City of N Y—M L Ernst et al..... .....costs, 600.00
19 Hartford, Garage—N Y Lubricating Co.....76.81
19 Orleans Real Estate Co—Cascade Hotel Co 10,907.68
19 City of N Y—L Ebbecko 400.00
19 Springfield, Wilmington & Cincinnati Ry Co, Benj M Barr, Perch H Wilson, Wm W Pinkerton, Robt V Mathews & Jos D Baucus—Carnegie Trust Co 9,964.43
19 Ocean Constn Co—C Niklis.....470.79
19 Henry Hall Sons Co—D E Adams.396.53
19 Child's Cloak Co—A H Barashick.90.46
19 Duane Realty Co—Tenement Reconstruction Co 283.29
19 National Surety Co—B Gelder..2,309.14
19 Wise Piano Co—E Hein.....5,456.95
19 Columbia Gold Placer Co—S Pickelmann 1,977.28
19 City of N Y—C Zuckerman 100.00
19 same—S Zuckerman 100.00
20 Beakers Dairy Co—City of N Y..264.41
20 Bohemia Land & Mtg Co—same...59.41
20 Curry Bros Inc—E K Harroun..166.23
20 same—A Sherman Lumber Co.407.25
20 Innis, Speiden & Co—I H Leiter.307.63
20 Herbitens, Amusement Co—L Tpstein 383.91
20 same—M Rothbart 381.60
20 George Dillon Inc—Pittsburg Meter Co 37.92
20 Electrical Audit & Rebate Co—C Nebauer 136.91
20 City of N Y—L Sternchuss.....514.63
20 Morgan wan Taxicab Co—Mitchell Motor Co of N Y.....311.34
20 Bankers Surety Co—W W Farley.. .....1,833.47
20 American Bonding Co—same...1,833.47
20 Crafts & D'Amora Co—R J Heisler 231.15
20 same—J O'Gara 499.41
20 Emkaar Realty Co, Meyer, Frank & Geo Sprinkerhoff—J Maas.....179.30
20 Interborough Sash & Door Co—Friedland & Levine Bros.....109.34
20 Madison Constn Co, Dominick Melillo, Thos Ruggiero & Jno B Galasse—Tezzini & Co.....133.57
20 Greenwich Investing Co—T Connolly 503.63
21 Boston Joplin Zinc Mines Co—O Mills et al 389.21
21 Congregation Beth Achnesses Anchey Lomze—M Morgenstein et al. 87.41
21 Diva Realty Co—E J Davey.....99.41
21 Interborough Rapid Transit Co—G H Finlay 1,166.38
21 same—M M McCauley 111.48
21 Interborough Rapid Transit Co—D McGowan 111.48
21 Monaton Realty Investing Corp—W W Ketchum 577.04
21 Mathews Interlocking Sign Co—C S Hirschfeld et al 89.40
21 N Y & New England Realty Co—American Tract Society 863.08
21 N Y City Ry Co—J F Moore..... .....costs, 194.12
21 O'Donnell Restaurant Co, Jas H - O'Donnell & Michl Hurley—E I Shire et al 3,291.75
21 Person & Co—J Thieler.....2,881.32
21 Seaboard Hardwood Corp—Robin Jones & Whitman Ltd 412.91
21 same—same 138.66
21 Senner & Kaplan Co—L K Fisher et al ..... costs, 119.13
21 U S Wood Preserving Co—C A Kenyon .....costs, 107.90
21 Underwriters Realty & Title Co—C W Weddle Co Inc 796.86

Borough of Brooklyn.

JUNE
14 Anzalone, Antonio—Edw Butcher as trste 529.40
14 Alexander, Louis—S Zaretsky..40.87
17 Albert, Hyman—Butler Bros....130.11
17 Albesano, Carlo—Rosolena Pugliese. 37.40
17 Atanasio, Francesco—R Hill.....99.75
19 Agid, Sam—L Bernbaum & ano..112.40
13 Bershatzky or Barshatzky, Jacob—A Bernheim 99.68
13 Barron, Wm H—Bklyn Heights R R Co 327.26
14*Brand, Isidore—G Rosenblatt.....26.60
14 Bahr, Geo—S J Mathews.....223.15
14 Brown, Wm G—H L Munter et al. 321.57
14 Barr, Benj—N Y Tel Co.....30.55
15 Blanke, Fritz—V Loewers Gambrinus Bwg Co.....1,802.97
15 Boniello, Antoinetta & Salvatore—I Cohen 280.66
15 Belford, Wm J—Wilhelmina A Saville 1,107.45
15 Breen, Edw J—E F Bushnell et al. 86.31
17 Bernstein, Saml—L Weinberger..6.90
17 same—same 27.40
17 Byrne, David—W H Henry & Co..50.62
17 Brady, Kathrine—Annie L Peck et al 175.28
17 Bebrowsky, Chas—State Bank.1,540.57
18 Bruce, Geo—City of N Y.....199.27
18 Blumke, Frank—same 199.27
18 Blum, Alfred—same 38.47
18 Bruno, Chas T—same 199.27
18 Burgess, Jno—same 199.27
18 Buckley, Alfred P—same 199.27
18 Burnett, Chas L—same 199.27
18 Blydenburg, Wm—same 199.27
18 Byrne, Jno—same 199.27
18 same—same 199.27
18 Butler, David J—same 199.27
18 Butler, Israel—same 199.27
18 Burns, Martin M—same 199.27
18 Butler, Frank P—same 199.27
18 Buckley, Jno—same 199.27
18 Buerk, Geo W—same 199.27
18 Buckley, Geo J—same 199.27
18 Burke, Edw J—same 199.27
18 Byrne, Wm J—same 199.27
18 Bryan, Geo J—same 199.27
18 Berger, Isaac—same 35.66
18 Binney, Wm J—same 68.28
18 Bondhus, Saml T—same 33.10
18 Benson, Geo C—same 199.27
18 Buckley, Henry L—same 199.27
18 Byrne, Jno G—same 199.27
18 Bourke, Wm—same 199.27
18 Breslin, Jno as exr—same.....102.23

18 Becker, Jos F—same 210.80
18 Brown, Sylvanus D—same 836.53
18 Betts, Marx—same 223.08
18 Beadel, Irwin T—same 223.08
18 Baker, Jno H Jr—same 210.80
18 Buerk, Geo W—same 223.08
18 Bennett, Jas P—same 210.80
18 Bondhus, Saml T—same 33.97
18 Bosca, Ernest, E—same 210.80
18 Bouse, Garrett A—same 223.08
18 Bradbury, Henry—same 199.27
18 Baldwin, Elias B—same 199.27
18 Bartindale, Walter H—same.....199.27
18 Black, Loring M—same 199.27
18 Blackburn, Jas W—same 199.27
18 Bass, Wm L—same 199.27
18 Brady, Jno—same 199.27
18 Bratton, Wm G—same 199.27
18 Baker, Walter S—same 36.66
18 Brand, Jno—same 199.27
18 Brand, Thos E—same 199.27
18 Becker, Jos F—same 199.27
18 Braun, Augustus—same 199.27
18 Biehm, Jno—same 199.27
18 Bennett, Jas J Jr—same 199.27
18 Bell, Walter L—same 199.27
18 Bender, Christ—same 199.27
18 Bondrup, Chas S—same 199.27
18 Bamberger, Jos J—same 199.27
18 Bland, Wm—same 199.27
18 Bennett, Malcolm—same 199.27
18 Barnum, Fredk L—same 199.27
18 Brehm, Henry—same 199.27
18 Bergen, Geo—same 199.27
18 Bedell, Elmer W—same 199.27
18 Brill, Julius—same 199.27
18 Brooks, Philip F—same 199.27
18 Beetz, Michl—same 199.27
18 Beebe, Leslie S—same 199.27
18 Bawler, Frank—same 199.27
18 Binnie, August W L—same 199.27
18 Beddison, Saml M—same 199.27
18 Bright, Josephine—same 199.27
18 Brown, Jno W—same 199.27
18 Betz Oscar H—same 29.43
18 Broderick, Wm J—same 199.27
18 Brooks, Ritchie—same 199.27
18 Boynton, Frank A—same 199.27
18 Bock, Chas—same 199.27
18 Brown, Martin B—same 199.27
18 Brainerd, Cyprian S—same.....70.99
18 Brush, Geo—same 199.27
18 Bradley, Michl L—Kings County Svgs Instn 3,613.07
18 Barb, Sol—S Sludsky.....184.12
18 Barnett, Jos—S Zaretzky.....34.90
18 Bomdes, Louis—I Stein & Co....207.96
18 Baldinger, Louis—I Fredel.....411.90
18 Bohm, Emil—A Werthman.....130.07
18 Barrenklan, Henry C—H Bruchhausert & Son 65.66
18 Baltz, Kate—G Busch.....173.92
18 Brady, Harry J—Shatt Plumbing Supply Co 122.59
18 Behringer, Cora—B F Conroy...462.50
19 Berger, †Jacob—Rita L Leary....49.40
19 Blutstein, Hyman—M Blutstein...89.40
19 Bird, Hobart S..N Y O & W R R Co. 105.92
19 Boyer, Chas H—Augusta M Voss... .....2,265.81
13 Catterson, Jas an infant by Mary—Robt Gair Co 137.33
13 Ciro, Luigi M—N Y & Bklyn Bwg Co.....642.06
14 Cohen, Philip & Rosie—S H Coombs et al. 1,000.00
14 Campeglia, Prostero—Burns Bros. 23.90
15 Cutler, Chas W—Sperry & Beale Co. 87.26
17 Cohen, Abr—A Sotzky 93.18
17 Canppetiello, Michl—J C Danzilo. 202.10
18 Carey, Jas L—City of N Y.....38.47
18 Carey, Jas F—same 199.27
18 Campbell, Jas J—same 36.66
18 Campbell, Jas A—same 199.27
18 Carlin, Jno—same 109.00
18 Cleary, Jno P—same 199.27
18 Chappell, Geo S—same 58.34
18 Callan, Nich F—same.....199.27
18 Chandler, Edw H—same 27.64
18 Charlick, Oliver R—same.....199.27
18 Claffy, Jno E—same 199.27
18 Carter, Theo—Brentmore Realty Co. 145.71
18 Calhoun, Theora C—same 145.71
18 Collette, Eliza—A Collora Co....87.87
18 Connell Mary—Agnes E Brady...99.42
18 Cordley, Frank R—R L Johnstone.. .....334,874.79
18 Clemonts, Jno L—City of N Y...199.27
18 Clare, Rihd—same 199.27
18 Carson, Jno—same 67.37
18 Campbell, Jno—same 199.27
18 Copeland, Chas H W—same.....199.27
18 Connor, Jno J—same 199.27
18 Costigan, Kyran C—same 199.27
18 Connell, Danl—same 199.27
81 Cole, Saml—same 199.27
18 Cook, Wm—same 199.27
18 Church, Aletia—same 199.27
18 Copley, Geo—same 199.27
18 Considine, Frank—same 199.27
18 Cosgrove, Thos F—same 199.27
18 Cox, Geo R—same 199.27
18 Cotter, Wm F—same 199.27
18 Curley, Edw F—same 199.27
18 Conover, Geo—same 199.27
18 Cotterell, Arthur E—same 199.27
18 Connor, Jos E—same 199.27
18 Cogar, Geo W—same 199.27
18 Cowden, Wm—same 199.27
18 Colyer, Wm—same 199.27
18 Comerford, Jas S—same 199.27
18 Connor, Dominick—same 199.27
18 Collins, Danl J—same 199.27
18 Connelly, Jno B—same 199.27
18 Cox, Austin—same 379.93
18 Cunningham, Thos J—same.....199.27
18 Cowenhoven, Mary M & Geo M as admrs &c Est Jno Cowenhoven—same 971.29
18 Cort, Howard R—same 43.13
18 Clarendon, Edw W—same 223.08
18 Colyer, Wm—same 223.08
18 Casey, Martin Jr—same 199.27
18 Carter, Alex G—same 199.27
18 Clark, Stewart B—same 199.27
18 Carton, Jas D—same 199.27
18 Clarke, Edw—same 199.27
18 Cram, Horace B—same 199.27
18 Carlsen, Fredk—same 199.27
18 Carmody, Jas—same 199.27
18 Carolan, Jas J—same 199.27
19 Corrado, Carlo—J Aguavella.....41.28
19 Corrado, Concetta—same.....43.60
19 Cullen, Edw F & Henrietta—D A Kennelly 978.32
14 De Vito, Michl—De Caballero & Conrady 185.96
14 Drake, Geo—Burns Bros.....18.10
14 Dubroff, Jacob S & Sadie—State Bank 141.35
14 Dickson, Alex—N Y Tel Co.....25.48
14 Doughty, Wm—same 38.07
15 De Lorenzo, Rocco & Vincenzo—Angelo Frasinetti 155.41
18 Dubroff, Jacob S—J S Stuphin & ano 48.14
18 Di Bella Salvatore—A Solomon...42.30
18 Dickson, Alfred C—E M Wetzlar.170.10
19 Dowdell, Jno F—City of N Y....199.27
19 Dengel, Christian—same 33.05
19 Dezrendorf, Henry C—same.....199.27
19 De Castro, Jno—same 199.27
19 Dean, Wm M—same 199.27
19 Doorley, Wm—same 199.27
19 Donovan, Patk—same 199.27
19 Douglas, Saml—same 379.73
19 Douglas, Jno M—same 199.27
19 Dauria, Raffaele—same 29.43
19 Dergan, Thos J—same 199.27
19 Desmond, Mary—same 199.27
19 Doyle, Jno—same 199.27
19 Dix, Jno E—same 199.27
19 Diss, Jno B—same 35.05
19 Denton, Frank D—same 199.27
19 Dakin, Caroline—same 199.27
19 De Castro, Juan B—same 199.27
19 Deberard, Fredk B—same 199.27
19 Dubois, Wm—same 199.27
19 Duffus, Wm M—same 163.14
19 Daddes, Angelo—same 199.27
19 Drew, Jno J—same 199.27
19 Denyse, Jno L—same 199.27
19 Denaro, Marranno—Prudential Ins Co. 124.64
13 Eifels, Wm C & Ida M—Congress Bwg Co. 1,140.64
17 Etter, Norman A—M S Goldman.31.40
17 Everhart, Edwin E—Sarah J Everhart 974.25
17 Emrick, Paul W—Ronalds & Johnson Co. 139.15
19 Edwards, Oscar—same 199.27
19 Earle, J Dorlon—same 29.43
19 Everit, Edw A—same 199.27
19 Ellison, Wm—same 199.27
19 Edelson, Chas H—same 199.27
13 Fowler, Anna P—J M Luning.5,041.66
13 Foley, Jas—Eastman Kodak Co. 1,053.12
14 Francavilla, Andrea—N Y Tel Co. 16.65
14 Franzese, Frank—S R Kantor...43.07
14 Follinsby, Ruth an infant by Olivia as gdn—Bklyn Heights R R Co.85.87
14 Fraser, Edw M—Commercial Trust Co. 104.01
15 Fisher, Jno C—Encyclopaedia Britannia Co 108.65
18 Falcone, Pasquale & Raffaela—M De Rosa 44.68
18 Fett, Harry J—Mechanics Bank..301.15
18 Flint, Chas R & Wallace B—R L Johnstone 334,874.79
18 Fisher, L Harry—Hamilton Trust Co 1,040.73
18 Fanchot, Paul B—Bway Plumbers' Supply Co 126.33
18 Faulkner, Jas—H M Childs.....102.10
17 Fitzgerald, Austin—E Rafter..216.52
19 Faust, Geo—same 199.27
19 Fester, Geo—same 199.27
19 Fealy, Jno—same 199.27
19 Fleischman, Chas S—same 36.66
19 Feinier, Jos A—same 199.27
19 Fielder, Wm J—same 199.27
19 Ficke, Jno—same 199.27
19 Franks, Jno S—same 199.27
19 Franken, Herman—same 199.27
19 Frankem, Albt—same 199.27
19 Franks, Chas—same 199.27
19 Fanning, Chris—same 199.27
19 Frank, Chas—same 199.27
19 Faye, Honora—same 199.27
19 Farman, Geo W—same 199.27
19 Ford, Martin & Thos—I S Vought & ano 112.13
19 Forte, Frank an infant by Pasquale—Kirkman & Son 32.40
13 Gross, Max—Loushem & Falick..69.65
13 Gurski, Jos—J Clark 53.80
13 Graffagnino, Giochinna—Standard Computing Scale Co. 102.01
14 Goldman, Barney—Burns Bros..338.18
15*Garfield, Simon—Leiferfriend Bros. 106.18
15 Goodwin, Eben—Peter A Harvey & Sons 113.53
15 Goll, Conrad L—R A Bachia & Co. 131.31
17 Greenberg, Hyman—State Bank.206.39
17 Goldinger, Yetty—Maria Hoffman 32.40
18 Gewant, Nathan—H M Rabinowitz.. .....144.40
18 Grandt, David or Dave—D L Kadane & Co 49.06
18 Grandt, David & Malvina—F Seis.134.16
19 Girardel, Louis F—same 199.27
19 Gembleton, Eugene F—same ...199.27
19 Griffith, Jno T—same 199.27
19 Gillen, Jno—same 199.27
19 Gerdts, Chas—same 27.68
19 Gallagher, Jas—same 199.27
19 Grashorn, Henry—same 40.29
19 Greaney, Jno E—same 199.27
19 Grady, Jno—same 199.27
19 Gross, Wm—same 199.27
19 Gross, Wm—same 199.27
19 Gather, Harry N—same 199.27
19 Gallagher, Frank P—same 35.70
19 Griffiths, Saml—same 199.27
19 Guilfoy, Saml—V Marsila & ano.130.90
19 Gill, Louis—A Margolis.....113.63
19 Graff, Louis C—F Huetwohl.....23.26
14 Hedenkamp, Henry H—G F Williams & Co. 48.62
14 Hausman, Annie—B Hershkovitz.68.75
14 Halperin, Joshua—L Cohen.....668.30
15 Hellman, Morris—Lachman & Jacobi 125.74
15 Hughes, Eliz A indiv & as extrx of JnoJ Hughes—T J Redmond as exr.87.97
18 Holland, Wm—J Weder 382.99
18 Hurley, Michl R—H A Graefs Sons.. .....279.72
18 Hoffman, Jos & *Emma—M Finger.. .....158.25
18 Homler, Saml—H J Krumberger Co. 65.41
17 Hero, Cath A—I Epstein.....257.72
17 Hanretty, Jno—L Arnold.....84.40
17 Huese, Eunice J—J F Conran..3,393.51
17 Hildebrand, Geo—Modeste A Delhaye 113.43
19 Hecht, Anton—W R Winn.....61.29
19 Heller, Isaac—M Blutstein.....89.40
19 Holl, Henry J—Standard Dairy Co. 154.25
19 Halsey, Everett E—G Tomes....115.50
13 Johnson, Gustaf A—H J Savo.1,032.58
15 Johnson, Richd—D J Sweeney...169.75
15 same—same 140.83
18 Johnson, Jno H—E File.....111.90
13 Kierski, Edw—Jefferson Real Estate Co. 591.44
13 Kaufman, Lena admrx Fredk—A C Hopper 207.26
13 Katske, Max—E G Hewett.....69.29
13 Knudsen, Theo—Swift & Co....188.77
13 Konvalinka, Louis—2d Natl Bank, Elmira 422.76
14 Kulivas, Michl—P Pinkus & ano.27.65
14 Krutchewsky, Saml—N Y Tel Co.30.55
18 Karpen, Otto—B F Parkinson...568.12
18 Kahan, Nathan—S Stein & Co...207.96
18 Kahan & Bandes—same 207.96
18 Kupferman, Oscar—I Fredel.....411.90
18 Koerner, August—J Beggs & Co..90.34
17 Kahn, Isaac—B Amsel & ano...267.65
19 Korb, Sol—A Nechamkin.....79.63
19 Korb, Anna—A Nechamkin.....79.63
13 Lee Sedley E—Bklyn Union Publishing Co. 83.67
13 Leyer, Otto—R Lewitus.....63.31
14 Lasowitz, Harry—J Rosenblatt..26.60
14 Liberman, Eisek & Lena—Empire Moulding Co. 398.63
14 Lievendag, Adolph—T P Kornahrens. et al 199.00
14 Levin, Sol—Ida Miller 111.90
14 Landisi, Lawrence—P F Halloran 200.00
14 Lipsitz, Elias—V Gray.....98.84
14 Lorenz, Jno C—Wm Ulmer Bwy.30.00
17 Lyons, Saml—D Venturini.....219.40
17 Lorentz, Fannie—Alma Glockner.675.29
18 Laufinger, Louis—J Beggs & Co..90.34
18 Langston, Isabella—L Bossert & ano 319.50
18 Lundy, Fred—C Vogt Jr & ano..341.53
18 same—same 9.93
18 same—same 14.97
18 Luck, Jno, Sophie, Fredk, Babelle—Mtg Securities Co.....1,469.51
19 Lincoln, Frank B—same 207.67
19 Lloyd, Jas—same 207.67
19 Lahey, Michl—same 207.67
19 Lawlor, Jno—same 207.67
19 Lawlor, Jos—same 207.67
19 Lane, Michl L—same 207.67
19 Lawes, Ambrose—same 207.67
19 Lascelles, Henry—same 207.67
19 Leahy, Michl—same 207.67
19 Levien, Douglas A—same 207.67
19 Leonard, Jno—same 267.67
19 Lawlor, Maurice—same 207.67
19 Lawrence, Wm H—same 207.67
19 Linde, Henry Jr—same 207.67
19 Lillie, Fredk R—same 207.67
19 Linde, Henry—same 207.67
19 Lyons, Patk—same 207.67
19 Lyons, Mary—same 207.67
19 Linde, Geo—same 207.67
19 Long, Saml—same 207.67
19 Lape, Geo J—same 207.67
19 Lane, Garret B—same 207.67
19 Landau, Isidor S—same 207.67
19 Landau, Jacob—same 207.67
19 Lyons, Hiram A—same 207.67
19 Lopez, Jas C—same 396.70
19 Leroff, Adolph—same 44.54
19 Lutkins, Thos L—same 91.64
19 Laughlin, Francis exr Jno—same.192.20
19 Looreza, Hyman—same 30.12
19 Lockett, Frank P—same 31.92
19 Leonison, Israel—same 33.98
19 Leisenganger, Benj L—same.....223.08
19 Lipsky, Jacob W—same 274.36
19 Lorusso, Giuseppe—Burns Bros..243.46
19 Lomenico, Giuseppa—Bklyn Heights R R Co. 117.22
13 Mulqueen, Jos P—H J Savo...1,032.58
13 Mack, Andw T—W R Adams & ano. 306.25
13 Moore, Chas J—C .Winne.....127.36
13 Morris, Geo E—T B Thomas....119.66
13 Moorhouse, Elias W—A Levin...12.15
14 McDowell, Robt F—C Efinger....91.55
14 Mintz, Louis—N Y Tel Co.....19.71
14 Monaco, Vincenzo—W R Bradt..48.24
14 Mendelsohn, Gustav—J H Joseph.38.09
15 Manneschmidt, Jacob J—McElreavy & Hauck Co 2,892.96
15 Murray, Michl P—J J Whelan as exr 194.20
17 Maller, Osias—State Bank.....206.39
17 Meisner, Michl—Adolf Prince Co.187.28
17*Meier, Frank L—Ronalds & Johnson Co 139.15
17 Maggio Guiseppe—Hecker-Jones-Jewell Milling Co 942.65
17 McClurkin, Jno H—Blaugas Co of America 42.56
17 Mills, Fredk & Carl or Mills Bros—J F Bayer. 10.00
18*Martin, Alfred—J Hyman.....43.92
18 Maloney, Wm—P Levy.....127.20
18 Meller, Frank B—Lelia M Beckmore 10,322.68
18 Matson, August—Richard E Thibaut Inc 69.66
18 Maher, Wm D—City of N Y.....37.91
18 Marrin, Michl as admr—same ...204.48
18 McCarthy, Thos—same 43.20
18 McNichel, Thos B—same 33.73
18 McElwer, Alex—same 28.05
18 McLain, Chas—same 51.27
18 McBride, Jno—same 223.08
18 McGrath, Anthony—same 223.08

18 Mayer, Mary by exrs—same.....192.24
18 Mahwinney, Thos—S Bender.....609.31
18 same—same 51.51
18 Maloney, Jno W—City of N Y...219.94
18 Mason, Jno J—same 207.67
18 Marx, Jno—same 207.67
18 Marion, Nich—same 207.67
18 Martin, Robt B—same 207.67
18 Martin, Frank—same 207.67
18 Maxon, Chas E—same 207.67
18 Mason, Jno F—same 207.67
18 Mathews, Robt D—same 207.67
18 Marx, Chris—same 207.67
18 Manix, Jno E—same 207.67
18 Manners, Cecil C—same 207.67
18 Magher, Patk—same 207.67
18 Meeser, Jno—same 207.67
18 Maroney, Thos F—same.....207.67
18 Meehan, Jas T—same 207.67
18 Marino, Alphonse—same 36.65
18 Mayo, Jno G—same 207.67
18 Mead, Stephen F—same 207.67
18 Maguire, Geo—same 207.67
18 Mallett, Danl F—same 37.50
18 Marnell, Walter F—same 207.67
18 MacLean, Chas J—same 207.67
18 Meyer, Emil—same 207.67
18 Merovitz, Morris—same 207.67
18 Maher, Jno—same 207.67
18 Manolt, Henry A—same 207.67
18 Magner, Patk—same 207.67
18 Maher, Patk—same 207.67
18 Marshall, Hamilton—same 207.67
18 Mebus, Harry E—same 207.67
18 Martin, Patk—same 207.67
18 May, Frank—same 207.67
18 Martin, Wm D—same 207.67
18 Marks, Elias—same 207.67
18 McLaughlin, Edw—City of N Y..207.67
18 McEwen, Addison C—same 207.67
18 McBrien, Francis J—same.....208.07
18 McGovern, Peter—same 208.07
18 McGauran, Patk O K—same 208.07
18 McConnell, Frank H—same 208.07
18 McLindsen, Jno J—same 208.07
18 McQuade, Stephen—same 208.07
18 McKnight, Saml A—same 208.07
18 McKinsey, Wm—same 208.07
18 McGarrety, Patk—same 208.07
18 McBride, Jno—same 208.07
18 McAfee, Frank—same 208.07
18 McCarthy, Thos F—same 208.07
18 McCleary, Edw—same 208.07
18 McCleary, Jas F—same 208.07
18 McCloskey, Felix H—same 208.07
18 McAllister, Henry—same 208.07
18 McAffa, Bernard J—same 208.07
18 McGrath, Anthony—same 208.07
18 McNabb, Jas A—same 208.07
18 McPhee, Archie—same 208.07
18 McKeon, Danl—same 208.07
18 McWhinney, Wm J—same 208.07
18 McCarthy, Jas—same 208.07
18 McElroy, Robt—same 208.07
18 McCleary, Bernard J—same 208.07
18 McGovern, Jno—same 208.07
18 Martin, Ernest—same 48.85
18 McKnight, Wm—same 208.07
18 McCarthy, Jas—same 208.07
18 McDonald, Jas D—same 396.75
18 Maillie, Jno F—same 487.41
18 Macartney, Saml—same 29.94
18 Marks, Moses—same 45.50
18 Mahuken, Jno—same 31.83
18 Mantanez, Antonio—same 39.73
18 Moorehead, Thos J as exr—same.56.71
18 Monahan, Margt & Jno as exrs—same 576.61
18 Maclin, Wm C—same 223.08
18 Magher, Patrick—same 223.08
18 Mervin, Florence—same 210.80
18 Moynehan, Andw A—same.....223.08
18 Madden, Jno J—same 207.67
18 Mearson, Geo F—same 207.67
18 Mahoney, Wm—same 207.67
18 Maher, Jas—same 207.67
18 Martin, F R—same 207.67
18 Mantell, Max—same 207.67
18 Morris, Jos E—same 207.67
18 Montanez, Antonio—same 207.67
18 Morris, Jas J—same 207.67
18 Myers, Louis J—same 28.05
18 Mengle, Calvin T—same 28.05
18 Miles, Wm O—same 207.67
18 Mullin, Thos—same 207.67
18 Muller, Fredk—same 207.67
18 Muller, Jno—same 207.67
18 Moran, Patk J—same 207.67
18 Miller, Chas H—same 207.67
18 Morrison, Jas—same 207.67
18 Miller, Max—same 207.67
18 Mitchell, Jno H—same 207.67
18 Mitchell, Edmund H—same 396.25
18 Mullin, Jno—same 207.67
18 Miller, Albt E—same 207.67
18 Monahan, Jno E—same 207.67
18 Maloney, Danl F—same 207.67
18 Murphy, Jno—same 207.67
18 same—same 207.67
18 Moore, Chas W—same 207.67
18 Mulliken, Richd O—same 207.67
18 Miller, Mary—same 207.67
18 Miller, Albt E—same 56.41
18 Monahan, Jno—same 207.67
18 Mitchell, Jas E—same 207.67
18 Moore, Edgar A—same 774.91
18 Murphy, Timothy—same 207.67
18 Murray, Jno M—same 207.67
18 Moore, Walter W—same 207.67
18 McCallum, Arthur— same.....207.67
18 Mazlowska, Wanda—C Schilling.124.40
19 Masci, Taniase—J Aquavella.....43.60
19 Mahr, Fredk C—Susan Egges 77.68
19 Mitchell, Bridget—Bklyn Heights R R Co..... 115.22
19 Madden, Thos—H P Hayes.....203.91
19 Maillie, Jno F—S Robbins & ano.138.13
19 McLoughlin, M—J G Hains.....74.40
13†Noethiger, Jno A—Eastman Kodak Co..... .....1,053.12
14 Newman, Rudolph M—Burns Bros.17.20
15 Nelson, Wm A—Bklyn Elevator & Milling Co..... .....107.40
13 O'Connor, Edmund—Fisk & Co (Inc) 36.10
19 Olmstead, Ernest J—G Dotzaner..30.92
19 Orienstein, Abr—N Krummenacher as exr 1,061.85
19 O'Connor, Jas C—Mary O'Connor.67.75
13 Palazzolo, Francisco—A Palminter. 28.40
14 Polatchek, Isaac—S R Kantor....43.07
14 Peluso, Emanuel—C Amann.....119.65
15 Pump, Fredk Jr—State Comr of Excise 1,819.87
15 Popp, Christina—A J Murphy....54.40
15 same——Home Title Ins Co...71.56
18*Partridge, †Henry K—Mechanics Bank 301.15
18 Partridge & Fett—same 301.15
18 Poucher, Wm H—B J Conroy.....21.90
19 Porter, Geo—same 208.07
19 Paulsen, T—same 208.07
19 Pfeifer, Wm—same 208.07
19 Paine, Jno H—same 208.07
19 Pierce, Edw A—same 208.07
19 Pope, Michl—same 208.07
19 Pope, Jas—same 208.07
19 Parmenter, M E—same 208.07
19 Philips, Abr A—same 37.54
19 Palmstrom, Geo N—same 397.53
19 Palmer, Oscar R—same 208.07
19 Parker, Ernest L—same 208.07
19 Pope, Jno F—same 208.07
19 Pettit, Wm—same 208.07
19 Peterson, Richd—same 208.07
19 Paine, Louis W—same 208.07
19 Pope, J F—same 208.07
19 Prossner, Wm—same 396.75
19 Pupke, Chas—same 208.07
19 Pupke, Jos J—same 208.07
19 Poole, Wm—same 208.07
19 Putman, Elmer E—.....208.07
19 Patterson, Jno R—same 208.67
19 Parker, L—same 208.07
19 Perry, Chas J—same 208.07
19 Panzer, Francisco—same 101.24
19 Pearson, Chas W—same 208.01
19 Purois, Geo R—same 306.90
19 Plunkett, Jas—same 595.21
19 Pecker, Ernst—same 29.94
19 Phillips, Saml—same 31.83
19 Pelham, Geo F--same 223.08
19 Pearson, Chas W—same 223.08
19 Palmer, Mary D—same 120.82
19 Partridge, Henry C—Hall Safe Co.40.81
19 Pages, Paul H—W Hamilton.....673.10
19 Pease, Leroy B—A Janson.....194.40
19 Parks, Frank J—E Lehr.....103.27
18 Quinn, Chas H—B J Conroy.....173.36
13 Reder, Jos—C Tolleris..... .....34.40
13 Runkle, Maurice—Jefferson Real Estate Co..... .....591.44
14 Rosenberg,† Abr—Jno Maurer & Co. 114.35
14 Reed, Lindsley S—N Y TelCo.....15.46
14 Robinson, Jno A—same.....24.20
14 Rifkin, David & *Rebecca—G Mohrman 86.05
15 Reynolds, Durham—D J Sweeney. 169.75
18 Rule, Jas—P Hoffmann.....45.01
18 Rice or Reiss, Louis & Mary—Louisa Bryld & ano.....58.40
17 Rountree, Moses E—E N Robinson. 219.61
17 Rosstad, Jno—Von Hoveling Am Composition Co..... .....119.98
19 Ruggles, Jas—City of N Y.....223.08
19 Richter, Jno H—same 208.07
19 Rough, Hamilton J—same 27.64
19 Raynarsen, P—same 208.07
19 Reilly, Patk B—same 208.07
19 Reynolds, Edw M—same 208.07
19 Reiser, Wm—same 208.07
19 Rathegan, Thos—same 208.07
19 Randolph, Geo F—same 208.07
19 Reilly, Augusta—same 208.07
19 Reichie, Wm—same 208.07
19 Reddy, Jas—same 210.80
19 Reckenberger, Geo E—same.....210.80
19 Reley, Peter—same 94.23
19 Richter, Jno H—same 208.07
19 Reilly, Thos F—same 210.80
19 Reywick, Robt J—same 210.80
19 Reeffarth, Oscar—same 28.05
19 Ryan, Wm P—same 210.80
19 Russell, Wm E—same 210.80
19 Rooney, Jas F—same.....210.80
19 Ross, Wm—same 210.80
19 Rosenstein, Louis—same 210.80
19 Roantree, Wm L—same 210.80
19 Rosseter, Philip E—same.....210.80
19 Ross, Burt—same 210.80
19 Ross, Alex—same 210.80
19 Rose, Jno—same 210.80
19 Rockwell, Fenton—same 210.80
19 Roe, Hugh—same 210.80
19 Rose, Victor—same 210.80
19 Roberts, Jessie—same 210.80
19 Ryan, Frank—same 403.00
19 Russell, Louis—same 210.80
19 Ruppert, Jos—same 210.80
19 Ramsey, Malcolm—same 787.41
19 Radegan, Bernard J—same.....30.80
19 Rogers, Wm H & Jas F Rooney as exrs—same 138.38
19 Rodrignes, Francesco M—same..210.80
19 Resnick, Minnie—Cohen & Lehman (Inc) 253.60
13 Swan, Kingsley—Port Chester Rosary 194.66
13 Suther, Otto—Scranton & Lehigh Coal Co..... .....25.40
13 Szerlip, Nathan—Bklyn Heights R R Co..... .....128.22
13 Sheffield, Edw R—G J Kluyskens.. .....160.50
13 Sisskin, Beckie—Sophie Hurwitz..74.11
13 Stehelin, Jean—B J Conroy 22.40
14 Schwartz, Gottlieb H—Oliver Typewriter Co..... .....44.41
14 Solomon, Adolph—M Kirschenbluth. 59.65
14 Sajer, Louis—Burns Bros.....28.20
14 Sussman, Wm S—same 29.90
14 Stuurmann, Jno G HJr —same..196.53
14 Sorkin, Sam & Abra—Jos Stern & Sons (Inc) 80.27
14 Stokes, Loretta—N Y Tel Co....17.91
14 Sibbern, Wm H—Alba W Murill & Co..... .....108.79
15 Sherwood, Pauline & Robt E—same. 3,959.53
15 Sarey, Theo—V Loewers Gambrinus Bwg Co..... .....810.88
15 Strauss, Max H—Hanover Club..96.75
15*Silvis, Rocco & Vito M—I Cohen.280.66
15 Sidway, Harold S—Mary S Sidway. 96.00
17 Slutzky, Isaac—S Kaplan an infant, &c 119.41
17 Schiffer, Jno—J Greil 64.55
17 Sulzer, Ernest—A Lefkowitz...146.91
17 Schneider, Morris—L Barth et al. 215.91
17 same——same 346.50
17 Schaefer, Fredk an infant by Aug as gdn—E Becker 115.33
18 Stevens, Benj—City of N Y.....223.08
18 Schwier, Adolph—same 223.08
18 Selinger, Arthur H—same.....223.08
18 Simmons, Sam'l—same 223.08
18 Scott, Jas W—same.....210.80
18 Sandford, Wm H, as exr—same..204.48
18 Smith, Alexander J—same.....2.0180
18 Smith, Grant—same.....210.80
18 Smith, Wm J—same 210.80
18 Story, Claude—Clara T. Weissel..794.58
18 Schor, Hyman—J. Baum.....52.40
18 Sheldon, Wm R—P L. Louis et al 123.27
18 Sebbtas, Thos—F Weber.....161.92
18 Sizer, Chas—J Beggs & ano.....90.34
18 Shenkelowitz, Anthony—Mary Myslinski 392.30
18 Stelbaum, Harry—Congress Varnish Works 25.81
18 Silberman, Maurice S J—City N Y 210.80
18 Schwartz, Sol S—same.....48.85
18 Senger, Henry S—same.....210.80
18 Steinberg, Geo—same 210.80
18 Shearer, Chas J—same.....210.80
18 Stocking, Francis J—same.....210.80
18 Sobel, Harry—same 210.80
18 Sochfesky, Wm—same 210.80
18 Strocker, John—same .....210.80.
18 Stout, John H—same..... ..210.80
18 Streeter, Wm E—same..... ..210.80
18 Sweeney, Sarah—same 210.80
18 Simonson, Chas D.....210.80
18 Shevill, Thos E—same.....403.00
18 Sussman, Hyman—same 28.05
18 Settle, Wm S—same.....37.50
18 Stringer, G Franklin—same.....403.00
18 Shedd, Wm B—same 56.41
18 Schuldze, Max H—same.....56.41
18 Styne, Nicholas J—same.....210.80
18 Smith, Harry A—same.....210.80
18 Smith, Wm—same 210.80
18 Smith, Theodore—same.....210.80
18 Smith, Wm H—same.....210.80
18 Smith, Wm—same.....210.80
18 Smith, George—same.....210.80
18 Smith, Gouvernere—same 43.13
18 Smith, Phillip—same.....65.86
18 Smith, Sam'l L—same.....41.66
18 Smith, Harry E—same.....233.08
18 Sweeney, Jas—same 210.80
18 Seeley, Ebinezer—same.... ....210.80
18 Swenson, John—same 210.80
18 Salzeberg, Morris—same 37.50
18 Seligman, Rob't—same.... .....56.41
18 Seibert, John—same..... ..210.80
18 Sweeney, Jas—same..... ... ..210.80
18 Swain, Enoch C—same 210.80
18 Staib, Wm F—same 210.80
18 Stewart, Wm F—same 210.80
18 Stern, Wm—same 210.80
18 Shlepp, Lewis—same 210.80
18 Steenworth, Phoebe C—same.....210.80
18 Skelly, John J—same 210.80
18 Schneider, Fred'k G—same.....210.80
18 Spall, John A—same..... .....210.80
18 Savage, Geo M—same..... ..210.80
18 Sabin, Saml—same 223.08
18 Slaney, Amos—same..... .....210.80
18 Stern, Louis S—same..... ....210.80
18 Shahan, Peter—same..... ....210.80
18 Slattery, Jas—same..... ....210.80
18 Sherwood, Geo—same..... .....210.80
18 Sheville, T—same..... .. ..210.80
18 Shaw, Edw F—same..... .....210.80
18 Salt, Luke R—same..... ... ..113.14
18 Schaefer, Wm J—same..... ....210.80
18 Spatz, Geo—same..... .....31.83
18 Sturman, John—same.... .....210.80
18 Spencer, Chas J—same..... ....210.80
18 Sinn, Clarence W—same.... ....210.80
18 Skidmore, Thos A—same.... ...210.80
18 Simmons, Harold V—same.....210.80
18 Stillwagon, Wm N—same.....210.80
18 Seery, Wm—same..... .....210.80
18 Stubenball, Wm—same..... .....210.80
18 Sullivan, Frank—same 210.80
18 Sutphine, Wm—same..... .....210.80
18 Sullivan, Eugene—same.... ....210.80
18 Sullivan, Pat'k—same..... ..210.80
18 Simmons, Wm B—same..... ..210.80
18 Schroeder, John—same..... .....210.80
18 Spear, Wm J—same..... .....210.80
18 Shepard, Wm A—same.....210.80
18 Seidman, H Nathan—same.....56.41
18 Stern, David—same..... .....43.57
18 Simpson, Wm E—same..... ..41.66
18 Schwab, Wm J—same..... ....29.94
18 Sanford, Wm H, as exr—same....192.20
18 Schneider, Herman, & Peter Holler, as exrs—same..... .....384.40
18 Sherman, Geo B, & Edw McGarvey, as exrs—same..... .....192.20
18 Schneider, Fred'k, as exr—same..961.02
18 Sykes, Walter F—same..... ....141.60
19 Snyder, Edw—R S Ruggles Co..263.78
19 Stephens, Jno B—Dalla F Shull...123.45
19 Spence, Geo L & †Edna S—O L Perfect et al 27.40
19 same——same 194.40
14 Tebbetts, Jno S—E T Burrows Co. 132.00
17 Teplisky, Bernard—W Hopkins..216.35
18 Tucker, Leo—J. Scharf 84.15
18 *Thompson, Wm & *Kate—D Bender 609.31
18 *Thompson, *Kate—same..... ..51.51
19 Troy, Susie A—C D Edgerton.....88.74
19 Thorne, Jas L—J Gray et al....122.82
18 Vestuto, Harry A—Elvira Liponi.123.40
19 Van Pelt, Wm S—Florence Focht.162.73
19 Valiant, Wm T—City of N Y....210.80
19 Vanderbilt, Wm V—same 210.80
19 Von Cleve, Jas A—same.....210.80
19 Van Wart, Geo—same 210.80
19 Vitello, Giovanni B—same 210.80
19 Victory, Richd—same 210.80
19 Visel, Chas E—same 210.80
19 Vervalin, Richd Jr—same 223.08
13 Wolfram, Maximilian—Scranton & Lehigh Coal Co..... .....100.15
13 Wertz, Harriet E—B J Conroy...179.82
13 Wooley, Ralph—Mary Dumas....44.40
13 Wilson, Fredk H—Jefferson Real Estate Co..... .....591.44
14 Wolodarsky, Morris—J Cohen & ano. 129.80

14 Wright, Jos F—Eliz A Thorn..602.89
14 Watson, Wm D admr Robt—Lizzie Scogland 68.03
14 Wallace,? Edw M—A E MacAdam.48.21
17 Wiener, Henry—Meyer & Lange.165.65
18 Waldman, Leon—J Hyman. 43.92
18 Winter, Anna K—B'klyn Heights R R 110.22
18 Winter, Edw A—same 108.72
18 Wright, Ralph J—B J Conroy...30.19
18 Young, Wm B—Etta Christini (confession) 3,016.65
19 Wall, Jas H—City of N Y.....223.08
19 Wolff, Raphael—same 223.08
19 Wanamaker, Louis A—same 403.00
19 Weiss, Albt—same 37.91
19 Willets, Louis W—same 141.30
19 Wagner, Isidor—same 37.91
19 Wolff, Raphael—same 210.80
19 Wilson, Edwin B—same 210.80
19 Wright, Jno—same 75.37
19 Wirth, Wm—same 210.80
19 Weber, Chas—same 210.80
19 Wander, Geo—same 113.14
19 Wren, Thos J—same 210.80
19 Webster, Fredk—same 210.80
19 Weiss, Jno—same 210.80
19 Wells, Harry H—same 210.80
19 Whalen, Jas A—same 37.81
19 Wersberg, Simon—same 32.80
19 Wagner, Isidor—same 37.50
19 Walsh, Mary A—same 499.11
19 Winters, Fredk—same 31.83
19 Wander, Geo admr Kath—same..144.14
19 Woessner, Chas—same 223.08
19 Weisskopf, Simon—same 223.08
19 Wallin, Richd B—same 210.80
19 Ward, Robt—same 210.80
19 Walsh, Jno T—same 26.08
19 Wein, August—same 210.80
19 Wills, Norman L—same 210.80
19 Welz, Crescentia—same 403.00
19 Wesley, Geo—same 403.00
19 Webber, Chas G—same 210.80
19 Wernig, Fredk A—same 210.80
19 Winters, J Lloyd—same 210.80
19 Woglom, Caleb L—same 210.80
19 Wandenhauer, Andw—same 75.31
19 Wilson, Hugh D—same 43.58
19 Walsh, Eugene W—same 33.73
19 Williston, A B—same 210.80
19 Warren, Wm H—same 37.50
19 Wilson, Harlen G—same 223.08
19 Wulff, Mary J—same 210.80
19 Walters, Albt—same 210.80
19 Warth, Apolinia—same 401.91
18 Warte, E P—same 210.80
19 Walker, Thos—same 210.80
19 Wilcox—Benj—same 210.80
19 Wendell, Harry C—same 210.80
19 Wolters, August—same 403.00
19 Woodworth, Geo D—same 210.80
19 Worrell, A T—same 385.26
19 Woodworth, Henry F—same 210.80
19 White, Jos F—same 210.80
19 Wolff, Armand—same 210.80
19 Wilson, Thos B—same 210.80
19 Winters, Wm S—same 210.80
19 Wentz, Wm—same 28.05
19 Williams, Oliver B—same 33.73
19 Whitlock, Thos—same 210.80
19 Whitmore, Albt H—same 210.80
19 Whitman, Eugene S—same 210.80
19 Wilson, Harlen G—same 210.80
19 Wiley, Edw R—same 210.80
19 Winters, Wm H—same 210.80
19 Wullenbacher, Peter—same 210.80
19 Williams, Jno T—same 210.80
19 Wilmark, Alfred—same 54.52
19 Wall, Jas H—same 210.80
19 Walbrocht, Jno—same 210.80
19 Wood, Jno G—same 210.80
19 Wendall, Louis C—Hall Safe Co..40.81
19 Ward, Robt—Caroline McElveney... .....629.67
19 Zick, Charlotte L—H L Redfield.159.40

CORPORATIONS.

13 Araho Constn Co—H J Savo...1,032.58
13 Corse Payton Amusement Co—Van Wagner-Linn Constn Co.....1,029.48
13 Kingston Realty Co—Mary M Low et al as trstes 17,296.88
13 Knickerbocker Mtg & Realty Co—same 17,296.88
13 Noethiger & Foley—Eastman Kodak Co 1,053.12
13 Oberly Salesbook Co—Ellsworth Paper Co.....526.35
13 Seitz Bwg Co—McElreavy & Hauck Co.....1,009.79
14 Crescent Trading Co—T Rhodes.290.14
14 H V Monahan (Inc)—Drexel Furn Co.....472.53
14 Lyons, Fremont Co—L Cohen...668.30
14 Oberly Sales Book Co—H G Craig Co 1,388.51
15 Ruth Realty Co—Knickerbocker Mantel Co.....364.52
15 Eldorado Cafe Co—J Plunkett & ano 234.13
15 Ph Kramer Diamond Jewelry Co—Leiferfriend Bros 106.18
15 Powell Realty Co—J Goldman..119.40
15 Sherwood (Inc)—Natl Reserve Bank. 3,959.53
17 Armstaedt & Co—P Herbet.....538.40
17 A Balcon & Co—B Amsel & ano.267.65
17 A Weiss & Co—Schwarz & Cohn.443.87
17 American Athletic Assn—Allsop Heating Co.....246.20
17 H J Remmert Constn Co—H M Schwartz 189.11
17 Jno F Trommers Evergreen Bwy—Allsop Heating Co 246.20
17 Lux Engineering & Contracting Co—H S Brussel & ano 216.90
17 Meyer Realty Co—C S Taber...477.94
17 Martense Home Co—H N Warbasse. 398.33
17 same—Grace H Warbasse...302.74
17 same—same 205.41
17 same—same 314.39
17 same—same 284.90
17 same—same 402.19
17 same—same 405.30
17 Rountree Realty Constn Co—E N Robinson 219.61
18 F W Crane Lumber Co—H. Heckler 114.10
18 Fisher & Yglesia Co—C Vogt Jr & ano 341.53
18 same—same.....9.93
18 same—same.....14.97
18 J H Simmons Pub Co—E J Markey 541.90
18 Kerr & Cook Constr Co—A Lalli.379.15
18 M E Connelly (Inc)—H C Paradies & ano.....371.31
18 Roundtree Realty & Constr Co—L E Landon 73.62
19 A R Parker Mfg Co—City N Y...37.50
19 Aronson Realty Co—Frances Watson. 315.83
19 same—H L C Wenk 340.57
19 same—same 325.33
19 Brooklyn Master Bakers Supply Co—City of N Y 53.18
19 Cloubrock Steam Boiler Co—City N Y 529.81
19 David H Smith Co—City N Y....113.14
19 Dannermiller Coffee Co—same..528.53
19 De Deon, Banton Motor Co—same. 427.57
19 Eastbrook Constn Co—J Blass...170.40
19 Enterprise Mattress Co—City N Y.57.23
19 Ellsworth Mfg Co—same.....283.60
19 Gillette Realty Co—City N Y.....30.81
19 Good Care Storage Co—same....325.32
19 Goetz Mfg Co—same 79.93
19 Golden Horn Bwg Co—same....615.08
19 Globe Lubricating Oil & Grease Co—same 284.42
19*H C Partridge & Co—Hall Safe Co. 40.81
19 Hayes Machine Co—City of N Y..223.08
19 Independent Mfg Co—City N Y...75.31
19 Imperial Amusement Co—same..111.77
19 Ideal Soap & Chemical Co—same..56.07
19 Indestructible Statuette & Decorating Co—same 69.72
19 Metropolitan Cigar Co—City N Y..75.31
19 National Copper & Iron Constn Co—City N Y 210.80
19 National Legal Advice Bureau—same 23.40
19 N Y Stocker & Heating Co—same..58.70
19 Pierce Drug Co—City N Y 20.52
19 same—same 59.49
19 Pilgrim Dial Mfg Co—same 99.32
19 Phail-Kreuger Foundry & Machine Co—same 23.40
19 Pioneer Hygienic Ice Co—same..37.50
19 Peerless Knitting Mills—same...56.41
19 Purdy Constn Co—B Weinstein.112.90
19 Raub Cigar Co—City of N Y.....85.86
19 Rubber Balloon Co of America—same 58.93
19 Raymond Mfg Co—same 210.80
19 St Regis Realty Co—City N Y....44.18
19 Turret Camera Co—City N Y....75.31
19 U S Dental Assn—City N Y.....113.14
19 United Embroidery Works—same.94.99
19 Martense Realty Co—T Bennetts... .....1,445.59
19 Williamsburgh Ice Cream Co—City of N Y 56.47
19 West Bklyn Constn & Realty Co—same.....65.86
19 Wischerth & Dazier—same 20.52

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JUNE 15, 17, 18, 19, 20, 21.

[4]Bueter, Andw, Louis Keller & Fritz Jorgel—A P Bigelow et al; 1911..473.69
Barrett, Kate & Harry Hanlon—W McCauley; 1910. .....479.25
[3]Brokaw, Isaac V—C Uggla; 1906.10,264.83
Benenson, Benj—S S Friedman; 1912.258.22
Behn, Adolph—J W Bermant; 1911.5,000.00
Same—J W Bermant; 1912.....86.26
Same—same; 1912 .....106.28
Bloher, Werner E—A Schmid et al; 1911. .....748.20
Berg, Isidore—S Eisenberg; 1912..1,868.03
Byers, Jos J—H P Brown; 1912....113.28
[1]Bob, Herman D & Louis Baskind—P Kolbrener; 1912. .....10,150.70
[1]Connors, Thos Jr—I Greenberg; 1912. .....215.11
Crocker, Kath E—R Kobler; 1912..280.38
Carpenter, Peter J Jr—Nason Mfg Co; 1912. .....263.72
Collins, Jno J—H Maas; 1912. ....2,804.82
Crompton, Wm & Anna P—W J Dozier; 1909. .....2,906.02
[1]Decker, Arthur H & Linda S—B Whittaker; 1912 .....246.27
De Jorio, Francis—Wyckoff, Church & Partridge; 1911. .....109.65
Deagon, Arthur—Equitable Trust Co of N Y; 1911. .....74.54
de Kosenko, Stepan, Chas F Kinsman & Fredk W Tolley—H N Fell et al; 1911. .....96.49
Same—same; 1910 .....2,015.59
Same—same; 1912. .....122.70
Ehret, Geo—J Barrett; 1912.....150.00
Same—J Barrett; 1912. .....700.00
Eisner, Abr L—O J Stephens; 1905..62.78
Estroff, Saml & Isadore or Isidore Goldman—Wm Skinner Mfg Co; 1908. ..233.49
Same—J Talcott; 1910. .....118.30
Same—N Whitman et al; 1908.....45.12
Same—Fourteenth St Bank; 1907..106.28
Epstein, David—F Steinbrugger; 1912. .....110.00
Same—C Steinbrugger; 1912. .....250.00
[3]Fihrer, Rebecca—N Shaffer; 1911..264.65
Ferrigan, Mary J—J McCormick; 1912. .....380.81
Free, Geo H—American Play Co; 1912. .....109.97
Feuer, Jos—N Wertheimer; 1912....102.14
Same—same; 1911. .....294.24
Geilich, Abr L—N Y Tel Co; 1911....44.70
Goldberger, Jos & Sam Newman—People &c; 1912. .....500.00
Goldberger, Saml & Frank Feldman—People, &c; 1912. .....500.00
Greenberg, Geza—J H Messinger; 1908. .....632.85
Gold, Jacob—J E Bates & Co; 1912..547.04
Hamlin, Arthur S—G Tessitone; 1911. ..... costs 109.95
Harrison, Louis B—T P Edwards; 1902. .....508.48
Hamilton, Wm H & Danl Cunningham—A V Z Lane; 1910. .....129.62
Hartog, Louis N—Broadway Auto Exch Inc; 1911. .....68.88
Same—same; 1912. .....85.50
Houghton, Frank R—Libman Contrg Co; 1912. .....373.31
Same—same; 1912. .....113.90
Jones, Geo—K Traeber; 1912. .....112.92
[4]Johnson, Walter L—H C Kip; 1909.881.83
Jones, Lyman N Jr & Barbara E—T M Adams; 1906. .....961.97
Joline, Adrian H & Douglas Robinson—J J O'Connor; 1912.....1,600.00
[6]Jacquin, Alfred—Rockwood Co; 1912. .....95.33
Jacoby, Rachel—M Levy; 1912.....68.14
Same—M Rosenblum; 1912. .....68.14
Koref, Ignatz—D S Unger; 1912.....88.58
Lonigan, Thos J—American Ice Co; 1911. .....961.49
Leavitt, Jacob—H M Zirkel; 1911....89.41
Laek, Jos J & David Lite—I Pomerantz; 1912. .....583.02
Lippner, Chas F & Wm H Winters—N Y Tel Co; 1908 .....80.17
Ludwig, Henrietta—Jno Eichler Bwg Co; 1911. .....362.22
Lindinger, Fritz—Bluthenthal & Bickart Inc; 1912. .....679.89
Marcus, Morris & Morris M Tischler—People, &c; 1912. .....1,000.00
Manning, Laura—F Weber; 1912....430.12
McCready, Chas & Richd T Treacy—J J McCullough; 1908. .....123.17
Morris, Louis H—E Rothschild; 1912. .....1,863.44
[1]Miles, Wm—A Fisher; 1912. .....405.22
[1]Same—same; 1912. .....9,726.63
Maher, Edw A Jr—A J Elias et al; 1912. .....2,595.05
Newman, Arthur & Stanley—Eastern Reclaimed Rubber Co; 1911. .....164.76
O'Reilly, Geo M—H J Mandel; 1912.. .....1,448.99
[1]Patrucci, Ernest & Pericles Galanakis—People, &c; 1911. .....1,000.00
[1]Rosenberg, Saml—C Jacobs et al; 1912 .....237.56
[6]Ross, Marion J & Marco A Sisti—Rockaway Rolling Mill; 1912. .....744.27
Rothbaum, Harris—Fourteenth St Bk; 1912. .....65.06
Robinson, Frank B—Marest Co; 1912. .....245.06
Sconavacche, Gragiono—Francesco Nevoso—People &c; 1912. .....1,000.00
[1]Shillitani, Michele, Luigi Verzilio & Chas Ross—People &c; 1911....300.00
Stevens, Orrin R—Standard Dairy Co; 1912. .....208.15
[6]Simm, Isaac A—N Hofheimer; 1898.273.93
[6]Same—H Batjer et al; 1908.....723.40
Scott, Wm H & Virginia—J L Carr; 1912. .....150.00
Silverson, Abr, Fritz Iron Works, Jos Hecht, Jacob Fritz & Alfred Brady—Title Guar & Trust Co; 1912.....138.96
Silverstein, Nathan—N Barsky; 1911. .....34.65
Troetel Burgler Alarm Lock Co—B D Traitel et al; 1911. .....119.10
Unger, Jno C—Brunswick Balke Collender Co of N Y; 1912. .....208.00
Van Nice, Ella W—J J Caffell; 1911.164.06
Wood, Hiram T—J Friedman et al; 1912. .....29.31
Winters, Marie R—J Ingle Jr; 1912.277.80
[1]Weissberger, Saml—I Stiefel; 1912.319.36
Wagner, Wm—A S Levy; 1912.....150.16
Weil, Benj L & Berthold—National Bituminous Coal & Coke Co; 1912...48.48

CORPORATIONS.

Fourth National Bank of City of NY—R A Schnabel et al; 1912. .....904.07
Bankers Surety Co & McSweeney Realty Co—Peelle Co; 1912. .....533.63
Dennetts Surpassing Coffee Co—O H Sugerman; 1912. .....422.60
Donald Campbell Co—B Golla; 1912. .....417.94
S S McClure Co—S Roth; 1912.....200.00
Gingold Realty Co—City of N Y; 1912. .....55.00
Hope Constn Co, Wm T Hookey Inc & Abr Frankel—Alsens American Portland Works; 1912. .....320.71
Jessamine Realty Co—Jackson's Mantel & Grate Works; 1912. .....60.67
Keyes & Marshall Bros Realty Co—Trstes of Canton Christian College; 1912 .....290.67
N Y, N H & Hartford R R Co—P Simonson; 1912 .....150.00
[1]All Angels Safety Razor Co—L Greenberg; 1912 .....348.78
[3]Manhattan Real Estate Co—G R Bristor 1911 .....845.38
Crane Co—Luke A Burke & Sons Co; 1912. .....132.84
Donald Campbell Co—E Gluckman; 1912. .....121.31
U S Grand Lodge of the Ind Order of Sons of Benjamin—S Maltz; 1912.1,196.85
Same—R Mantel; 1912. .....591.88
[1]Stanley Bldg Co—E G Abbot et al; 1912. .....519.41
Westinghouse Mach Co—Railway Electric Power Co; 1912.....15,360.10
Hudson Trust Co & Claus Bohling—W W Farley; 1911. .....1,820.97
Monopol Film Co—E B Stockton; 1912. .....275.01
Interborough Rapid Transit Co & Manhattan Ry Co—W C Wotton et al; 1912. .....730.41

Borough of Brooklyn.

JUNE 13, 14, 15, 17, 18 & 19.

Becker, Ambrose F—D W Waugh; 1912. .....530.65
Bender, Abr, Saml & Isaac—W Gleichman & Co; 1911. .....149.48
Brown, Earle W—W C Griswold; 1912. .....80.60
Carroll, Pierre G—D E Lynch; 1912.264.40
Comstock, Chas H—D S G Odell; 1912. .....84.10
Culp, Ernest M—Delia Burns as admrx; 1912. .....3,554.10

Same—same; 1912. ....88.60
Camardella, Jas V—Cross, Austin & Ireland Lumber Co; 1911 .....1,436.22
Same—same; 1911. ....1,420.98
Coen, Jos A—same; 1911. .....1,436.22
Same—same; 1911. ....1,420.98
Dorman, Jno & Katharyna—I Sirocki; 1911. ....104.93
Doremus, Kathryn G—Emma R Klencke; 1911. ....902.97
Same—same; 1911. ....70.07
Eldridge, Frank M—M H Kotzen & ano; 1912. ....134.90
Goldberg, Joe—State of N Y; 1912..500.00
Gibb, Arthur & Walter—Irene O'Sullivan infant; 1912. ....250.00
Grafton, Johanna—D Cohen; 1912. ..59.42
Heidenkamp, Henry H & Meta C—D H Hutaf; 1909. ....61.85
Hartford, Geo H Caroline G Redington; 1909. ....7,478.28
Same—same; 1910. ....222.94
Same—same; 1912. ....147.92
Jacobs, Chas C—L Levin; 1912. .....60.25
John, Ernest—T J Farrell; 1912....150.75
Johnson, Walter L—H C Kip as trste; 1909. ....881.13
Johnson, Margt M & Walter L—H Morris; 1903. ....195.41
Johnson, Walter L—G P Cowenhoven; 1910. ....1,194.54
Kean, Max—Gussie Feldman; 1909...76.68
Koppel, Harry—P Siegler; 1912. ....40.30
Morrow, Alan DeW—R L Haskell; 1910. ....80.10
McCauley, Patk J—Delia Burns as admrx; 1912. ....3,554.10
Same—same; 1912. ....88.60
Madsen, Hans P & Dagmar—Emily J Dunne; 1912. ....112.95
Mahnken, Fredk—Manhattan & New Jersey Realty Co; 1911. .....32.42
Margolis, Benj—M Nosovitsky; 1910..94.68
Netling, Wm F—D W Waugh; 1912..530.65
Newman, Sam—State of NY; 1912..500.00
[3]Rubel, Saml & Isidore—H Stelljes & ano; 1911. ....532.40
Reynolds, Alfred—J E Nugent; 1912..84.82
Stevens, Orrie R—Standard Dairy Co; 1912. ....208.15
Saul, Louis—Geo H Rice Co; 1912..346.50
Strompf, Adolph—Blue & Quiripel Co; 1911. ....459.92
Sandor, Isidor—C J Houten & Zoon; 1911. ....36.82
Scarano, Pellegrino & Ferdinando—C Wenz Inc; 1911. ....354.08
Same—Kuhula & Sons; 1911. .....80.10
Tager, Isidor—Ellis Riger; 1908....383.91
Same—same; 1908. ....184.41
Same—same; 1908. ....163.41
Tuch, Michl—C W Hunt Co; 1907..2,162.40
Tyler, Frank J—Wheeling Corrugating Co; 1912. ....174.37
Von Glahn, Henry & D Harry—E N Sonnenstrohl; 1912. ....454.70
Wagner, Henry—R W Shearman; 1911. ....60.40
Wenzler, Isidor—State Comr of Excise; 1904. ....1,490.34

CORPORATIONS.

Brooklyn Union Coal Co—G D Harris & ano; 1908. ... ... 464.96
Congregation Sons of Abraham—C Wenz Inc; 1911. ....354.68
Construction, Material Coal Co—Cross, Austin & Ireland Lumber Co; 1911. ....1,436.22
Same—same; 1911. ....1,420.98
Jamaica Prop Corpn—Curtis Bros Lumber Co; 1912..... ....227.82
Netling-Becker Co—D W Waugh; 1912. ....530.65
Seaver Bros—J D Bogert; 1912.....72.00
Wm Hooker Co—T Robertson; 1912..872.93
[3]Borough Bank of Bklyn—G D Patten &ano; 1912. ....95.85
N Y & Cuba Mail Steamship Co—L Jurstie; 1912. ....5,629.04
Same to same; 1912. .....105.07
Otto Huber Bwy—Sarah A Schaefer; 1911. ....100.00
Oberly Salesbook Co—D A Hopping; 1912 ....1,337.95
Pauline Constn Co—Popkin Gas Fixture Co; 1912..... .....125.27
Pennsylvania Steel Co—W Lowman; 1911. ....690.47
Same to same; 1912. .....107.60
Pennsylvania Steel Co—W Lowman; 1910. ....10,173.72

[1]Vacated by order of Court. [2]Satisfied of appeal. [3]Released. [4]Reversed. [5]Satisfied by execution. [6]Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 13.

No Judgments in Foreclosure Suits filed this day.

JUNE 14.

107TH st, ss, 75 w Park av, 25x100.11; Harris Harris agt Jeannetta Herbst et al; Abr Cohen (A); Harold J Friedman (R); due, $15,316.66.

Decatur av, nws, 391.6 ne 205th, 25x100; Henry R Wood agt Annie D'Ambra; Dutton & Kilsheimer (A); Joseph Pool (R); due, $6,267.66.

Decatur av, nws, 366.6 ne 205th, 25x100; same agt same; same (R); same (R); due $6,267.66.

JUNE 15.

No Judgments in Foreclosure Suits filed this day.

JUNE 17.

2D av, ws, 37.6 s 122d, 37.6x100; Francis Spier et al agt David Fergensohn; Spier & Bartlett (A); Jno H Rogan (R); due, $41,905.55.

JUNE 18.

Carter av, ws, 82.2 s Tremont av, 16.7x75.3; Northern Bank of NY agt Besse M McQuade; Breed, Abbott & Morgan (A); Michl J Egan (R); due, $6,231.79.

JUNE 19.

10TH st, 111 E; Sarah Hamill agt Anthony Masset; Howell Bros (A); Edw D Dowling (R); due, $15,783.75.

LIS PENDENS.

Manhattan and Bronx.

JUNE 15.

No Lis Pendens filed this day.

JUNE 17.

Lot 34, blk 321, sec 2; Tax map of Manhattan; Mannados Realty Co agt Bertha F Richter et al; action to establish validity of tax lien; Eisman, Levy, Corn & Lewine, attys.

JUNE 18.

116TH st, ns, bet 8 & Manhattan avs, lot 24½; Jos Rosenzweig agt Emma L Pinkney et al; foreclosure of tax lien; F D W Searing, atty.

Lot 247, blk 3343, sec 2, tax map of Bronx Borough; David Herman agt Montefiore Home, a hospital for chronic invalids & country sanitarium for Consumptives et al; amended foreclosure of tax lien; H Swain, atty.

Castle Hill av, ws, 255 n Starling av, 50x108; Annie D Harris agt Annie Harris et al; partition; M Davidson, atty.

Hughes av, es, 362.10 s Union av, 25x87.6; Antonio Ciavanni agt Michele Pascucci et al; partition; H T Cole, atty.

Tiffany st, es, 275 s 163d, 50x110; Morris Camner agt Diedrick Meyer; accounting; C E Toney & J D Wetmore, attys.

JUNE 19.

104TH st, 423-7 E; City of N Y agt Frank De Rosa; notice of levy; A R Watson, atty.

Albany av, —s, plots 220-5; also STEVENSON AV, —s, plot 16; map of Oloff Park, Bronx; Jno T Van Hagen agt Mary H Van Hagen et al; partition; T O'Connor, atty.

Essex st, 80-2; also STANTON ST, 80; Lawrence B Wolf trste agt Lena Hirschowitz; action to cancel deed; Block & Harris, attys.

5TH or Bronxwood av, sec 229th, 114x105; Wilson & Adams Co agt Hugo H Schloss et al; counterclaim; Phillips & Avery, attys.

JUNE 20.

Barker av, ws, 25 n Eliz, 25x100, Bronx; Mary Oldshein agt Jacob Abramowitz et al; partition; W A Keating, atty.

Webster av, es, bet Mosholu pkwy & 202d, lot 11; Jos M Oswald agt Jerome Park Ry Co et al; foreclosure of transfer of tax lien; E D Miner, atty.

Broadway, 422; also ELDRIDGE ST, 133; also LISPENARD ST, 60-2,; also MADISON AV, nwc 27th, 24.9x95; Marion S I Martin agt Irving T Smith et al; partition; Kellog & Rose, attys.

JUNE 21.

26TH st, ss, 215.6 e 8 av, 84.8x98.9x irregular; Clifford G Ludvigh, trste agt E E Dey & Sons Co; action to foreclose mechanics lien; J L Lyttle, atty.

Intervale av, ws, 266.11 s 167th, 75x88.1; Morris Camner agt Diedrick Meyer; accounting, &c; C E Toney & J D Wetmore, atty.

Borough of Brooklyn.

JUNE 13.

Clinton av, ws, 96 s Flushing av, 13.11x53.3; Aug J Chabot agt Mary L Perkins et al; C C Suffren, atty.

Classon av, nwc Lefferts pl, runs w36.8 xne59xn56.2xe7.4 to av, xs24.11 to beg; Stephen H Jackson agt Henry M Eckes et al; S H Jackson, atty.

61ST st, ns, 120 w 5 av, 20x100; Rose Levitt agt Mary Cunningham et al; Surpless, Moore & Williams, attys.

Gold st, nwc Water, 155.6x99.6; Nellie W Montgomery & ano agt Edw J Noonan et al; Davison & Underhill, attys.

Nostrand av, ws, 66 n Winthrop, 20x74; Nellie W Montgomery agt Doljon Land Development Co et al; Davison & Underhill, attys.

Mill st, ns, 125 e Hicks, 50x100; Francis F Ripley agt Sebastian Piluso et al; C S Taber, atty.

St Johns pl, ns, 275 e Ralph av, runs e 125xn112.9xw21.9xs105.3xs91.9 to beg; Benj Jablons & ano agt Wm G Quick et al; Benjamin & Chugerman, attys.

Fulton st, ss, 25 e Utica av, 25x80; Title Guar & Trust Co agt P F Emmet Co et al T F Redmond, atty.

Skillman av, ns, 150.3 e Humboldt, runs n75xe90.8 to Bushwick av, xsw79.9 to nw c Bushwick av & Skillman av, xw63.8 to beg; Bond & Mtg Guar Co agt Alex L Nicoll et al; T F Redmond, atty.

83D st, sws, 118.4 se 20 av, 18.2x100; N Y Investors Corpn agt Rose Baird et al; T F Redmond, atty.

Lorimer st, ns, 93.8 w Marcy av, 16.2x100; David Hillman agt Beckie Jacobs & ano; Jerome Perlmutter, atty.

12TH av, nes, from 76 to 77th, 200x100; Wm C Bodenhausen agt Gibralter Constn Co; to foreclos Mech Lien; Tomes, Sherk & Palmer, attys.

Silliman pl, ns, 110.10 e 2 av, 20.2x90.10x 20x93.3; Julie Kahle & ano as exrs agt Buckley, Woodhull & Burns Inc et al; Carey & Carroll, attys.

Clinton av, ws, 77.10 s Flushing av, 18.2 x53.3; Aug J Chabot agt Mary L Perkins et al; C C Suffren, atty.

Clinton av, ws, 59.5 s Flushing av, 18.5x 53.3; same agt same; same atty.

S 1ST st, ss, 255 e Driggs av, 37.6x100; Title Guar & Trust Co agt Victoria B Kremer et al; T F Redmond, atty.

McDonough st, ns, 76.6 w Throop av, 27.6x100; Title Guar & Trust Co agt Chauncey G Cozine et al; T F Redmond, atty.

E 28TH st, es, 300 n Farragut rd, runs e100xn60xe100 to E 29th, xn40xw100xs20xw 100 to E 28th, xs80 to beg; Title Guar & Trust Co agt Michl J Bradley et al; T F Redmond, atty.

Crystal st, ws, 120 n Glenmore av, 20x 100; New York Investors Corp agt Sam Horowitz et al; T F Redmond, atty.

39TH st, sws, 340 se 12 av, 20x95.2; Title Guar & Trust Co agt Isaac Backal et al; T F Redmond, atty.

Liberty av, nwc Schenck av, 74.7x100; Title Guar & Trust Co agt Sophie Leoschorn et al; T F Redmond, atty.

Park pl, ns, 370 w Howard av, 20x127.9; Wm H Neap agt Benj Davis et al; T F Redmond, atty.

Hopkins st, ss, 325 w Throop av, 25x100; Bond & Mtg Guar Co agt Louis Farber et al; T F Redmond, atty.

Argyle rd, ws, 1100 s Beverly rd, 50x 100; Daisy M G Jacobson agt Frank Alexe et al; HL Thompson, atty.

East New York av, ss, 79.3 e Barrett, 26.5x42.1x25x33.8; Sam Akseezer agt Meyer Bershadsky & ano; specific performance; I Solomon, atty.

E 8TH st, nec Hinckley pl 20x100; Kings Co Mtg Co agt David McLaren as admr &c; Hubbard & Rushmore, attys.

E 10TH st, ws, 340 n Av J, 30x100; Staten Island Savgs Bank of Stapleton agt Jettie Auerbach et al; T F Redmond, atty.

New York av, ws 187.6 n Av H, 40x102.6; Eliz S Martin agt Marie W Armann et al; T F Redmond, atty.

76TH st, ss, 311 nw 18 av, 80x100; Michl F Kelly agt Lawrence E Blake Jr et al to set aside assmt of mtg; C F Corner, atty.

Doscher st, ws, 180 s Glenmore av, 20x 79.4; Geo Aspland as admr agt Josephine L Tucker; Reynolds & Geis, attys.

81ST st, sws, 220 nw 19 av, 31x100; Edmund L Dathe agt Geo A Merritt et al; Reynolds & Geis, attys.

JUNE 14.

3D av, sc President, 18.9x70; Jno S Williamson & ano as trstes agt Tommaso Isrusso et al; T F Redmond, atty.

Hopkinson av, es, 90 n Pitkin av, 20x 100; David Shapiro & ano agt Barney Friedman et al; Kugel & Saxe, attys.

Van Sindren av, es, 150 s Glenmore av, 50x100; David Shapiro & ano agt Beckie Marcus; Kugel & Saxe, attys.

Miller av, ws, 150.6 s Glenmore av, 24.6 x100; Francisco Villa agt Josiah Riley et al; no register title; Bernard Bloch, atty.

Sheffield av, ws, 250 n Belmont av, 50x 100; Richd C Campbell & ano as trstes agt Mary Glober et al; T P Peters, atty.

Blake av, ns, 60 e Williams av, 20x80; Title Guar & Trust Co agt Isaac Boas et al; T F Redmond, atty.

12TH av, ses 60.2 sw 43d, 40x100; Title Guar & Trust Co agt J Walter Hodges et al; T F Redmond, atty.

51ST st, nes, 300 nw 13 av, 40x100.2; Title Guar & Trust Co agt Rose Klotz et al; T F Redmond, atty.

Bergen st, ss, 424.6 w Rockaway av, 40 x127.9; Title Guar & Trust Co agt Jos Malkin et al; T F Redmond, atty.

Putnam av, ns, 445.6 e Nostrand av, 29.6 x100; Title Guar & Trust Co agt Jno H Ficken et al; T F Redmond, atty.

Columbia st, ws, 18 n Commerce, 17.10x 72.10x16.6x79.5; Emil H Hoffmann agt Jeremiah Shea et al; T F Redmond, atty.

Bath av, sws, 39.10 se Bay 17th, 50x100; N Y Homeopathic Medical College & Flower Hospital agt Dora Schmidt & ano; T F Redmond, atty.

Pitkin av, ss, 25 w Miller av, 25x100; Wm K Wardner as exr Geneva Clayton et al; T F Redmond, atty.

E 38TH st, ws 220 n Snyder av, 20x100; Hugo Eschner agt Bessie Graff et al; C A Clayton, atty.

E 10TH st, ws, 172 n Av O, 36x100; South Bklyn Savgs Instn agt Henry Henchel et al; H M Bellinger, Jr, atty.

76TH st, ss, 380 e 3 av, 20x109.4; Wm Lawlor agt Mary Lawlor et al; partition; C H Winslow, atty.

E 15TH st, nec White, runs n137 to land of Henry S Ditmas, xe— to land of Bklyn Flatbush & Coney Island R R xs— to White, xw— to beg; also E 15TH ST, nwc White, runs w19.6xn125 to land of Henry S Ditmas, xe76.2 to E 15th, xs137 to beg; also 16TH ST, nwc White, runs n80xw to land of Bklyn, Flatbush & Coney Island R R, xs— to White, xe— to beg; Wood Harmon Warranty Corpn agt Creekhurst Realty Co et al; Isaac Roth, atty.

17TH st, nws, 80.2 sw 17 av, 20x100; Florence A Redfield agt Henry N Ahders et al; Caldwell & Holmes, attys.

Willoughby av, ss, 185.8 e Wyckoff av, 25x100; Title Guar & Trust Co agt Andw Reugamer Jr et al; T F Redmond, atty.

JUNE 15.

71ST st, sws, 126.2 se 18 av, 18.4x100; Wm A Anderson agt Salle Bldg Co & ano; Geo Tiffany, atty.

E 54TH st, ws, 280 n Av N, 40x100; Herman Newman agt Guiseppe Mugnai; specific performance; I L Rosenson, atty.

Plot begins at the intersection of nes of rd from Village of Flatlands to Varkens Hook with nws Flatlands av, runs n w— to woodland of Heirs of Johannes Lott, xne— to c l of E 88th, xse— to Flatlands av, sw— to beg; Herbt C Smith agt Geo W Cisney & ano; Smith, Doughty & Weynberg, attys.

Plot begins at wc of land of Abraham Mathews at boundary line of land of Abr Wyckoff —39.4 sw along said boundary line from sws E 88th, xne326.1 to land of Peter H Kopf, xse262.8xsw326.2 to land of Jno Berry, xnw266.5 to beg; also VORIKERS HOOK RD, nes adjacent to land of Cornelius Waldron, runs ne381.1 xse267.11xsw442.9 to rd, xnw283.9 to beg; Herbt C Smith agt Geo W Cisney et al; Smith, Doughty & Weynberg, attys.

Atlantic av, ws, 270 w Albany av, 105x 100; Sam Robb agt Atlantic Av Constn Co et al; S Weit, atty.

JUNE 17.

50TH st, ss, 200 w 6 av, 25x100.2; Melvin Brown agt South Bklyn Land Association et al; to establish ownership; A A Hovell, atty.

Newport av, ss, 75 w Christopher av, 25 x105; Carolyn D Cornell agt Dufferin Realty Co et al; H L Thompson, atty.

Bedford av, es, 650 s Clarendon rd, 20x 100! South Bklyn Savgs Inst agt Mary E Montague et al; Coombs & Whitney, attys.

DeKalb av, ss, 70 w South Oxford, runs w20xs100xe11.7x again e8.6xn98.4 to beg; Title Guar & Trust Co agt Mary F Heaney; T F Redmond, atty.

Surf av, ss, 122.10 e W 23d, runs s96.9x e60xn110.2 to Surf av, xw61.5 to beg; Title Guar & Trust Co agt Mary Felino et al; T F Redmond, atty.

Cook st, ss, 100 e Evergreen av, 25x 69.3x24.11x72.1; Title Guar & Trust Co agt Saml Hodes et al; T F Redmond, atty.

52D st, sc 13 av, runs se140xsw100.2xnw 40xne20xnw100 to st, xne80.2; Title Guar & Trust Co agt Jas F Ringland et al; T F Redmond, atty.

Broadway, sws, 260.11 nw DeKalb av, runs nw19.8xsw95xse17 to beg; Title Guar & Trust Co agt Thos Costello et al; T F Redmond, atty.

Sackett st, ss, 196.8 e Hoyt, 16.8x100; Title Guar & Trust Co agt Mary Smith et al; T F Redmond, atty.

N 2D st, ns, 125.6 w Lorimer, runs w 24.6xn82.9xe25xs27xw6inxs58.10 to beg; Peekskill Savgs Bank agt Minnie Kaplan et al; T F Redmond, atty.

Greene av, ns, 325 w Franklin av, runs n102.7xw75xs27xw25xs100 to Greene av, xe 100 to beg; Home Life Ins Co agt Andw Jackson Club of the 7th Ward & ano; T F Redmond, atty.

Av K, swc E 14th, 60x100; Mary G Taylor agt Jno Georg et al; T F Redmond, atty.

Bridge st, ws, 74 n Concord, runs w 36.3 to Flatbush av ext, xnw26xe46.6xs 23.11; Jessie C Bruenn agt Carrie A Sweeny et al; T F Redmond, atty.

Bay 11TH st, nws, 190 sw Bath av, 25x 96.8; Norwegian Lutheran Deaconesses Home & Hospital agt Henry Schmidt et al; T F Redmond, atty.

Utica av, es, 67 n Herkimer, 16.4x50; Ulster County Savings Inst agt Barbara Munz & ano; T F Redmond, atty.

53D st, sws, 100 se Fort Hamilton av, 140x101.10; Wm Callister agt Frances S Boulton et al; R B Ittelson, atty.

54TH st, ns, 380 w 3 av, 17.6x100.2; Sarah A Fitzgerald as guard agt Lilly J Lee; McGuire, Delany, Niper & Connolly, attys.

E 17TH st, ws, 145 s Av T, 40x100; Stephen Noonan agt Winbert F A Mulholland et al; Wilson & Van Wagoner, attys.

Tompkins av, sec DeKalb av, 140x100; Ray Reisenburger &ano agt Jno Wellinger et al; Altkrug & Kahn, attys.

Blake av, ss, 40 w Ashford, 20x90; Mary A Jacob as extrx agt Abr Goldsmith et al; Cary & Carroll, attys.

Chauncey st, ns, 108.1 w Ralph av, 16.8x 69.11x16.1x69.11; Ike Goldstein & ano agt David Goldstein & ano; partition; O'Neill & O'Neill, attys.

84TH st, sws, 208 nw 10 av, 32x100; Long Island Loan & Trust Co as trste agt Domus Constn Co et al; C C Suffren, atty.

Pacific st, ss, 23.4 e 6 av, runs e66.8xs— to Flatbush Turnpike rd, xnw113.7 to 6 av, xn16.5xne40.1 to beg; also PACIFIC ST, sec 6 av, runs e23.4xsw40.1xn32.7 to beg, gore; D Comyn Moran & ano as exrs agt Eleanor B McConihe et al; partition; Bowers & Sands, attys.

Land of Bklyn, Flatbush & C I Railway Co, ws, 216.2 s Ocean av, 20x110x—x 110; Jane B Sill agt Ponce Realty Co et al; B D Eisler, atty.

Land of Brooklyn, Flatbush & Coney Island Railway Co, ws, 196.2 s Ocean av, 20x110x—x110; Caroline F Gorham agt same; B D Eisler, atty.

Land of Bklyn, Flatbush & C I Railway Co, ws, 176.2 s Ocean av, 20x110x—x110; same agt same; B D Eisler, atty.

37TH st, ec 15 av, runs se240 to West, x n291 to 36th, xnw28 to 15 av, xsw204 to beg; Title Guarantee & Trust Co agt Peter Olson et al; T F Redmond, atty.

45TH st, nes, 449.6 nw 12 av, 22.11x100.2; Title Guarantee & Trust Co agt Thos F Hodge et al; T F Redmond, atty.

East New York av, ses, at ec Osborn, runs s80.3 to Liberty av, xe95.10xn112.3 to East New York av, xsw101.2 to beg; Title Guarantee & Trust Co agt David Baron et al; T F Redmond, atty.

Albemarle rd, nec Rogers av, 23.7x110.1 x26.10x110.3; Title Guarantee & Trust Co agt Valentine Goetz et al; atty, T F Redmond, atty.

11TH av, nws, 80.2 sw 46th, 20x90; Ulster County Savings Inst agt Benhurb Realty & Constn Co et al; T F Redmond, atty.

Hopkins st, ns, 275 w Throop av, 25x 100; Title Guarantee & Trust Co agt Aron Mates et al; T F Redmond, atty.

Powell st, ws, 125 s Glenmore av, 25x 100; Title Guarantee & Trust Co agt Jos Schwartzman et al; T F Redmond, atty.

JUNE 18.

Ft Hamilton av, es, 81.4 s 75th, 20.4x 104.11x20x101.4; May M Bertges agt McMcInerney et al; Coombs & Whitney, atty.

Belmont av, ss, 60 w Atkins av, runs w 60xs90xe20xs60xe100 to Atkins av, xn60x w60xn90 to beg; Thos D Hurst agt Jeanette Rosler et al; H L Thompson, atty.

Newkirk av, 1605; Geo W Egbert agt Jno Luck et al; specific performance; G W Titcomb, atty.

70TH st, sws, 76 se Ft Hamilton av, 27x 100; South Bklyn Savgs Instn agt Mary McInerney et al; Coombs & Whitney, atty.

Ditmas av, ns, 149 e E 9th, 31x100; Jno Reis agt Mary L McFarlan et al; Armstrong & Brown, atty.

York st, ns, 38.8 w Adams, 19.4x75; Rebecca A R Barefield agt Mary Ward et al; H L Thompson, atty.

Ocean av, es, 160 n Av O, 120x100; Title Guar & Trust Co agt Wm H Sawkins et al; T F Redmond, atty.

E 2D st, ws, 190 s Av I, 30x100; Title Guar & Trust Co agt Anna M Bonhotal et al; T F Redmond, atty.

70TH st, nes, 282.10 nw 18 av, 20x100; Title Guar & Trust Co agt Dufferin Realty Co et al; T F Redmond, atty.

E 12TH st, es, 320 s Av O, 30x100; Title Guar & Trust Co agt Christopher J Graney et al; T F Redmond, atty.

Bergen st, ss, 250 e Brooklyn av, 20x 100; N Y Investors Corpn agt Josephine A Herd; T F Redmond, atty.

DeKalb av, ns, 134.4 e Wyckoff av, 20x 100; Title Guar & Trust Co agt Francesca Castagnia et al; T F Redmond, atty.

Sterling pl, ss, 100 e Underhill av, 19.2 x123.6; Peekskill Savgs Bank agt Emma A Comstock et al; T F Redmond, atty.

Skillman st, es, 180 n Willoughby av, 20x100; Title Guar & Trust Co agt Margt Springer et al; T F Redmond, atty.

Court st, es, 50 s Huntington, 21x100; Bond & Mtg Guar Co agt Katie Y Fogel et al; T F Redmond, atty.

51ST st, ss, 260 w 3 av, 26.8x100.2; Mariners' Family Asylum at Stapleton, SI agt Max Rindskopf et al; T F Redmond, atty.

19TH av, ses, 108.5 ne Cropsey av, 40x 96.8; Howard O Wood agt Robt T Mitchell et al; Wm G Cooke, atty.

13TH av, sec 59th, 100x100; Henry Evers agt Jos Paladino et al; E L Holywell, atty.

Av M, nec E 8th, 30x80; Danl V B Hegeman as exr agt Wm Inglis et al; Davidson & Underhill, attys.

Myrtle av, nec Walworth, 20x101; Jessie E Van Ansdall agt Henry Knebel et al; Furst & Furst, attys.

Tehama st, nws, 155 ne Chester av, 180x 100; also TEHAMA ST, nws, at nc of Martense land, runs ne186.6xnw100xsw 230.6 to Martense la, xe109.3; Abr E Ratner agt Thos Bennetts et al; J H Rose, atty.

JUNE 19.

Coffey st, nes, 40 nw Richard, 20x80; Annie Lambin agt Nellie Duncan et al; Caldwell & Holmes, attys.

16TH st, sws, 203.10 nw 4 av, 39.6x124.9 x39.6x125.7; Saml Less agt Himmelstein & Arker Co et al; G M Moskowitz, atty.

E 14TH st, es, 280 s Dorchester rd, 40x 100; Jas Dreghorn agt Walter W Travis et al; H J Davenport, atty.

Eastern pkwy extension, ses, at ws, Sackman, runs s96.7xw69xn20xw19.6xn8.4 to Eastern pkwy extension xe112 to beg; Kings Co Savgs Inst agt Jaquith Co et al; T F Redmond, atty.

Av P, sec E 18th, 40x100; N Y Investors Corpn agt Jas H Fitzsimons et al; T F Redmond, atty.

Scholes st, 217; Louis Cohen agt Hyman Groginsky et al; partition; A Leavitt, atty.

Fulton st, swc Rockaway av, 20x80; Cath Imhof agt Christina Feldman et al; Theo Burgmyer, atty.

W 8TH st, ws, 120 s Av R, 20x100; Geo Burnham & ano agt Tagt Constn Co et al; Gregg & McGovern, attys.

Tehama st, nws, 155 ne Chester av, 180x 100; also TEHAMA ST, nws, at nc Martense la, runs ne186.6xnw100xsw230.6 to Martense la xe109.3 to beg; Abr E Ratner agt Thos Bennetts et al; J H Rose, atty.

Ocean av, ws, 250 n Av L, 50x151.7; Fredk Lubben agt Geo W Haight et al; K C & M V McDonald, attys.

70TH st, ss, 310.10 e Narrows av, 50x 100; Geo W Knight agt Ada L Paley; H D Merchants, atty.

Eckford st, ws, 400 n Calyer, 25.2x100; Title Guar & Trust Co agt Alfred Markert et al; T F Redmond, atty.

Kosciusko st, ss, 117 e Nostrand av, 23 x100; Title Guar & Trust Co agt Isidor Lassoff et al; T F Redmond, atty.

Palmetto st, ses, 200 sw Irving av, 25x 100; Title Guar & Trust Co agt J Henry Small Realty Co et al; T F Redmond, atty.

Floyd st, ss, 400 e Throop av, 25x100; Title Guar & Trust Co agt Jacob Solomon et al; T F Redmond, atty.

Bay 11th st, ses, 220 ne Bath av, 60x96.8; Title Guar & Trust Co agt Cath Kerrigan & ano; T F Redmond, atty.

57TH st, ss, 100 w 16 av, 28x100.2; Title Guar & Trust Co agt Emil K Crutchley et al; T F Redmond, atty.

67TH st, nes, 220 nw 14 av, 50x100; Title Grar & Trust Co agt Anthony J Manfred et al; T F Redmond atty.

St Johns pl, s, 143.5 w Ralph av, 20x100; Bond & Mtg Guarantee Co agt Wm H Krinko et al; T F Redmond, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 15.

52D st, ns, 150 w 2 av, 15x100.5; Lincoln Trust Co agt Chas F Dixon et al; M S Borland, atty.

Heath av, es, 344.5 n Emmerich pl, 25x 127.11x irreg; Alex J Hamilton Jr agt Agnes M Brown; P M Crandell, atty.

Orchard st, 23 & rear pt of 63 Canal; Fannie Post agt Abr J Dworsky et al; G J Rosen, atty.

Hamilton st, 38; David Lite agt Henrietta Rosen et al; B Patterson, atty.

Maple st, es, 50 n Av A, 25x100; Eliz K Dooling agt Benj H Irving et al; Knox & Dooling, attys.

12TH st, ss, 357.8 e 2 av, 25x103.3; Danl Woodcock agt Rosina Tuzzolino et al; J M Kornfeld, atty.

117TH st, ns, 306.6 e 1 av, 37.6x100.10; U S Trust Co of N Y agt Jno Focarile et al; W M Powell, atty.

Mulberry st, 209-11 & Spring st, 48; Vincent Orlando agt Michl Bonn et al; Palmieri & Wechsler, attys.

181ST st, ss, 19.1 w Clinton av, 22x94.6; also 197TH ST, ns, 95 e Creston av, 55.5x 140x irreg; Jos E Dutey et al; F C Hirleman, atty.

JUNE 17.

Lots 588-89, map of Lohbauer Park on East blvd; Herman Frank agt Lucien Seyer; I Levison, atty.

Marmion av, es, 26 s Fairmount pl, 35x 106.10; Jno M Stoddard agt Mary H Strayer et al; N W Chandler, atty.

3D av, sec 65th, 50.5x130x irreg; D Comyn Moran et al agt Eleanor B McConihe et al; Bowers & Sands, attys.

119TH st, ns, 231 w Manhattan av, 19x 100.11; Germania Life Ins Co agt Louis Stirn; Dulon & Roe, attys.

Ludlow st, es, 102.3 n Rivington, 48x 89; Moses M Valentine agt Max Cohen et al; amended; M S & I S Isaacs, attys.

Spring st, 48 & Mulberry st, 209-11; Vincent Orlando agt Michael Bonn et al Palmieri & Wechsler, attys.

JUNE 18.

167TH st, 821 E; Sophie Busath agt Louis Prival et al; F C Hirleman, atty.

Lot 570, map of Gleason prop, Bronx; Robt E Bergman et al agt Stephen McBride et al; Hirschman & Drucker, attys.

Riverside dr, 70; David Gutlohm agt Edgar Lehman et al; J C Wells, atty.

117TH st, ss, 354.11 e Av A or Pleasant av, 18.1x100.10; Anna Rutherfurd Morris agt Sarah A Fanning et al; H L Morris, atty.

Chestnut st, nws, adj land of Jas Dunbar, 75x143.3; Annie T Reynolds agt Chas H Connor et al; W D Cameron, atty.

Overing st, nes, 300.3 nw Frisby av, 20x94.11; Lina Goetz agt Pelham Impt Co et al; R E Bergman, atty.

Overing st, nes, 280.3 nw Frisby av, 20x94.11; Rebecca Steffens agt Pelham Impt Co et al; R E Bergman, atty.

127TH st, 219 E; Aug Schieck agt Mary Schafer et al; A P Wagener, atty.

57TH st, 346 E; Rachel Cohen agt Celia Siegel et al; J Ullman, atty.

JUNE 19.

3D av, 1707; Geo B Bernheim et al agt Frank K Eddy et al; C Putzel, atty.

Arthur av, 2363-5; Libbie N Lyon agt Arthur Avenue Realty & Constn Co et al; Merrill & Rogers, attys.

Webster av, swc Irving pl, 27.7x13.5x irreg, Bronx; Philip Livingston agt Eliza Eastburn et al; E L Ford, atty.

Riverview ter, ws, 198 s Powell pl, 25x 115.6; Louisa Strung agt Frances Meiner; M E Bergman, atty.

Park av, 1637; Eliza Livingston extrx agt Jos J Smith et al; Weekes Bros, attys.

117TH st, ns, 200 w 1 av, 25x100.11; Margt Marx agt Geo Mele et al; A W Venino, atty.

Lots 696 to 698, 700, 701, 707, 708, 713 to 717; blk 14; 732, 733, 745, 746, 752 to 756, blk 17; 762 to 766, 768 & 769, blk 18, & 787 to 794, blk 20; map of Tremont Terrace, Bronx; Washington Svgs Bank et al agt Nathan Burkan trste et al; F M Patterson, atty.

Madison av, 2106; Mary J Mackay agt Annie M Jennings et al; R & E J O'Gorman, attys.

152D st, ss, 300 w Amsterdam av, 85x 99.11; 2 actions; Central Bldg Improvement & Investment Co agt Birch Realty Co et al; amended; Goldfogle, Cohn & Lind, attys.

15TH st, 615 E; Roscoe H Channing et al agt Yetta Goldstein et al; Foley & Martin, attys.

JUNE 20.

131ST st, ss, 146.5 e 5 av, 18.2x99.11; E Coppee Thurston admr agt Stephen McCormick et al; F de P Foster, atty.

Park av, 4464; Sophie Prager agt David Lion et al; H A Gordon, atty.

111TH st ns, 389 w 5 av, 60x100.11; Henry McCaddin, Jr, et al agt Louis Hoffman et al; P Eagan, atty.

Boone av, ws, 100 n 172d, 25x100; M Anderson Shaw agt Benj Viau et al; M J White, atty.

White Plains rd, ws, lot 92 map of Washingtonville, Bronx; Anna Schoder agt Geo A Brannan; B F Gerding, atty.

Suffolk st, ws, 125.10 s Broome, 74.11x 100.7; David Frankel agt Sale Agid et al; L Lerner, atty.

Av A, 1406; Chas A Robinson agt Max M Pullman et al; Rollins & Rollins, attys.

3D av, 1791; Rector, Churchwardens & Vestrymen of Grace Church in the City of NY agt Saml Jaffe et al; amended; M S Borland, atty.

Charlotte st, ws, 34.9 n Jennings, 40x 100; Israel Karp et al agt Cotoba Realty & Constn Co et al; J L Bernstein, atty.

JUNE 21.

Pinehurst av, swc 180th, 200.5x112.10; Alonzo Co agt Rountree Realty Constn Co et al; Weschler & Rotschild, attys.

College av, es, 109.10 s 170th, 100x100; also COLLEGE AV, sec 170th, 109.10x50.1; also FINDLAY AV, ws, 209.10 s 170th, 75.6 x100; Wilhelmina C Pope agt Leland S Osmun et al; Marsh & Wever, attys.

104TH st, ss, 100.10 e Bway, 32.7x70.2; Geo W Walker agt Anna Dressler; E Whitlock, atty.

Hull av, ns, 229.7 e 205th, 50x100; Guaranteed Mtg Co of NY agt Selig Rosenbaum et al; Carrington & Pierce, attys.

137TH st, 251 W; Sarah M Mygatt agt Ottilie Heumann; C P & W W Buckley, attys.

3D av 2449; Metropolitan Savgs Bank agt Ensign Realty Co et al; A S & W Hutchins, attys.

Lots 118 to 120, amended map of Cammann Estate, Bronx; Security Mtg Co agt Thos B Watson; Fletcher, McCutchen & Brown, attys.

13TH st, 8-10 W; Jeremiah W Dimick agt Lordi & De Respiris Constn Co et al; Duncan & Duncan, attys.

Marmion av, es, 26 s Fairmount pl, 35x 106.10; Jno M Stoddard agt Mary H Strayer et al; N M Chandler, atty.

Elton av, ns, 63.8 w 162d, 31.10x105.4; Sarah E Furnald et al agt Jas C Corbett et al; R Kelly, atty.

Lots 92-98, map of portion of Bathgate Estate, Bronx; Lawyers Title Ins & Trust Co agt Fleischmann Realty & Constn Co et al; P S Dean, atty.

103D st 164 E; Lizzie Van Boskerck agt Patk McGovern et al; Butts & Vining, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JUNE 15.

Arden st, sws, 130 nw Nagle av, 120x 130; Union Mtg Co loans Brown Bros Inc to erect a — sty bldg; — payments. 99,000

JUNE 17.

White Plains rd, es, 125 s O'Brien av, 25 x111.6; Richard W Horner atty loans Giuseppe & Vingenza Botta to erect a —sty bldg; — payments. 5,000

82D st, ns, 340.6 w Columbus av, 57x 102.2; Germania Life Ins Co loans Merritt Ferguson Constn Co to erect a —sty bldg; — payments. 160,000

Purdy av, es, 199.2 n Westchester av, 50 x108; Richd W Horner atty loans Eliz C Fonda to erect a —sty bldg; — payments. 10,000

JUNE 18.

West End av, 832-38; N Y Life Ins Co loans Julius Tishman & Sons, Inc to erect a 12-sty apartment; 14 payments. 535,000

Kelly st, nec 163d, 125x200 to Tiffany; Sarah F Deutsch loans Newport Realty Co to erect five 5-sty tnts; 7 payments. 100,000

JUNE 19.

Tremont av, sws, 75 nw Clinton av, 25x 99.10; Mary V D Corell extrx loans Frank & Jos E Ramsteck to erect a —sty bldg; — payments. 7,500

West End av, nec 98th, 50.5x100; Metropolitan Life Ins Co loans L & M Holding Co to erect a —sty bldg; — payments. 275,000

222D st, ns, 305 e Barnes av, 25x114; Jno T Farrel & Frank T Warburton trstes loan Wm Ringelstein to erect a —sty bldg; — payments. 3,500

222D st, ns, 335 e Barnes av, 25x114; same loans same to erect a —sty bldg; — payments. 3,500

Park av, sec 172d, 34.9x95; Manhattan Mtg Co loans Ernst Keller Constn Co to erect a 5-sty apartment; 13 payments. 29,000

Park av, es, 34.9 s 172d, 37.6x100; same loans same to erect a 5-sty apartment; 13 payments. 24,000

Park av, es, 72.3 s 172d, 37.6x100; same loans same to erect a 5-sty apartment; 13 payments. 25,000

JUNE 20.

Creston av, ses, 63.8 ne Bush, 33x57.6x irreg; Josef & Susanna Nicolini loan Frank A Schorer to erect a — sty bldg; — payments. 7,000

Perry st, 155-9; Austin B Fletcher trste loans St Johns Park Realty Co to erect a —sty bldg; — payments. 90,000

123D st, ss, 100 w Ams av, 100x100.11; Lawyers Title Ins & Trust Co loans 114th St & 7th Av Constn Co to erect a 6-sty bldg; 9 payments. 120,000

JUNE 21.

Faile st ws, 120 n Lafayette av, 40x100; City Mtg Co loans Kovaos Constn Co to erect a 5-sty apartment; 12 payments. 18,000

Faile st, ws, 160 n Lafayette av, 40x100; same loans same to erect a 5-sty apartment; 12 payments. 18,000

St Nicholas av, sec 172d, 95x125; City Mtg Co loans Paterno & Son Contracting Co to erect a 6-sty apartment; 11 payments. 150,000

Manida st, nes, 48.2 se Garrison av, 42x 100; City Mtg Co loans Burnett-Weil Constn Co to erect a 5-sty apartment; 11 payments. 25,000

Garrison av, ses, 70.4 ne Manida, 43.1x 101.7; same loans same to erect a 5-sty apartment; 12 payments. 25,000

Garrison av, sec Manida, 70.4x81.5; same loans same to erect a 5-sty apartment; 11 payments. 35,000

157TH st, ns, 450 w Ams av, 125x99.11; Lawyers Title Ins & Trust Co loans Irving Judas Bldg & Constn Co to erect a 6-sty apartment; 2 payments. 165,000

ATTACHMENTS.

Manhattan and Bronx.

JUNE 13 & 14.

No Attachments filed these days.

JUNE 15.

Chase, Helen K C; Amy G Rochester; $7,655; Reynolds, Richards & McCutcheon.
Hicks-Johnson Co; E I du Pont de Nemours Powder Co; $7,546.98; W W Young.

JUNE 17.

Dignowitz, Henry L; Wm P Sickley; $450; G W Carr.

JUNE 18.

Fearon, Jas S; Clarence W Wrightson & Frank L Fearon; Paul Gerli & Co, Inc; $7,419.31; Putney, Twombly & Putney.
United States Motor Co; Carl J Pettit; $16,673.83; Winter & Winter.
Maryland Dredging & Contracting Co; Morris & Cummings Dredging Co; $24,920.61; A W Bailey.

JUNE 19.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JUNE 13, 14, 15, 17, 18 & 19.

Belland Bldg Co. 187th & 188th sts & Audubon av..W S Konkle & Co. Lumber. $1,100
Brower, Mathilda. 45 Pinehurst av.. Consolidated Gas Co. Ranges. 162
Dayton Realty Co. 160th st, nwc Ft Washington av..Consolidated Gas Co. Ranges. 210
Dwyer & Carey Constn Co. Trafalgar pl, sec 176th..Northern Union Gas Co. Ranges. 63
Dwyer & Carey Constn Co. Southern blvd, ws, 53 s 176th..Northern Union Gas Co. Ranges. 93
Knox Constn Co. sec Fox & Tiffany.. Hudson Mantel & Mirror Co. Fixt &c. (R) 200
Kotzen, Louis. Av D, nwc 8th..Levine & Posner. Iron Work. (R) 1,500
Pierce Constn Co. Lorillard pl, es, 271 n 3 av..Northern Union Gas Co. Ranges. 75
75
Sass-Call Realty & Constn Co. Crotona av, es of Garden & Groth..National Plumbing Supply Co. Plumbing Fixt. 590
Strange, Wm C. 645-47 Lenox av..Consolidated Gas Co. Ranges. 66

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JUNE 13, 14, 15, 17, 18 & 19.

Bosios, Chas. W 31st & R R av.. Knickerbocker Mantel Co. Consols. 30
Homesborough Realty Co. 215 Montague ..Friedman & Cooper. Boiler, &c. 2,350
Lemberg, Leon. Dumont av bet Sheffield & Georgia av..Colonial Mantel & Refrigerator Co. (R) 263
Vaggelakos, Geo. 39 5 av..H C Paradies & Co. Mirrors. 100

MECHANICS' LIENS.

Manhattan and Bronx.

JUNE 15.

Audubon av, es, 74.11 n 183d, 20.7x70; Giannattasio Constn Co Inc agt West 184th St Constn Co & Fredk Burghard. (79) 1,089.38

83D st, 320 W; Savarence Bros Painting & Decorating Co agt Rexter Realty Co (80) 50.00

Elsmere pl, 795; Ira Licitra agt Abr Stuermann & Salvatore Zimbardi (81). 250.00

Kingsbridge rd, ns, 39 e Barnes av, 32x 48x25x68; L D'Ursi Co agt Rachela Laporta (82). 2,850.00

6TH av, 226; Dellon Watnik Co agt Kellner Bros & Harris Goldberg (83) 65.00

Chrystie st, 55-59; R Perlman Painting & Decorating Co agt Wm A Miles, Saml N Katz & Frank Heitzner (86). 220.00

167TH st, nec Bryant av, 62.8x92.7; United Shade & Awning Co agt Chas Richardson (87). 90.00

JUNE 17.

Lenox av, 319; A Mach & Son agt Rose Frey; Max Brooks & Jonas Kantrowitz; renewal (88). 475.00

18TH st, 162 W; Jacob Solomon agt Jas Dowd, Rosenthal & Cohen & Isaac & Jos Freiman (89). 75.00

Harrington av, ns, 150 e Mayflower av, 50x100; Clyde F Howes agt Anna Vogel & Harry Vogel (90). 205.00

Wallace av, ws, 1245 n Morris Park av, 100x100; same agt same (91). 63.22

261ST st, nwc Palisade av, —x—; Ames Transfer Co agt Sisters of Charity of St Vincent de Paul & McDermott & Hanigan, Inc (92). 1,054.54

Harrington av, ns, 150 e Mapes av, 50x 100; Domenico De Filippo agt Anna Vogel & Henry J Vogel (93). 206.00

13TH st, 427-29 E; Tiernan Constn Co agt Carisbrooke Realty Co & Coles Construction Co (94). 750.00

JUNE 18.

13TH st, 427-9 E; Coles Constn Co agt Carisbrooke Realty Co (95). 3,513.25

122D st, ss, 352 w 7 av, 34x100.11; Edwin C Worns agt Amelia Friedman (96). 69.32

13TH st, 427-29 E; Hull, Grippen & Co agt Carisbrooke Realty Co & Coles Construction Co (97). 67.59

Albany av, 3462; Matthew J Crowley agt Francesco Ventaralo (98). 109.62

225TH st, ss, 236.4 w Paulding av, 100x 109.6; Henry Nordheim agt Wm Ringelstein & Chas Ringelstein, Jr (99). 25.00

222D st, ns, 581.7 e Barnes av, 10.1x 88.10x irreg; Henry Nordheim agt Chas Ringelstein (100). 15.00

3D st, 55-57 W; Wm Krauth agt Jno B Ireland; renewal (101). 245.00

71ST st, 168-70 E; Chas H Darmstadt agt Dr Adrian Van S Lambert & Manning Noble & Co; renewal (102). 117.50

141ST st, 117-19 W; Harlem Wall Paper Supply Co agt Kramer Contrg Co (103). 83.24

JUNE 19.

Wallace av, ws, 1,245 n Morris Park av, 100x100; Philip Schaefer agt Annie Vogall & Henry Vogall (104). 240.00

13TH st, 427-9 E; Greenpoint Metal Covered Door Co agt Carisbrooke Realty Co & Coles Constn Co (105). 200,00

26TH st, 244-50 W; Jno J McGrath Plumbing Co agt Wells, Fargo & Co & Manning, Noble & Co; renewal (106). 665.77

13TH st, 427-9 E; P Callan Co agt Carisbrooke Realty Co & Coles Constn Co (107) 361.00

Harrington av, ns, 150 e Mayflower av, 50x100; Isidore Marcello agt Anna Vogel & Harry Vogel (108). 600,00

46TH st, 309-11 E; Philip Rosenberg agt Frances Marks & Abr Sonnenstrahl (109) 171.75

West Broadway, 386-8; Griffin Roofing Co agt Aaron Cohn & Max Brooks (110). 135.00

JUNE 20.

18TH st, 162 W; Saml Ascher agt Jas Dowd & Freiman & Freiman (111). 250.00

Amsterdam av, nwc 181st, 100x100; Harry A Jimmerson agt Fredk W Hunter & Julius T Seibert (112). 200.00

Attorney st, 98; Inwood Iron Works agt Dora Berman, Rosie Huppert & Clara Borak & Isaac Rothfeld (113). 46.00

East bank of Hudson River, on bulkhead adj ss of 95th, 100x100; Jno P Kane agt Curtis Blaisdell Co & Raymond M Booth (114). 2,425.61

3D st, 5 E; Empire Carting Co agt Wyoming Realty Corp & Buchalter & Weinstein Co (115). 60.00

26TH st, 244-50 W; D B Pershall & Son agt Wells, Fargo & Co & Manning, Noble & Co; R (116). 98.44

Houston st, 65-7 W; also WOOSTER ST, 159; M Davis & Son agt Fluri Constn Co (117). 554.82

71ST st, ss, 141.8 w 3 av, 33.4x100; P & F Corbin of N Y agt A V S Lambert & Noble & Co; R (118). 174.49

White st, 128-32; Herrmann & Grace Co agt Victor A Harder Realty Co & Manning, Noble & Co; R (119). 592.00

JUNE 21.

176TH st, 673 E & Crotona av, 1879 & 83; American Radiator Co agt Nulaw Realty & Constn Co & T Goldreyer (120). 1,260.75

Broadway, 2622; Victor Nemours agt M M Hayward & Co; Meyer Steinberg (121). 7.50

55TH st, 232 W; Fredk J Fleck agt Mary A Fitzgerald & Hall Bros & Co (122). 100.00

East Bank of Hudson River at foot of 95th, 100x100; Wm P Young et al agt Curtis Blaisdell Co & Raymond M Booth (123). 830.45

71ST st, 168 E; E Bradley Currier Co agt Adrian Van S Lambert & Manning, Noble Co; renewal (124). 240.00

5TH av, 835; Rudolph Maimimi et al agt Jno Herbert & Massachusetts Monumental Co (125). 1,050.00

Borough of Brooklyn.

JUNE 13.

St Marks av, ss, 175 w Albany av, 50x100; Revilo O Hagadone agt Victor Holding Co. 374.00

Nassau st, 116-42, ns, bet Jay & Flatbush av ext, 256.9x irreg; Goodwin Sand & Gravel Co agt Cary Mfg Co & Hennebique Constn Co. 2,077.33

Knickerbocker av, 423; Louis Tow agt Henry Simon & Shaffer & Schwartz. 59.65

E 24TH st, es, 175 n Av L, 37x100; Jas F Sullivan agt H & A Sondergaard. 229.00

Green av, ss, 40 w Tompkins av, 20x100; Wm F Leining agt Simon Berg, Israel Freiman & Jos Freiman. 70.00

JUNE 14.

Throop av, es, 100 s Willoughby av, 25 x100; Fraser & Berau agt J Frank & Sarah Morris. 2,297.00

Flushing av, sec N Portland av, 100x 100; West Side Mason Contrg Co agt Jno Kastenbinder Jane Leberfeld & Freehold Constn Co. 437.35

62D st, ss, 100 e 18 av, 470x182.6 to 63d, Est of S Weinstein agt Muskoka Realty Co; Konkle & Co & Clara M Konkle. 773.95

Surf av, ss, 55 w W 8th, 75x100; Winne Cut Stone Co agt Conrad Jr & Jas W Stubenbord & Frank Schulze. 396.80

Watkins st, ws, 150 s Lott av, 240x100; Watson & Pittinger agt Watkins-Stone Bldg Co. 388.02

JUNE 15.

Herkimer st, 369; Wm Buchanan agt K J Kenny. 19.08

Union pl, ns, 100 e Railroad av, 75x50; Louis Frisse agt Jno Meyer. 198.33

JUNE 17.

Williams av, es, 200 s Blake av, 100x 100; Bklyn Kalamein Door Co agt Grant Bldg Co. 350.00

63D st, 1357; Felice Gengo agt Antonio & Lorenzo Vannata. 110.00

E 24TH st, es, 175 n Av L, 37.6x100; Otto Dreher agt Neils Sondergaard. 348.50

57TH st, ss, 160 e 2 av, 40x100.2; R L Williams agt Margarite Constn Co. 25.00

61ST st, ss, 200 w 16 av, 40x100; R L Williams agt Frank Lovice. 30.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; R L Williams agt Loring Realty Co. 50.00

Chestnut st, swc Fulton, 150x130; William Sutter agt Martin Amusement Co & Frank C Richards. 9,25

Same prop; Fredk W Trogge agt same. 20.00

Saratoga av, es, from Dumont to Lavonia av, 500.5x100; Michele Cantali & ano agt Elm City Improvement Co, Horace Landi & Jacob Elemick. 30.00

Same prop; Raffaelo Piccolo & ano agt same. 21.00

Park av, ss, 20 e Sandford, 100x200; Philip Lucks & ano agt Bklyn City R R Co, Geo Gutrie & William McGeary. 45.00

West st, ws, 50 n 40th, 100x100; Frey & Sangel agt Jos B Thomson Real Estate Co. 245.00

Meserole av, nec Banker, 100x100; Jno Dascoli & Son agt Jas S Rourke (Inc) & Simonelli Co. 625.00

E 24TH st, es, 175 n Av L, 40x100; Jos Whelan agt H & A Sondergaard. 45.00

New Lots av, ss, from Vermont to Wyona, 200x99; Bklyn Kalamein Door Co agt Wyona Bldg Co. 278.00

JUNE 18.

Sheffield av, es, 80 n Blake av, 70x95; Morris Rosenblitt agt Harry, Jennie & Lena Schneider & New Lots Realty Co. 62.75

Railroad av, ws, 128.10 s Jamaica av, 50x100; Joe Sklar agt Louis & Maria A Walter & Sol Huss. 540.00

E 15TH st, es, 60 s Av R, 220x75; also E 16TH ST, es, 425 s Av S, 40x100; Jacob Elemick agt Jan A Williams Impt Co, Inc. 305.00

8TH av, 221; Jos Short agt Thos G Carlin Inc & Harry W Brinley as recvr. 45.00

Bergen st, ss, 424.6 w Rockaway av, 40x127; Tullin-Moss Co agt Jos Malkin & Malkin Constn Co. 800.00

Bay Ridge av, ns, 100.4 e 3 av, 93x100; Simonelli Co agt Loring Realty Co. 500.00

JUNE 19.

Kings highway sec Nostrand av, 150x 200; Robt Marnell agt Jno J Timmins & Herman Rovig. 14.00

New Lots rd or av, nec Hinsdale, 200x 100; Jacob Rosenthal agt Gordon Bldg Co & Kotinsky & Gordon. 102.25

Bergen st, ss, 424.6 w Rockaway av, 40 x100; Michl Trudden agt Harry J Malkin. 27.85

Hegeman av, nwc Georgia av, 100x100; Stein & Ellentuch agt Hegeman Bldg Co & Sam Cohen. 330.00

Union st, 1307-13; Jacob Shavel agt H C Partridge & Co & Otto Arndt. 35.00

Prospect pl, ss, 100 e Ralph av, 40x127.9; Metropolis Lumber Co agt The R P (Inc). 79.71

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JUNE 15.

70TH st, 42 E; Globe Roofing Co agt Stephen C Clark et al; June14'12. 145.00

36TH st, 550-52 W; Globe Roofing Co agt Estate of Saml Booth et al; June14 '12. 200.00

JUNE 17.

Morningside dr, swc 121st; Geo H Storm & Co agt Eighty-Eight Morningside Dr Co et al; May29'12. 1,840.00

[2]**17TH st, 17 E;** Fox Lime Co agt J A Damsey Constn Co et al; Mar22'12. 471.20

JUNE 18.

[3]**Washington av, 1279-83;** Morris Hochberg agt Sarah Cohen et al; Feb21'12. 40.00

[3]**Washington av, 1281;** Abr Meckler agt same; Dec12'11. 199.00

[3]**Same prop;** Colwell Lead Co agt Knepper Realty Co et al; Dec29'11. 115.00

[3]**Same prop;** J Henry Reiher agt same; Feb5'12. 60.00

44TH st, 107 W; Fredk H Miers agt Jno T Dupont et al; Mar5'12. 84.43

109TH st, 77 E; Herman Schapierier agt Pauline Caesas et al; May8'12. 150.00

77TH st, 502-10 E; Levin & Levin Contracting Co agt Open Stair Tenement Co et al; Dec22'11. 34,538.25

[2]**Belmont av,** nec 175th; Chas G Cornell Jr agt Chas R Faruolo et al; Apr1'12. 366.04

Bryant av, 1465; Harry Gold agt Taxpayers Realty Co et al; May16'12. 200.00

Bathgate av, 1585-87; Harry Gold agt Hannah McGrath et al; May16'12. 100.00

168TH st, 454-56 E; Harry Gold agt Model Constn Co et al; May16'12. 100.00

160TH st, nec Melrose av; Harry Gold agt Value Realty Co et al; May16'12. 150.00

Jerome av, es, 50 n 175th; Danl Kendelhardt et al agt Isaac Brown et al; Aug 25'11. 300.00

[2]**Henry st, 165;** I W & C Horn Co agt Rabbi Jos Jacob School et al; June7'12. 1,875.00

JUNE 19.

[2]**Doon av,** ws, 425 s Jefferson av; Vincent Merendino agt Jno J Flahive et al; Apr17'12. 2,055.00

Ridge st, 80-88; Dimock & Fink Co agt Ridge Holding Co et al; May24'12. 237.44

Southern blvd, ws, 144 n Intervale av; Geo E Sealy Co Inc agt Levine & Atlas; May24'12. 90.00

12TH st, 40 E; Jos Schlossberg agt Herman Hohns et al; June14'12. 25.00

Same prop; Benj Gottlieb agt same; June14'12. 44.70

JUNE 20.

Essex st, 71; Nathan Alperin agt Louis Pollack et al; Sept30'11. 388.17

Olmstead av, 1444-6 & Starling av, 2106-8; Laurent Poirier agt Starling Realty Co et al; May20'12. 110.00

Starling av, 2106-8; same agt same; May 16'12. 110.00

Same prop; Jno E Braithwaite agt same; May15'12. 172.81

Same prop; Siegfried H Bushmiller agt same; May15'12. 175.00

Same prop; Frank P Van Riper agt same; May15'12. 166.92

Same prop; Isidore Marcello agt same; May15'12. 688.00

Southern blvd, es, 186.6 n Freeman; Buchalter & Weinstein Co agt Danl Augustus Realty Co et al; June15'12. 100.00

Same prop; same agt Mercury Realty Co et al; June15'12. 582.00

West End av, 583; Gertrude Atkins agt Anna P Crompton et al; Sept26'06. 4,077.75

Same prop; Wm D Grant agt same; Aug 18'06. 265.00

JUNE 21.

Freeman st, swc Simpson; Oscar Jervis agt Jno J Tomich et al; June12'12. 49.65

3D av, sec 171st; P J Heaney Co agt Eliz Schultz et al; June13'12. 248.50

43D st, 127 W; Glenn K Denman agt Woodstock Hotel Co et al; Apr3'12. 107.60

17TH st, 107 E; Geo H Shuman agt Kroeder & Reubel et al; June7'12. 132.47

43D st, 127 to 139 W; Chas G Cornell Jr agt Hotel Woodstock et al; Mar30'12. 364.15

Fulton av, ws, 100.3 s 171st; Unionport Lumber & Mtg Co agt Bethel Constn Co et al; June11'12. 2,900.00

Borough of Brooklyn.

JUNE. 12.

S Portland av, 97; Hyman M Ellender agt Bessie & Marcus Steinberg; June15 '09. 305.00

New Jersey av ws, 112.6 n Glenmore av, 87.6x100; Smyth-Donegan Co agt Purdy Constn Co, Kessler Realty Co, Geo D Brown, Chas B Hobbs & Alfred M Renaud; Dec19'11. 159.35

JUNE 13.

7TH av, ws, bet 77th & 78th, —x—; Paladino & Bros agt Morris Kornblum & Nick Pasquerello; Feb20'12. 295.00

JUNE 14.

Beverly rd, 204; Thos F Dowling agt Carrie L Jones; June11'12. 110.00

West st, ws & 35TH st, nes; Sam Sloan agt Humphries Constn Co & Abr Shatzky; May20'12. 270.00

JUNE 15.

Gates av, 1031; Geo J Kay agt Henry Fettel, Lane Bros & Andw F Engelhardt; June5'11. 350.00

Same prop; Danl J Diel agt same; June 3'11. 210.00

Gates av, 1013; R J Atkinson agt same; June6'11. 152.33

Gates av, 1031; Eastern Metal Ceiling Co agt Henry Fettel, Lane Bros & C W Engelhardt & Sons; June5'11. 467.16

Same prop; Aug Martin agt same; June 7'11. 95.00

Same prop; Henry A Baerenklau agt same; June5'11. 145.00

Same prop; Aug Simlowitz agt same; June7'11. 90.00

Same prop; Ernest Bindewald agt same; June7'11. 86.00

Same prop; Ernest A Koehler agt same; June7'11. 205.00

Same prop; Gustav W K Schreiek agt same; June7'11. 92.00

Same prop; Geo W McChesney agt Henry Fettel, Wm & Andw Lane & Andw F Engelhardt; June6'11. 491.74

Manhattan av, 875, 879 & 883; Jas G Sutphin & Son agt Isabella C N Smith; June6'12. 70.05

Court st, 284; Alfred Smythe agt Emily I Kearns; May27'12. 14.65

Dwight st, es, fr King to Pioneer, 200x 100; Hydraulic Press Brick Co agt Chas Gotthels, Patk Hayes & Oscar E Olsen; May28'12. 284.73

Neptune av, nec E 3d, 88.7x—; Hoboken Planing Mill Co agt Jacob Sommer Inc; May16'12. 3,555.00

3D st, es, 32 n Neptune av, —x—; also 3D ST, es, 108.3 n Neptune av, —x—; also 3D ST, nec Neptune av; Ike Rubin agt Jacob Sommer Co; June4'12. 840.00

Neptune av, nec 3d, —x—; also NEPTUNE AV, ns, 887 e 3d, 14.6x105.1; Colwell Lead Co agt Jacob Sommer Inc; Sacharo Rubins & Leavy & Langsam Sanitary Plumbing & Heating Co; June6'12. 876.00

Watkins st, ws, 150 s Lott av, 240x100; Watson & Pittinger agt Watkins Stone Bldg Co; June14'12. 388.02

JUNE 17.

Lott av, — cor Watkins, 200x125; Interborough Contracting Co agt Eastern Woodworking Co & Henry Preston; May 16'12. 102.10

Church av, nec E 2d, 106.10x102.4; B Goetz &Son agt Meyer Realty Co & Wm F Meyer Bldg Co; Mar28'12. 112.38

E 7TH st, es, 160 sAv O, 320x120.6; Levin Kronenberg & Co agt Thrall Constn Co & Drucker & Kessler; Jan10'12. 87.75

JUNE 18.

No Satisfied Liens filed this day.

JUNE 19.

[3]**E 10TH st,** es, 150 s Av K, 51x100; Antonio Constantino agt Regal Homes Co; May4'12. 141.40

Nassau st, 116-42; Goodwin Sand & Gravel Co agt Cary Mfg Co & Hennebique Constn Co; June13'12. 2,077.33

Gates av, 726; Chas Wenz (Inc) agt Congregation Sons of Abraham & Pellegrino & Ferdinando Scarano; Nov21'11. 323.28

Same prop; Geo J Kay ag same; Dec28 '11. 493.87

Same prop; Bushwisk Cornice Works agt Congregation Sons of Abraham; Sept 11'11. 120.00

Gates av, 1031; Colonial Art Glass Co agt Henry Fettel, Andw & Wm Lane & C W Engelhardt & Sons; June8'12. 487.76

[1]**Discharged by deposit.**
[2]**Discharged by bond.**
[3]Discharged by order of Court.

ORDERS

Borough of Brooklyn.

JUNE 13.

No Orders filed this day.

JUNE 14.

Bergen st, ss, 424.6 w Rockaway av, 40x 127.9; Jos Malkin on Isaac Marshall to pay Hyman Wolowitz. 100.00

JUNE 15.

4TH av, swc 47th, 103x100; Belinky Construction Co on U S Title Guaranty Co to pay Voletsky & Jarcho, Inc. 1,175.00

JUNE 17, 18, 19.

No Orders filed these days.

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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. 2340 New York, June 22, 1912 (50) 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.

61-17
71-30
73-pt lts 22-24
113-8
129-12
134-25
136-9-11
140-18
147-1-2
161-14-15
174-4-6
177-24
211-9
231-4
251-pt lt 50
266-54
349-16
363-56
374-45
377-9-10
381-7
407-54
409-39
413-43
445-52
451-27
453-42
499-12-30-31
508-22 & 39-41
516-42
528-46
546-15
558-27-29
570-7
641-5
643-31-33 & 38-39
679-60-pt lt 61
699-22
745-8
749-31
766-75-76
777-52-54
800-65
819,-37, 39 & 49
827-43
830-42
833-49
839-80
840-54
846-71
849-75-76
862-20
870-48-49
894-73
902-52
948-52
955-48
1000-6½
1001-22
1013-41
1042-19½
1047-7
1120-56
1122-6½
1123-61¾
1127-19
1128-43
1144-50
1151-56
1166-59
1170-28
1182-26-28
1209-60
1239-44
1240-61
1242-pt lt 24
1258-1, 26½-27, 47-48, & pt lts 26 & 49
1268-27
1272-69
1274-17
1312-8
1322-39
1336-1
1337-9-10
1340-36
1364-1¼
1382-29
1396-20½
1408-38
1409-27½
1421-36
1427-43
1444-4½
1445-46
1458-41
1461-23 & 25
1499-42 & 60
1511-51
1524-69
1544-9
1552-50
1558-30
1570-26-27
1583-5
1620-41
1627-31
1628-40, 52 & 70
1641-16½
1646-46
1657-33
1666-5 & 40
1678-40
1684-4 & 16
1686-18, 21 & 49½
1689-38
1710-4
1711-46
1718-37
1723-7
1725-32
1745-28
1748-14-21
1750-10
1754-71
1778-11-12
1788-9-10
1796-10
1808-31
1834-57
1842-10-12 & 53
1843-27-28
1860-29
1870-1-2½
1893-23
1902-10 & 22
1916-24 & 55½
1920-43½
1926-42
1934-24½
1935-57
1958-34 & 37
1977-37-40
1986-50
1994-81
2028-62
2041-4½
2043-8
2045-66½
2046-31
2058-49-50
2067-31
2094-40½
2119-19½
2126-34
2129-15¼
2157-24-25½ & 45-47
2225-pt lt 1
2243-345-346
3402-283

WILLS.

703-37
870-40
1147-59½
1348-37-38½
1406-45
1416-20
1802-48

EXPLANATION of TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A $20,000—$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance) Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
TS—Torrens System.
tnts—tenements
w—west
y—years
O C & 100—other consideration and $100

Chart of Real Estate Activity
Manhattan and Bronx
MAY, 1912

The promise of activity in sections of Manhattan foreshadowed in the earlier months of the year has been fulfilled, particularly along the proposed Lexington Avenue subway, and between 23rd and 34th Streets, Lexington and Sixth Avenues. On the west side the activity shown around 86th Street in the first part of the year is working southward. The Christopher Street section is still active. The Bronx is not so active, with a greater proportionate number of foreclosures.

Each dot on the chart represents a conveyance, x signifies a foreclosure and o a stated consideration.

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CONVEYANCES.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

Broome st, 259-61 (2:413-43), swc Orchard (Nos 85-7), 50x87.6, 7-sty bk tnt & strs; Nathan A Sachs to Marcus I Sachs, 1100 Prospect pl, Bklyn; mtg $83,000; June 12; June18'12; A$70,000-125,000. nom

Baxter st, 1, see South, ss, all R T & I, &c.

Bedford st, 11 (2:528-46), ws, 177.9 s Downing, runs w38.8xnw37.8xsw15.2xe46.8 xe again 38 to st, xn16 to beg, 4-sty bk tnt & str; Jos Rovegno to Domenico Rovegno, 8665 19 av, Bklyn; ½ pt; mtg $5,000; June19; June20'12; A$4,000-5,000. nom

Chambers st, 122, see South, ss, all R, T & I, &c.

Chambers st, 120, see South, ss, all R, T & I, &c.

Canal st, 307-11, see South, ss, all R, T & I, &c.

Duane st, 131-5, see South, ss, all R, T & I, &c.

Duane st, 129, see Thomas, 54.

Dey st, 57, see Greenwich, 185.

Elizabeth st, 245, see Eliz, 243-5.

Elizabeth st, 241 (2:508-41), ws, 161.4 n Prince, 23.9x90.6x22.2x90.6, 5-sty bk tnt & strs, 4-sty bk rear tnt; Owen J Dunne heir, &c, Rosanna Dunne & ano to Chas J Dunne, 208 E 22; ¼ pt; Apr1; June20'12; A$13,500-21,500. nom

Elizabeth st, 243-5 (2:508-40), ws, abt 185 n Prince, runs n44xw92.6xs42.4xe along ct of alley to beg, except Elizabeth st, 245, nws, 206.7 ne Prince, runs nw90xne21.4xse89.1 to st, xs22 to beg, 5-sty bk tnt & strs; Owen J Dunne heir, &c, Rosanna J Dunne & ano to Chas J Dunne, 208 E 22; ¼ pt; Apr1; June20'12; A$13,000-20,000. nom

Elizabeth st, 245 (2:508-39), nws, 206.7 n e Prince, 22x89.1x21.4x90, 5-sty bk tnt & strs; Owen J Dunne heir, &c, Rosanna Dunne & ano to Chas J Dunne, 208 E 22; ¼ pt; Apr1; June20'12; A$13,000-20,000. nom

Franklin st, 107-13, see South, ss, all R, T & I, &c.

Front st, 176 (1:71-30), ws, 47.5 s Burling sl, 19.3x86.1x19.5x87.6, 5-sty bk loft & str bldg; Thos T Grace to Jno S Montgomery at Riverside, Conn; CaG; June17; June18'12; A$17,000-25,000. O C & 100

Front st, 176 (1:71-30), ws, 47.5 s Burling sl, 19.3x86.1x19.5x87.6, 5-sty bk loft & str bldg; Margt I Hoyt to Thos T Grace, 415 E 136; June14'12; A$17,000-25,000. O C & 100

Greene st, 240-2, see Washington pl, 14-6.

Greenwich st, 185 (1:61-17), sec Dey (No 57), 43x62.2x40.3x77.8, 5-sty stn tnt & strs; Simon Marx et al to Hudson Companies a corp, 62 Cedar; mtg $65,000 & AL; June17; June19'12; A$115,000-135,000. O C & 100

Greenwich st, 309-13, see South, ss, all R, T & I, &c.

Greenwich st, 258, on map 256-8, see South, ss, all R, T, & I, &c.

Greene st, 114-20 (2:499-12), es, 101 s Prince, runs n81xe50xn20 to ss Prince (Nos 102-4) xe50xe101xw100 to beg, 6-sty bk loft & str bldg; N Y Life Ins & Trust Co TRSTE Fredk Loeser decd to Robt M Loeser, 29 Cherry, San Francisco, Cal; AT; June12; June19'12; A$110,000-180,000. nom

Horatio st, 105-111, see South, ss, all R, T & I, &c.

Howard st, 49-53, see South, ss, all R, T & I, &c.

Houston st, 63 E (2:508-22), ss, 62.2 e Mott, 24x—x24.11x—, 3-sty bk tnt & strs; Adam Wiener ref to Geo Ehret, 1197 Park av; PARTITION, May14; June13; June14 '12; A$8,000-10,000. **13,500**

Jane st, 138-40, see South, ss, all R, T & I, &c.

Ludlow st, 90 (2:409-39), es, abt 75 s Delancey, 25x87.6, 5-sty bk tnt & strs; Nathan Schramm to Harry Schramm, 960 Stebbins av; ¼ pt; Jan31'11; June17'12; A$22,500-34,000. nom

Lispenard st, 13-5 (1:211-9), ns, 125.11 e W Bway, 49.10x100x50.3x100, 5-sty stn loft & str bldg; Wm A A Brown to Louis W Stotesbury, 2170 Bway; mtg $46,000; June 17; June19'12; A$45,000-68,000. O C & 100

Leonard st, 78-81, see South, ss, all R, T, & I, &c.

Murray st, 86-90, see South, ss, all R, T & I, &c.

Mercer st, 2-10, see South, ss, all R, T & I, &c.

Maiden la, 133 (miscl); power of atty; Eliza Walrond & Ida E Sutherland to Robt P Lee, Jr; Feb8; June20'12. ——

Mercer st, 113 (2:499-31), ws, abt 150 n Spring, 25x100, 5-sty stn loft & str bldg, A$25,000-46,000; also MERCER ST, 115 (2:499-30), ws, abt 170 n Spring, 25x100, 5-sty stn loft & str bldg; A$25,000-46,000; Corcoran Realty Co to Henry M Moeller, 65 W 71; B&S; June13; June17'12; nom

Mercer st, 113-5; Thos F Corcoran to same; QC; June13; June17'12. nom

Mercer st, 115, see Mercer, 113.

Madison st, 366 (1:266-54), ss, 225.1 w Jackson, 20.11x94.6x20.3x94.9, 5-sty bk tnt & strs; Isidor Benowitz to Leiser Benowitz both at 325 E 10; ½ pt; B&S; June12; June 14'12; A$12,000-19,000. nom

Orchard st, 85-7, see Broome, 259-61.

Oliver st, 90, see Water, 380.

Prince st, 102-4, see Greene, 114.-20.

Prince st, 159 (2:516-42), ns, 75 w West Bway, 25x95, 5-sty bk tnt & strs; Sigmund Sturm et al to Sturm-Nadel Co, a corpn, 159 Prince; AT; AL; June7; June15'12. A$21,000-35,000. nom

Reade st, 151-5, see South, ss, all R, T & I, &c.

Stanton st, 159 (2:349-16), ss, 75 w Clinton, 24.6x100, 5-sty bk tnt & strs; Barbara Degener et al EXRS, &c, Margaretha Ley to Fredk E Degener, 1642 Av A; mtg $15,000; June20'12; A$25,000-32,000. **35,250**

St Nicholas pl, 47 (7:2067-31), ws, 66.11 n 152d, 20x69.11, 4-sty bk dwg; Chas H Ludington to Louis W Morrison, 1 E 45th; B&S; mtg $10,000; June7; June19'12; A$8,000-13,000. **12,000**

South st (1:73-pt lots 22-24), ss, all R, T & I, which Eugene A Hoffman died seized in & to wharf or pier extending from bulkhead on South, into East River at or nearly opposite the foot Dover, & known as pier old No 27, E R, & to bulkhead on ss of South, adj said pier & extending w 144.9 from w l said pier to e l old pier 26 former line & extending e 50.6 with wharfage rights, said pier & bulkheads being known as lots 22 to 24 blk 73, being 2677-13,756ths of the whole; A$——$——; also GREENWICH ST, 258, on map 256-8 (1:129-12), swc Murray (Nos 86-90) runs s29.2xw26.3xnw56.6xn34.4xe81 to beg, 5-sty bk tnts & strs; A$45,000-62,000; also WARREN ST, 52 (1:136-10), ns, 125 e West Bway, 25x175.10 to ss Chambers (No 122), 2 5-sty stn loft & str bldgs; A$85,000-115,000; also CHAMBERS ST, 120 (1:136-9), ss, 149.11 e West Bway, 25.2x— to ns Warren (No 50), x25x—, 5-sty bk loft & str bldg; A$85,000-115,000; also BROADWAY, 258-60 on map 258-9 (1:134-25), swc Warren (Nos 3 & 5), 50x108|3x50x110.3, 8-sty bk office & str bldg; A$670,000-800,000; also PARK ROW, 168-70 (1:161-14-15), nec Baxter (No 1), 48.4x75.1x46.6x78.10, 5-sty bk loft & str bldg; A$56,000-69,500; also GREENWICH ST, 309-13 (1:140-18), sec Reade (Nos 151-5), runs e144xs75.2xw31xs 1.3xw83.9 to st, xn83.11 to beg, 3 9 & 1 5-sty bk storage bldgs; A$120,000-220,000; also DUANE ST, 131-5 (1:147-2), ns, 125.2 w Church, 75.1x75x75x75, 5-sty stn loft & str bldg; A$90,000-125,000; also LEONARD ST, 79-81 (1:174-4-6), ns, 165.5 e Church, 54.1x100.2x51.11x100.2, 5-sty stn loft & str bldg; A$112,000-166,000; also FRANKLIN ST, 107-13 (1:177-24), ss, 170.6 w Church, 76.10x100, 5-sty stn loft & str bldg; A$110,000-160,000; also CANAL ST, 307-11 (1:231-4), nec Mercer (Nos 2-10), runs e78xn133.6 to ss Howard (Nos 49-53), xw75 to Mercer, xs118.9 to beg, 5-sty stn loft & str bldg; A$250,000-310,000; also WEST ST, 497-501 (2:641-5), sec Jane (Nos 138-40), 70.5x101x70.5x99.7, 5-sty bk storage bldg; A$65,000-80,000; also HORATIO ST, 105-111 (2:643-31-33), ns, 201.3 e West, runs e0.6xn81.6xw102.6xs81.6 to st, at pt 99.3 e West, xe101.10 to beg, 2-sty bk stable & 6-sty bk power house; A$38,000-90,000; also 18TH ST, 4 W (2:819-49), ss, 175 w 5 av, 25x92, 4-sty stn bldg & str; A$51,000-56,000; also 5TH AV, 61 (2:570-7), sec 13th, (Nos 2-4), 25x100, 4-sty stn tnt & str; A$90,000-100,000; also 5TH AV, 210 (2:827-43), ws, 56.5 s 26th, 28.2x123.4 to es Bway (No 1132), x30.2x134.1, 11-sty bk bldg & strs; A$325,000-500,000; also 5TH AV, 258-60 (2:830-42), nws, 49.5 sw 29th, 49.4x100, 3-sty stn office & str bldg; A $493,000-618,000; also 42D ST, 11-3 W (5:1258-26½-27), ns, 208.4 w 5 av, 41.8x100.5, 2-5-sty stn bldgs & strs, 2-2-sty exts; A $284,000-300,000; also 42D ST, 15-19 W (5:1258-47, 48 & pt lts 26 & 49), ns, 250 w 5 av, 62.6x200.10 to ss 43d (Nos 18-22), 6-sty stn office & str bldg, 3-sty stn dwg, 3-sty bk office & pt 1 & 4-sty bk loft & office bldg; A $——$——; also 6TH AV, 736-44, on map 738-44), (5:1258-1), nec 42d (Nos 47-65), 100.5x208, 7-sty bk office & str bldg; A$1,300,000-1,880,000; also WARREN ST, 54 (1:136-11), ns, abt 100 e West Bway, 25x100, 5-sty bk loft & str bldg; A$42,000-60,000; also 5TH AV, 105-7 (3:846-71), sec 18th (Nos 2-4), runs s66xe80xs29.6xe20xn 3.6xe29xn92 to ss 18th, xw129 to beg, 11-sty bk loft & str bldg; A$460,000-900,000; also 5TH AV, 118-20 (3:819-37), nwc 17th (No 1), 52.6x110, 11-sty bk loft & str bldg; A$300,000-490,000; also 5TH AV, 122-4 (3:-819-39), ws, 60 s 18th, runs w115xn60 to ss 18th (No 2) xw60xs92xe15xs92 to ns 17th (Nos 3-5) xe50xn52.6xe110 to avxn71.6 to beg, 10-sty bk & stn loft & str bldg; A$600,000-1,150,000; Saml Ver Planck Hoffman, Farmers Loan & Trust Co & Wm H Harris EXRS & TRSTES Eugene A Hoffman decd to Estate of Eugene A Hoffman Inc, a corpn, 258 5 av; AT; AL; June20'12. **7,920,000**

South st, Greenwich st,, 258, on map 256-8; also MURRAY ST, 86-90; also WARREN ST, 50-2; also CHAMBERS ST, 120-2; also BWAY, 256-8, on map 258-9; also WARREN ST, 3-5; also PARK ROW, 168-70; also BAXTER ST, 1; also GREENWICH ST, 309-13; also READE ST, 151-5; also DUANE ST, 131-5; also LEONARD ST, 79-81; also FRANKLIN ST, 107-13; also CANAL ST, 307-11; also MERCER ST, 2-10; also HOWARD ST, 49-53; also WEST ST, 497-501; also JANE ST, 138-40; also HORATIO ST, 105-11; also 18TH ST, 4 W; also 5TH AV, 61; also 13TH ST, 2-4 E; also 5TH AV, 210; also BWAY, 1132; also 5TH AV, 258-60; also 42D ST, 11-3 W; also 42D ST, 15-9 W; also 43D ST, 18-22 W; also 6TH AV, 736-44, on map 738-44; also 42D ST, 47-65 W; also WARREN ST, 54; also 5TH AV, 105.7; also 18TH ST, 2-4 E; also 5TH AV, 118-20; also 17TH ST, 1 W; also 5TH AV, 122-4; also 18TH ST, 2 W; also 17TH ST, 3-5 W; Margt H Gallatin to same; AT; B&S; AL; May29; June20'12. nom

South st, Greenwich st,, 258, on map 256-8; also MURRAY ST, 86-90; also WARREN ST, 50-2; also CHAMBERS ST, 120-2; also BWAY, 256-8, on map 258-9; also WARREN ST, 3-5; also PARK ROW, 168-70; also BAXTER ST, 1; also GREEN WICH ST, 309-13; also READE ST, 151-5; also DUANE ST, 131-5; also LEONARD ST, 79-81; also FRANKLIN ST, 107-13; also CANAL ST, 307-11; also MERCER ST, 2-10; also HOWARD ST, 49-53; also WEST ST, 497-501; also JANE ST, 138-40; also HORATIO ST, 105-11; also 18TH ST, 4 W; also 5TH AV, 61; also 13TH ST, 2-4 E; also 5TH AV, 210; also BWAY, 1132; also 5TH AV, 258-60; also 42D ST, 11-3 W; also 42D ST, 15-9 W; also 43D ST, 18-22 W; also 6TH AV, 736-44, on map 738-44; also 42D ST, 47-65 W; also WARREN ST, 54; also 5TH AV, 105-7; also 18TH ST, 2-4 E; also 5TH AV, 118-20; also 17TH ST, 1 W; also 5TH AV, 122-4; also 18TH ST, 2 W; also 17TH ST, 3-5 W; Mai E Walker to same; AT; B&S; AL; June3; June20'12. nom

South st, Greenwich st,, 258, on map 256-8; also MURRAY ST, 86-90; also WARREN ST, 50-2; also CHAMBERS ST, 120-2; also BWAY, 256-8, on map 258-9; also WARREN ST, 3-5; also PARK ROW, 168-70; also BAXTER ST, 1; also GREEN WICH ST, 309-13; also READE ST, 151-5; also DUANE ST, 131-5; also LEONARD ST, 79-81; also FRANKLIN ST, 107-13; also CANAL ST, 307-11; also MERCER ST, 2-10; also HOWARD ST, 49-53; also WEST ST, 497-501; also JANE ST, 138-40; also HORATIO ST, 105-11; also 18TH ST, 4 W; also 5TH AV, 61; also 13TH ST, 2-4 E; also 5TH AV, 210; also BWAY, **1132;** also 5TH AV, 258-60; also 42D ST, 11-3 W; also 42D ST, 15-9 W; also 43D ST, 18-22 W; also 6TH AV, 736-44, on map 738-44; also 42D ST, 47-65 W; also WARREN ST, 54; also 5TH AV, 105-7; also 18TH ST, 2-4 E; also 5TH AV, 118-20; also 17TH ST, 1 W; also 5TH AV, 122-4; also 18TH ST, 2 W; also 17TH ST, 3-5 W; Susan M, Henry L, Mary E & Eugene A H Watson to same; AT; B&S; AL; May22; June20'12. nom

South st, Greenwich st,, 258, on map 256-8; also MURRAY ST, 86-90; also WARREN ST, 50-2; also CHAMBERS ST, 120-2; also BWAY, 256-8, on map 258-9; also WARREN ST, 3-5; also PARK ROW, 168-70; also BAXTER ST, 1; also GREEN WICH ST, 309-13; also READE ST, 151-5; also DUANE ST, 131-5; also LEONARD ST, 79-81; also FRANKLIN ST, 107-13; also CANAL ST, 307-11; also MERCER ST, 2-10; also HOWARD ST, 49-53; also WEST ST, 497-501; also JANE ST, 138-40; also HORATIO ST, 105-11; also 18TH ST, 4 W; also 5TH AV, 61; also 13TH ST, 2-4 E; also 5TH AV, 210; also BWAY, 1132; also 5TH AV, 258-60; also 42D ST, 11-3 W; also 42D ST, 15-9 W; also 43D ST, 18-22 W; also 6TH AV, 736-44, on map 738-44; also 42D ST, 47-65 W; also WARREN ST, 54; also 5TH AV, 105-7; also 18TH ST, 2-4 E; also 5TH AV, 118-20; also 17TH ST, 1 W; also 5TH AV, 122-4; also 18TH ST, 2 W; also 17TH ST, 3-5 W; Hoffman Nickerson, of Pittsfield, Mass, to same; AT; B&S; AL; June6; June20'12. nom

Thomas st, 54 (1:147-1), ss, 100.1 w Church, 25x175.11 to ns Duane (No 129), 5-sty bk & stn loft & str bldg; Sol Zickel to Alfred Guderman of Munchen, Germany. Edw Guderman, 4856 Forrestville av, Chicago, Ill, Alma Lovinsohn of Berlin, Germany, & Elsa Pohl of Berlin, Germany; Jan23; June19'12; A$60,000-87,000. nom

Vandewater st, 24-6 (1:113-8), ses, abt 215 w Pearl, 50x95, 8-sty bk loft & str bldg; Henrietta E & Henry Munro to Norman L Munro estate, Inc, 24-6 Vandewater; mtg $77,000; Dec7'11; June17'12; A$26,000-100,000. nom

Washington st, 803 (2:643-38), es, 42.6 n Horatio, 18.2x86.9x18.1x87.11, 3-sty bk tnt; Clarence S Ellen to Mary R Duross at Oneida Castle, Oneida Co, NY; mtg $6,000; June18'12; A$7,500-8,500. O C & 100

Washington st, 805 (2:643-39), es, 60.5 n Horatio, 18.1x85.5x18.1x86.7, 3-sty bk tnt; Thos O'Brien to Mary R Duross at Oneida Castle, NY; mtg $6,700; June12; June18 '12; A$7,500-8,500. O C & 100

Washington pl, 14-6 (2:546-15), sec Greene (Nos 240-2), 71.6x96.2, 6-sty bk tnt & strs; N Y Life Ins & Trust Co TRSTE Fredk Loeser decd to Chas A Loeser at Herdweg 18, Stuttgart, Germany; AT; June12; June19'12; A$125,000-227,000. nom

Water st, 382, see Water, 380.

Warren st, 50, see South, ss, all R, T & I, &c.

Warren st, 52, see South, ss, all R, T, & I &c.

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Warren st, 3-5, see South, ss, all R, T & I, &c.

Warren st, 54, see South, ss, all R, T & I, &c.

West st, 497-501, see South, ss, all R, T & I, &c.

Water st, 380 (1:251-pt lt 50), nec Oliver (No 90), 29.6x49x29.5x49, 5-sty bk tnt & strs; also WATER ST, 382 (1:251-pt lt 50), ns, 29.6 e Oliver, 21.3x49x21.2x49, 5-sty bk tnt & strs; Jos Rovegno to Domenico Rovegno, 8665 19 av, Bklyn; ¼ pt; AL; June19; June20'12; A$16,000-26,000. nom

3D st, 69 E (2:445-52), ns, abt 315 e 2 av, —x—, 4-sty bk tnt; Abr A Levy, 69 E 3, to Morris Rose, 16-18 E 107; AT; AL; June13; June14'12; A$16,000-22,000; given as collateral to secure bail bond of 3,000.

3D st, 55-7 W (miscl); power of atty; Jas D Ireland, 103 E 69; to Jno De C Ireland; Jan27'10; June15'12.

4TH st, 349 E (2:374-45), ns, 124 w Av D, 22x97, 3-sty bk tnt; Adelaide E Mason to Isidor Zippert & Jos Joachim, 351 E 4; June13; June17'12; A$14,000-16,000. O C & 100

7TH st, 291 E (2:363-56), ns, 85.1 e Av D, 20x96.8, with all title to strip on rear, 20x0.11, 4-sty bk tnt & 3-sty bk rear tnt; Louis F Doyle ref to Geo R Lockwood, 18 E 52;! FORECLOS, June3; June17'12; A $10,000-14,500. **9,000**

8TH st, 354-6 E (2,377-9-10), ss, 70 e Av C, runs e37xe97.6xw24xn24.6xw13xn73 to beg, 2 4-sty bk tnts; Leopold Hellinger to Jacob Rosenbluth, 356 E 8, & Marcus Rosenbluth, 359 E 8, & Rosie Rosenblum, 165 Ross, Bklyn; mtg $18,000; June13; June 14'12; A$21,000-23,500. nom

10TH st, 232 E (2:451-27), ss, 175 w 1 av, 25x92.4, 4-sty bk tnt; Maylich Breitbart to Home of the Sons & Daughters of Israel, a corp, 232 E 10; mtg $19,000 & AL; June14; June15'12; A$17,000-25,000. nom

11TH st, 343-5 E, see 1 av, 179.

13TH st, 140-2 E, see 3 av, 104.

13TH st, 513, on map 511-3 E (2:407-54), ns, 158.6 e Av A, 37.6x103.3, 6-sty bk tnt & strs; Ciro D'Aversa to Giuseppa D'Aversa his wife, 261 Elizabeth; ¼ pt; AT; AL; June18; June19'12; A$26,000-54,000. O C & 100

13TH st, 2-4 E, see South, ss, all R, T & I, &c.

15TH st, 138 E (3:870-49), ss, 252 e Irving pl, 22x84, 4-sty & b bk dwg; Ellen S Hoetzer to Harry A Jacot, 210 Ward av, Tompkinsville, SI; mtg $13,000 & AL; June 18; June19'12; A$20,000-23,500. O C & 100

15TH st, 140 E (3:870-48), ss, 122.6 w 3 av, 23.6x84, 4-sty & b bk dwg; Babette Dietz to Harry A Jacot, 210 Ward av, Tompkinsville, SI; mtg $20,500; June18; June19'12; A$21,500-25,500. O C & 100

17TH st, 254-6 W (3:766-75-76), ss, 152 e 8 av, 34.8x70.10x34.10x74.6, 2 & 3-sty bk tnts; St Johns Park Realty Co to Aug Silz, at Lawrence, LI; mtg $15,000 & AL; June17; June18'12; A$14,000-16,500. O C & 100

17TH ST, 3-5 W, see South, ss, all R, T & I, &c.

17TH ST, 1 W, see South, ss, all R, T, & I &c.

18TH ST, 4 W, see South, ss, all R, T, & I, &c.

18TH ST, 2-4 E, see South, ss, all R, T & I &c.

18TH ST, 2-4, E, see South, ss, all R, T & I, &c.

21ST st, 2-8 E, see 5 av, 141-7.

21ST st, 353 W (3:745-8), ns, 116 e 9 av, 21x98.9, 3-sty & b bk dwg; Minnie M wife & Wm B Meeker to J Walton Brown, 49 E 12; ¼pt; AT; AL; June12; June18'12; A $10,500-12,500. **2,600**

21ST st, 353 W; Jas B Williams to same; 1-48 pt; AT; AL; June13; June18'12. **216.66**

21ST st, 353 W; Fredk C Williams to same; 1-48 pt; AT; AL; June18'12. **216.66**

21ST st, 353 W; Jas A Butler to same; 1-16 pt; AT; AL; June13; June18'12. **650**

21ST st, 353 W; Saml O Butler to same; 1-16 pt; AT; AL; June13; June18'12. **650**

21ST st, 353 W; Wm H G Butler to same; 1-16 pt; AT; AL; June13; June18'12. **650**

21ST st, 353 W; Fredk C Struss & ano by Walter C Booth GDN to same; 2-96 pt; AT; AL; June18'12. **375**

22D ST, 208 E (3:902-52), sws, 122 se 3 av, 25x98.9, 3-sty bk tnt & strs & 4-sty bk rear tnt; Owen J Dunne heir, &c, Rosanna Dunne to Chas J Dunne, 208 E 22; ¼ pt; AL; Apr1; June20'12; A$15,000-17,500. nom

24TH st, 404 E (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; Meyer M Dantzig & ano to David T Morris, 168 W 141; mtg $18,900 & AL; June19; June20'12; A $10,000-21,000. O C & 100

25TH st, 313 W (3:749-31), nes, 130 w 8 av, 24x98.9, 4-sty bk tnt & 3-sty bk rear tnt; Delia T wife Jas C Walsh to Robt E Walsh; 1-3 pt; AT; B&S; Dec13'09; June18 '12; A$10,000-14,000. nom

25TH st, 146-50 W (3:800-65) ss, 229 e 7 av, 55.8x98.9, 12-sty bk loft & str bldg; Gibson-Steingart Constn Co to Isabel H Cohen, at Palisade, NJ; mtg $253,000; June14; June15'12; A$——$——. O C & 100

27TH st, 519 W (3:699-22), ns, 250 w 10 av, 25x98.9, 5-sty bk tnt; Liederman Realty Co to Jno H Wynn, 501 Court, Bklyn; mtg $21,000 & AL; May13; June17'12; A $8,000-22,000. nom

28TH st, 214-8 W (3:777-52-54), ss, 180.2 w 7 av, 50x98.9, 3 4-sty bk tnts; Milton Mayer & ano to Emerson Holding Co, 271 W 125; AL; June10; June14'12; A$31,500-40,500. O C & 100

32D st, 6 W (3:833-49), ss, 150 w 5 av, 25x98.9, 4-sty & b stn dwg; Chas E Rhinelander to Bradkin Realty Co, a corpn, 38 W 32; AL; June15; June18'12; A$109,000-116,500. O C & 100

34TH ST, 654 W (3:679-60), ss, 100 e 12 av, 25x100, 3-sty bk storage bldg; Cornelius Daly to NY State Realty & Terminal Co, a corpn, swc 45th & Lex av; June5; June20'12; A$11,000-18,500. O C & 100

36TH st, 34 W (miscl); power of atty; Sophia K Wright to Cheever N Ely; Apr 21'08; June15'12.

38TH st, 62 W (3:839-80), ss, 162.6 e 6 av, 20.10x98.9, 4-sty & b stn dwg; Reliant Holding Co to Directors Realty Holding Co a corp, 160 Bway; mtg $48,500; June6; June19'12; A$68,500-72,500. O C & 100

39TH st, S W (3:840-54), ss, 171 w 5 av, 22x98.9, 5-sty bk loft & str bldg; Phoenix Ingraham ref (appointed in matter of application of Dorothea E Richards for a sale of same) to 38th & 39th St Co, a corpn, 54 Wm; AL; June18'12; A$88,000-106,000. **150 000**

39TH st, 126 E (3:894-73), ss, 95.3 w Lex av, 19.10x98.9, 3-sty & b stn dwg, 2-sty ext; Martin Holding Co to Nathl L McCready, 4 E 75, & Caroline A McCready, 781 5 av, TRSTES for Nathal L McCready, under will of Nathl L McCready, decd; B&S & C a G; mtg $42,500; June14; June17'12; A$39,700-49,000. O C & 100

42D st, 218 W (4:1013-41), ss, 578 e 8 av, 22x98.9, 3-sty bk loft & str bldg; Annie A Dimond to Chas E Culpeper, 342 W 27; June14; June15'12; A$84,000-86,000. O C & 100

42D ST, 15-9 W, see South, ss, all R, T & I, &c.

42D ST, 47-65 W, see South, ss, all R, T & I, &c.

42D ST, 11-3 W, see South, ss, all R, T & I, &c.

43D ST, 18-22 W, see South, ss, all R, T & I, &c.

43D st, 301 E, see 2 av, 806.

44TH st, 313 E (5:1337-9), ns, 196 e 2 av, 26.4x100.5; A$9,500-16,000; also 44TH ST, 315 E (5:1337-10), ns, 222.4 e 2 av, 26.4x 100.5, 2-4-sty bk tnts; A$9,500-16,000; Herbt R Limburg to Salvatore Di Caprio, 302 E 44; mtg $24,000; May11; June18'12. O C & 100

44TH st, 315 E, see 44th, 313 E.

44TH st, 405 W (4:1054-28), ns, 100 w 9 av, 25x100.4, 4-sty bk tnt & strs & 2-sty fr rear tnt; Ann Linden to Adelbert Huber, 144 Audubon av; mtg $9,500; May21; June17'12; A$13,000-16,000. **24,500**

47TH st, 165 W (4:1000-6½), ns, 140 e 7 av, 20x100.4, with AT to strip 0.1 inch in width in rear, 3-sty & b stn dwg; Jno B Crowley to Fredk G Pappa, 165 W 47; ½ pt; mtg $38,500 & AL; June17; June20'12; A$45,000-48,000. O C & 100

48TH st, 121 W (4:1001-22), ns, 250 w 6 av, 18.9x100.5, 3-sty & b stn dwg; re mtg; Geo Backer to Century Holding Co, a corpn, 1182 Bway; QC; June11; June17'12 A$33,000-34,000. O C & 100

48TH st, 332 E (5:1340-36), ss, 225 w 1 av, 25x100.5, 4-sty bk loft & str bldg; Edw Ney to Edw Reisen, 225 Monroe, & Alfred E Ney, 4 Mitchell pl; mtg $17,800; June14; June15'12; A$9,000-16,000. O C & 100

48TH st, 121 W (4:1001-22), ns, 250 w 6 av, 18.9x100.5, 3-sty & b stn dwg; Century Holding Co to Alt Realty Co, a corpn, 15 W 45; mtg $20,000; June15; June18'12; A$33,000-34,000. O C & 100

49TH st, 224 E (5:1322-39), ss, 264 e 3 av, 21x100.5 4-sty stn tnt; Owen J Dunne heir, &c, Annie Robbins to Chas J Dunne, 208 E 22; ¼ pt; mtg $10,000; Apr1; June20 '12; A$8,500-16,000. nom

51ST st, 327 W (4:1042-19½), ns, 325 w 8 av, 18.3x100.5, 3-sty & b stn dwg; Fredk H Ehlen to Agnes Herrmann, 401 W 47; June14'12; A$12,500-17,500. O C & 100

52D st, 399 E (5:1364-1¼), ns, 60.3 e 1 av, runs n22xw0.3xn50xe20xs72 to st, xw 19.9 to beg, 3-sty & b stn dwg; Jno G Milburn, Jr, ref to Louis Michelson, 493 Wendover av; FORECLOS, May14; June14; June15'12; A$5,400-8,500. **7,900**

52D st, 9 W (5:1268-27), ns, 250 w 5 av, 25x100.5, 4-sty & b stn dwg; Geo C Smith to Marion W Deering, 5 W 56; mtg $75,000; June11; June17'12; A$88,000-102,000. O C & 100

56TH st, 355 W (4:1047-7), ns, 153.8 e 9 av, 17.10x100.5, 4-sty & b stn dwg; Annie Costello to Kate Maguire, 600 W 115; AL; June17; June18'12; A$12,500-18,000. O C & 100

57TH st, 121 E (5:1312-8), ns, 190 e Park av, 20x100.5, 4-sty & b stn dwg; Mill Realty Co to Hannah B Einstein, 121 E 57; mtg $57,000; May7; June19'12; A$35,000-46,000. O C & 100

57TH st, 54 W (5:1272-69), ss, 100 e 6 av, 25x100.5, 4-sty & b stn dwg; Robt T Oliver to Wm N Cohen, 19 W 31; C a G; May24; June14'12; A$84,000-93,000. O C & 100

58TH st, 23 W (5:1274-17), ns, 395 e 6 av, 20x100.5, 4-sty & b stn dwg; 58th St Realty Co to Chas B Barkley, 22 W 47; mtg $55,000; June20'12; A$56,000-66,000. O C & 100

60TH st, 246 W (4:1151-56), ss, 200 e West End av, 25x100.5, vacant; Harry C Senior to Andw G Halpin, 5823 12 av, Bklyn; AL; Jan3; June14'12; A$6,000-6,000. O C & 100

64TH st, 410 E (5:1458-41), ss, 181 e 1 av, 25x100.5, 5-sty b ktnt & strs; Edna Egan to Myron Sulzberger, 240 E 72; mtg $15,500; June14'12; A$8,000-19,000. O C & 100

67TH st, 41 E (5:1382-29), ns, 180 w Park av, 20x100.5, 4 & 5-sty & b stn dwg; Robt S Talmage to Jno A Mitchell, 20 W 46; AL; June14'12; A $50,000-80,000. nom

67TH st, 222 E (5:1421-36), ss, 310 e 3 av, 40x100.5, 6-sty bk tnt; Earle Scott ref to Julia E Cameron, 31 E 38; FORECLOS, June4; June13; June20'12; A$20,000-52,000. **52,000**

68TH st, 58 W (4:1120-56), ss, 206.3 e Col av, 18.9x100.5, 4-sty & b stn dwg; Rose Gibbs wid to Herbt B Hollingsworth at Woodcourt, Tarrytown, NY; mtg $19,000; June15'10; June19'12; A$16,000-25,000. nom

69TH st, 303 E (5:1444-4½), ns, 74 e 2 av, 26x100.5, 5-sty bk tnt; Frank Bartosek to Anna Pribyl & Olga & Sophie Bartosek, all at 2940 Bainbridge av; mtg $12,000; June15; June17'12; A$9,500-23,000. nom

69TH st, 57 W (4:1122-6½), ns, 145 e Col av, 20x100.5, 4-sty & b bk dwg; Elliphalet L Davis to Freling H Smith, 125 McDonough, Bklyn; mtg $30,000 & AL; June13; June20'12; A$18,000-36,000. nom

70TH st, 305-11 W (4:1182-26-28), ns, 100 w West End av, 80x100.5, four 3-sty & b bv dwgs; Reliant Holding Co to Directors Realty Holding Co a corp, 160 Bway; mtg $67,000; June6; June19'12; A$40,000-64,000. O C & 100

71ST st, 308 E (5:1445-46), ss, 150 e 2 av, 25x100.5, 5-sty bk tnt & strs; Frank Bartosek to Mary Bartosek his wife, 2940 Bainbridge av; AT; QC; June15; June17'12; A$9,000-24,000. nom

71ST st, 70 W (4:1123-61¾), ss, 20 e Col av, 20x75.5, 3-sty & b stn dwg! Margt & Peter C Spence to Eliz O'N Spence, 70 W 71; AT; mtg $16,000; Dec31'07; June14 '12; A$17,500-22,500. O C & 100

73D st, 144 W (4:1144-50), ss, 350 e Ams av, 20x102.2, 4-sty & b stn dwg; Leslie Smith et al heirs &c Edmond R Smith to Celestia M Sawtell, 144 W 73; 4-5 pts; AT; B&S; June4; June18'12; A$17,000-28,000. nom

73D st, 206 E (5:1427-43), ss, 125 e 3 av, 25x102.2, 4-sty stn tnt; Mary Sinn to Lawrence P Powers, 201 E 202; ⅓ pt; mtg $10,000; Mar18; June14'12; A$11,000-16,000. nom

74TH st, 163 E (5:1409-27½), ns, 210 w 3 av, 20x102.2, 4-sty stn tnt; Hyde Realty Co to Mary E Sloane, at Princeton, NJ; B&S & C a G; mtg $25,000; June15'12; A $13,500-28,000. nom

74TH st, 25 W (4:1127-19), ns, 328 w Central Park W, 22x102.2, 4-sty & b stn dwg; Elida Clark to Jas M Donald, 27 W 74; mtg $30,000 & AL; June15; June17'12. A$22,000-44,000. O C & 100

75TH st, 250 W (4:1166-59), ss, 120 e West End av, 20x102.2, 3-sty & b bk dwg; Emma A Holloway to Sivel Realty Co, a corp, 31 Liberty; June17'12; A$19,000-24,000. O C & 100

75TH st, 250 W; Sivel Realty Co to Arthur H Levis, 2178 Bway, & Sophie H Salomon on Wildacre av, Lawrence, LI; mtg $21,000; June17'12. O C &100

76TH st, 16 W (4:1128-43), ss, 250 w Central Park W, 25x102.2, 5 & 6-sty stn dwg; Howard E Crall to Robt J Kenworthy, 103 Clark, Bklyn; AL; June4; June20 '12; A$30,000-70,000. nom

76TH st, 16 W (4:1128-43), ss, 250 w Central Park W, 25x102.2, 5 & 6-sty stn dwg; Robt J Kenworthy to Howard E Crall & H Mabel MacDonald, both at 16 W 76, as joint tenants; AL; June4; June 20'12; A$30,000-70,000. nom

77TH st E, nec Lex av, see Lex av, nec 77th.

78TH st, 207 W (4:1170-28), ns, 100 w Ams av, 19x102.2, 3-sty & b stn dwg; Sol Spingarn to Esther Spingarn, 207 W 78; B&S; June18; June20'12; A$16,500-23,000. nom

81ST st, 311 E (5:1544-9), ns, 200 e 2 av, 25x102.2, 5-sty stn tnt; Jno H Wynn to Saml Einhorn, 231 W 141; AL; June4; June 19'12; A$9,000-21,000. nom

83D st, 142 E (5:1511-51), ss, 25.10 e Lex av, 36.5x102.2, 5-sty bk tnt; Richd Adler to Manert Realty Co, a corpn, 220 Bway; mtg $35,000 & AL; May25; June1'12; A $20,000-42,000. O C & 100

88TH st, 64 E (5:1499-42), ss, 104.3 w Park av, 21.6x100.8, 5-sty bk tnt; Geo & Elsie Ullman to Abr H Feuchtwanger & Morris Aron; AT; B&S; mtg $15,000; June 13'04; June19'12; A$15,000-20 000. nom

88TH st, 20 E (5:1499-60), ss, 95 w Mad av, 25x100.8, 5-sty stn tnt; Robt J Mahoney to Alice C Hennessy, 400 W 155; AT; mtg $49,100; June1; June14'12; A$45,000-53,000. O C & 100

92D st, 214 W, see Bway, see 92d.

93D st W, nec West End av, see West End av, 678.

94TH st W, ns, 114.7 e Bway, see Bway, 2520.

94TH st W, nec Bway see Bway, 2520.

96TH st, 340 E, see 1 av, 1855.

96TH st, 100 E, see Park av, 1229-35.

96TH st E, swc, Lex av, see Lex av, swc 96th.

96TH st, 68 W (4:1209-60), ss, 100.10 e Col av, runs sw8.2xs92.6xe20xn100.8xw19.2 to beg, 4-sty & b bk dwg; Priscilla Wallace to Bernard C Gerken, 2685; Briggs av; mtg $23,500; May12'11; June20'12; A $13,500-24,500. nom

96TH st, 68 W; Bernard C Gerken to Martha L Chilton, 213 W 14; mtg $20,000; June18; June20'12. O C & 100

97TH st, 200 E, see 3 av, 1721-5.

98TH st W, nec West End av, see West End av, 782-6.

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99TH st, 169 E (6:1627-31), ns, 125 w 3 av, 25x100.11, 5-sty bk tnt; Bronx Investing Co to Michaels Realty Co, a corpn, 99 Nassau; B&S & CaG; AL; Apr29; June18 '12; A$9,000-19,000. O C & 100

99TH st, 56 (64) W (7:1834-57), ss, 175 e Col av, 25x100.11, 5-sty bk tnt; Donald McLean ref to Meyer Weinberg, 33 W 112; FORECLOS, June11; June20'12; A $15,000-26,000. **18,800**

101ST st, 106 E (6:1628-70), ss, 47.9 e Park av, 16x100.11, 3-sty & b bk dwg; Marketable Title Co, a corpn, to Edith Bossey, 1062 Halsey, Bklyn; B&S & C a G; AL; Jan8; June17'12; A$6,500-7,500. O C & 100

101ST st, 196-8 E, see 3 av, 1816.

105TH st, 101 W, see Col av, 920.

106TH st, 53-9 W (7:1842-10-12), ns, 223.11 e Col av, 73.7x100.11, two 6-sty bk tnts & strs; Saml Mandel et al to Fredericka Mayer, 849 St Nicholas av; QC; May14; June19'12; A$51,000-104,000. nom

107TH st, 320 E (6:1678-40), ss, 325 w 1 av, 25x100.11, 5-sty bk tnt & strs; Wm A Boyd ref to Wm A Brown, 567 Park av; FORECLOS, June12; June14; June17'12; A $8,000-19,000. **16,000**

107TH st, 60-2 W (7:1842-53), ss, 55 w Manhattan av, 48.9x100.11, 7-sty bk tnt, Anna B Gilson to Edwd W Browning, 18 W 75, & Florence B wife Geo P Briggs, 133 W 71; mtg $40,000; June15; June17'12; $30,000-68,000. nom

107TH st, 5-7 W (7:1843-27-28), ns, 100 w Central Park W, 50x100.11 2-5-sty bk tnts; Martin Klein to Anna L Wittmeyer, 807 E 176; mtg $50,000; June17; June18 '12; A$32,000-56,000. O C & 100

108TH st, 230 E (6:1657-33), ss, 200 w 2 av, 25x100.11, 4-sty bk tnt & strs; Rocco Romano to Rosa Imonto, 230 E 108; 1-3 pt; mtg $10,000; June11; June18'12; A$9,000-14,500. nom

109TH st, 308 W (7:1893-23), ss, 163 w Bway, 19x100.11, 5-sty bk dwg; Carrie Runkle to Jessie G Respess, 119 W 117; mtg $24,000 & AL; June15; June17'12; A $16,000-32,000. nom

112TH st, 329 E (6:1684-16), ns, 231.6 w 1 av, 27x100.11, 6-sty bk tnt & strs; Antonio Di Lemme to Marianna & Gerardo Domi both at 325 E 112; mtg $20,000; June 14; June15'12; A$9,000-26,000. O C & 100

114TH st, 349 E (6:1686-21), ns, 125 w 1 av, 25x100.10, 3-sty bk str, 1-sty ext; Giuseppe Petrozzi to Angelo Rera, 349 E 114; AL; June14; June15'12; A$8,500-20,000. O C & 100

114TH st, 341 E (6:1686-18), ns, 200 w 1 av, 25x100.10, 6-sty bk tnt & strs; Harry Bijur ref to Adams Realty Co, a corpn, 206 Bway; mtg $20,000; FORECLOS May 27; June14; June18'12; A$8,500-27,500. **7,000**

115TH st, 76 E (6:1620-41), ss, 80.6 w Park av, runs s67xe0.6xs33.11xw25xn100.11 to st xe24.6 to beg, 5-sty bk tnt; Isidore Firsichbaum to E & H Levy, a corpn; 2-3 pt; mtg $16,500; Feb15'10; June18'12; A $11,000-21,000. nom

115TH st 76 E; Jos Weinstein to same; 1-3 pt; Mtg $17,700; Apr20'08; June18'12. O C & 100

115TH st, 306 E (6:1686-49½), ss, 75 e 2 av, 25x100.10, 4-sty bk tnt & strs; Michele Marrozzo et al to Antonia Manfredi, 305 E 111; mtg $13,000 & AL; June17'12; A$9,000-13,500. O C & 100

116TH st, 207 E (6:1666-5), ns, 115 e 3 av, 30x100.11, 5-sty bk tnt & strs; Wm N Logan to Herman J Levy, 542 Eastern pkway, Bklyn; mtg $24,000 & AL; June13; June17'12; A$15,500-33,000. O C & 100

116TH st, 207 E (6:1666-5), ns, 115 e 3 av, 30x100.11, 5-sty bk tnt & strs; Herman J Levy Realty & Constn Co to Wm N Logan, 554 Eastern pkway, Bklyn; mtg $24,-000; June12; June14'12; A$15,500-33,000. O C & 100

117TH st, 147 W (7:1902-10), ns, 200 e 7 av, 25x100.11, 5-sty bk tnt; Berney Realty Co to Jennie A Rosenberg, 323 W 137; mtg $27,000; May29; June14'12; A$16,-000-26,000. O C & 100

117TH st, 119 W (7:1902-22), ns, 232 w Lenox av, 18x100.11, 5-sty bk dwg; Jessie G Respess to Helen Reid, 621 W 179; AL; June15; June17'12; A$10,800-19,000. O C & 100

117TH st, 216 E (6:1666-40), ss, 180 e 3 av, 20x100.10, 4-sty bk tnt; Benj Bernstein to Harry Bernstein, 230 E 123; ½ pt; June 13; June17'12; A$8,000-10,000. O C & 100

118TH st, 61 E (6:1745-28), ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; Matthew L Margolish to Barnet Axelrod, 58 Jackson, Passaic, NJ; mtg $28,000 & AL; June 8; June19'12; A$13,000-29,000. O C & 100

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Eliz Aug to Hedwig Montesi, 29 South, West New Brighton, B of R; mtg $15,000; June18; June19'12; A$9,000-20,500. O C & 100

118TH st, 400A E, see 1 av, 2294.

119TH st, 319 E (6:1796-10), ns, 206.9 e 2 av, 18.3x100.11, 4-sty stn tnt; Johanna Ryan to Clinton Brettell, 29 Meadow la, New Rochelle, NY; B&S; AL; May16; June 15'12; A$6,000-11,000. nom

120TH st, 2 W, see 5 av, 1490-1500.

121ST st, 218 W (7:1926-42), ss, 203 w 7 av, 15x100.11, 3-sty stn dwg; Frank A Spencer, Jr, ref to Augustus M Gerdes, at New Canaan, Conn; Peter Moller, 25 Bank, & C Henry Moller, 95 Bainbridge, Bklyn; & Mary E Gerdes, 25 Bank, EXRS, &c, Tillie E Moller; FORECLOS, May28; June 11; June17'12; A$9,000-10,000. **8,000**

121ST st, 442-4 E (6:1808-31), ss, 109 w Pleasant av, runs s100.10xw16xs0.1xw25xn 100.11 to st xe41 to beg; 6-sty bk tnt & strs; Mary Van Norden to Jno H Wynn, 686 Sackett, Bklyn; mtg $41,187.50 & AL; Apr29; June18'12; A$12,000-40,000. nom

122D st E, nwc Park av, see Park av, w s, from ns 122d to ss 123d.

123D st E, swc Park av, see Park av, w s, from ns, 122d to ss 123d.

123D st, 221-3 E (6:1788-9-10), ns, 218 e 3 av, 33.8x100.11, 2-5-sty bk tnts; Albt E Smith to Anna Smith his wife, 104 3 av; ½ R T & I; mtg ½ of $24,000; June 18; June19'12; A$14,000-29,000. O C & 100

123D st W (7:1977-37-40), ss, 100 w Ams av, 100x100.11, vacant; Classic Holding Co to 114th St & 7th Ave Constn Co, a corpn, 1980 7 av; mtg $14,500; June17'12; A$60,-000-60,000. O C & 100

125TH st, 67-9 W (6:1723-7), ns, 143.10 e Lenox av, 41.2x99.11, 6-sty bk bakery; Wm S Duncan to Nathl L McCready, 4 E 75, & Caroline A McCready, 781 5 av, TRSTES for Nathl L McCready under will of Nathl L McCready decd; B&S & C a G; mtg $120,000; June14; June17'12; A$80,000-140,000. O C & 100

125TH st, 29 (25) E (6:1750-10), ns, 235 e 5 av, 16.8x99.11, 3-sty stn tnt & str; Francis Hustace & ano to Danl Birdsall, 58 Pierrepont, Bklyn; AL; June13; June 14'12; A$21,000-26,000. O C & 100

127TH st, 7 W (6:1725-32), ns, 100 w 5 av, 40x99.11, 3-sty & b fr dwg, 1-sty fr rear bldg; Geo M Archer to Natl Nassau Bank, a corpn, 5 Bkman; mtg $17,375; May3; June18'12; A$20,000-22,000. nom

127TH st W, see Riverside dr, see Riverside dr, 544-7.

128TH st, 213 W (7:1934-24½), ns, 166.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg, Robt J Moorehead to Maurice Goldberg, 261 W 71; mtg $10,000; June18'12; A$8,300-10,000. O C & 100

129TH st, 117-23 E (6:1778-11 & 12), ns, 240 e Park av, 75x99.11, 3-sty bk & 3 3-sty fr tnts & strs, & 3 & 4-sty bk rear bldg; Wm & Julius Bachrach to Arolf Realty Co, a corpn, 149 Bway; mtg $29,-200 & AL; Jan31; June14'12; A$24,500-27,000. nom

130TH st, 25 E (6:1755-12), ns, 278 e 5 av, 16x99.11, 3-sty & b stn dwg; order of court, vacating judgment & lis pendens which judgment set aside as fraudulent agt the plff a deed recorded Feb20 '09; Hind & Harrison Plush Co plff vs Leopold & Bettina Herman & Clara Adler; June19; June20'12; A$7,000-9,000. court order

130TH st, 260 W (7:1935-57), ss, 169 e 8 av, 16x99.11, 3-sty & b stn dwg; Asher Miller to Aaron S Ratkowsky, 47 Norfolk; mtg $10,000 & AL; May25; June14'12; A$8,000-11,000. O C & 100

130TH st, 260 W (7:1935-57), ss, 169 e 8 av, 16x99.11, 3-sty & b stn dwg; Aaron S Ratkowsky, to German Exchange Bank, 330 Bowery; mtg $10,000 & AL; June12; June18'12; A$8,000-11,000. nom

131ST st, 115 W (7:1916-24), ns, 185 w Lenox av, 18x99.11, 3-sty & b stn dwg; Stephen H Jackson to E Loewenthal & Son, Inc, a corpn, 1347 Boston rd; mtg $13,500; June13; June18'12; A$8,100-12,-000. O C & 100

132D st, 160 W (7:1916-55½), ss, 184.11 e 7 av, 19.10x99.11, 3-sty & b stn dwg; Marshall B Clarke ref to Robt L Hoguet, 47 E 92 & Thos H Dolan, 163 W 21; FORECLOS May 22; June7; June19'12; A$8,800-12,000. **10,000**

133D st, 312 W (7:1958-37), ss, 150 w 8 av, 25x99.11, 5-sty bk tnt; Jno H Sipp to Geo A Sipp, 56 W 130; AL; June11; June20 '12; A$12,000-20,000. nom

133D st, 304-6 W (7:1958-34), ss, 50 w 8 av, runs w50xs37.8xne62.7 to beg, gore, 2-sty bk tnt & strs; Harry W Newburger ref to Empire City Savings Bank, 231 W 125; FORECLOS, June12; June17'12; A $7,-500-9,000. **6,500**

136TH st, 122 W (7:1920-43½), ss, 240 w Lenox av, 15x99.11, 3-sty & b stn dwg; Harry E Hayden to Louis H Rose, 201 Mad; mtg $11,000 & AL; Mar20; June14'12; A$6,600-8,500. exch

136TH st, 122 W; Louis H Rose to Eliz W Cunningham, 10 Pine, Arlington, NJ; mtg $8,150; June13; June14'12. O C & 100

137TH st, 323 W (7:2041-4½), ns, 84 e Edgecombe av, 16x92, 4-sty & b bk dwg; 1-sty ext; Jennie A Rosenberg to Berney Realty Co, a corpn, 41 Liberty; mtg $10,-000; June13; June14'12; A$6,500-11,500. O C & 100

141ST st, 309 W (7:2043-8), ns, 150 w 8 av, 25x99.11, 5-sty bk tnt & strs; Henry M Sanders to Percival Wilds, 204 W 78; June13; June15'12; A$9,000-22,000. O C & 100

143D st, 458-60 W (7:2058-49-50), ss, 125 w Convent av, 45x99.11, 5-sty bk tnt; Holland Holding Co to Rene Constn Co, a corp, 412 W 148; correction & confirmation deed; mtg $30,000; Oct19'11; June20'12; A $18,000-$——. O C & 100

143TH st, 618 W (7:2094-40½), ss, 170 w Bway, 15x99.11, 3-sty & b bk dwg; Cornelia B Smith to Ann W Hutchison, at Jeffersonville, Indiana; mtg $11,786; June 15; June17'12; A$6,000-10,500. nom

161ST st, 558 W (8:2119-19½), ss, 284.6 e Bway, 16x99.11, 3-sty & b stn dwg; Bertha H Heintz to Jno H Springer Realty Co, a corpn, 609 W 114; mtg $8,000 & AL; June20'12; A$6,400-11,500. O C & 100

161ST st, 558 W; Jno H Springer Realty Co to Hudson Trust Co, a corpn, 39th & Bway; mtg $8,000; June20'12. nom

170TH st, 516 W, see Audubon av, 95.

173D st, 556 W (8:2129-15¼), ss, 50 w Audubon av, 16.6x50, 4-sty bk dwg; Florence A MacCollom to Jessie M Colton, at Manasquan, NJ; C a G; mtg $6,000; June 13; June17'12; A$3,600-9,300. nom

180TH st W, nec Pinehurst ac, see Pinehurst av, nec, 180.

184TH st, 551 W, see Aud av, 380-2.

186TH st, 522-8 W (8:2157-45-47), ss, 100 w Audubon av, 100x107.5, 2 5-sty bk tnts; Jacob Hertzberg to Mary F Martin, 58 Kingsbridge rd E; mtg $105,000; June20 '12; A$28,000-104,000. O C & 100

215TH st W (8:2243-345-346), sws, 100 se Park ter W, 50x100, vacant; Hannah Connell to Mary Lennon, 1036 Halsey, Bklyn; B&S; May1; June17'12; A$4,000-4,000. O C & 100

215TH st W (8:2243); same prop; Mary Lennon to Hannah Connell, 211 Congress, Bklyn; B&S; May1; June17'12. O C & 100

Av A, 1741 (5:1570-26), ws, 50.10 s 91st, 25x94, 5-sty bk tnt & strs; mtg $16,300; A $9,000-18,000; also AV A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & strs; mtg $15,200; A$9,000-18,500; Thos W Seele to Anna Seele both at 557 W 185; mtg as above, taxes &c; June18; June 19'12. nom

Av A, 1235 (5:1461-23), ws, 40.5 n 66th, 40x100, 6-sty bk tnt;N Taylor Phillips ref to Lawyers Mtg Co a corpn, 59 Liberty; FORECLOS June14; June18; June19'12; A $16,000-50,000. **42,000**

Av A, 1743, see Av A, 1741.

Av A, 1237 (5:1461-25), ws, 80.5 n 66th, 40x100, 6-sty bk tnt; Chas E F McCann ref to Lawyers Mtg Co a corpn, 59 Liberty; FORECLOS June14; June18; June 19'12; A$16,000-50,000. **43,000**

Av C, 194 (2:381-7), es, 27.6 s 12th, 25x 63, 4-sty bk tnt & strs; Carl Muller to Kath Muller, 656 E 163; AT; AL; Jan19; June14'12; A$10,000-13,500. O C & 1,000

Adrian av (13:3402-283), ns, 318 w Terrace View av, 33x100, 2-sty fr dwg; Anna V Conroy to Thos Conroy, 600 W 169; mtg $5,500; May29; June18'12; A$4,600-7,200. O C & 100

Audubon av, 95 (8:2126-34), sec 170th (No 516), 25x95, 6-sty bk tnt & strs; Robt A Maddock ref to Marie Gilman, 448 W 149; FORECLOS & drawn; June14; June 15'12; A$16,000—$——. **600**

AV A, 1642 (5:1583-5), es, 80 n 86th, 20x 75, 4-sty stn tnt; Barbara Degener et al EXRS, &c, Margaretha Ley to Margt E Mergenthaler, 1642 Av A; June20'12; A$7,-500-12,000. **12,000**

Audubon av, 380-2 (8:2157-24-25½), nwc 184th (No 551), 35.10x60, 2 2-sty bk dwgs; Hudson Trust Co to Jno H Springer Realty Co, a corpn, 609 W 114; QC; June19; June20'12; A$11,100-15,700. O C & 1,650

Audubon av, 380-2; Jno H Springer Realty Co to Bertha H Heintz, 558 W 161; AL; June20'12. O C & 100

Bradhurst av, 126 (7:2045-66½), es, 74.11 n 148th, 25x75, 5-sty bk tnt; Chas N Morgan, ref, to Henry Walz, 355 Webster av, Jersey City Heights, NJ; mtg $11,000; FORECLOS May14; May28; June18'12; A $7,500-16,000. **3,000**

Broadway (4:1239-44), sec 92d (No 214), runs s108xe119xn51.3xe6xn56.8 to st xw125 to beg, 7-sty bk tnt; S E & M E Bernheimer Co to Leicestershire Realty Co, 2 Wall; mtg $225,000; June18'12; A$225,000-370,000. O C & 100

Broadway, 2520 (4:1242-pt lt 24), nec 94th, 33.6x113.6 to ws Old Bloomingdale rd, x31.4x114.7, vacant; also 94TH ST W (4:1242-pt lot 24), ns, 114.7 e Bway, & at ws said Old rd, runs e29 to cl said rd, xn 31.4xw29xs— to beg, all title to this parcel, vacant; Fredk G Hobbs to West 82d St Realty Co, 355 West End av; mtg $100,-000; June17'12; A$105,000-105,000. O C & 100

Broadway, 1132, see South, ss, all R, T & I, &c.

Broadway, 258-60, on map 258-9, see South, ss, all R, T & I, &c.

Columbus av, 920 (7:1860-29), nwc 105th (No 101), 25.11x75, 5-sty bk tnt & strs; Geo Noakes to Wm Watson, 693 West End av; AL; June19; June20'12; A$33,000-45,-000. O C & 100

Lexington av, 1571-3 (6:1628-52), es, 50.11 s 101st, 50x95, 6-sty bk tnt & strs; Bernhard Mayer to Fanny Gruen, 116 E 90; B&S; mtg $48,000; June18; June19'12; A$24,000-60,000. O C & 100

Lexington av, 789 (5:1396-20½), es, 60.5 n 61st, 20x80, 5-sty stn tnt & strs; Robt Rubenoff to Morris Blum, 788 Lex av; AL; June19'12; A$19,000-28,000. nom

Lexington av, 1828 (6:1641-16½), ws, 60.11 n 113th, 20x73.10, 4-sty bk tnt; Maria Brann to Sadie Froelichstein, 325 E 55; B&S; May28; June20'12; A$8,000-12,000. O C & 100

Lexington av, 1828; Sadie Frolichstein to Beth David Hospital, 1856 Lex av; mtg $9,000; June20'12. O C & 100

Lexington av (5:1412-22), nec 77th; consent to stairway, &c, at 77th; Addie M Pembleton to Public Service Commission for 1st District; June3; June20'12. nom

Lexington av (5:1524-56), swc 96th; consent to stairway; Eugene Gerbereux of Yonkers, NY, to Public Service Commission for 1st District; May18; June20'12. nom

Lexington av, 1571-3 (6:1628-52), es, 50.11 s 101st, 50x95, 6-sty bk tnt & strs; Fanny Gruen to Bernhard Mayer, 41 E 72; B&S; mtg $48,000; June20'12; A$24,000-60,000. O C & 100

Madison av, 160 (3:862-20), ws, 73.11 n 32d, 24.7x95, 4-sty & b stn dwg; Reliant Holding Co to Directors Realty Holding Co a corpn, 160 Bway; mtg $81,250; June 7; June19'12; A$87,500-94,000. O C & 100

Old Broadway, 2376-8. (7:1986-50), es, 52.5 s 132d, 51.6x100x48.9x112.3, 6-sty bk tnt & strs; Robt C Morris ref to Emily Wagner at Hasbrouck Heights, NJ; mtg $40,000; FORECLOS, June4; June13; June 15'12; A$19,000-60,000. **15,000**

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Park row, 168-70, see South, ss, all R, T & I, &c.

Park av (6:1748-14-21), ws, from ns 122d to ss 123d, 201.10x80, vacant; Brown-Weiss Realties to Hunts Point Estates, a corpn, 165 Bway; mtg $73,000 & AL; June 14; June20'12; A$37,000-37,000. O C & 100

Park av, 1229-35 (5:1524-69), sec 96th (No 100), 100.8x90, 6-sty bk tnt & strs; Jno J Hynes ref to Fernclliffe Realty Co, a corpn, 74 Bway; FORECLOS May20; June 1; June18'12; A$90,000-215,000. **35,000**

Pinehurst av (8:2177-145), nec 180th, 100 x101.7x100x100.6, vacant; Mary F Martin to Emmay Realty Co, a corpn, 802 W 180; mtg $23,250 & AL; June20'12; A$40,000-40,000. O C & 100

Pinehurst av (8:2177), same prop; declaration as to intention & meaning of covenants in deed; 180th St Co, a corpn, 7 Nassau & Jas J & Mary F Martin, both at 58 Kingsbridge rd to whom it may concern; June19; June20'12. ——

Riverside dr, 544-7 (7:1994-81), sec 127th 116x95, 6-sty bk tnt; Helen E H Bennett EXR, &c, Wm H Bennett to Geo Noakes, 2109 Bway; mtg $170,000 & AL; May29; June20'12; A$110,000-240,000. 226,500

Vermilyea av (8:2225-pt lt 1), ss, 50 e Academy, 50x100, 5-sty bk tnt; re mtg; N Y Trust Co to T G Galardi & Co, a corp, 30 Emerson; QC; June20'12; O C & 1,000

West End av, 67S (4:1240-61), sec 93d, runs e36xs26.5xe20xs15xw9.8xn5.2xnw4.9xw 10.11xn5.9xw32 to es of av, xn26.5 to beg, 5-sty bk dwg; Laura Opper & ano to Leah De Sola Mendes, 152 W 95; mtg $19,000; June14'12; A$17,000-29,000. O C & 100

West End av, 782-6 (7:1870-1-2½), nec 98th, 50.5x100, 2-5 & 1-4-sty bk & stn dwgs; A C & H M Hall Realty Co to L & M Holding Co, a corpn, 4196 Bway; AL; May23; June19'12; A$56,000-78,000. nom

1ST av, 1855 (5:1558-30), swc 96th (No 340), 25.8x80, 5-sty bk tnt & str; Claude S Stephens to Madelein Fisher, 1065 Park av; mtg $14,500 & AL; June14; June15'12; A$14,000-20,000. nom

1ST av, 1855; Madelein Fisher to Jos Reichwein, at Butler, NJ; mtg $14,500 & AL; June14; June15'12. nom

1ST av, 2S6 (3:948-52), es, abt 25 s 17th, 23x94, 3-sty bk tnt & strs & pt 2-sty bk rear stable; Laura d'O Roosevelt individ & TRSTE J West Roosevelt to Gertrude A Vanderbeck, 149 W 126; B&S & CaG; May21; June18'12; A$12,500-15,500. O C & 100

1ST av, 179 (2:453-42), nwc 11th (Nos 343-5), 22.11x100, 5-sty bk tnt & strs; Edw Rafter to Wadsworth Bldg Co, 165 Bway; mtg $40,000; June18'12; A$29,000-50,000. O C & 100

m**1ST av, 2266** (6:1710-4), es, 86 n 116th, 20x94, 4-sty stn tnt & strs; Rosa Jackson to Nettie Meseritz, 51 E 97; 2-3 pt, & Gussie Katz, 22 E 89, 1-3 pt; mtg $7,000; June12; June19'12; A$8,500-11,000. O C & 100

1ST av, 2294 (6:1711-46), sec 118th (No 400A), 18.11x75, 4-sty bk tnt & strs; Annie Rosenberg to Jos Schwartz, 35 W 65; mtg $13,000; June14; June20'12; A$11,500-15,500. O C & 100

2D av, 172S (5:1552-50), es, 25.8 s 90th, 25x75, 5-sty bk tnt & strs; Richd Adler to Manert Realty Co, 220 Bway; AL; June 18; June20'12; A$12,000-21,000. O C & 100

2D av, 2186-90 (6:1684-4), es, 84.2 s 113th 41.8x100, 5-sty bk tnt & strs, except gore as follows, begins 100.10 s 113th & 100 e 2 av, runs e3.10xsw— to pt 95.7 e 2 av & 109.2 s 113th xne— to beg; Clifford Seasongood ref to Lawyers Mtg Co a corpn, 59 Liberty; FORECLOS June14; June18; June 19'12; A$17,000-49,000. **45,000**

2D av, 806 (5:1336-1), nec 43d (No 301), runs e100xn50.5xw8xs25.2xw92 to av, xs25.2 to beg, 2 & 3-sty bk & fr tnts & strs; Edw Rafter to Wadsworth Bldg Co, 165 Bway; mtg $20,000 & AL; June18'12; A$23,000-25,000. O C & 100

3D av, 1816 (6:1628-40), swc 101st (Nos 196-8), 25.11x98, 5-sty bk tnt & strs & 1-sty bk bldg in st; David Leventritt EXR Mary E Lithauer to Led Realty Co, a corpn, 1816 3 av; June13; June14'12; A$25,-000-35,000. **35,500**

3D av, 1280-4 (5:1408-38), ws, 52.2 s 74th, 50x104.10, 6-sty bk tnt & strs; Terrace Holding Co to Berry B Simons, 115 W 118; AL; June11; June17'12; A$43,000-90,-000. O C & 100

3D av, 1721-5 (6:1646-46), sec 97th (No 200), 62.11x51, 6-sty bk tnt & strs; Jos S Rosalsky ref to Lawyers Mtg Co a corpn, 59 Liberty; FORECLOS June14; June18; June19'12; A$32,500-63,000. **55,000**

3D av, 102 (2:557-29), ws, 29.6 s 13th, 21.6x60, 5-sty bk tnt & strs; Albt E Smith to Anna Smith his wife, 104 3 av; ½ R T & I; mtg ½ of $15,000; June18; June19 '12; A$13,000-17,000. O C & 100

3D av, 104 (2:558-27-28), swc 13th (Nos 140-2), runs s29.6xw60xs21.6xw20xn51 to ss 13th xe80 to beg, 5-sty bk tnt & strs & 3-sty bk hotel in st; Albt E Smith to Anna Smith his wife, 104 3 av; ½ R T & I; mtg ½ of $65,000; June18; June19'12; A$33,000-48,500. O C & 100

5TH av, 1490-1500 (6:1718-37), swc 120th (No 2), 100.10x136x—x123, 7-sty bk tnt & strs; Isabel H Cohen to Gibson Steingart Constn Co, a corpn, 118 E 28; mtg $225,-000 & AL; June14; June15'12; A$115,000-340,000. O C & 100

5TH av, 141-7 (3:849-75-76), sec 21st (Nos 2-8), 94x90, 11, 12 & 13-sty bk loft & str bldg; Nathl L McCready et al TRSTES for Nathl L McCready to Wm S Duncan, 154 Noble, Bklyn; C a G; mtg $900,000 & AL; June17'12; A$607,000-1,-005,000. O C & 100

5TH av, 2113 (6:1754-71), es, 57.2 s 130th, 18.6x110, 3-sty & b stn dwg; Teresa V Brennan et al to Augusta E Wendt, 465 West End av, TRSTE will Lewis Einstein for Augusta E Wendt; B&S & C a G; AL; June10; June17'12; A$13,000-15,000. O C & 200

5TH av, 122-4, see South, ss, all R, T & I, &c.

5TH av, 118-20, see South, ss, all R, T & I, &c.

5TH av, 105-7, see South, ss, all R, T & I, &c.

5TH av, 61, see South, ss, all R, T I, &c.

5TH av 210, see South, ss, all R, T & I, &c.

5TH av, 258-60, see South, ss, all R, T & I, &c.

6TH av, 736-44, on map 738-44, see South, ss, all R, T & I, &c.

8TH av, 2688, see 8 av, 2841.

8TH av, 2841 (7:2046-31), ws, 74.11 n 151st, 25x81, 5-sty bk tnt & strs; A$10,000-21,000; also 8TH AV, 2688 (7:2028-62), es, 25.1 s 143d, 24.10x75, 4-sty bk tnt & strs; A$14,000-20,000; Anna W Hepp et al individ, EXRS, &c; Herman Wendt to Geo M Bode, at Hempstead, LI; B&S; May17; June18'12. **50,000**

8TH av, 2841; also 8TH AV, 2688, es, 25.1 s 143d, 24.10x75; Geo M Bode to Anna W Hepp, 112 Edgecomb av; Herman Wendt, 245 Mt Hope pl; Henry Wendt at Pearl River, NY; John Wendt, 404 W 116, & Chas Wendt, 330 Tecumseh av, Mt Vernon, NY; B&S; June18'12. **50,000**

12TH av, es, 75 s 34th, see 12 av, es, 25 s 34th.

12TH av (3:679-pt lt 61), es, 25 s 34th, 25x100; also 12TH AV (3:679-pt lt 61), es, 75 s 34th, 25x100, pt 2-sty bk storage; Euphemia S Coffin et al to N Y State Realty & Terminal Co, a corpn, swc 45th & Lex av; AL; June4; June20'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Consent (5:1316-12 A & B) to constn, &c, of Steinway tunnel route; Jas C Fargo as prest of American Express Co to Public Service Commission for 1st District; Jan18; June14'12. ——

Exemplified (miscl) copy of will of Hanna J Hull; Jan31'91; June15'12. ——

Power of atty (miscl); Violet R Van Arsdalin of Denver, Colo, to Aug C Streitwolf; July11'11; June15'12. ;—

Power of atty (miscl); Moses Mendelsohn to Sigmund Mendelsohn; Mar29'11; June15'12. ——

Power of atty; Vincent Mulholland to Jos A Mulholland, 218 W 71; Oct13'11; June18 '12. ——

Power of atty; Vincent Mulholland to Jos A Mulholland, 218 W 71; Oct13'11; June18'12. ——

WILLS

Borough of Manhattan.

Greene st, 107 (2:500-25), ws, 150.1 s Prince, 24x100, 5-sty bk loft bldg; Abr Gutman Est Pauline Gutman EXTRX, 6 E 80; attys, Kurzman & Frankenheimer, 25 Broad; A$25,000-37,500; Filed Apr4'12.

32D st W, swc 10 av, see 10 av, 381.

56TH st, 328-32 E, see 61st, 249 E.

61ST st, 249 E (5:1416-20), ns, 105 w 2 av, 16.8x100.5, 3-sty bk tnt; A$10,000-13,-500; also 56TH ST, 328-32 E (5:1348-37-38½), ss, 294 e 2 av, 61x100.5, 3 4-sty bk tnts & strs; A$24,000-34,500; Ellen Frey Est; Anna M Millemann EXTRX, 249 E 61; atty, Jos H Hayes, 51 Chambers; Filed May31'12.

72D st, 176 E (5:1406-45), ss, 166.8 w 3 av, 16.8x102.2, 4-sty bk tnt; Hannah J Hull Est; Geo Raymond, EXR, 116 W 87; atty, Chas H Beckett, 135 Bway; A$16,000-22,-000; Filed June11'12.

76TH st, 170 W (4:1147-59½), ss, 110 e Ams av, 20x102.2, 4-sty bk tnt; Mary E Underhill Est, Fredk E Underhill EXR, 170 W 76; atty, Edwd S Clinch, 41 Park row; A$16,000-25,000; Filed June11'12.

126TH st, 302 E (6:1802-48), ss, 100 e 2 av, 25x99.11, 5-sty bk tnt & str; Louisa Rohrs Est, Fred Rohrs, EXR, 302 E 126, atty, David G McConnell, 45 Cedar; A$6,-000-13,500; Filed June13'12.

3D av, 130 (3:870-40), ws, 53.6 n 14th, 24.2x100, 3 & 2-sty bk tnt & strs (½ pt); Bayard Gouraud Est, Florence T Gayer EXTRX, 33 Stanhope Gardens, London, Eng; atty, Wm C Davis, 2 Rector; A$36,-000-44,000; Filed June11'12.

10TH av, 381 (3:703-37), swc 32d, 24.8x 100, 2 4-sty bk tnts; Mary Hughes Est, Kath E Hughes EXTRX, 500 W 30; atty, Thos Costigan, 261 Bway; A$16,000-24,000; Filed June13'12.

CONVEYANCES

Borough of the Bronx.

Bronx ter, nec, 219, see Bronx ter, ws, abt 465 n 219.

Bronx ter (*), nwc 226th, 188x140x190x 140; Sarah M Baldwin to Bronx Borough Bank, 440 Tremont av; B&S; mtg $10,000; June17; June18'12. O C & 100

Bronx ter (*), ws, abt 465 n 219th, 180x 130x180x138, Wakefield; also BRONX TER (*), nec 219th, 234.6x105, Wakefield; Bronx Valley Impt Co to Bronx Borough Bank, 440 Tremont av; mtg $15,000; June17; June 18'12. O C & 100

Coster st, 632-56, see Coster, 622-4.

Coster st, 622-4 (10:2766), es, 520 s Spofford av, 40x100, 2 2-sty bk dwgs; also COSTER ST, 632-56 (10:2766), es, 200 s Spofford av, 260x100, 13-2-sty bk dwgs; also FAILE ST, 650-2 (10:2766), es, 200 s Spofford av, 50x100, 2-2-sty bk dwgs; also FAILE ST, 646 (10:2766), es, 275 s Spofford av, 25x100, 2-sty bk dwg; also Spofford av, 125x100, 6-2-sty bk dwgs; also FAILE ST, 623-5 (10:2766), ws, 200 n Randall av, 50x100, 2-2-sty bk dwgs; also BRYANT AV, 649-57 (10:2766), ws, 450 n Randall av, 100x100, 4-2-sty bk dwgs; Hunts Point Estates to Browndwge; also FAILE ST, 630-42 (10:2766), es, 300 s Spoffard av, 125x100, 6-2-sty bk Weiss Realties, a corp, 65 Park Row; mtg $190,000; June11; June20'12. nom

Dorothea pl (12:3275), nws, 41 sw from sws of a branch of Dorothea pl, leading nw into Marion av, runs sw61.7xnw25.5xne 60xse39.4 to beg, 1-sty fr bldg; Jas H Young to Jno R Ross at Scarsdale, NY; Apr19'07; June17'12. nom

East st (*), ss, 316 e Main, runs s100xe80 to h w mark of L I Sound xn100 to st xw100 to beg, City Island; Robt Gast & ano, exrs; Wm Arenfred to Alice D Arenfred, widow, 186 Rochelle st, City Island; May27; June20'12. O C & 100

Faile st, 650-2, see Coster, 622-4.

Faile st, 623-5, see Coster, 622-4.

Faile st, 646, see Coster, 622-4.

Faile st, 630-42, see Coster, 622-4.

Faile st (10:2764), ws, 118 n Lafayette av, 82x100, vacant; re mtg; Huguenot Trust Co of New Rochelle, NY, to Philip Kraus, 749 Beck; QC; June11; June17'12. nom

Freeman st, S13 (11:2968), ns, 80.11 w Prospect av, 22x74, 2-sty fr dwg; Adolph Zankl to Chas H Denninger, 303 E 157; correction deed; AL; June13; June18'12. nom

Field pl, 244, see Ryer av, 2345.

Faile st (10:2764), ws, 120 n Lafayette av, 80x100, owned by party 2d part; also FAILE ST (10:2764), ws, adj above on s owned by party 1st pt; party wall agmt; Philip Kraus to Kovacs Constn Co; June 13; June14'12. nom

Faile st (10:2764), ws, 120 n Lafayette av, 80x100, vacant; re mtg; Jared W Bell to Beck St Realty Co, 836 Westchester av; QC; May17; June14'12. 9,000

Faile st (10:2764), ws, 120 n Lafayette av, 80x100, vacant; Philip Kraus to Kovacs Constn Co, 293 Alexander av; mtg $9,000 & AL; June12; June14'12. nom

Graham st (*) es, 256.9 n Morris Park av, 50x95; Sarah E Sedam et al heirs &c Howard W Dunham & ano to Jos Follini, 1842 Matthews av & Guiseppe Follini, 1812 Delancey pl, Van Nest; Oct10'11; June15 '12. O C & 100

Graham st, same prop; Jos Follini to Guiseppe Follini, 306 E 105; ½ pt; AT; May7; June15'12. O C & 100

Home st, S72 (10:2692), ss, 102.11 e Stebbins av, 25x106.4x26.9x115.11, 2-sty fr dwg, Adolph Trube to Ciscelia wife & Jno O'Hara, 1364 Lyman pl, joint tenants; mtg $5,000; June14'12. O C & 100

Hornaday pl, S60-6, see Mohegan av, 2130.

Irving st, abandoned (11:3165); all R T & I to land in bed of said st & bounded as follows on n by lots 351 & 394 to 397 on map Chas Berrian farm, s by lots 352 & 390 to 393, w by Av B & e by Ryer st, except parts for Grand blvd and concourse & Creston av; Cath A Lowerre to Isaac N Hebberd, 1 W 83; QC; AL; June7; June 18'12. nom

Jennings st, nwc So blvd, see Southern blvd, nwc Jennings.

Kelly st, 887-91 (10:2702), nws 73 sw Intervale av, 66.8x100, 2-4-sty bk tnts; Eday Realty Co to Saml Epstein, 139 E 16; mtg $39,000; June10; June15'12. O C & 100

Latting st, ses, at nes Edwards av, see Edwards av, nes, at ses Latting.

Lorillard pl, 2389 (11:3055), ws, 42 s 187th, 41.10x90, 4-sty bk tnt; Isaac Fromme ref to Peter Freess, 1148 Park av & Emil H Kosmak, 23 E 93; mtg $20,000; FORECLOSED & drawn; June13; June14 '12. **1,500**

Lorillard pl, 2385 (11:3055), ws, 83.10 s 187th, 41.9x90, 4-sty bk tnt; Isaac Fromme ref to Peter Freess, 1148 Park av & Emil H Kosmak, 23 E 93; mtg $20,000; FORECLOSED & drawn; June13; June14'12. **1,325.57**

Lyman pl, 1364 (11:2970), es, 227 s Freeman, runs e100.1xse9.2xsw25xw90.11 to pl, xn25 to beg, 1-sty fr dwg; Ciscelia O'Hara to Adolph Trube, 889 E 169; June13; June 14'12. O C & 100

Simpson st, 1024-8 (10:2725), es, 820 n 163d, 80x100, 2 5-sty bk tnts; Wm S Duncan to Nathl L McCready, 4 E 75, & Caroline A McCready, 781 5 av, TRSTES for Nathl L McCready under will of Nathl L McCready decd; B&S & C a G; mtg $60,-000; June14; June17'12. O C & 100

Whittier st (10:2765), es, 425 n Randall av, 75x128.11x78x107.11, vacant; Harry A Raphael to Hunts Point Estates, a corpn, 165 Bway; mtg $1,000 & AL; June19; June 20'12. nom

134TH st, 298 E (9:2309), ss, 225 w Alex av, 25x100, 5-sty bk tnt; Carrie Wagner to Jos Filipi, 405 E 70 & Anton Samek, 322 E 71; mtg $17,000 & AL; June13; June 14'12. O C & 100

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136TH st E (9:2264), ns, 100 e Brook av, 54 to Mill brook, x—x—x100, vacant; Mary Ehrmann to City Real Estate Co, a corpn, 176 Bway; mtg $6,000 & AL; June7; June 15'12. O C & 100

137TH st E (9:2264), ss, 100 e Brook av, 45x100, vacant; Mary Ehrmann to City Real Estate Co, a corpn, 176 Bway; mtg $4,000 & AL; June7; June15'12. O C & 100

137TH st E (9:2264), same prop; City Real Estate Co to Gertrude A Vanderbeck 149 W 126; B&S; AL; June14; June15'12. nom

139TH st, 542 E (9:2266), ss, 100 w St Anns av 37.6x100, 6-sty bk tnt; Guiseppe Raia to Moritz Schwartz, 1567 1 av & Morris Schlossman, 339 E 79; AL; June7; June 14'12. O C & 100

144TH st, 523, on map 525 E (9:2271), ns, 225 e Brook av, 25x100, 2-sty fr rear dwg; Metropolitan Savings Bank to Fredk G Durr, 1904 Hunt av; B&S & C a G; June 18'12. **4,000**

148TH st, 520 E (9:2274), ss, 166.8 e Brook av, 16.8x100, 2-sty & b fr dwg; Abr Winetsky to Jacob Berman, 520 E 148; Apr20; June17'12. O C & 100

148TH st, 440 (684) E (9:2292), ss, 340 w Brook av, runs w25xs25.9xe2xs74.9xe31.5x n99.11 to beg, 5-sty bk tnt & strs; Cath Herrmann to Jno H Herrmann, 440 E 148; mtg $13,000; June15; June19'12. nom

148TH st, 440 E; Jno H Herrmann to Jno Herrmann & Cath his wife, 440 E 148 as joint tenants; mtg $13,000; June18; June 19'12. nom

149TH st, 554, on map 552 E (9:2275), ss, 39.4 n St Anns av, 36.6x84.11, 5-sty bk tnt & strs; Herbert R Houghton to Sophia Schneider, 486 Lenox av; mtg $33,500; June14; June20'12. O C & 100

156TH st, 750 E, see Forest av, sec 156.

157TH st E (9:2360), ss, 100 w St Anns av, 75x75x77.10x95.9, vacant; Safford A Crummey ref to Saml Y Hampton, 320 Sumner av, Bklyn; FORECLOS, May10; June17'12. **5,500**

157TH st, 295 E (9:2417), ns, 430.10 w Courtlandt av, 28x101.6, 5-sty bk tnt; Henry E Coe & ano TRSTES; Richd L Campbell to Martin Jonas, 118 W 119; June6; June19'12. O C & 100

158TH st, 310 E (9:2417), sws, 200 nw Courtlandt av, 50x100, except part for st, 3-sty & b fr dwg & vacant; Jos Hoetzel to Hoetzel Constn Co a corpn, 293 E 156, correction deed; June12; June14'12. O C & 100

165TH st, 659 (853) E (10:2633), ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & strs; Thornton Bros Co to Royal L Wolcott, 14 Irving pl; mtg $34,000; June14; June15'12. O C & 100

173D st E (*), ws, 381.8 s Gleason av, 50x100; Margt Lawlor to Lizzie O'Keefe, 121 W 60; Oct31'11; June17'12. nom

175TH st, 657 E, see Belmont av, 1808.

175TH st, 725 E (11:2949), ns, 27 w Clinton av, 30.8x90, 4-sty bk tnt; Jno F Moroney to Michl E Von Schoening, 510 W 112; mtg $17,000; June4; June20'12. O C & 100

175TH st, 721 E (11:2949), ns, 57.8 w Clinton av, 30.8x90, 4-sty bk tnt; Jno F Moroney to Michl E von Schoening, 510 W 112; mtg $17,000 & AL; June4; June20 '12. O C & 100

178TH st E, swc Mapes av, see Prospect av, ses, 242.10 ne Tremont av.

178TH st, 500 E, see Bathgate av, 1952-4.

180TH st, 660-8 E, see Belmont av, sec 180th.

180TH st E (11:3124), old ns 75 w Honeywell av, old line, 75x115, except part for st, vacant; Alfonso Di Blasi to Italia Giordano, 864 E 180; mtg $16,800; June14; June15'12. nom

180TH st, 790 E, see Mapes av, 2081.

181ST st, 751 E, see Prospect av, 2127.

181ST st, 861-9 E, see Mohegan av, 2130.

181ST st E (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.6x106.5, vacant; remtg; Greenwich Mtg Co to Sole Realty & Constn Co, 641 E 183; QC; June17'12. 22,000

182D st E, nec Webster av, see Webster av, nec 182.

186TH st, 464 E, see 186th st, 460 E.

186TH st, 460 E (11:3039), ss, 200 e Park av, 20x100; also 186TH ST, 464 E (11:3039), ss, 240 e Park av, 20x100, 2-4-sty bk tnts; Etta Novak to Anna Zeitlin, 164 Lockwood av, New Rochelle, N Y; mtg $19,000; June13; June20'12. O C & 100

186TH st, 460 & 464 E; Anna wife & Saml Zeitlin to Anne J Bolton, 220 Pelham rd, New Rochelle, NY; mtg $19,000; June 14; June20'12. O C & 100

187TH st, E nec Beaumont av, see Beaumont av, 2400.

193D st E, scc Bainbridge av, see Marion av, 2585.

193D st, 650 E, see Marion av, 2585.

202D st, 201 E (12:3308), ns, 964.3 w Wmsbridge rd or Briggs av, 25x100, except pt for Grand blvd & concourse, 2-sty fr dwg; Jeremiah L Toomey to Annie L Powers, 201 E 202; mtg $6,000; Jan10; June14'12. O C & 100

205TH st, E (12:3312), ns, 501.10 w Grenada pl, 55.3x107.2x50x130.7, vacant; Harold Rosenthal to Edw A Hillebrand, 740 Jackson av; mtg $1,500 & AL; June19; June20'12. nom

205TH st, 310 E (12:3345), ws, 75.4 n Hull av, 25.1x79.1x25x81.6, 2-sty bk dwg; Jno G Gueovjian to Karnig M Mugrdichian, 310 E 205; ½ pt; AT; mtg $6,750; June11; June17'12. O C & 100

206TH st, 165 E (12:3313), ns, 117.9 e Grand blvd & concourse, 26x92.9x25x100, 3-sty fr dwg; Isidor Wels ref to Alice E Keller, 252 W 76; FORECLOS, June7; June17; June18'12. **4,500**

208TH st W, sec Rochambeau av, see Rochambeau av, sec 208th.

217TH st E (*), ss, 350 w Paulding av; Vincenzo Di Murri to Giustino Materiale, 2419-21 Hoffman; mtg $560; June14; June 15'12. O C & 100

219TH st E, nec Bronx ter, see Bronx ter, ws, abt 465 n 219th.

222D st E (*), ns, 305 e Barnes av, 50x 114, except part for E 222d, Wakefield; Chas H Baechler to Wm Ringelstein, 356 S 10 av, Mt Vernon, NY; B&S; June14; June19'12. O C & 100

226TH st E, nwc Bronx ter, see Bronx ter, nwc 226th.

230TH st E (*), ns, 305 w Barnes av, 100 x114, Wakefield; Jacob Diamond et al to Selig Diamond, 249 W 34; AL; May2; June 19'12. nom

233D st E, nec White Plains rd, see White Plains rd, nec 233.

239TH st, 634-6 E (*), sws, 50x100; Martin N O'Donnell to Rosaria Lagana, 1604 Purdy; mtg $3,000; June8; June17'12. O C & 100

241ST st, 323 E (12:3390), ns, 210 e Katonah av, 25x100, 2-sty fr dwg; Alberta Cohen to Jennie R Irving, 231 E 237; mtg $3,500; June8; June18'12. nom

246TH st W (13:3415), ns, 337.7 e Livingston av, 150x175x153.2x144, vacant; Delafield Estate to Chas E Niles, 345 W 85; AL; June17; June18'12. O C & 100

261ST st W, ns, 48.10 e Spencer av, see 261st W, ns, 86.4 e Spencer av.

261ST st W (13:3423), ns, 86.4 e Spencer av, 37.6x89, vacant; also 261ST ST W (13:3423), ns, 48.10 e Spencer av, 37.6x89, vacant; Sydney Grant to Zay H Grant his wife, 269 W 261; mtg $3,500 & AL; June 14; June15'12. O C & 100

Andrews av, 2219 (11:3224), ws, 287.7 s 183d, 25x100, 2-sty fr dwg; Nellie L Vought to Martin J Biehn, 7 W 92; mtg $5,000; June12; June15'12. nom

Bryant av 649-57, see Coster, 622-4.

Bainbridge av, sec 193d, see Marion av, 2585.

Belmont av, 1808 (11:2945), nec 175th (No 657), 100x100, 2 5-sty bk tnts; Faruolo Realty Co to Chas R Faruolo, 2075 Bathgate av; mtg $70,000; June18'12. O C & 100

Belmont av, 1808; certf & consent of stockholders to above sale; same to same; June18'12.

Bathgate av, 2182 (11:3048), es, 173.3 s 182d, 16x110.7, 2-sty fr dwg; Mary Kelly to Arthur Wills, 1179 Forest av; mtg $3,600 & AL; Apr30; June18'12. nom

Bathgate av (11:3055), sec 3 av, 87x 25x125 to 3 av, x40, except pt for Bathgate av, vacant; Dennis W Moran to Mary E Bird, 124 E 91; ¼ pt; B&S & C a G; May28; June18'12. nom

Brook av, 498 (9:2274), es, 24.11 n 147th, 24.11x100, 5-sty bk tnt & strs; Abr Winetsky to Jacob Berman, 520 E 148; Apr20; June17'12. O C &100

Brook av, 1410-2 (11:2895), es, 114.8 n 170th, 48x100.8, 5-sty bk tnt & strs; Kitchen Impt Co to Louis Spingarn, 1878 7 av; mtg $35,000; June15; June17'12. O C & 100

Bathgate av, 1952-4 (11:3043), sec 178th, (No 500), 60.6x93.5x60.6x91.3, 5-sty bk tnt; Reliable Constn Co to Henry Reubert, 1711 Fulton av; mtg $55,000 & AL; June14; June17'12. O C & 100

Belmont av (11:3080), sec 180th (Nos 660-8), 78.7x95.5x88.2x96.10, 1-sty bk strs; T J McGuire Constn Co to Ann McGuire, both at 100 W 139; mtg $30,000; May14; June17'12. nom

Brady av, ss, 50 w Muliner av, see Fowler av, ws, 387.7 s Neil av.

Boynton av (*), es, 100 n 172d, 50x100; American Real Estate Co to Benj Silverman, 2242 2 av & Harry Braverman, 124 E 117; June14; June15'12. O C & 100

Boynton av, es, 100 n 172d, see Elder av, es, 100 n 172.

Bryant av, 805 (10:2764), ws, 150 n Lafayette av, 25x100, 2-sty bk dwg; Archibald Douglas to Fitch Gilbert at Gilbertville, NY; FORECLOS, Apr30; June14; '12. **7,400**

Beaumont av, 2400 (11:3105), nec 187th, 100x50, 5-sty bk tnt & strs; Scalzo Realty Co to Maria Scalzo, 705 E 187 & Claudia Mungo, 707 E 187; mtg $41,000; June14; June15'12. O C & 100

Concord av (10:2578), ws, 200 s 147th, 100x100, vacant; Oscar Taussig et al to Anna Gallick, 469 Concord av; May24; June18'12. nom

Creston av, 2432 (11:2795), es, 205.2 s 189th, runs s70xe95xn60xw8.8xn10xw86.4, 3-sty fr dwg; Morris Hillquit ref to Winton Realty Co, a corpn, 507 Tremont av; FORECLOS, May24; June12; June18'12. **7 000**

Concord av, 496 (10:2580), es, 20 n 147th, 19.8x100, 3-sty bk dwg; Hyman Grossman to Newman Grossman, 2750 3 av; mtg $5,500 & AL; June14; June15'12. O C & 100

Courtlandt av, 786-8 (9:2404), es, abt 55 n 157th, 50x100, except part for av, 1-sty bk str; Alfred Koscherak to Ignatz Modry 140 E 74; mtg $13,000; June12; June14'12. O C & 100

Cambrelling av, 2489 (11:3091), ws, abt 220 n 189th, —x—, 2-sty fr dwg; Bronx Development Co to Jos Mocerino, 2464 Arthur av; mtg $2,000; June14; June15'12. O C & 100

Decatur av, 3082 (12:3331), es, 300 s Woodlawn rd or 204th, 25x120, 3-sty fr tnt; Denis O'L Cohalan ref to Jno Tauer, 705 Elton av; FORECLOS, Mar26; Apr20; June19'12. **10,325**

Dyre av (*) es, 100 s Light, 184.11x102.2x 206.2x100; re mtg; Dyre Ave Realty Co to Fine & Falk Inc, a corpn, 1358 43d, Bklyn; QC; June14; June15'12. nom

Decatur av (12:3275), ws, 334.9 s 193d, 67.2x82.9x65.8x80.6, vacant; Henry F Keil to Wedgewood Co, a corpn, 401 E 163; AL; Mar29; June17'12. O C & 100

Edwards av (*), nes, at ses Latting, 25x 100, Westchester; Esther K Fiacre to Eliz Grundy, 425 E 138; June18; June20'12. nom

Eagle av (10:2620), ws, 150 n 161st, 175 x125, 4-sty stn bldg, 2-sty bk bldg & vacant; Anton D Dimon et al to Greek-American Institute, of N Y, Inc, a corpn, 161st & Eagle av; QC; mtg $22,000; June 12; June18'12. O C & 100

Elder av (*), es, 100 n 172d, 125x100; also BOYNTON AV (*), es, 100 n 172d, 50x 100; also WARD AV (*), ws, 100 n 172d, 100x100; re mtg; Henry R C Watson EXR &c, Wm Watson to American Real Estate Co, a corpn, 527 5 av; QC; May22; June15 '12. 8,200

Eastern blvd (*), ns, 50 w Quincy, 50x 100; Anna wife Peter Behrens to Jno R Peterson, 1890 Daly av; AL; June8; June 14'12. O C & 100

Eagle av, 862-70 (10:2626), es, 27 s 161st 83x71, 5-2-sty fr dwgs; Farmers Loan & Trust Co TRSTE; Louis Wilkens to Ludo W Wilkens at Oakland, Bergen, NJ; June 18; June19'12. **20,500**

Fairfax av, ws, 125.10 n Town Dock rd, see Town Dock rd, ns, 55 w Fairfax av.

Fordham rd, ns, 128.3 e Jerome av, see Jerome av, 2460.

Fordham rd, 401, see Jerome av, 2460.

Fowler av (*), ws, 387.7 s Neil av, 25x 98.11, also BRADY AV, ss, 50 w Muliner av, 25x100; Anna Vogel to Rose Tobias, 1042 Morris av & Mary C Bischoff, 1225 Webster av; mtg $1,600; June13; June15 '12. nom

Forest av, 864 (10:2657), es, 51.2 s 161st, 25x100, 3-sty fr tnt & strs; Danl W Bantine to Polatschek-Spencer Realty Co, 938 St Nich av; mtg $7,000; June12; June14 '12. O C & 100

Forest av, 1129 (10:2651), ws, 190 s Home, 20x87.6, 3-sty bk dwg; Maurice Goldberg to Robt J Moorehead, 415 E 140, or 149th; mtg $7,500; June18'12. O C & 100

Fulton av, 1707-11, see Fulton av, 1705.

Fulton av, 1709 (11:2930), ws, 126.11 s 174th, 25x82.6x25x83.5, 4-sty stn tnt; Helen M wife Henry Reubert to Reliable Constn Co, Inc, a corpn, 1126 Union av; mtg $10,500 & AL; June14; June17'12. O C & 100

Fulton av, 1705 (11:2930), ws, 176.11 s 174th, 25x90.8x25x91.7, 4-sty bk tnt; mtg $10,800; also FULTON AV, 1707 (11:2930), ws, 151.11 s 174th, 25x81.7x25x82.6, 4-sty bk tnt; mtg $10,500; also FULTON AV, 1711 (11:2930), ws, 108.11 s 174th, 17.11x 83.5x18x84.2, 2-sty bk dwg; mtg $4,500; Henry Reubert & Helen M his wife to Reliable Constn Co, 1126 Union av; June14; June17'12. O C & 100

Forest av (10:2645), sec 156th (No 750), runs e62xsw91.6 to av, xn66.9 to beg, gore, except pt for 156th, vacant; re mtg; Thos B Gilford, Jr, et al to Kellwood Realty Co, 815 Hunts Point av; QC; May 16; June17'12. 7,000

Grant av (9:2450), es, 100 n 167th, 350x 100, vacant; re mtg; Moses & Sigmund Mendelson to Yorktown Realty Co, a corp 3436 Bway; QC; June14; June15'12. 14,000

Grant av (9:2450), same prop; Yorktown Realty Co to Hannah Schwab, 315 Av A; AL; June14; June15'12. O C & 100

Grant av (9:2450), same prop; Hannah Schwab to Ferd Kurzman, 48 W 75; mtg $14,000 & AL; June14; June15'12. O C & 100

Gleason av, 2010 (*), ss, 105 e Pugsley av, 18.8x108, Unionport; Wm A Babbitt et al heirs &c Mary A Babbitt to Helene M Erni, 2010 Gleason av; QC; Jan25; June 14'12. nom

Gleason av (*), ss, 380 w Zerega av, 25 x108; Fredk Eggers to Geo Cornehl, 1132 Havemeyer av; mtg $3,200; June10; June 14'12. O C & 100

Gleason av (*), ss, 355 w Zerega av, 25x 108; Geo Cornehl to Fredk Eggers, 1132 Havemeyer av; June10; June14'12. O C & 100

Honeywell av (11:3124), ws, 142.2 n 180th, 42x140.3, vacant; also HONEYWELL AV, 2115 (11:3124), nws, 199 ne 180th, old line, 22x150, except pt for av, 2-sty fr dwg; also HONEYWELL AV, 2117 (11:3124), nws, 221 n 180th, 22x150, 2-sty fr dwg; Alfonso De Blasi to Ernesto De Blasi, 2117 Honeywell av; mtg $14,390; June17; June20'12. O C & 100

Honeywell av, 2115-7, see Honeywell av, ws, 142.2 n 180.

Hill av (*), ws, 275 n Randall av, 50x 100; re mtg; Edith W Provost to Realty & Commercial Co, a corpn, 30 Church; Q C; June11; June14'12. 600

Hill av (*); same prop; re mtg; Fredk C Stork to same; QC; June13; June14'12. nom

Hill av (*), ws, 275 n Randall av, 25x 100; Realty &Commercial Co to Annie Metzler, 61 Seton av; AL; June1; June14 '12. nom

Hill av (*), ws, 300 n Randall av, 25x 100; Realty & Commercial Co to Robt Pickens, 981 E 179; AL; June1; June14'12. nom

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Harrington av, 2035-7 (*), ns, 150 e Mapes av, 50x100; Anna Vogel to Rose Tobias, 1042 Morris av & Mary C Bischoff 1225 Webster av; mtg $8,000; June13; June 15'12. nom

Jerome av, 2460 (11:3189), nec Fordham rd (No 401), 91x126.11x89.5 to rd, x126.11, 2-sty fr dwg & 1 & 2-sty fr rear stable; also FORDHAM RD (Highbridge rd), (11:-3189), ns, 128.3 e Jerome av, 25x184, except part for Fordham rd, vacant; Nettie Lynch to Henry U Singhi, 121 West Kingsbridge rd; mtg $55,000; June14; June15'12. O C & 100

Kearney av, nec Town Dock rd, see Town Dock rd, nec Kearney av.

Lyon av, 2319 (*), ns, 30 w Parker av, 25x100; C Edw Schumacher to Agnes M Pragnell, 918 Ritter pl; AL; June6; June 14'12. nom

Longfellow av (10:2761), ws, 100 n Seneca av, 50x100, 2-2-sty bk dwgs; Frank W Davis to Serena T Davis, 881 Longfellow av; AL; June13; June14'12. O C & 100

Laconia av (*), ses, 75 ne 232d, 25x100, Wakefield; Angel Caimi to Henry Lamperty, 4180 Laconia av; ½ pt; mtg $2,500; June15; June17'12. O C & 100

Marion av, 2585 (12:3286), swc 193d (No 650), 19.3x156.4 to es Bainbridge av, x61.6 to ss 193d, x163.9 to beg, 2-sty fr dwg & vacant; Eliz M Hart wid & ano to Jas Hart, 714 W 179; AT; mtg $18,746.30 & AL; June17; June18'12. nom

Mapes av, swc 178th, see Prospect av, ses, 242.10 ne Tremont av.

Marion av, 2580, see Marion av, 2578.

Marion av, 2578 (12:3275), es, 61.2 s 193d, 20.10x98.4x25.8x98, 2-sty fr dwg; also MARION AV, 2580 (12:3275), es, 32 s 193d, 29.2x98x15.10x99.5, 2-sty fr dwg, 1-sty fr rear bldg; Jos A Mulholland EXR & TRSTE Cath A Mulholland to Mary F Dunne, 2731 Webster av; Mar29; June18 '12. nom

Marion av, 2578-80; consent to sale by Jos A Mulholland as EXR, &c, Vincent Mulholland et al heirs, &c, Cath A Mulholland to same; Mar29; June18'12. ——

Marion av, 2578-80; Vincent Mulholland et al to same; AT; QC; Mar29; June18'12. nom

Marion av, 2578 (12:3275), es, 61.2 s 193d 20.10x98.4x25.8x98, 2-sty fr dwg; Mary F Dunne, 2731 Webster av, to Mary Dunne, 2582 Marion av; ½ pt; Mar29; June18'12. nom

Marion av, 2578; same to Vincent, Sidney & Gertrude Mulholland & Mary Dunne all at 2582 Marion av, & Jos A Mulholland, 218 W 71; ½ pt; Mar29; June18 '12. nom

Marion av, 2580 (12:3275), es, 32 s 193d, 29.2x98x15.10x99.5, 2-sty fr dwg, 1-sty fr rear bldg; Mary F Dunne to Jos A Mulholland, 218 W 71; Mar29; June18'12. nom

Mapes av (11:3109), ws, 184.3 s 180th, 88.2x145.3, vacant; David Goodstein to Sarah Gluck, 442 W 164; AL; June13; June 15'12. nom

Mohegan av, 2130 (11:3124), sec Hornaday pl (West st), (Nos 860-6), runs e 128.4xs103 to ns, 181st (Nos 861-9), xw 112.4 to av, xn120.4 to beg, 5-4-sty bk tnts str on cor; Wirth Realty & Constn Co to Royal L Wolcott, 14 Irving pl; mtg $100,-500; June14; June15'12. O C & 100

Mapes av, 2081 (11:3109), swc 180th (No 790), 88x22.2, 2-3-sty fr tnts & strs; Rosa C Klinkel to Julius H Giese, 2158 Bathgate av; mtg $8,500; June18; June19'12. O C & 100

Pelham av, 597 (12:3273), ns, 212.6 e Hoffman, 51x100x50x100, except pt for av, 2-sty fr dwg; Benj R Buffett ref to Chas R & Alice E Worthington, 17 W 126, as joint tenants; AL; FORECLOS, Apr23; Apr30; June18'12. **4,700**

Powell av (11th st), (*), ns, 105 e Havemeyer av, 33.4x108, Unionport; Sidney B Hickox to Chas H Ahlin, 2311 Powell av; mtg $2,200; June15; June18'12. O C & 100

Powell av (11th st), (*), ss, 405 e Castle Hill av, runs s108xe125xn108 to av x w125 to beg, except pt for av; Frank Gass to Katharina Gass his wife, 2248 Powell av; AL; June14; June18'12. O C & 100

Prospect av (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150 to nws Mapes av, xne52 to 178th, xnw150.2 xne0.4xnw150.2 to Prospect av, xsw52 to beg, except pts for Prospect & Mapes avs, & 178th, vacant; Jno Schreyer to Harrie Constn Co, 320 Bway; mtg $23,000; May 15; June18'12. O C & 100

Prospect av, 2127 (11:3097), nwc 181st (No751), 29x100.1, with all title to strip, on n 0.1x100.1, 5-sty bk tnt; Wirth Realty & Constn Co to Royal L Wolcott, 14 Irving pl; mtg $34,000; June14; June15'12. O C & 100

Quimby av (*), ns, 205 e Castle Hill av, 50x108, Unionport; Fritz Rothfuss to Patk Condon, 2223 Quimby av; mtg $3,400 & AL; June19; June20'12. O C & 100

Quimby av (*), ss, 224.3 w Castle Hill av, 24.9x103, Unionport; CONTRACT; Adam Hink to Robt Baehr, 891 E 175; mtg $4,000; Apr19; June20'12. **5,800**

Ryer av, 2345 (11:3159), swc Field pl (No 244), 100.8x67.10x100x56, 3-sty fr dwg & 2-sty fr bldg; Annie K Dieckmann to Thos J O'Neill, 153 W Kingsbridge rd; mtg $4,000; June13; June14'12. O C & 100

River av (9:2489), es, 300 ne 167th, 100 x150, vacant; Oscar P Schlemmer to Ernestine C Gardner, 1976 Lex av; B&S; AL; June6; June19'12. O C & 100

River av (9:2489), same prop, except pt for av; Ernestine C Gardner wid to Louis Joseph, 426 W 144 & Wm J Flesh, 412 W 148; June19'12. nom

Rochambeau av (12:3336), sec 208th, 25 x100; Rosaria Lagana to Martin N O'Donnell, 301 E 204; mtg $1,200; June8; June17 '12. O C & 100

Richardson av, 4310 (*), runs s25xw parallel with E 236th, 30xn parallel with av, 26xe25 to beg; Annie Guidera to Francesco Lasala, 4310 Richardson av; AL; June10; June17'12. O C & 100

Seton av (*), es, 100 n Nelson av, 50x 100, Edenwald; Thos W Gilmartin to Katrina Ehresmann, 2074 Edenwald av; June 17; June18'12. O C & 100

Southern blvd, 463, see Tinton av, 484-6.

Southern blvd (11:2977), nwc Jennings, 25x100, vacant; Thos Carroll to Value Realty Co, a corpn, 170 Bway; June17; June18'12. O C &100

Southern blvd, 547 (10:2683), ns, 587.6 w Av St John, 37.6x105, 5-sty bk tnt & strs; Jacob Wicks, Jr, to Richd H Mitchell, 1362 Franklin av; mtg $35,000; June17; June18'12. nom

Southern blvd, 547 (10:2683), ns, 587.6 w Av St John, 37.6x105, 5-sty b ktnt & strs; Stephen J Stilwell ref to Jacob Wicks, 701 Mad av; FORECLOS, June5; June17 '12. **35,000**

St Anns av, 354-8, see St Anns av, 267.

St Anns av, 267 (9:2266), ws, 25 s 139th, 25x101.4x25x100.8, 5-sty bk tnt; also ST ANNS AV, 354 (9:2556), es, 275.4 n 141st, 25x90, 4-sty bk tnt; also ST ANNS AV, 358 (9:2556), es, 325.4 n 141st, 25x90, 4-sty bk tnt; Jas Shea to St Anns Realty Co, a corpn, 385 E 136; mtg $32,500 & AL; June17; June19'12. nom

Sedgwick av, 2585 (11:3237), ws, 548.5 s Kingsbridge rd, 37.5x115.1x37.8x118.5, 2-sty fr dwg; Kingsbridge Real Estate Co to Fordham Realty Co, a corpn, 2585 Sedgwick av; B&S & correction deed; June13; June14'12. nom

Story av (*), ss, 149 w Castle Hill av, 25x103, Unionport; Patk Condon to Lydia Rothfuss & Eugenie Van Swol, 2223 Quimby av; June19; June20'12. O C & 100

Tremont av E (11:2956), ss, 400 w Marmion av, 50x100, vacant; Gerard Kilp to Jno McNulty, 3058 Bainbridge av; mtg $7,000; June14; June15'12. O C & 100

Tinton av, 484-6 (10:2582), es, 120.5 n So blvd, runs n50xe100xs22.4 to nws So blvd (No 463), xsw33.4xw81.4 to beg, except pt for So blvd, 2-sty fr dwg, 1-sty fr str, 2-sty fr tnt & str & 1-sty fr stable; Kath Harnett to Fox St Constn Co, a corp, 35 Nassau; mtg $9,500; June10; June 18'12. nom

Tyndall av (13:3423), ws, 225 s 260th, 50x95, also strip in front bet above & w s Hill, vacant; Annie B Kilpatrick to Anna Ryan, 19 Jumel pl; June18'12. O C & 100

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1, 5-sty bk tnt; Wm S Duncan to Nathl L McCready, 4 E 75, & Caroline A McCready, 781 5 av, TRSTES for Nathl L McCready under will of Nathl L McCready decd; B&S & C a G; mtg $42,000; June14; June17'12. O C & 100

Town Dock rd (*), ns, 55 w Fairfax av, 54.6x84.5x50x106.8; also FAIRFAX AV (*), ws, 125.10 n Town Dock rd, 150x100. except pt for Throggs Neck blvd; Tuben Realty Co to Estates Development Co, 110 5 av; AL; June17; June18'12. O C & 100

Town Dock rd (*), nec Kearney av, 109.4x184.6x100x139.11, except part for Throggs Neck blvd; Edw Knapp to Estates Development Co, 110 5 av; mtg $2,-950 & AL; June17; June18'12. O C & 100

Undercliff av (11:2877), es, 486.7 n 176th 100x123.7x100x109.1, vacant; Emile Coletti to Itteloc Realty Co, 95 Wm; June9'10; June14'12. O C & 100

Union av (10:2669), ws, 91.2 n 163d, 72.10 x132.2x72.11x132.2, 5-sty bk tnt; Kramer Contracting Co to Meyer M Dantzig & Mollie Glantz, both at 975 Union av; mtg $60,000; June19; June20'12. nom

White Plains rd (*), nec 233d, 114x100; Hazel Real Estate Co to Arborview Realty Co, 30 Emerson (W 207th); mtg $19,000 & AL; June15; June19'12. O C & 100

Westervelt av (*), es, 225 s Chester av, 50x100; Patk J Reid to Malachy C Reid, 110 Charles, Boston, Mass; B&S; June15 '12. nom

Ward av, ws, 100 n 172, see Elder av, es, 100 n 172.

Webster av, 1374-8 (11:2893), es, 50 s 170th, 56.6x90, 3-4-sty bk tnts; agmt as to consent to an assignment by party 2d pt of AT in agmt of Aug19'01 in above to Equitable Trust Co; Andw Shiland Jr as TRSTE with Herman Lobel, 39 E 27; Apr 15; June15'12; re-recorded from May29'12. nom

Webster av, 1374-8; agmt as to asn of A R T & I under agmt of Aug19'01; Herman Lobel with Equitable Trust Co, NY, 37 Wall; May2; June15'12; re-recorded from May29'12. 200

Webster av, 1374-8 (11:2893), es, 50 s 170th, 56.6x90, 3-4-sty bk tnts; Thos F Costello as TRSTE to Empire Investment Co a corpn, 37 Wall; June14; June15'12. O C & 100

Washington av, 1930 (11:3043), —x—, 2-sty fr dwg & vacant, valued at $27,000; certf of payment of transfer tax of $491.95; Jas A Wendell Deputy Comptroller of State N Y to Timothy McGrath ADMR Estate Annie McGrath, decd, June12; June14'12. ——

Westchester av, 452-4 (9:2294), ss, 253 e Bergen av, 28x54.2x33.7x72.8, 2 & 3-sty fr tnts & strs; Kate Barrett et al to Sara Teitelbaum & Rose Haber both at 535 St Anns av; June14; June18'12. O C & 100

Webster av (11:3030), es, 50.1 n 182d, 50x— to ws Park av, x50x177.2, vacant; Sass-Cal Realty & Constn Co to Jno J Donovan, 59 W 109; B&S; AL; Oct9'11; June18'12. O C & 100

Webster av, (11:3030), nec 182d, 100.1x — to ws Park av, x100 to ns 182d, x179 to beg, vacant; Jno J Donovan to Clarence P Whitman, at East Orange, NJ; B& S; AL; June17; June18'12; O C & 100

3D av, sec Bathgate av, see Bathgate av, sec 3 av.

5TH av, (*), ws, 353 s Kingsbridge rd, 25x100; Jerome S Whelpley to Harold S Roys, 449 So Col av, Mt Vernon, NY; June10; June14'12. nom

Plot (*) begins 590 e White Plains rd at point 1,295 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; Anna Vogel to Rose Tobias, 1042 Morris av & Mary C Bischoff, 1225 Webster av; mtg $650; June13; June15'12. nom

Lots 76B & 77A, map (1108B) pt Penfield prop at Wakefield & on tax map lot 77 Penfield map; Mary H Warner to Jas G Warner, her husband, at Newark, N J; mtg $1,120; Feb20'08; June20'12. O C & 100

Lot 12,627 (12:3361), sec 32, map Woodlawn Cemetery, contains 901 superficial ft; Woodlawn Cemetery, a corpn, to Carl O Fischer, 14 Prospect, So Manchester, Conn, May27'10; June20'12. **2,252.50**

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.

JUNE 14, 15, 17, 18, 19 & 20.

[1]**Allen st, 152** (2:416), re asn Ls; Davies J Marshall to Isaac Gonta, 152 Allen; AT; mtg $800; June14'12. nom

[1]**Barclay st, 97** (1:128); str fl; Loomis Cold Storage Co. to Frank J Murray, Jr, 42 Hamilton av, Yonkers; 2 10-12 yf July 1; June20'12. 1,600

[1]**Cathedral pkway** (6:1594), ns, 750 e Lenox av, 45x171.10 to ss 111th, all; Edwd Friedman to Jno K & Louis K Bimberg both at 3690 3 av; 21yf Sept22'11; June17 '12. taxes, &c, & $10,000 to 13,000

[1]**Delancey st, 86 & 86½, & Orchard st, 118** (2:410), all; Eliz L Petrie to Saml & Jennie Katz, 86 Delancey; 10yf May1; June17'12. 7,000 & 7,500

[1]**Division st, 28-30** (1:289), sur Ls; David Feinberg et al to Simon Epstein, 1851 7 av June14; June15'12. nom

[1]**Greenwich st, 408-10** (1:217-2:408 & 6:-1807), leasehold; also PROPERTY at Jewett av, Boro of R & also SIEGEL ST (No 22), also A R T & I of said Co to any mtg covering 375 & 377 Pleasant av; also A R T & I of said Co to a mtg also A R T & I to said Co to a mtg covering Ludlow, 67; Enrico V Pescia to Max Bache & Isaac Meister both of Bklyn, AT; QC; Nov21'08; June18'12. 1,300

[1]**Henry st, 94** (1:275), ss, 25.4x100; asn Ls; Brown-Weiss Realties, a corpn to Rose Brown, 478 C P W; June5; June14 '12. nom

[1]**Henry st, 94,** asn Ls; Rose Brown to Henrietta Ingber, 139 W 116; June10; June14'12. nom

[1]**Hamilton st, 12** (1:253), all; Carmela De Luca & ano to Michelina Cuchiara, 12 Hamilton; 1 3-12yf July1; June19'12. 2,880

[1]**Houson st, 139 E** (2:422), sur ls; Minsker Realty Co, a corpn, 228 2 av, to Morris Roth; AT; June19; June20'12 O C & 100

[1]**Leonard st, 31** (1:179), asn Ls; Agnes A Lauben & ano ADMRS Thos B Russell to Agnes A Lauben at Roseland, NJ & Grace E Rupp, 490 E 16, Bklyn; 8-9 pt; mtg $14,500; June14; June15'12. nom

[1]**Maiden la, 47-9** (1:67), 1st fl & w pt b; Interstate Land Holding Co to Capitol Lunch, Inc, a corpn, 353 Bway & ano from Aug1 to Apr30'22; June14'12. 11,000

[1]**Orchard st, 118,** see Delancey, 86 & 86½,

[1]**Thompson st, 98-100** (2:502); str & b; Emanuele Lissandrello to Nicola Martino, 98 Thompson; 3yf Nov1-11; June20'12. 660

[1]**Varick st, 101-3** (2:578), str & b; Chas I Weinstein Realty Co to Confectioners' Trading Co, a corpn, 101 Varick; 5yf Jan1; June19'12. 1,500 to 1,800

[1]**West st, 126** (1:82) asn Ls; Wm J Vance to Mariano J Pistorino, 88 Dey; mtg $2,-481.09; June15; June19'12. nom

[1]**3D st, 128 E** (2:430), ss, 225 w Av A, 25x90, the land; J Roosevelt Roosevelt et al TRSTES will Wm Astor decd for Wm V Astor & remaindermen to Morris Berney, 800 E 168; 7 11-12yf June1; June19 '12. taxes, &c, & 1,000

[1]**5TH st, 747-9 E** (2:375), all; Abr Reich to Molli Schiff, 912 Myrtle av, Bklyn & ano; June19'12; 3yf July1. 4,900

[1]**11TH st, 531 E** (2:405), all; Dennis Hayes to Frank Schoel, 531 E 11; 5yf May 1; June17'12. 1,920

[1]**12TH st, E, swc 2 av,** see 2 av, swc 12.

[1]**12TH st, 242 E** (2:467), ss, 80 w 2 av, 20x83; sur Ls & bill of sale of bldg; Andw Maguire to Mathilde E R Stuyvesant, at Allamuchy, NJ; AT; June11; June17'12. 4,600

[1]**15TH st, 136 E** (3:870-50), all; Jacob Spielberg to Mary Jaeger, 136 E 15; 3 1-12 y & 15 days fr Mar15'10; June17'12. 1,300

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22D st W, nwc 7 av, see 7 av, nwc 22d.

25TH st, 101 E, see 4 av, 343-61.

25TH st, 158-62 W (3:800), 3 bldgs; Wessex Realty Co to Namor Leasing & Operating Co, a corpn, 55 W 116; 5 8-12yf June1; June14'12. taxes &c & 7,000 & 7,500

26TH st, 100-4 E, see 4 av, 343-61.

26TH st, 153 E (3:882), all; Frances Hanower to Harry D Jackson, 247 E 63; 2yf May1; June18'12. 15,000

34TH st, 236 E (3:914), all; Eliz wife Patk Farum to Max Weber, 236 E 34; 3yf May1; June17'12. 1,037.80

34TH st, 243 W (3:784); all; Rebecca Greacen to Sam'l Eichen, 740 Riverside dr; 5yf Feb1; 5y ren; June20'12. taxes, &c & 1,400 & 2,800

34TH st, W (3:679); ss, 125 e 12 av, 25x 98.9; also 12TH AV (3:679, sec 34th, 25x 100; also 12TH AV (3:679), es, 50 s 34th, 25x100; also 12TH AV (3:679), es, 25 s 34th, 25x100; also 12TH AV, (3:679, es, 75 s 34th, 25x100; asn Ls; Cornelius Daly to NY State Realty & Terminal Co, Lex av & 45th; June5; June20'12. O C & 100

34TH st W, sec 12 av, see 34th W, ss, 125 e 12 av.

36TH st W, sec 6 av, see 6 av, 612.

36TH st, 34 W (3:837), all; Sophia K Wright to Fry Realty Co, a corpn, 225 5 av; June19'12; 10yf May1'13. 3,500 & 3,750

37TH st, 12-4 W (3:838), agmt modifying Ls dated Apr11'12; Jno R McMurray with Francois Cluzelle at Hastings-on-Hudson, NY et al firm Cluzelle Bros; June 15; June19'12. nom

38TH st, 270 W (3:787), all; Frank A Butler to Julia Centoz, 270 W 38; June19 '12; 3yf Sept1. 1,500

39TH st, S W (3:840), ns, 171.2 w 5 av, 21.11x98.9; asn Ls; Barnet House to Tucker, Speyers & Co, a corpn, 435 5 av; June 18'12. O C & 100

41ST st, 130-6 W, see Bway, 1448.

42D st, 261-3 W (4:1014), all; Richd S Treacy & ano to Sophia Vincon, 261 W 42; 11 mos f June1, at $383.33 monthly; June20'12.

42D st, 236-42 W (4:1013) asn Ls which expires Feb1'33; Sol Bloom to Woods-Eltinge-Bloom Theatre Co, a corpn, 1493 Bway; AT; May23; June18'12. 3,000 per annum to be paid party 1st pt & further consid of 3,125

45TH st, 65-9 W (5:1261), ns, 157.6 e 6 av, 56.3x100.5, all furnished; Will & Frank E Rafel to 65 West 45th St Corpn, 65 W 45; from June15'12, to Oct1'13; June17'12. taxes, &c, & 12,000

46TH st, 31 W (5:1262), ns, 362.6 w 5 av, 20.10x100.5, all, No 31 W 46th St Co, a corpn at 71 W 46 to Alberta Van Smyth, 480 Central Park W; June19'12; 10yf Oct1. taxes &c & 5,500 & 6,500

49TH st, 34 W (5:1264), ss, 449.6 w 5 av, 26.6x100.5, the land; TRSTES Columbia College in City N Y to Nannie F Steele, 21yf Dec1'07 with ren; June14'12. 3,100

51ST st, 202 E (5:1324), 2-sty bldg; Philip M Smith to Wm Schoenfeldt, 202 E 51; 3yf Oct1'11; June20'12. 516

56TH st, 543-9 W, see 11 av, 806-20.

57TH st, 550-4 W, see 11 av, 806-20.

57TH st, 120-4 W (4:1009), suite 46 on 4th story of St Hubert; P J Phelan to Maurice Denber on premises; 1yf Oct1; 1y ren; June18'12. 900

58TH st, 2-4 E (5:1293), 1st fl & small basement office; Union Trust Co to Strasburger, Inc, a corpn, 753 5 av; June19'12; 2yf May1. 6,000 & 6,500

66TH st, 205-9 E (5:1421) asn Ls; Philip Grossman to Rachel Grossman, 325 Wallabout, Bklyn; June14; June15'12. nom

73D st E, nwc 1 av, see 1 av, nwc 73.

86TH st, 501 E (5:1577), all; Max A Kreilsheimer to Robt Shovel, 225 E 76; 5yf May 15; June17'12. 900

97TH st, W, swc Bway, see Bway, swc 97.

111TH st W, ss, 750 e Lenox av, see Cathedral pkway, ns, 750 e Lenox av.

113TH st, 105 E (6:1641), all; Saml Cohen to Rubin Stenzler, 125 E 112, & ano; 2 2-12yf July1; June20'12. 4,548

115TH st, 306 E (6:1686), w str & b; Michele Marrazzo to Luigi Puglia on premises; June18'12; 3yf Oct1'11. 540

119TH st, 524-6 E (6:1815); asn Ls; Fred J Frasch, Jr, to Ebling Brewing Co, 760 St Anns av; June12; June17'12. nom

119TH st, 524-6 E (6:1815), e str & b; Louis E Levy to Fred J Frasch, Jr, 8 Hillside av, Mt Vernon, NY; 3yf Oct1; June 17'12. 480

125TH st, 203 W (7:1931), str & pt b; Wendolin J Nauss to Abr Friedman, 49 St Nich av; 5yf Aug31; June17'12. 5,500 & 6,000

125TH st, 253-9 W (7:1931), —x— to ss 126th & other property adj as stated in Ls, dated Nov14'11; new theatre to be erected on portion of above by landlords; Stumpf & Langhoff Co, a corpn to Arrowhead Realty Co, a corpn, 202 W 46; June5'12; 30 yrs from date of completion; June19'12. 40,000 to 45,000

126TH st W, ss, abt 225 e 8 av, see 125th 253-9 W.

130TH st W, sec Ams av, see Ams av, 1417.

132D st W, swc Ams av, see Ams av, 1458.

Av A, 1414 (5:1487), all of bldg except cor str; Millie Raffloer to Sol H Furgatch, 915 Prospect av, doing business as S H Furgatch & Co; 5yf May1; June19'12. 1,800

Av A, 247 (3:947), all; Martha Josepthal et al EXRS; Louis Josephthal to Bernhard Fink, 445 E 139; fr June9 to May1 '19; June18'12. taxes, &c, & 800

Av C, 155 (2:392), asn two Ls; Pauline Springer to Saml & Julius Harris, 198 E 7; mtg $2,000; June13; June14'12. nom

Amsterdam av, 1458 (7:1986), swc 132d; asn Ls; Peter Bigley to Maria Cashman, 1391 Undercliff av; AT; mtg $5,000; June 18; June19'12. nom

Amsterdam av, 1417 (7:1969); asn Ls; Wm Elvers to Ebling Brewing Co, 760 St Anns av; June7; June17'12. nom

Amsterdam av, 1417 (7:1969), sec 130th, str & pt c; Jno H Larkin to Wm Elvers, 838 Eagle av; 7 11-12yf June1; June17'12. 16,541.66

Broadway, 1450, see Bway, 1448.

Broadway (7:1868), swc 97th, 100.11x175, the land with bldgs to be erected by tenant to cost about $200,000; Alphonse H Alker to 97th St & Broadway Realty Co, 116 E 14; 21yf June1; 4 rens of 21y ea; June14'12. taxes &c & 25,000

Broadway (4:1165), ws, bet 73d & 74th, str adj cor str & room in basement of Hotel Ansonia; Ansonia, a corpn to Herman Warendorf, 163 E 29; 1yf Aug1; 9y ren; June14'12. 2,800

Broadway, 1448 (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22xe20xs24.8xe59.9xn98.9 to ss, 41st (Nos130-6) xw79.9xs30xw84.11 to beg; also BROADWAY, 1450 (4:993), sec 41st (No 138), 31.2x84.11x30.1x93.4; Hotel Albany; 41st St Realty Co to Hotel Realty Holding Corpn, 59 Wall from June —'12 to Sept30'22; June15'12. taxes &c & 67,500

Broadway, 1259 (3:833), str & b; Stiner Leasing Co to Harold Stiner, 1061 Mad av; June19'12; 2yf July1; 8y ren. 12,000

Convent av, 492 (7:2066), cor str; Jos Shenk to Fredk S Steinmann, 1402 Lex av; 5yf July1; June17'12. 840 & 900

Lenox av, 466 (6:1731), s str fl; Rosa Blumenthal to Annie Kirsch, 466 Lenox av; June19'12; 3yf May1'14; 2y ren. 690

Madison av, 1514 (6:1608), 4th str, from 103d; Mrs Jno Fallon to Louis Guena, 226 E 109; 3yf Mar15; June17'12. 300

Old Broadway, 73 (7:1985), str & pt c; Jno F Morris to Jas F Morris, 529 W 133; 5yf May1; June18'12. 960

Old Broadway, 73; asn Ls; Jas F Morris to Ebling Bwy Co, 760 St Anns av; June14; June18'12. nom

Park av, 1304-8 (6:1605), 4th str from nwc 99th; Chas G Herbermann to Harry Frommer, 1314 Park av; 4yf May1'11; June 17'12. 216 & 240

Park av, 1304-8 (6:1605), 3d str from nw c99th; Chas G Herbermann to Louis Schechter, 1306 Park av; 5yf June1; June 17'12. 300 & 324

St Nicholas av, 730 (7:2053), gen rel & cancellation of Ls; Ruth Johnson, 730 St Nich av to World Bible League Corpn; June13; June14'12. nom

1ST av, (5:1448), nwc 73d, asn Ls; Chas Moser to Geo Moser, 413 E 82; mtg $3,-000; June18'12. nom

1ST av, 667 (3:944), 3d & 4th lofts; Uneeda Steam Laundry Co to Vincent Cocheo, 222 E 51 &ano; 4 9-12yf Aug1; June 14'12. 3,000

1ST av, 1045-9 (5:1350), str &c; Henrietta Weiss to Chas Mayer & Fredk Bollmann, 1045 1 av; 6 10-12yf July1; June20 '12. 1,500 & 1,680

1ST av, 1493 (5:1452); asn Ls; Saml Klein to Arthur Jost, 159 W 129th; June 19; June20'12. nom

1ST av, 1493 (5:1452), str, &c; Marie Dub to Saml Klein, 307 E 79th; 3yf May1; June20'12. 1,440

2D av (2:467), swc 12th, 23x80; sur Ls & bill of sale of bldg; Ella A Milligan individ & EXTRX, Jno H Brady to Mathilde E R Stuyvesant at Allamuchy, NJ; AT; June6; June15'12. 5,100

2D av, 186 (2:467), ws, 43 s 12th, 20x 80; sur Ls & bill of sale of bldg; Emma Hoefling to Mathilde E R Stuyvesant at Allamuchy, NJ; AT; June12; June15'12. 5,500

2D av, 181 (2:467), ws, 83 s 12th, 20x 100; sur Ls & bill of sale of bldg; Minnie F Angermiller to Mathilde E R Stuyvesant at Allamuchy, NJ; June11; June 19'12. 4,600

3D av, 2356 (6:1776), all; Thos G Thompson EXR Olivia Thompson to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; 1yf Aug1; 1y ren; June14'12. 1,200

4TH av, 343-61 (3:881), sec 26th (Nos 100-4), runs e120xs98.9xw30xs98.9 to ns 25th (No 101), xw90 to 4 av, xn197.6 to beg, 6th & 7th fls & pt of str fl & fl above str & pt of b; Armory Holding Co to Leopold Erstein at Ossining & Max Erstein, 43 E 63; June19'12; 10yf Feb1'13. 47,500

5TH av, 431 (3:868), 5th or top loft; Jno M Crapo Co to Geo Prince, 431 5 av; 5 2-12yf Mar1; 5y ren at $3,500; June14'12. 2,400 to 3,300

5TH av, 564-8 (5:1262), ws, 27.1 n 46th, runs w76xn36.8xw24xn16xe100 to av, xs 52.8 to beg; asn Ls; Jacob M Gidding to J M Gidding & Co, Inc, a corpn, 564 5 av; May15; June19'12. nom

6TH av, 74 (2:552); asn Ls; Barry E Johnson to Fredk Prax, 74 6 av; June18; June20'12. nom

6TH av, 74; asn Ls; Fredk Prax to Arthur Jost, 152 W 129; June18; June20'12. nom

6TH av, 612 (3:837), sec 36th, 24.7x62.6, all; Frederica Wieners individ & EXTRX Jacob F Wieners to Beadleston & Woerz, a corpn, 291 W 10; June18'12; 3yf May1 '13; 2y ren at $12,000. 10,000

7TH av, 778 (4:1022), s pt b; A Maynard Lyon to Floyd Grant at Rockville Centre, LI; June19'12; 8 3-12yf July1. 840 to 1,200

7TH av (3:772), nwc 22d, all; Anna & Eliz Patterson to Frank F O'Neill, 203 W 22; 10yf Apr1'13; June17'12. 3,500

8TH av, 45 (2:626), str &c; Anna M Doyle et al to Jno Dwyer, 301 W 12; 10yf June18; June18'12. 1,650 & 1,800

11TH av, 806-20 (4:1085), sec 57th (Nos 550-4), runs e200xs200.10 to ns 56th (Nos 543-9), xw100xn20.11xnw100.8 to es 11 av, xn167.8 to beg with machinery, &c; asn Ls; Henry B Singer as TRSTE in bankruptcy of Rothschild & Co, bankrupt to Wm H Mendel at Mt Vernon, NY; Jan31; June14'12. nom

12TH av, 75 s 34th, see 34th W, ss, 125 e 12 av.

12TH av, es, 50 s 34th, see 34th W, ss, 125 e 12 av.

12TH av, es, 25 s 34th, see 34th W, ss, 125 e 12 av.

12TH av, sec 34th, see 34th W, ss, 125 e 12 av.

LEASES

Borough of the Bronx.

Freeman st, nec Bryant av, see Bryant av, nec Freeman.

137TH st, 570 E (10:2549), sec St Anns av (No 210), cor str; Geo S Runk to Wm Dohrmann, 374 E 137; 5yf Oct1'11; June 14'12. 1,200

154TH st E, nwc Morris av, see Morris av, nwc 154.

183D st, 701 E (11:3103), str & b; Nelly Henschel to Paul Peter, 701 E 183; June 19'12; 4 8-12yf May1. 408 & 432

Bryant av (11:2999), nec Freeman; asn Ls; Geo A Graber to Leopold Weinberg, 528 E 12, & ano; AL; June15; June17'12. nom

Clinton av, e Tremont av, see Tremont av, cor Clinton av.

Melrose av, 924 (9:2384), all; A Hupfels Sons to Julius Hertel, 924 Melrose av; 5yf June1; June18'12. 1,740 & 1,800

Morris av (9:2442), nwc 154th, 25x70, the land; Michl Kenny to Angelo & Cosimo Cavalluzzo; 15yf May1'09; June18'12. taxes &c & 400 & 500

Prospect av (10:2677), ws, 214 n 161st, 10x69, str & b; Henry Acker to Henry Popper, 895 Prospect av; 5yf Oct1'09; June 14'12. 780 & 816

St Anns av, 210, see 137th, 570 E.

Tremont av (11:3092-44), cor Clinton av, str &c Barn in rear; Helen T Coughlin to Great Atlantic &Pacific Tea Co; 2yf May 1; privilege 3y ren; June15'12. 1,500

Union av, 814, see Westchester av, 801-15.

Westchester av, 801-15; also UNION AV, 814 (10:2666) asn Ls; Davis Eisler to Sol H Eisler, 794 E 158 & ano; May15; June19 '12. nom

Westchester av, 966, 966½ & 968 (10:-2713), str &c; Winnie Co to Abr J Broudy, 668 Georgia av, Bklyn & Benj Mindlin, 850 Kelly from Sept1 to Aug31'22; June 15'12. 2,400 to 3,500

Washington av, 1298 (11:2910), es, 49 n 169th, double str fl & b; Herman Eckman to Bessie Pekelner, 1298 Washington av; 3 2-12yf July1; June18'12. 660

MORTGAGES.

Borough of Manhattan.

JUNE 14, 15, 17, 18, 19 & 20.

m**Broome st, 375** (2:471), ss, 50.8 w Mott, 25.3x118.3x25.1x114.5; ext of $22,000 mtg to Apr1'13 at 6%; June18; June19'12; Sarah & Millie Baum, Rebecca Loewenthal & Lemuel Baum with Alessandro Delli Paoli, 216 E 19. nom

m**Baxter st, 1,** see South, &c.

m**Chambers st, 120,** see South, &c.

m**Chambers st, 122,** see South, &c.

m**Cherry st, 428½,** see Cherry st, 428.

m**Cherry st, 428** (1:261), ns, 136.6 w Jackson, 13.6x107x12.6x107; also CHERRY ST, 428½ (1:161), ns, 125 w Jackson, 11.6x 107; June13; June14'12, due Apr20'15, 5½% Mary A Gorman, 1761 Popham av to Cayuga Corp, 111 Bway. 500

m**Cathedral pkway** (6:1594), ns, 750 e Lenox av, —x—; asn Ls by way of mtg as collateral security for payment of $12,-000; June10; June17'12; Jno K & Louis K Bimsberg to Pabst Brewing Co. nom

m**Canal st, 307-11,** see South, &c.

m**Central Park S or 59th st, 36 W** (5:1274), ss, 270 e 6 av, 50x100.5; pr mtg $400,000; June5; June17'12, 2y6%; Norman L Munro Estates, a corpn, to Emily M Roemer, 494 Greene av, Bklyn. 100,000

m**Central Park S or 59TH st, 36 W** (5:1274); certf as to above mtg; June14; June17'12; same to same.

m**Central Park S or 59TH st, 36 W** (5:1274); sobrn agmt; June14; June17'12; Chas W Buckham with same. nom

m**Central Park S or 59TH st, 36 W** (5:1274); sobrn agmt; June14; June17'12; D C Weeks & Son with same. nom

m**Central Park S or 59TH st, 36 W** (5:1274); sobrn agmt; June14; June17'12; Lincoln Trust Co to same. nom

m**Duane st, 131-5,** see South, &c.

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m**Delancey st, 86 & 86½,** see Orchard, 118.

m**Dey st, 57,** see Greenwich, 185.

m**Emerson st, swc Post av,** see Post av, swc Emerson.

m**Essex st, 71** (2:408), ws, 64.4 s Broome, 23.11x75; June17'12, due, &c, as per bond; Louis Pollack to Title Guarantee & Trust Co. 19,000

m**Eldridge st, 164** (2:415), es, 100 n Delancey, 25x87.6; June17'12, due Nov24'14, 5%; Margaretha & Susanna Reidenbach, 340 E 79, to Metropolitan Savings Bank, 59 Cooper sq. 6,000

m**East Broadway, 54-6** (1:281), ns, 189 w Market, runs n77.11xw25xs—xw25xs69 to East Bway, xe 50 to beg; June14; June 15'12, 3y4½%; Bernard Ratkowsky to Union Trust Co, 80 Bway. 60,000

m**Franklin st, 107-13,** see South, &c.

m**Front st, 176** (1:71), ws, 47.5 s Burling sl, runs s19.3xw86.1xn19.5xe21.5xe66.1 to beg; June14'12, 5y4½%; Thos T Grace to Douglas Merritt at Rhinebeck, NY, & ano EXRS Julia D Dawson. 16,000

m**Front st, 360** (1:243), ns, 287.8 w Jackson, 18.6x70; June18'12; 5y5% Kauffman & Lewenthal Realty Co to Francis Speir, 276 Ridgewood rd, So Orange, NJ & ano trste. 8,500

m**Front st, 360;** certf as to above mtg; June17; June18'12; same to same. ——

m**Grand st, 484-8** (2:336), sobrn agmt; June4; June18'12; Israel Hermann & Harry Fischel with Louis Unterman, 88 Keap, Bklyn. nom

m**Grand st, 484-8;** sobrn agmt; June4; June18'12; Israel Hermann & Stanislaus N Tuckman with same. nom

m**Greenwich st, 185** (1:61), sec Dey ,No 57), 43x62.2x40.3x77.8; pr mtg $65,000; June 17; June19'12; 5y4½%; Hudson Companies, a corpn, to Simon Marx, 947 Mad av et al. 39,000

m**Grand st, 245** (1:304); ext of $50,000 mtg to Aug5'15, at 5%; June1; June14'12; Title Guarantee & Trust Co with Louis Golde, 2170 Bway. nom

m**Greenwich st, 309-13,** see South, &c.

m**Greenwich st, 258, on map 256-8,** see South, &c.

m**Howard st, 49-53,** see South, &c.

m**Horatio st, 105-11,** see South, &c.

m**Henry st, 137** (1:283), ns, abt 150 w Rutgers, 25x100; pr mtg $20,000; June14'12; 1 y6%; Mary E Mullins to Alex Rosenthal, 204 Henry. 4,500

m**Henry st, 94** (1:275), ss, abt 135 w Pike, 25.4x100; leasehold; June12; June14'12, due May1'15, 6%; Henrietta Ingber to Hedley S V Parker, 33 Morningside av. 4,500

m**Houston st, 291 E** (2:350), ss, 25 w Clinton, 25x100; ext of $6,000 mtg to June21 '15 at % as per bond; June18'12; Henry Friedman with Wm Klein, 60 Av C. nom

m**Jane st, 138-40,** see South, &c.

m**Leonard st, 79-81,** see South, &c.

m**Leroy st, 113** (2:602), ns, 140 w Hudson, 20x100; June14'12, due, &c, as per bond; Margt Laffin to Title Guarantee & Trust Co. 1,000

m**Mercer st, 2-10,** see South, &c.

m**Murray st, 86-90,** see South, &c.

m**Maiden la, 133** (1:70), nec Water, runs n 20.7xe41.11xs5.4xw12.7xs15.9 to Water, xw 29.4 to beg; June20'12, due &c as per bond; Robt Connor, 128 Miller av, Bklyn to Title Guar & Trust Co. 16,000

m**Maiden la, 133** (1:70), nec Water, 20.7x 41.11x irreg x29.4; order of court reforming bond & mtg recorded Jan19'06 so that same may run to Eliza Walrond, Ida S Sutherland & Robt P Lee Jr as obligees & mortgagees & they are declared sole owners of said mtg in place of Robt P Lee as exr & trste wills of Eliz S Morrison & ano; June17; June20'12; mtg discharged June20'12; Eliza Walrond et al plffs agt Emil Block et al defts. court order

m**Orchard st, 118, & Delancey, 86 &86½** (2:410); sal Ls; June13; June17'12, demand, 6%; Saml & Jennie Katz to Lion Brewery, 104 W 108. 4,000

m**Orchard st, 180** (2:412), ext of $32,000 mtg to Feb20'17 at 5%; June1; June18'12; Fredk W Senff with Bessie wife Louis Frank, 18 Pike. nom

m**Prince st, 159** (2:516), ns, 75 w West Bway, 25x95; PM; pr mtg $——; June13; June15'12, due Jan1'17, 6%; Sturm-Nadel Co to Jos Bulova, 472 Central Park W. 2,000

m**Prince st, 159;** certf as to above mtg; June13; June15'12; same to same. ——

m**Prince st, 159;** sobrn agmt; June13; June 15'12; Trinity Mtg Corpn with same. nom

m**Prince st, 159;** ext of $24,000 mtg to July1'17, at 5%; June13; June15'12; Marx & Moses Ottinger with Sturm-Nadel Co, 159 Prince. nom

m**Perry st, 155-9** (2:637), ns, 70 w Washington, 66x100.3; bldg loan; June13; June 20'12; 1y6%; St Johns Park Realty Co to Austin B Fletcher, 1 E 60 trste for Gertrude Baxter. 90,000

m**Perry st, 155-9;** certf as to above mtg; June13; June20'12; same to same. ——

m**Reade st, 151-5,** see South, &c.

m**Rivington st, 227** (2:338), ext of $28,500 mtg to Mar7'15 at 5%; Mar7; June20'12; Ida Klingenstein with Pessie Schwartz. nom

m**Rivington st, 186** (2:344), nes, 77 se Attorney, 26x100; June17'12, 5y5%; Abr Herzfeld & Saml Wiener to Lawyers Mtg Co, 59 Liberty. 25,000

m**St Marks pl, 85,** see 1 av, 134-6.

m**St Marks pl, 85** (2:436), nec 1 av (Nos 134-6), 20x73.8; ext of $20,000 mtg to June 18'13 at 4½%; June18'12; Emigrant Indust Savgs Bank with Gustav J Dohrenwend, 147 W 85. nom

m**Spring st, 18** (2:479); sal Ls; June5; June14'12, demand, 6%; Nicholas Lucas to Jacob Ruppert, a corp, 1639 3 av. 2,000

m**Spring st, 113-17** (2:499), ns, 75 w Mercer, 75x100; pr mtg $125,500; June13; June 14'12, due, &c, as per bond; Wm C Runyon of Newark, NJ, to Jane B Bernard, 777 West End av. 2,500

m**St Marks pl, 125-7,** see Av A, 129-33.

m**Sheriff st, 83** (2:339); ext of $25,000 mtg to May31'17, at 5%; May28; June14'12; Lawyers Mtg Co with Sarah R Mann. nom

m**Stanton st, 159** (2:349), ss, 75 w Clinton, 24.6x100; PM; June20'12, due Aug16'14; 4½%; Fredk E Degener to German Savgs Bank, 157 4 av. 5,000

m**South st** (1:73), ss, all R T & I which Eugene A Hoffman died seized in & to wharf on pier ext from bulkhead on South into East River at or nearly opposite the foot Dover & known as pier old No 27 E R & to bulkhead on s s of South, adj said pier & ext w 144.9 from wl said pier to es old pier 26 former line & extdg e 50.6 with wharfage rights, said pier & bulkheads being known as lots 22 to 24 blk 73, being 2677-13756 of the whole; also GREENWICH ST, 258, on map 256-8 (1:129) swc Murray (No 86-90), runs s29.2xw 26.3xnw56.6xn34.4xe81 to beg; also WARREN ST, 52 (1:136), ns, 125 e West Bway, 25x175.10 to ss Chambers (No 122); also CHAMBERS ST, 120 (1:136), ss, 149.11 e West Bway, 25.2x— to ns Warren (No 50), x25x—; also BROADWAY, 258-60 on map 258-9 (1:134), swc Warren (Nos 3-5), 50x 108.3x50x110.3; also PARK ROW, 168-70 (1:161), nec Baxter (No 1) 48.4x75.1x46.6x 78.10; also GREENWICH ST, 309-13 (1:140), sec Reade (Nos 151-5), runs e144xs 75.2xw31xs1.3xw83.9 to st, xn83.11 to beg; also DUANE ST, 131-5 (1:147), ns, 125.2 w Church, 75.1x75x75x75; also LEONARD ST, 79-81 (1:174), ns, 165.5 e Church, 54.1x100.2 x51.11x100.2; also FRANKLIN ST, 107-13 (1:177). ss, 70.6 w Church, 76.10x100; also CANAL ST, 307-11 (1:231), nec Mercer (Nos 2-10), runs e78xn133.6 to ss Howard (Nos 49-53), xn75 to Mercer, xs118.9 to beg; also WEST ST, 497-501 (2:641), sec Jane (Nos 138-40), 70.5x101x70.5x99.7; also HORATIO ST, 105-111 (2:643), ns, 201.3 e West, runs e0.6xn81.6xw102.6xs81.6 to st, at pt 99.3 e West, xe101.10 to beg, except Horatio st, 105-7, ns, 150 e West, 50x 81.6; also 18TH ST, 4 W (2:819), ss, 175 w 5 av, 25x92; also 5TH AV, 61 (2:570), sec 13th (Nos 2-4), 25x100; also 5TH AV, 210 (2:587), ws, 56.5 s 26th, 28.2x123.4 to es Bway (No 1132), x30.2x134.1; also 5TH AV, 258-60 (2:830), nws, 49.5 sw 29th, 49.4x100; also 42D ST, 11-13 W (5:1258), ns, 208.4 w 5 av, 41.8x100.5; also 42D ST, 15-19 W (5:1258), ns, 250 w 5 av, 62.6x 200.10 to ss 43d (Nos 18-22); also 6TH AV, 736-44 (5:1258), nec 42d (Nos 47-65), 100.5x208; mtg or deed of trust for benefit of bond holders; June20 '12; 10 and 25 yrs; 6%; Eugene A Hoffman Inc, a corpn, 258 Bway to Farmers Loan & Trust Co, 22 Wm, as trste.
secures bonds 4,200,000

m**Thompson st, 98-100** (2:502), sal Ls; June19; June20'12; demand; 6%; Nicola Martino to Beadleston & Woerz, a corpn, 291 W 10. 800

m**Waverly pl, 106** (2:552), ss, 88 w Macdougal, 22x97; June17; June18'12, due &c &c as per bond; Cesare & Guiseppe Rozzetti to Title Guar & Trust Co. 16,000

m**Water st, 614-6** (1:259), ns, 52.11 w Gouverneur, 46.11x64.3x46.3x65.11; June 18'12, due &c as per bond; Lewis Krulewitch to Annie M Diehl, 140 Oak, Weehawken Heights, NJ. 19,000

m**Water st, 213-5** (1:96), es, 46 s Beekman 40.1x72.1x40.1x72.4; ext of $15,000 mtg to July1'17 at 4½%; June4; June18'12; Emigrant Indust Savgs Bank to Wm A Thomson, 25 Claremont av. nom

m**Water st, 658** (1:260), ns, 325 w Jackson, 25x87.6x27x86.7; June15; June18'12, due Apr1'14; 5½%; Danl O'Neill to Adele Kneeland on West, Lenox, Mass, extrx &c Chas Kneeland. 2,500

m**Water st, nec Maiden la,** see Maiden la, 133.

m**West st, 204** (1:182), es, 48 s Harrison, 23.1x76.5x24.10x75.9; PM; pr mtg $15,000; June1; June14'12, due, &c, as per bond; Louise Thompson of Bloomfield, NJ, to Geo Kleine, 2718 Hamden, Chicago, Ill. 9,000

m**West st, 497-501,** see South, &c.

m**Warren st, 3-5,** see South, &c.

m**Warren st, 52,** see South, &c.

m**Warren st, 50,** see South, &c.

m**Water st, nec Maiden la,** see Maiden la, 133.

m**2D st, 105 E** (2:429), ss, 142.11 e 1 av, 20x100.5; pr mtg $11,000; June13; June18 '12; 3y6%; Albt H & Jno H Rogge, both at South New Brunswick, NJ to Jacob Weinberger, 834 Kelly. 3,000

m**3D st, 128 E** (2:430), ss, 225 w Av A, 25 x90, leasehold; June15; June19'12, due Jan 15'14; 6%; Morris Berney to Stephen H Jackson, 53 E 67. 1,000

m**3D st, 55-7 W,** see W Bway, 567-73.

m**4TH st, 349 E** (2:374), ns, 124 w Av D, 22x97; PM; June13; June17'12, 5y5%; Isidor Zippert & Jos Joachim to Adelaide E Mason, 75 Fort Greene pl, Bklyn. 12,000

m**4TH st, 347-51 E** (2:374), ns, 102 w Av D, 66x97; PM; pr mtg $23,000; June13; June17'12, due, &c, as per bond; Isidor Zippert & Jos Joachim to Rose T Kirk, 136 E 49. 3,000

m**5TH st, 121-3 E** (2:436), ext of $60,000 mtg to June14'17 at 5%; May29; June19'12; Lawyers Mtg Co with Sigmund Schnee. nom

m**5TH st, 354-6 E** (2:377), ss, 70 e Av C, runs e37xs97.6xw24xn24.6xw13xn73 to beg; PM; pr mtg $14,000; June13; June14'12, 5 y6%; Jacob Rosenbluth, 356 E 8, & Marcus Rosenbluth, 359 E 8, & Rosie Rosenblum, 165 Ross, Bklyn, to Leopold Hellinger, 16 E 96. 4,000

m**11TH st, 343-5 E,** see 1 av, 179.

m**13TH st, 444 E** (2:440), ss, abt 100 w Av A, 24.3x103.3; June17'12, 3y6%; Giovanni Parisi to Henrietta Almour, 329 Lincoln rd, Bklyn. 4,000

m**13TH st, 2-4 E,** see South, &c.

m**17TH st, 427 E** (3:949), ns, 369 e 1 av, 25x92; ext of $5,000 mtg to July1'15, at 6%; June14; June15'12; Bernard Hettel with Jennie Geller, 417 Wendover av. nom

m**17TH st, 17 E** (3:846), ns, 216.10 w Bway runs n79.9xe—xs25xs58.10 to 17th, xw25 to beg; June17; June18'12, due &c as per bond; J A Damsey Constn Co, 27 W 114 to Gustav A Fried, 64 W 85. 60,000

m**17TH st, 17 E;** certf as to above mtg; June17; June18'12; same to same. ——

m**17TH st, 17 E;** sobrn agmt; June17; June18'12; Moses J Wolf with Gustav A Fried, 64 W 85. nom

m**17TH st, 17 E;** pr mtg $60,000; June17; June18'12; due &c as per bond; J A Damsey Constn Co to Moses J Wolf, 272 W 90. 4,668.77

m**17TH st, 17 E;** certf as to above mtg; June17; June18'12; same to same. ——

m**18TH st, 4 W,** see South, &c.

m**21ST st, 353 W** (3:745), ns, 116 e 9 av, 21x98.9; June18'12; 5y5%; J Walton Brown to Lawyers Mtg Co, 59 Liberty. 10,000

m**21ST st, 2-8 E,** see 5 av, 141-7.

m**22D st, 46 W** (3:823), ext of $50,000 mtg to June14'17, at 5%; May3; June19'12; Lawyers Mtg Co with Wm Ross. nom

m**22D st, 233 E** (3:903), ns, 175 w 2 av, 25x 98.9; June18'12; 3y5%; Sigmund Muldberg to Gibraltar Mtg Co, 52 Wm. 25,000

m**22D st, 233 E;** agmt as to share ownership in mtg; June18'12; Gibraltar Mtg Co with N Y Trust Co, 26 Broad. nom

m**25TH st, 313 W** (3:749), ns, 130 w 8 av, 24x98.9; sub to life est of Robt J Walsh as tenant be the courtesy; June 18'12; demand; 6%; Margt R wife Robt J Walsh to Ethel V Sullivan, 311 W 33. 500

m**28TH st, 214-8 W** (3:777), ss, 180.2 w 7 av, 50x98.9; PM; pr mtg $50,000; June10, June14'12, due, &c, as per bond; Emerson Holding Co to Milton Mayer, 203 W 117, & ano. 30,000

m**29TH st, 49-53 E,** see 4 av, 424-32.

m**30TH st, 204 W** (3:779), ss, 75 w 7 av, runs s98.9xw23xn54.7xw0.2xn44.2xe23.2 to beg; pr mtg; $5,000; June20'12; 1y5%; Josephine, Adam, Jno & Louisa Moll to Chas G Koss, 628 West End av. 1,000

m**30TH st, 246 W** (3:779), ss, 200 e 8 av, 25x98.9; June14; June17'12, 3y5%; Nich Wernert, 8 W 84, to Otto G Wernert, 299 13th, Bklyn, trste Geo Marzolf. 11,750

m**32D st, 212 E** (3:912), ss, 168.4 e 3 av, 16.8x98.9; June13; June14'12, 1y5%; Margt Cassidy, 161 E 49, to Emigrant Indust Savings Bank. 7,500

m**32D st, 6 W** (3:833), ss, 150 w 5 av, 25 x98.9; PM; June17; June18'12; 2y5%; Bradkin Realty Co to Chas E Rhinelander, 6 W 32. 100,000

m**35TH st, 148-50 E** (3:890), ss, 169.3 e Lex av, 44.3x97.6; June20'12; 5y5%; Jno J Hearn Constn Co to Lawyers Mtg Co, 59 Liberty. 145,000

m**35TH st 148-50 E;** certf as to above mtg; June20'12; same to same. ——

m**35TH st, 378-80 W,** see 9 av, 440-8.

m**37TH st, 122 E** (3:892), ss, 75.6 w Lex av, runs s34.1xe0.6xs15.4xw9xs24.6xw16xn 73.11 to st, xe24 to beg; June15; June17 '12, due, &c, as per bond; Wm C Fargo to Title Guarantee & Trust Co. 5,000

m**38TH st, 317-21 E** (3:944), ns, 250 e 2 av, 75x98.9; ext of $20,000 mtg to June 16'15 at 4½%; June13; June18'12; Emigrant Indust Savgs Bank with Peter F Kane, 981 Mad av. nom

m**39TH st, S W** (3:840), ss, 171 w 5 av, 22x 98.9; PM; June17; June18'12, due &c as per bond; 38th & 39th St Co to Title Guar & Trust Co. 80,000

m**42D st, 218 W** (4:1013), ss, 578 e 8 av, 22x98.9; PM; June14; June15'12, due May 20'13, 5%; Chas E Culpeper, 342 W 27, to Annie A Dimond, 65 W 70. 60,000

m**42D st, 15-19 W,** see South, &c.

m**42D st, 47-65 W,** see South, &c.

m**42D st, 11-13 W,** see South, &c.

m**43D st, 18-22 W,** see South, &c.

m**43D st, 301 E,** see 1 av, 179.

m**44TH st, 315 E,** see 44th, 313 E.

m**44TH st, 313 E** (5:1337), ns, 196 e 2 av, 26.4x100.5; also 44TH ST, 315 E (5:1337), ns, 222.4 e 2 av, 26.4x100.5; PM; pr mtg $24,000; June17; June 18'12; 3y6%; Salvatore Dicaprio to Herbt R Limburg, 2 W 86. 8,500

m**50TH st, 417 E,** see 103d, 150 E.

m**51ST st, 327 W** (4:1042), ns, 325 w 8 av, 18.3x100.5; June14'12, 5y5%; Agnes Herrmann, 401 W 47, to Fredk H Ehlen, 327 W 51. 15,500

m**51ST st, 246 W** (4:1022), ss, 147 e 8 av, 20x100.5; pr mtg $28,000; June19; June20 '12, due &c as per bond; Libbie G Dixon, 246 W 51 to Jos O Gara, 18 W 100. 2,200

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m52D st, 399 E (5:1364), ns, 60.3 e 1 av, runs n22xw0.3xn50xe20xs72 to st, xw19.9 to beg; PM; pr mtg $——; June14'12, 3y 5½%; Louis Michelson, 493 Wendover av, to Kath Vetter, 1269 Mad av. 6,000

m52D st, 399 E; pr mtg $6,000; June14; June15'12, 3y6%; Louis Michelson to Esther Kaplan, 32 Pike. 1,300

m56TH st, 351 W (4:1047), ns, 189.4 e 9 av, 17.10x100.5; June14; June17'12, 3y5%; Mary E Lester to Lawyers Mtg Co, 59 Liberty. 15,000

m58TH st 23 W (5:1274), ns, 395 e 6 av, 20x100.5; pr mtg $55,000; June20'12; due &c as per bond; Chas B Barkley, 22 E 47 to Fifty-eighth St Realty Co, 23 W 58. 10,000

m58TH st, 354 W (4:1048), ss, 191 e 9 av, 16x100.5; ext of $15,000 mtg to May15'17 at 5%; Apr26; June20'12; Thos H Dougherty with Wesley Wait, Newburgh, NY. nom

m58TH st, 356 W (4:1048), ss, 175 e 9 av, 16x100.5; ext of $8,000 mtg to May15'17 at 5%; Apr26; June20'12; Harold M Sill & ano trstes Amelia W Dougherty with Wesley Wait at Newburgh, NY. nom

m58TH st, 356 W; ext of $7,000 mtg to May15'17 at 5%; Apr26; June20'12; Thos H Dougherty Jr with same. nom

m60TH st, 246 W (4:1151), ss, 200 e West End av, 25x100.5; pr mtg $6,250; June13; June14'12, 1y5%; Andw G Halpin, Bklyn, to Libman Contracting Co, 107 W 46. 1,000

m61ST st, 58-60 E, see Park av, swc 61.

m61ST st, 58-60 E, see Park av, swc 61.

m64TH st, 127 E (5:1399), ns, 140 w Lex av, 20x100.5; June13; June15'12, due as per bond; Jno S, Ellen W, Gouverneur M W & Ethel Turnbull, 127 E 64, to Edw E Black, Yonkers, NY. 3,000

m64TH st, 127 E; ext of $30,000 mtg to June13'17, at 4%; June13; June15'12; Edwd E Black with Jno S, Ellen W, Gouverneur MW & Ethel Turnbull, 127 E 64. nom

m67TH st, 41 E (5:1382), ns, 180 w Park av, 20x100.5; PM; June14'12, 3y4½%; Jno A Mitchell, 20 W 46, to Robt S Talmage, 80 W 40. 75,000

m73D st, 136 E (5:1407), ss, 80 w Lex av, 15x102.2; pr mtg $4,500; June18; June 19'12; 3y4½%; Cornelia & Julia L Cronin to N Y Colored Mission, 225 W 30. 3,500

m74TH st, 260 W (4:1165), ss, 30 e West End av, runs s29xse4xe13xs14.6xe8.6xn 25.6xnw5xn17.6xw21 to beg; June18'12; 1y 5%; Wm Hotmer, Rebecca H wife Wm F W Veysey & Mary H Gregory, heirs Chas F Hotmer to Franklin Savgs Bank, 656 6 av. 2,000

m75TH st, 250 W (4:1166), ss, 120 e West End av, 20x102.2; PM; June14; June17'12, 3y5%; Sivel Realty Co, 31 Liberty, to Emma A Holloway, 11 Tower pl. 21,000

m78TH st, 220-4 E (5:1432); ext of mtg for $40,000 to June14'17, 5%; May10; June 17'12; Lawyers Mtg Co with Jno H Bodine. nom

m78TH st, 226-30 E (5:1432); ext of mtg for $40,000 to June14'17, 5%; May10; June 17'12; Lawyers Mtg Co with Jno H Bodine. nom

m79TH st, 432-4 E (5:1473); ext of $44,000 mtg to May6'17, at 5%; June1; June17 '12; trstes of the Estate & Property of the Diocesan Convention of NY with Jos Horwitz. nom

m80TH st, 150-6 W (4:1210), ss, 168 e Ams av, 82x102.2; collateral security to mtg for $15,000; June17; June20'12; installs; 6%; Teurneur Realty Co to Akron Bldg Co, 505 5 av. 15,000

m80TH st 150-6 W; certf as to above mtg; June17; June20'12; same to same.

m81ST st, 353 E, see 1 av, 1561.

m88TH st, 500 E, see Av A, 1672.

m90TH st, 320 E (5:1552), ss, 325 e 2 av, 25x100.8; ext of $14,000 mtg to July1'17 at 4½%; June15; June18'12; Julia Aichele with Pauline Flesch, 1386 Lex av. nom

m90TH st, 121 E (5:1519); ext of $23,000 mtg to Jan1'17, at 5%; June4; June14'12; Fredk W Gunther trste Cornelius McCoon with Jno J Barry. nom

m90TH st, 178-80 W (4:1220), ss, 100 e Ams av, 50x100.8; ext of $10,000 mtg to June15'15 at 6%; June15; June20'12; Alice E Saul with D Edmund Dealy, New Rochelle, N Y. nom

m91ST st, 63 W (4:1205); agmt changing interest days; June14'12; Chas Hartmann with German Savings Bank, 157 4 av. nom

m92D st, 214 W, see Bway, sec 92.

m94TH st, 315 W (4:1253), ns, 225 w West End av, 75x100.8; ext of $135,000 mtg to June6'17 at 5%; June6; June19'12; Title Ins Co of NY with Morris Mayers, 310 W 80 & David Tigner, 49 St Nich av. nom

m94TH st W, ns, at ws Old Bloomingdale rd, see Bway, 2520.

m94TH st W, nec Bway, see Bway, 2520.

m96TH st, 340 E, see 1 av, 1855.

m98TH st W, nec West End av, see West End av, 782-6.

m98TH st, 141 W (7:1853), ns, 397.6 e Ams av, runs e27.6xn113.2xnw38xs64.4xse 22.1xs30.6 to beg; June18'12, due &c as per bond; Philip Sugerman to N Y Savgs Bank, 81 8 av. 18,000

m99TH st, 169 E (6:1627), ext of $1,600 mtg to June12'16 at 6%; June12; June18 '12; Bronx Investing Co to Michaels Realty Co, 99 Nassau. nom

m99TH st, 56 W (7:1834), ss, 175 e Col av, 25x100.11; PM; June20'12; 3y5%; Meyer Weinberg to Annina F Kingsley, 53 Av Montaigne, Paris, France. 16,000

m101ST st, 246 W, see West End av, 832-8.

m101ST st, 196-8 E, see 3 av, 1816.

m103D st, 150 E (6:1630), ss, 29.6 e Lex av, 20x106.10; also 50TH ST, 417 E (5: 1362), ns, 155.7 e 1 av, 19.5x100.5; also LAND in Kings Co, NY; pr mtg $——; June13; June17'12, due, &c, as per bond; Jacob Vogelfanger to Ada M Hicks, 493 16th, Bklyn. 1,500

m104TH st, 246-52 W (7:1875), ss, 100 e West End av, 75x100.11; pr mtg $200,000; June14; June18'12, due &c as per bond; Bloomingdale Constn Co, 526 W 111 to Wm L Levy, 46 W 76. 27,500

m104TH st, 246-52 W; certf as to above mtg; June14; June18'12; same to same.

m104TH st, 219-21 W (7:1876), ns, 225 w Ams av, 50x100.11; June20'12; due &c as per bond; Louis A Servatius to Greenwich Savgs Bank, 246 6 av. 3,000

m106TH st, 57-9 W (7:1842), ns, 223.11 e Col av, 36.9x100.11; June19'12; 5y5%; Fredericka Mayer to Emigrant Indust Savgs Bank. 42,000

m106TH st, 57-9 W; sobrn agmt; June4; June19'12; Anna H Muller with same. nom

m106TH st, 53-5 W (7:1842), ns, 260.8 e Col av, 36.10x100.11; June19'12; 5y5%; Fredericka Mayer to Emigrant Indust Savgs Bank, 51 Chambers. 42,000

m106TH st, 53-5 W; sobrn agmt; May22; June19'12; Hulda Stein with same. nom

m108TH st, 238 E (6:1657), ss, 100 w 2 av, 25x100.11; pr mtg $10,500; June18; June20'12; due Mar11'14; 6%; Graziano Scornavacche, 238 E 108 to Bartolo Scornavacche, 238 E 108. 1,500

m111TH st, 31-5 W (6:1595), ns, 479 w 5 av, 91x100.11; also LAFONTAINE AV (11:-3068), sec 178th, 100x100; ¼ pt; AT; also 140TH ST, 54-6 W (6:1737), ss, 266.8 e Lenox av, 83.4x99.11; ¼ pt; AT; pr mtg $——; June13; June14'12, due, &c, as per bond; Annie Levy to Emanuel Glauber, 100 W 121. 25,000

m112TH st, 329 E (6:1684), ns, 231.6 w 1 av, 27x100.11; PM; pr mtg $20,000; June14; June15'12, due, &c, as per bond; Marianna wife of & Gerardo Domi, 325 E 112, to Antonia Di Lemme, 329 E 112. 6,000

m113TH st, 221 W (7:1829), ext of $10,000 mtg to July1'17 at 4½%; June12; June18 '12; Ernst Riess with Fannie & Florence Ball, 13 Perry. nom

m115TH st, 70-2 E (6:1620); ext of two mtgs for $16,500 ea, to June14'17, at % as per bond; June14; June15'12; Elias Schlomowitz to Gustav Beyer, 511 E 117. nom

m115TH st, 301-5 W, see 8 av, 2131-9.

m116TH st, 207 E (6:1666), ns, 115 e 3 av, 30x100.11; pr mtg $24,000; June12; June14 '12, due, &c, as per bond; Wm N Logan to Herman J Levy Realty & Constn Co, 2792 3 av. 6,000

m117th st, 147 W, see 8 av, 2455.

m117TH st, 16-8 E (6:1622), ss, 109 w Mad av, 51x100.11; June15; June17'12, installs, 6%; Jacob Eckstein to Chas W Young, 110 Wilson, Bklyn. , 400

m120TH st, 2 W, see 5 av, 1490-1500.

m120TH st, 14 W (6:1718), ss, 146 w 5 av, runs s133.10 to Old Manhattan rd (closed), xnw18.7xn128.11 to st, xe18 to beg; June 14; June15'12; due &c as per bond; Japanese Fan Co to Title Guarantee & Trust Co. 10,000

m120TH st, 14 W; certf as to above mtg; June14; June15'12; same to same.

m120TH st, 14 W; sobrn agmt; June10; June15'12; Oscar Gottschalk with same. nom

m120TH st, 4 E (6:1746), ss, 100 e 5 av, 25x100.11; pr mtg $——; June18'12, due Sept20'12, 6%; Patk Reddy to Antoinette Dudensing, 1078 Mad av, 2,400

m120TH st, 20 W (6:1718), ss, 200 w 5 av, runs s119.2 to old Manhattan (closed), xn w18.7xn114.3 to ss 120th, xe18 to beg; June 18; June19'12, due May15'17; 4½; Abram Ratkowsky to Citizens Savgs Bank, 56 Bowery. 11,000

m120TH st, 353 E (6:1797); ext of $38,000 mtg to May15'17 at 5%; June20'12; Citizens' Savgs Bank with Eastern & Southern NY Realty Co, 87 Graham av, Bklyn. nom

m121ST st, 421 W (7:1963), ns, 100 e Ams av, 25x100.11 pr mtg $——; June17; June 20'12; installs; 6%; Gerrit J W Van Slingerlandt to Frank Schlosser at Raymond & Atlantic avs, Lynbrook, LI. 5,000

m121ST st, 153 E (6:1770), ext of $8,000 mtg to June10'17 at 5%; May28; June19'12; Lawyers Mtg Co with Jennie W Howe. nom

m121ST st, 506 E (6:1817), ss, 123 e Pleasant av, 25x100.11; pr mtg $——; June14'12, due Apr6'15, 6%; E Loewenthal & Son, Inc to Stephen H Jackson, 53 E 67. 3,000

m121ST st, 506 E; certf as to above mtg; June14'12; same to same.

m122D st, 242 W (7:1927), ss, 183.8 e 8 av, 33.8x100.11; June17'12, 4y5%; Lizzie Hadermann to Chelsea Realty Co, 135 Bway. 31,000

m122D st, 242 W; pr mtg $31,000; June17 '12, 1y6%; same to Leah Cohn at Kensington Gardens, Far Rockaway, NY. 1,000

m123D st, 518 W (7:1977), ss, 100 w Ams av, 100x100; bldg loan; June19; June20'12; 1y6%; 114th St & 7th Av Constn Co to Lawyers Title Ins & Trust Co. 120,000

m123D st, 518 W; certf as to above mtg; June19; June20'12; same to same.

m125TH st, 29 E (6:1750), ns, 235 e 5 av, 16.8x99.11; PM; June13; June14'12, due, &c, as per bond; Danl Birdsall to Francis Hustace, Montclair, NJ, & ano. 20,000

m128TH st, 103 W (7:1913); ext of $5,000 mtg to June30'17, at 5%; June7; June14 '12; Hudson City Savings Inst with Agnes Dixson. nom

m128TH st W, nec Convent av, see Convent av, nec 128.

m129TH st W, sec Convent av see Convent av, sec 129.

m129TH st W (7:1968), ss, 113.8 e Convent av, 56.1x100.1; bldg loan; June19; June20'12; demand; 6%; Manchester Construction Co to City Mtg Co, 15 Wall. 52,500

m129TH st W (7:1968), same prop; certf as to above mtg; same to same.

m130TH st, 22 E (6:1754), ss, 126.8 w Mad av, 16.8x99.11; June19'12; 3y5%; Harry J Smith, 22 E 130 to Metropolitan Savgs Bank, 59 Cooper Sq E. 7,000

m132D st, 223 W (7:1938), ns, 215 w 7 av, 14.11x99x14.9x99.11; pr mtg $8,000; June 11; June15'12 ,due Apr1'15, 6%; Gustaa A Saarinen to Henry R Wolcott, 222 W 59. 4,000

m136TH st, 494 W (7:1972), ss, 50 e Ams av, 50x99.11; pr mtg $50,000; June18; June 19'12; 2y6%; Isaac Kahn to Louis Van Brink, 1382 Bway. 8,000

m140TH st, 54-6 W, see 111th, 31-5 W.

m141ST st, 309 W (7:2043), ns, 150 w 8 av, 25x99.11; PM; June13; June15'12, 3y 5%; Pervical Wilds, 204 W 78, to Henry M Sanders, 9 E 39. 19,000

m143D st, 458-60 W (7:2058), ss, 125 w Convent av, 45x99.11; June20'12; 5y5%; Rene Constn Co to Brooklyn Trust Co, 177 Montague , Bklyn. 50,000

m143D st, 458-60 W; certf as to above mtg; June20'12; same to same.

m143D st, 458-60 W; sobrn agmt; June19; June20'12; same & State Realty & Mtg Co with same. nom

m145TH st, 346-8 W (7:2051), ss, 52.9 w Edgecombe av, 2 lots together in size 32.5x104.2x31.10x98.9; ext of two mtgs for $2,900 ea to June14'14 at 6%; June14; June 18'12; Adolph, Hugo & Harry Alexander trste to Jos G Wallach. nom

m179TH st, 501 W, see Ams av, 2400.

m180TH st W, nec Pinehurst av, see Pinehurst av, nec, 180.

m184TH st, 551 W see Audubon av, 380.

m187TH st, 611 W (8:2168), ns, 179.9 w St Nich av, 20.3x94.10; ext of $7,500 mtg to Dec18'16, at 5%; Dec15'11; June17'12; Frances A L Haven & Jno H & Thos Pugh trstes Ellen E Pugh for Alice De B Stone, &c, with Robt H Tilson. nom

m215TH st W (8:2243), sws, 100 se Park ter W, 50x100; May1; June17'12, 3y5½%; Mary Lennon, Bklyn, to Margt P Halsey, 47 Pierrepont, Bklyn. 1,500

mAv A, 1642 (5:1583), es, 80 n 86th, 20x 75; PM; June20'12; 5y4½%; Margt E Mergenthaler to German Savgs Bank, 157 4 av. 6,500

mAv A, 1672 (5:1584), sec 88th (No 500), 25.2x75; equal lien with mtg for $15,000, dated Mar14'93; June20'12; due &c as per bond; Fredk E Degener to NY Savgs Bank, 81 8 av. 5,000

mAv A, 129-33 (2:436), nwc St Marks pl (Nos 125-7), 80.6x55; ext of $88,000 mtg to June14'17, at 5%; June14'12; Julius Goebel with Sigmund Schnee, 69 E 7. nom

mAv D, 106 (2:363), es, 25 s 8th, 24.6x75; June17'12, 5y4½%; Fredk Holthan of Elmhurst, LI, & Wilhelmina David of same place, to German Savings Bank, 157 4 av, 10,000

mAudubon av, 382 (8:2157), ws, 18 n 184th 17.10x60; June20'12; 3y4½%; Bertha H Heintz to Columbia-Knickerbocker Trust Co, 60 Bway trste Jos T Whitehouse. 3,500

mAudubon av, 380 (8:2157), nwc 184th (No 551), 18x60; June20'12; 3y4½%; Bertha H Heintz to Columbia-Knickerbocker Trust Co, 60 Bway trste Jos T Whitehouse. 3,000

mAmsterdam av, 2709-11 (8:2111), es, 100 n 164th, 50x100; ext of $40,000 mtg to June27'17, at 5%; June10; June18'12; Emigrant Indust Savings Bank with Louis Ritterbusch, 428 W 125. nom

mAmsterdam av, 2400 (8:2152), nwc 179th, (No 501), 25x100; June17; June18'12, due, &c, as per bond; Eliz Donnelly, 428 W 163, to Ella J Hoagland, 2 W 59. 35,000

mBroadway, 2520 (4:1242), nec 94th, runs e114.7 to ws, Old Bloomingdale rd, xn 31.4xw113.6 to Bway, xs33.6 to beg; also AT to 94TH ST W (4:1242), ns, at ws Old Bloomingdale rd, runs e29 to cl Old Bloomingdale rd, xn31.4xw29 to ws Old Bloomingdale rd, xs— to beg; PM; pr mtg $100,000; June17'12; West 82d St Realty Co to Fredk G Hobbs, 601 W 113. 35,000

mBroadway (4:1239), sec 92d (No 214), runs s108xe119xn51.3xe0.6xn56.8 to st, xw 125 to beg; PM; pr mtg $225,000; June18 '12, due Jan1'15, 6%; Leicestershire Realty Co, 2 Wall, to S E & M E Bernheimer Co, Ams av, sec 128th. 140,000

mBroadway, 3149 (7:1993), ws, 141.8 n 125th, 41.7x100; June19'12, due &c as per bond; Ferd J Baas, Yonkers to N Y Savings Bank, 81 8 av. 45,000

mBroadway, 1132, see South st, &c.

mBroadway, 258-60 on map 258-9, see South st &c.

mConvent av (7:1968), sec 129th, runs e 113.8xs45.4xw73.6xsw14.9 to es av xn58.8 to beg; June19; June20'12; demand; 6%; Manchester Constn Co to City Mtg Co, 15 Wall. 60,000

mConvent av (7:1968), same prop; certf as to above mtg; June19; June20'12; same to same.

mConvent av (7:1968), es, 121.2 s 129th, runs s53.2xne10.11xe88.7xn49xw109.7xsw 14.9 to beg; bldg loan; June19; June20'12; demand; 6%; Manchester Constn Co to City Mtg Co, 15 Wall. 55,000

mConvent av (7:1968), same prop; certf as to above mtg; June20'12; same to same.

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m**Convent av** (7:1968), es, 58.8 s 129th, runs s62.5xne14.9xe44.9xn55.6xw73.6xsw14.9 to beg; June19; June20'12; demand; 6%; Manchester Constn Co to City Mtg Co, 15 Wall. 45,000

m**Convent av** (7:1968),same prop; certf as to above mtg; June20'12; same to same.

m**Convent av** (7:1968), nec 128th, runs e 75.1xn50xw88.7xsw10.11 to av xs50.7 to beg; bldg loan; June19; June20'12; demand; 6%; Manchester Constn Co to City Mtg Co, 15 Wall. 50,000

m**Convent av** (7:1968), same prop; certf as to above mtg; June20'12; same to same.

m**Greenwich av, 98** (2:617), nes, 234.5 se 13th, 20.10x69.9x21.10x76.4; June18'12, due, &c, as per bond; Ernest B Stavey to Greenwich Savings Bank, 246-8 6 av. 3,000

m**Lenox av, 517** (7:1920), certf as to payment of $1,500 on account of mtg; June8; June20'12; Ida Blumenkrohn & Louis Baehr to Benj Swinger, 704 Fitzwater, Phila, Pa, & ano.

m**Lexington av, 1828** (6:1641), ws, 60.11 n 113th, 20x73.10; PM; pr mtg $9,000; June 20'12; 3y6%; Beth David Hospital a corpn to Sadie Frolichstein, 335 E 55. 3,000

m**Lexington av, 1571-3** (6:1628), es, 50.11 s 100th, 50x95; ext of $48,000 mtg to May 24'17 at 5%; June19; June20'12; U S Mtg & Trust Co with Fanny Gruen, 116 E 90. nom

m**Lexington av, 1828** (6:1641), ws, 60.11 n 113th, 20x73.10; May28; June20'12; 5y5%; Sadie Frolichstein to Lawyers Mtg Co, 59 Liberty. 9,000

m**Madison av, 1539** (6:1610), es, 67.7 n 104th, 16.8x70; June17'12, 5y5%; Alex Block to Cornelia W Slade at Lakewood, NJ. 10,000

m**Madison av, 1539;** sobrn agmt; June17 '12; same & Mary A McCarthy with same.

m**Park av** (5:1375), swc 61st (Nos 58-60), 100.5x35; supplemental & collateral to two mtgs for $70,000 ea; June12; June17'12, due, &c, as per bond; Brearley School (Lim) to Mutual Life Ins Co of NY.

m**Park av** (5:1375), swc 61st (No 60), 100.5x20; ext of $70,000 mtg to July1'17, at 5%; June12; June17'12; Mutual Life Ins Co of N Y with Brearley School (Lim), 17 W 44. nom

m**Park av** (5:1375), swc 61st (Nos 58-60), 2 lots, together 100.5x39; ext of $70,000 mtg to July1'17, at 5%; June12; June17 '12; Mutual Life Ins Co of N Y with Brearley School (Lim) a corpn. nom

m**Pinehurst av** (8:2177), ws, 100.1 n 180th, 100.1x115.7x100x111.2, ss; ext of $22,000 mtg to June15'15, at 4½%; June14; June 15'12; Edw S Clark with Noillacs Co, 223 W 128. nom

m**Post av** (8:2219), swc Emerson, 100x75; ext of mtg for $14,000 to June24'13; 5%; June14; June18'12; Guardian Trust Co of NY with Manatee Co, 165 Bway. nom

m**Park row, 168-70,** see South, &c.

m**Pinehurst av** (8:2177), nec 180th, 100x 101.7x100x100.6; PM; pr mtg $23,250; June 20'12; 1y5%; Emmay Realty Co, 802 W 181 to Geo Backer, 51 Hamilton ter et al. 9,750

m**Vermilyea av** (8:2225), ss, 50 e Academy, 50x100; June20'12; 5y5%; T & G Galardi Co to Carrie S Weiss on ws Haven av, bet 179th & 180th. 38,500

m**Vermilyea av** (8:2225), same prop; certf as to above mtg; June19; June20'12; same to same.

m**Vermilyea av** (8:2225), same prop; pr mtg $38,500; June20'12; 3y6%; same to Bettie Wise, 2173 Bway. 5,000

m**Vermilyea av** (8:2225), same prop; certf as to above mtg; June19; June20'12; same to same.

m**West End av, 800** (7:1870), es, 35 s 99th, 16x80; June17; June20'12; 3y4½%; Mary F McKenna, 800 West End av to Columbia-Knickerbocker Trust Co, 60 Bway trste Jos T Whitehouse. 3,000

m**West End av, 782-6** (7:1870), nec 98th, 50.5x100; June18; June19'12, due Oct1'17; 6%; until completion of bldg & 5½% thereafter; L & M Holding Co to Metropolitan Life Ins Co, 1 Mad av. 275,000

m**West End av, 782-6;** certf as to above mtg; June18; June19'12; same to same.

m**West End av, 583** (4:1250), ws, 30.8 n 88th, —x78.6x20x78.6; pr mtg $26,000; June 5; June18'12; 1y6%; Anna P wife of & Wm Crompton, 583 West End av, to Minnie A Thompson, Dover, NJ. 4,500

m**West End av, 832-8** (7:1872), sec 101st, (No 246), 116.10x100; June12; June18'12, 5y6%, until completion of bldg, 5%, thereafter; Julius Tishman & Sons, Inc, 299 Bway, to N Y Life Ins Co, 346 Bway. 535,000

m**West End av, 832-8;** certf as to above mtg; June17; June18'12; same to same.

m**West End av, 832-8;** sobrn agmt; June 15; June18'12; Akron Bldg Co with same. nom

m**West End av, 832-8;** sobrn agmt; June 14; June18'12; Benj Mordecai with same. nom

m**West End av, 832-8;** sobrn agmt; June 17; June 18'12; David Tishman with same. nom

m**West Broadway, 567-73** (2:538), nec 3d (Nos 55-7), 90x50; pr mtg $100,000; June 14'12, 1y5%; Livingston Holding Co, 37 Liberty, to Robt L Ireland trste Charlotte Brinckerhoff, Bratenahl, Ohio. 60,000

m**West Broadway, 567-73;** certf as to above mtg; June13; June14'12; same to same.

m**1ST av, 1540-2; & 80TH, 401-3 E** (5:1560) ext of $65,000 mtg to June15'15, at 4½%; Mar12; June15'12; New York Protestant Episcopal Public School, a corpn, with Saml Wollheim. nom

m**1ST av, 1855** (5:1558) swc 96th (No 340), 25.8x80; PM; pr mtg $12,000; June14; June 19'12; 2y6%; Madelein Fisher, 1065 Park av to Claude S Stephens, 2469 Grand av. 2,500

m**1ST av, 134-6,** see St Marks pl, 85.

m**1ST av, 179** (2:453), nwc 11th (Nos 343-5), 22.11x100; also 2D AV, 806 (5:1336), n ec 43d (No 301), runs e100xn50.5xw8xs25.2 xw92 to 2 av, xs25.2 to beg; pr mtg $20,000; June18'12, 1y6%; Wadsworth Bldg Co to Robt Gray, 413 W 146. 10,000

m**1ST av, 179, & 2D av, 806;** certf as to above mtg; June18'12; same to same.

m**1ST av, 286** (3:948), es, abt 25 s 17th, 23x94; PM; June18'12; 3y5%; Gertrude A Vanderbeck to Title Ins Co of NY. 11,000

m**1ST av, 134-6** (2:436), nec St Marks pl (No 85), 73.8x20; June18'12, 1y5%; Gustav J Dohrenwend to Emigrant Indust Savings Bank. 4,000

m**1ST av, 1561** (5:1544), nwc 81st (No 355) 23.8x75; June17'12, 5y4½%; Fredk Hothan & Wilhelmina David of Elmhurst, LI, to German Savings Bank, 157 4 av. 18,000

m**1ST av, 1045-49** (5:1350); sal Ls; June20 '12; demand; 6%; Fredk Bollmann & Chas Mayer to F & M Schaefer Bwg Co, 114 E 51. 3,171.20

m**2D av, 1712** (5:1551), es, 25.8 s 89th, 25 x100; June17'12, 5y4½%; Fredk Hothan & Wilhelmina David of Elmhurst, LI, to German Savings Bank, 157 4 av. 18,000

m**2D av, 2497** (6:1792), ws, 25 s 128th, 24.11 x75; pr mtg $14,700; June10; June11'12, 3 y6%; Ida R Stewart to Frances M Thompson Hill at Alston, Mass; corrects error in last issue when amount was omitted. 4,765.10

m**2D av, 806,** see 1 av, 179.

m**3D av, 1816** (6:1628), swc 101st (Nos 196-8), 25.11x98; June13; June14'12, 3y 4½%; Led Realty Co, 1816 3 av, to Eugene A Philbin, 63 W 52, & ano exrs, &c, Adela A Dortic. 25,000

m**3D av 1816;** certf as to above mtg; June13; June14'12; same to same.

m**4TH av, 424-32** (3:859), nwc 29th (Nos 49-53), runs n107.6xw60xs8.9xw20xs98.9 to st, xe80 to beg; bldg loan; June1; June14 '12, due Dec1'13, 6%; Realty Holding Co to Chelsea Realty Co, 135 Bway. 700,000

m**4TH av, 424-32;** certf as to above mtg; June1; June14'12; same to same.

m**5TH av, 1490-1500** (6:1718), swc 120th (No 2), 100.10x136x101.9x123; PM; pr mtg $225,000; June14; June15'12, due Dec14'14, 6%; Gibson-Steingart Constn Co, 118 E 28, to Harry S Frost, 4610 12 av. 35,000

m**5TH av, 1490-1500;** certf as to above mtg; June14; June15'12; same to same.

m**5TH av, 1499-1500;** ext of $225,000 mtg to Dec1'15, at 5%; May2; June15'12; Isabel H Cohen with Baron DeHirsch Fund, a corpn. nom

m**5TH av, 2010** (6:1722), ws, 84.8 s 125th, 16.3x85; June17'12, 5y4½%; Wm E Pruden to Wolcott G Lane, 353 W 84, trste Mary G Edwards. 14,000

m**5TH av, 141-7** (3:849), sec 21st (Nos 2-8), 94x90 PM; June17'12, 5y4½%; Wm S Duncan, Bklyn, to Lawyers Title Ins & Trust Co. 600,000

m**5TH av, 141-7;** PM; pr mtg $600,000; June17'12, 5y4½%; Same to Nathl L McCready, 4 E 75th, et al, trstes for Nathl L McCready will Nathl L McCready. 300,000

m**5TH av, 61,** see South, &c.

m**5TH av, 210,** see South, &c.

m**5TH av, 258-60,** see South, &c.

m**6TH av, 736-44,** see South, &c.

m**8TH av, 2455** (7:1958), ws, 334.6 s 133d, 25.3x100; also 117TH ST, 147 W (7:1902), ns, 200 e 7 av, 25x100.11; pr mtg $18,000; June13; June14'12, due, &c, as per bond; Jennie A wife of & Henry Rosenberg, 323 W 137, to Nellie A Kaliske, 4 W 14. 5,250

m**8TH av, 2357** (7:1953); ext of $17,500 mtg to May28'15, at 5%; May20; June14'12; Jeanie & Effie Duncan with Jno C Bremer & ano exrs Jno H Bremer. nom

m**8TH av, 2131-9,** (7:1848), nwc 115th (Nos 301-5), 100.11x125; certf as to mtg for $90,000 dated Apr26'12; June7; June18 '12; Central Bldg Impt & Investment Co to German Savings Bank.

m**8TH av, 155** (3:741), ws, 38.2 s 18th, 19.6x75; June12; June18'12, due July1'15, 5%; Annie M Conklin & Henry C Ostrander exrs, &c, Jno W Conklin to Kath W A Shrady, 575 Lex av. 800

m**8TH av, 45** (2:626); leasehold; June18 12, demand, 6%; Jno Dwyer, 301 W 12, to Jno Fitzgerald, 529 W 187, & Eugene Kiernan, 503 W 170. 700

m**8TH av, 392** (3:779), es, 114 n 29th, 20x 100; ext of $2,500 mtg to Dec15'09 at 5%; Dec13; June20'12; Saml Heilbroner with Fannie Klein admrx Simon Klein. nom

m**8TH av, 392** (3:779), es, 114 n 29th, 20x 100; pr mtg $12,500; June19; June20'12; due &c as per bond; Julie Metzger, 392 8 av to Martin Paskus, 2 W 86. 5,000

m**9TH av, 440-8** (3:758), sec 35th (Nos 378-80) 98.9x79; ext of $90,000 mtg to July1 '17, at 5%; June3; June15'12; Mutual Life Ins Co of NY with Maze Realty Co.

m**11TH av, 194** (3:695), ses, 74 sw 24th, 24.8x75, leasehold; June17; June18'12; demand; 6%; Francis J McCooey to Saranac Realty Co, 149 Bway. note 5,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

m**Certf** (file) as to mtg or deed of trust dated May1; June10; June17'12; Gulf Fisheries Co to Lincoln Trust Co as trste.

m**Jamaica Hillcrest, B of Q** (miscl); certf as to mtg for $70,000; June14; June18'12; Jamaica Hillcrest Co to Title Guarantee & Trust Co, 176 Bway.

m**Little Neck,** partly in B of Q & Nassau Co (miscl); certf as to mtg for $20,000; June14; June18'12; Waverley Hills Co to Title Guarantee & Trust Co.

m**Garden City, L I** (miscel) certf as to mtg for $900,000; Apr22; June19'12; The Garden City Co to Title Guar & Trust Co, 176 Bway.

m**S 1ST st** (miscel), sws at nws Marcy av, 50x60, Bklyn; certf as to mtg for $30,000; June11; June18'12; Menken Kraus Realty & Constn Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES.

Borough of the Bronx.

m**Chisholm st** (11:2971), ws, 120 n Freeman, runs w100xn7.8xnw17.10xe106 to st xs24.6 to beg; June19'12; 5y5%; Louisa M Trautwein to Lawyers Mtg Co, 59 Liberty. 5,000

m**Coster st, 622-4** (10:2766), es, 520 s Spofford av, 40x100; also COSTER ST, 632-56 (10:2766), es, 200 s Spofford av, 260x100; also FAILE ST, 650-2 (10:2766), es, 200 n Spofford av, 50x100; also FAILE ST, 646 (10:2766), es, 275 s Spofford av, 25x100; also FAILE ST, 630-42 (10:2763), es, 300 s Spofford av, 125x100; also FAILE ST, 623-5 (10:2766), ws, 200 n Randall av, 50x100; also BRYANT AV, 649-57 (10:-2766), ws, 450 n Randall av, 100x100; PM; pr mtg $190,000; June11, due July1'14, 6%; Brown-Weiss Realties, a corpn, to Hunts Point Estates, a corpn, 165 Bway. 15,000

m**Coster st, 632-56,** see Coster, 622-4.

m**East st (*),** ss, 316 e Main, 100x100x80x 100, City Island; PM; May27; June20'12; 5y4%; Alice D Arenfred to Robt Gast, 72 Foxall st, Ridgewood, Bklyn, & ano, exrs Wm Arenfred. 4,500

m**Elsmere pl, S07** (11:2956); ext of $5,500 mtg to June17'17 at 5%; June17; June20 '12; Chas Lehnhoff to Pauline Cahn, 912 Forest av. nom

m**Faile st 623-5,** see Coster, 622-4.

m**Faile, 630-42,** see Coster, 622-4.

m**Faile st, 646,** see Coster, 622-4.

m**Faile st, 650-2,** see Coster, 622-4.

m**Fox st** (10:2712), nwc 163d, 78x74.10x78x 76; June19'12; 5y5%; Sagamore Holding Co to Lawyers Mtg Co, 59 Liberty. 67,000

m**Fox st** (10:2712), same prop; certf as to above mtg; June18; June19'12; same to same.

m**Fox st** (10:2714), ws, 78 n 163d, 47x106.3 x47x106.11; June19'12; 5y5%; Sagamore Holding Co to Alphonse H Kursheedt, 12 W 44. 42,000

m**Fox st** (10:2714), same prop; certf as to above mtg; June18; June19'12; same to same.

m**Freeman st, swc Hoe av,** see Bryant av, es, 150 n Jennings.

m**Freeman st, S13** (11:2968), ns, 80.11 w Prospect av, 25x74; June18'12; 3y5%; Chas H Denninger to Title Ins Co of NY. 4,000

m**Faile st** (10:2764), ws, 120 n Lafayette av, 2 lots ea 40x100; 2 bldg loan mtgs ea $23,000; June13; June14'12; demand; 6%; Kovacs Constn Co to City Mtg Co, 15 Wall 46,000

m**Faile st** (10:2764), same prop; 2 certfs as to above mtgs; June13; June14'12; same to same.

m**Freeman st, nec Bryant av,** see Bryant av, nec Freeman.

m**Hoffman st, sec 187,** see 187 E, sec Hoffman.

m**Haskin st,** see Public sq, ns, lot 46.

m**Jennings st, nwc Southern blvd,** see Southern blvd, nwc Jennings.

m**Kelly st** (10:2713), nec 163d, 125x200 to Tiffany; pr mtg $79,000; June12; June18' 12; 1y6%; Newport Realty Co to Sarah F Deutsch, 62 E 93. 100,000

m**Kelly st** (10:2713), same prop; certf as to above mtg; June12; June18'12; same to same.

m**Lorillard pl, 2388** (11:3054), es, 91.5 s 187th, 16.8x100; June19'12; due &c as per bond; Geo O'Donnell to Title Guar & Trust Co. 2,700

m**Lyvere pl es, S1 s Walker av,** see Waler av, see Lyvere pl.

m**Lyvere pl, sec Walker av,** see Walker av, sec Lyvere pl.

m**Lyman pl, 1364** (11:2970), ws, 227 s Freeman, runs e100.1xse9.2xsw25xw90.11x n25 to beg; June14'12; 1y6%; Adolph Trube to Emil Robitzek, 830 E 163. 2,500

m**Montgomery pl (*)** sws, 75.1 se Walker av, 150x100; pr mtg $6,000; June14; June 18'12; 2y6%; Zerega Realty Co, 1922 E 177 to Alfred Krahmer, 813 Union av. 3,000

m**Montgomery pl (*),** same prop; certf as to above mtg; June17; June18'12; same to same.

m**Macy pl** (10:2688 & 2695), ns, 100 w Hewitt pl, 25x140; June17'12, 5y5%; Louis Schwartzreich to Lawyers Mtg Co, 59 Liberty. 8,000

m**Manida st** (10:2740), sec Garrison av, 90.2x143.8x100x113.5; sobrn of mtg for $15,000 to 3 mtgs aggregating $115,000; June14; June17'12; Burnett-Weil Constn Co, 165 Bway, & Leopold Demuth, 472 West End av, with City Mtg Co, 15 Wall. nom

m**Manida st** (10:2740); same prop; sobrn of mtg for $10,000 to 3 mtgs aggregating $115,000; June14; June17'12; same & Robt E Simon, 1018 E 163. with same. nom

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m**Manida st** (10:2740), nes, at ses Garrison av, 48.2x62x81.4 to av, x70.3; bldg loan; June17'12, demand, 6%; Burnett-Weil Constn Co to City Mtg Co, 15 Wall. 45,000

m**Manida st** (10:2740), sec Garrison av, same prop; certf as to mtg for $45,000; June17'12; same to same.

m**Manida st** (10:2740), nes, 48.2 se Garrison av, 42x100; bldg loan; June17'12; demand; 6%; Burnett-Weil Constn Co to City Mtg Co, 15 Wall. 35,000

m**Manida st** (10:2740), same prop; certf as to above mtg for $35,000; June17'12; same to same.

m**Manida st** (10:2740), ses, 70.3 ne Garrison av, 43.1x101.8x38x81.4; bldg loan; June 17'12; demand; 6%; Burnett-Weil Constn Co to City Mtg Co, 15 Wall. 35,000

m**Manida st** (10:2740), same prop; certf as to above mtg for $35,000; June17'12; same to same.

m**Macy pl, 857** (10:2688), ns, 81.5 e Prospect av, 25x140; pr mtg $8,000; June19; June20'12; installs 6%; Mary Amdur to Herman L Roth, 568 W 148. 2,000

m**Pierce st** (13:3407), ws, 20 nw from stone set at intersection of Division with cl Pierce, runs nw100xsw50xse100 to Pierce xne50 to beg; also JOHNSON AV, nes, being plot bounded n by land now or late Isaac G Johnson, a corpn, w & s by Johnson av e by land above described; also CRESTON AV, (Av A), (11:3170), es, 50 n 181st, 50x130.6; Apr20; June14'12; 1y6%; Joanna M wife Jas J Ronan to Mary J Burns, 461 S Bway, Yonkers, NY. 268

m**Public sq (*)**, ns, lot 46 map made by David B Taylor, Sept30'1835, runs n 150 to Haskin, xe25xs150 to Public sq xw25 to beg; June18'12; due Mar25'15; 5%; Jas O'Brien, 2922 Haskin to Mary R Tully, 507 Mad av. 1,500

m**Augusta pl**, ws, 474.4 n Eastern blvd, 25 x99.1x34.11x99.4; June15; June20'12, due &c as per bond; Arthur H Decker to North Side Mtg Corpn, 391 East 149. 2,200

m**Tiffany st, nwc 163**, see Kelly, nec 163.

m**Vietor or Knox pl** (11:3239), swc Heath av, 100x25; May27; June15'12; 5y5%; Fordham Realty Co to Mrs Frank Leslie, 2039 Bway. 6,000

m**Vietor or Knox pl** (11:3239), same prop; certf as to above mtg; June14; June15'12; same to same.

m**Victor or Knox pl** (11:3239), same prop; sobrn agmt; June14; June15'12; Kingsbridge Real Est Co with same. nom

m**4TH st E (*)**, ss, 172 w Union av, 25x—x 26x87; June12; June14'12; 5y6%; Johanna Shanahan to Mary A Nichols, on ws Pelham rd near City Island rd, Pelham Bay Park. 1,500

m**137TH st, 626 E** (9:2299), ss, 156.6 w Willis av, 25x100; ext of $3,000 mtg to May28'14 at 6%; May27; June14'12; Christian Dippold with Dora Dohrmann, 570 E 137. nom

m**139TH st, 542 E** (9:2266), ss, 100 w St Anns av, 37.6x100; pr mtg $——; June13; June14'12; installs; 6%; Moritz Schwartz, 1567 1 av & Morris Schlossman, 339 E 79 to Security Bank, 1 E 14. 2,000

m**139TH st, 542 E;** ext of mtg for $5,000 to June12'17; 6%; June12; June14'12; Security Bank of NY with Moritz Schwartz, 1567 1 av & Morris Schlossman, 339 E 79. nom

m**140TH st, 576 E** (10:2551), ss, 120.9 e St Anns av, 25x100; ext of $10,000 mtg to June22'15 at 4½%; June15; June18'12; Emigrant Indust Savgs Bank with Timothy Doorley, 1986 Anthony av. nom

m**144TH st, 523 on map 525 E** (9:2271), ns, 225 e Brook av, 25x100; PM; June18'12; 5y 5%; Fredk G Durr to Metropolitan Savgs Bank, 39 Cooper sq E. 2,500

m**152D st, 767 E** (10:2644), ns, 25 w Wales av, 25x86.10x28.11x101.5; June6; June19'12; due &c as per bond; Wm D J McCarthy, Helen D Lewis & Marie R Winters to Title Guar & Trust Co. 5,000

m**156TH st E** (10:2645), ss, at es Forest av, runs e 115.8 to nws Westchester av x sw262.6 to es Forest av, xn214.11 to beg; agmt amending description in mtg to read as above; June17; June18'12; Kellwood Realty Co & Henry Morgenthau Co with Jas F Meehan, 815 Hunts Point av. nom

m**156TH st E, swc Westchester av,** see 156th E, ss, at es Forest av.

m**156TH st E** (10:2665), ss, 34.7 e Tinton av, 25x96.1; pr mtg $9,500; May28; June 15'12; 3y6%; Saml Cowen to Israel Leibson, 763 E 156th. 2,500

m**156TH st E, swc Westchester av,** see Forest av, sec 156.

m**156TH st E, sec Forest av,** see Forest av, sec 156.

m**160TH st E** (9:2407), ns, 92 e Courtlandt av, runs n101.4xe50xs101.4 to st xw 50 to beg; also STRIP 1.4 lying in front; pr mtg $5,000; June19'12; 3y5%; Florence Stolz to Francis Stolz, 390 E 153. 1,600

m**163D st E, nec Kelly,** see Kelly, nec 163.

m**163D st E, nwc Tiffany,** see Kelly, nec 163d.

m**163D st E, nwc Fox** see Fox nwc 163.

m**165TH st E** (10:2749), ss, 60 e Hoe av, 40x110; June17'12; 3y5%; W O Constn Co 773 Westchester av to Empire City Savgs Bank, 231 W 125. 37,500

m**165TH st E** (10:2749), same prop; certf as to above mtg; June17'12; same to same.

m**165TH st, E** (10:2749), same prop; sobrn agmt; June17'12; American Real Estate Co with same. nom

m**165TH st E, sec Hoe av,** see Hoe av, sec 165.

m**167TH st, 1015 E,** see Bryant av, es, 150 n Jennings.

m**172D st E, sec Park av,** see Park av, sec 172.

m**173D st E, swc Weeks av,** see Weeks av, swc 173.

m**175TH st, E** (11:2958), ns, 57.10 e Mohegan av, 22.11x89.2x22.6x93.8; pr mtg $1,000; June18; June20'12; installs; 6%; Jas F Brady to Bank Clerks' Co-op Bldg & Loan Assn, 26 Bway. 1,600

m**176TH st, 673 E** (11:2946),; also CROTONA AV, 1879-83; asn rents for $7,500; June10; June17'12; Nulaw Realty & Constn Co, 320 Bway to Gertrude Lenetska, 858 Kelly. nom

m**176TH st, 673 E;** also CROTONA AV, 1879-83; consent of stockholders to above; June10; June17'12; same to same.

m**177TH st, 37 W** (11:2862), ext of $9,250 mtg to May1'15 at 5%; June10; June17'12; Emily E Schwarz with Dorothy E Mugler, 1905 Davidson av. nom

m**178TH st, 500 E,** see Bathgate av, 1952-4.

m**178TH st E, sec Lafontaine av,** see 111th, 31-5 W, Manhattan.

m**178TH st E, swc Mapes av,** see Prospect av, ses, 242.10 ne Tremont av.

m**178TH st E, sec Prospect av**, see Prospect av, ses, 242.10 ne Tremont av.

m**180TH st, ec Boston rd**, see Boston rd, 2102-6.

m**180TH st E** (11:3036), ss,141.6 e Park av, runs s110.10xe45xn25xe2xn43xe3.6xn 42.10 to st xw50 to beg; June13; June14 '12; due &c as per bond; Melillo Constn Co a corp to Manhattan Mtg Co, 200 Bway. 31,000

m**180TH st E** (11:3036), same prop; certf as to above mtg for $31,000; June13; June 14'12; same to same.

m**180TH st E** (11:3036), ss, 116 e Park av, runs s135.10xe25xn25xe0.6xn110.10 to st xw25.6 to beg; June13; June14'12; due &c as per bond; Melillo Constn Co a corpn to Manhattan Mtg Co, 200 Bway. 21,000

m**180TH st E** (11:3036), same prop; certf as to above mtg for $21,000; June13; June 14'12; same to same.

m**180TH st, 790 E,** see Mapes av, 2081.

m**181ST st E** (11:3081), ss, 84.8 w Belmont av, 34.8x115x33.6x106.5; June17'12; 3y5%; Sole Realty & Constn Co to Dollar Savgs Bank, 2808 3 av. 22,000

m**181ST st E** (11:3081), same prop; certf as to above mtg; June17'12; same to same.

m**181ST st E** (11:3081), ss, 50 w Belmont av, 34.8x106.6x35.7x99.11; ext of $22,000 mtg to June1'15 at 6%; June17'12; Greenwich Mfg Co with Sole Realty & Constn Co, 641 E 183. nom

m**187TH st E** (11:3065), sec Hoffman, 69.3x90.1x67.6x90.1; bldg loan; June14; June15'12; demand; 6%; Cosenzo Bldg Co to Jas G Wentz, 335 West End av. 47,000

m**187TH st E** (11:3065), same prop; certf as to above mtg; June 14; June 15'12; same to same.

m**193D st E, sec Bainbridge av,** see Marion av, 2585.

m**193D st, 650 E,** see Marion av, 2585.

m**205TH st, 310 E** (12:3345), ss, 75.4 w Hull av, 25.1x79.1x25x81.6; pr mtg $——; June11; June17'12, due Oct11'12; 6%; Karnig M Mugrdichian to Jno G Gueovjian, 310 E 205. 450

m**215TH st, E (*)**, ns, 352 w Barnes av, runs w43xn66xw60xn94xe108xs164 to beg Wmsbridge; ext of $6,000 mtg to June1-14 at 6%; June1; June19'12; Carmine Perillo with Michl Brennan, 3617 White Plains av. nom

m**221ST st E (*)**, ns, 77.6 e Carpenter av, 27.6x105, Wakefield; June14; June17'12; 1y 6%; Edw Kearns to Matilda J Edel, 640 E 220. 500

m**222D st E (*)** ns, 305 e Barnes av 2 lots ea 25x114, except part for st; 2 mtgs ea $3,500; June14; June19'12; due &c as per bond; Wm Ringelstein, Mt Vernon, NY, to Jno T Farrel, 47 Elm, Morristown, NJ, & ano trstes Jno Farrel. 7,000

m**222D st E (*)**, same prop; 2 PM mtgs ea $750; 2 pr mtgs $3,500 ea; June14; June19 '12; 2y6%; same to Chas H Baechler, 1762 Walker av. 1,500

m**227TH st E (*)**, ss, 30 e 5 av, 22.6x114; June10; June19'12; due &c as per bond; Marie N Silbert to Tripoli Realty Co, 2112 Quarry rd. 70

m**229TH st E,** swc 5 av, see 5 av, swc 229

m**236TH st, E (*)**, ss, 355 e Carpenter av, 50x100, Wakefield; ext of $1,200 mtg to July1'15 at 5½%; June17; June19'12; Maurice Goldberger with Fredk Dillmuth, Jr, 380 E 161. nom

m**236TH st E (*)**, ss, 105.6 e Carpenter av, 100x114; pr mtg $15,375; June10; June20 '12; 1y6%; Koellsted Contrg Co to Jno K Burton & Alex Fenton, Mt Vernon, NY & ano. 3,500

m**238TH st, E** (12:3372), ss, 200 w Kepler av, 25x100; June19; June20'12; installs 6%; Archibald H Murdock to NY & Suburban Co-op B & L Assn, 147 E 125. 4,400

m**239TH st, 634-6 E (*)**, sws, 50x100;; pr mtg $——; June8; June17'12; 3y6%; Rosaria Lagana to Martin N O'Donnell, 301 E 204. 1,400

m**261ST st W** (13:3423), ns, 86.4 e Spencer av, 37.6x89; also 261ST ST W (13:3423) ns, 48.10 e Spencer av, 37.6x89; June14; June15'12; 3y without int; Zay H Grant to Sydney Grant, 607 W 139. 3,500

m**261ST st W, ns, 48.10 e Spencer av,** see 261st W, ns, 86.4 e Spencer av.

m**Alexander av, 315** (9:2315), ws, 25 s 141st, 25x75; ext of $12,500 mtg to Mar8'16 at 5%; Mar8; June17'12; Title Ins Co of NY with Fannie Cherey, 515 Alex av. nom

m**Arthur av, sec Pelham av,** see Pelham av, sec Arthur av.

m**Bryant av** (11:2999), es, 105 s Jennings, 20x100; ext of $8,000 mtg to June17'17 at 5%; June17; June20'12, due &c as per bond; Louisa Varet with Nathalie Wiener, 1342 Bryant av. nom

m**Bainbridge av, sec 193,** see Marion av, 2585.

m**Beaumont av** (11:3103), es, 170 s 187th, 50x100; pr mtg $——; June17; June18'12; due &c as per bond; Kathleen Slattery to Manhattan Mtg Co, 200 Bway. 3,500

m**Bryant av** (11:3000), es, 150 n Jennings, 50x100; also BRYANT AV, 1125 (10:2751), swc 167th (No 1015), 100x75; also BRYANT AV, 1130, 1134 & 1138 (10:2754), es, 92.8 n 167th, 100x100; also HOE AV, 1235 (11:-2979), ws, 50 s Freeman, 18.8x65.1x18.8x 63.9; also HOE AV, 1237 (11:2979), swc Freeman, runs w100xs60.11xe36.1xn5.10xe 63.9 to Hoe av xn50 to beg; also HOE AV, 1222-6 (11:2986), es, 125 s Freeman, 75x 100; June19'12; 1y6%; Saml Lyttle, 1224 Hoe av to Greenwich Mtg Co, 391 E 149. 3,500

m**Bryant av 1130-34 & 38,** see, Bryant av, es, 150 n Jennings.

m**Bryant av, 1125,** see Bryant av, es, 150 n Jennings.

m**Bathgate av, 1952-4** (11:3043), sec 178th (No 500), 60.6x93.5x60.6x91.3; PM; pr mtg $——; June14; June17'12; 3y5½%; Henry Reubert to Reliable Constn Co, Inc, 1126 Union av. 10,500

m**Boston rd** (11:2978), ses, 137.9 s from ws So blvd, runs se64.10 to ws, So blvd, xs 63xnw50xs84xse5.2xs21xnw100 to rd, xne 150 to beg, bldg loan; June13; June17'12; Kellwood Realty Co to City Mtg Co, 15 Wall. 45,000

m**Boston rd** (11:2978), same prop; certf as to mtg for $45,000; June17'12; same to same.

m**Boston rd** (11:2978), same prop; sobrn agmt of mtg for $30,000 to mtg for $45,-000; June13; June17'12; Ekin Holding Co, 103 Park av with same. nom

m**Barker av, 3328 (*)**, es, 266.8 n Rosewood, 33.4x125; June17'12, due &c as per bond; Mary A Jung to Title Guar & Trust Co. 2,500

m**Boston av** (12:3254), ses, 442 ne Perot, 74.6x72.6x25.7x79.11; pr mtg $——; June 12; June17'12, due May5'14; 6%; Jos & Jennie Polsenski to Jule A Cahn, 92 Hamilton av, Yonkers. 1,284.55

m**Bryant av** (11:2999), nec Freeman; sal Ls; June15; June17'12; demand; 6%; Leopold Weinberg & Nathan Tamler to Lion Bwy, 105 W 108. 1,000

m**Boynton av (*)**, es, 100 n 172d, 50x100; June14; June15'12; 5y5%; Benj Silverman & Harry Braverman to American Real Estate Co, 527 5 av. 4,200

m**Boston rd, 2102-6** (11:3140), cor 180th; sal Ls; June13; June15'12; demand; 6%; Jno Schoeck to Rudolph Oelsner, 135 W 72. 4,965.19

m**Becker av (*)**, ss, 50 w Matilda, 50x 100; June19; June20'12; due Feb1'15; 6%; Jno Rotando to Chas F Halsted, 174 Prospect pl, Brooklyn, trus Mary J Halsted. 4,000

m**Becker av (*)**, same prop; pr mtg $4,-000; June19; June20'12, due Aug20'12; 6%; same to Wm T Mapes, 665 E 242. 448.65

m**Bryant av, 649-57,** see Coster, 622-4.

m**Courtlandt av, 910** (9:2408), es, 27.11 n 162d, 27.11x115x25x127.6; June20'12; 3y5%; Union Street Realty Co to Metropolitan Savings Bank, 59-61 Cooper Sq E. 5,000

m**Courtlandt av, 910,** certf as to above mtg; June18; June20'12; same to same.

m**Clinton av, 1976** (11:3093), es, 25 s 178th, 25x100; pr mtg $6,000; June17; June18'12; 2y6%; Wm A Maybach, 764 Home to Rachel Singer, 2540 Grand av. 1,000

m**Concord av** (10:2578), ws, 200 s 147th, 100x100; PM; May24; June18'12; 5y5%; Anna Gallick to Oscar Taussig, 57 E 58, admr Jos Taussig. 9,000

m**Creston av** (11:2808), ses, 63.8 ne Bush, runse88.7xn32.4xw77.6 to av xsw33 to beg; June17; June18'12; 3y6%; Frank A Schorer, 2241 Tiebout av, to Josef Nicolini, 2567 Decatur av. 7,000

m**Cornell av, nwc Harrington av,** see Harrington av, nwc Mapes av.

m**Clasons pt rd (*)**, es, 125 s O'Brien av, 25x111.6; June17'12; 3y5½%; Guiseppe Botta, 942 E 165 to Minnie J Douglass, 1102 Nutmeg, San Diego, Cal. 5,000

m**Cauldwell av, 906** (10:2631), es, 340 n 161st, 20x125; June17'12, due &c as per bond; Victoria M Corbett to Title Guar & Trust Co. 5,000

m**Crotona av, 1879-83,** see 176th, 673 E.

m**Clinton av, 2066** (11:3094), es, 22 n Oakland pl, 22x100; pr mtg $800; June14; June 17'12 due July1'15; 6%; Thos J Eustace to Stephen Garland, 1737 Holland av. 400

m**Creston av,** es, 50 n 181st, see Pierce, ws, 20 nw fr stone, &c.

m**Chatterton av (*), ns,** being lot 259 w ½ lot 260 map Pugsley Estate, 37.6x103; June 14'12; 3y5½%; Elise Bentz to Jno Fippinger on Bronxdale av nr Hunt av. 3,000

m**Chatterton av (*)**, ns, being lot 261 & e ½ lot 260 map Pugsley Est, 37.6x103; June14'12; 3y5½%; Elise Bentz to Jno Fippinger on Bronxdale av oposite Hunt av. 3,000

m**Concord av, 496** (10:2580), es, 20 n 147th, 19.8x100; June13; June14'12; due July1'15; 5%; Hyman Grossman to Henry Wakeling at New Rochelle, NY. 5,500

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m**Crotona av** (11:3102), es, 300 n 183d, 50x 100; June10; June19'12; 5y5%; Onawin Constn Co to Jacob Schmitt, 572 E 166. 34,000

m**Crotona av** (11:3102), same prop; certf as to above mtg; June19'12; same to same. ——

m**Crotona av** (11:3102), same prop; sobrn agmt; June18; June19'12. same to same. ——

m**Daly av** (11:2985) ws, 101 s Tremont av, 50.6x100; June13; June19'12; demand; 6%; Merrell Realty Co to City Mtg Co, 15 Wall. 32,000

m**Daly av** (11:2985), same prop; certf as to above mtg; June19'12; same to same. ——

m**Daly av** (11:2985), same prop; two sobrn agmts; June13; June19'12; Edgar Whitlock with same. nom

m**Daly av** (11:2985), same prop; sobrn agmt; June13; June19'12; Jos E Johnson with same. nom

m**Decatur av, 3082** (12:3331), es, 300 s 204th or Woodlawn rd, 25x120; June18; June19'12, due &c as per bond; Jno Tauer to Sarah J Maxwell gdn Chauncey B Maxwell & ano Stockbridge, Mass. 8,500

m**Doris av, swc Lyon av,** see Lyon av, swc Doris av.

m**Dyre av, es, 243.6 n Conner,** see Dyre av, es, 225.6 n Conner.

m**Dyre av (*),** es, 225.6 n Conner; 2 lots ea 18x100; 2 mtgs ea $1,200; 2 pr mtgs $3,500; June14; June15'12; 3y6%; Fine & per bond; Fine & Falk, Inc, 1358 43d, Bklyn, to First Mtg & Real Estate Co, 165 Bway. 2,400

m**Dyre av (*),** es, 225.6 n Conner, 18x100; also DYRE av (*), es, 243.6 n Conner, 18 x100; certf as to two mtgs for $1,200 ea; June14; June15'12; Falk & Fine Inc to First Mtg & Real Estate Co. ——

m**Dyre av (*),** es, 81.6 n Conner, 7 lots ea 18x100, 7 mtgs ea $1,300; 7 pr mtgs ea $3,500; June14; June15'12, 3y6%; Fine & Falk Inc, 1358 43d, Bklyn, to Dyre Ave Realty Co, 165 Bway. 9,100

m**Dyre av (*),** es, 81.6 n Conner, 7 lots, ea 18x100; certf as to 7 mtgs for $1,300 ea; June14; June15'12; Fine & Falk Inc to Dyre Ave Realty Co, 165 Bway. ——

m**Eastburn av, 1754** (11:2796); agmt as to share ownership in mtg; June17; June 18'12; Bronx Investing Co with Stephen H Jackson. nom

m**Fordham av (*),** ss, 80 e from 20 ft roadway, being lot 11, map prop Livinia E Bell, City Island, 25x100; June1; June 20'12; 1y6%; Jas D Bell to Paulina Spindler, 61 Fordham av. 1,000

m**Forest av, sec 156,** see 156th E, ss, at es Forest av.

m**Forest av, nec Westchester av,** see 156th E, ss, at es Forest av.

m**Fairfax av, ws, 125.10 n Town Dock rd,** see Town Dock rd, ns, 55 w Fairfax av.

m**Fordham rd E, ns, 128.3 e Jerome av,** see Jerome av, 2460.

m**Fordham rd, 401 E,** see Jerome av, 2460.

m**Forest av** (10:2645), sec 156th, runs e along st, 150.8 to nws Westchester av, xsw262.5 to es Forest av, xn214.11 to beg, a gore blk; June17'12; 5y5%; Kellwood Realty Co, 815 Hunts Pt av to Brooklyn Savgs Bank, 141 Pierrepont, Bklyn. 110,000

m**Forest av** (10:2645), same prop; certf as to mtg for $110,000; June17'12; same to same. ——

m**Forest av** (10:2645), same prop; sobrn of mtg for $8,500 to mtg for $110,000; June 17'12; same & Henry Morgenthau Co, 165 Bway with same. nom

m**Garrison av, ses at nes Manida,** see Manida nes, at ses Garrison av.

m**Garrison av, sec Manida,** see Manida, sec Garrison av.

m**Grand av** (11:2850), es, 300 n 175th, 25x 100; June14'12, 2y6%; Adam Wolf to Josephine S Gibney, 361 E 140. 1,500

m**Grant av** (9:2450), es, 100 n 167th, 350x 100; PM; pr mtg $——; June14; June15'12, 2y6%; Hannah Schwab to Yorktown Realty Co, 3436 Bway. 14,000

m**Haviland av (*),** ss, 405 w Olmstead av 50x108, Unionport; May2; June19'12, due &c as per bond; Fides Land Co to Chas Rosa, 295 York, Jersey City, NJ. 2,000

m**Haviland av (*),** same prop; certf as to above mtg; May2; June19'12; same to same. ——

m**Hoe av, 1222,** see Bryant av, es, 150 n Jennings.

m**Hoe av, 1237,** see Bryant av, es, 150 n Jennings.

m**Hoe av, 1235,** see Bryant av, es, 150 n Jennings.

m**Harrington av, nwc Cornell av,** see Harrington av, nwc Mapes av.

m**Harrington av (*),** nwc Mapes av, 25x 100, also HARRINGTON AV (*), nwc Cornell av, 25x100; June14; June17'12, due Oct 14'12; 6%; Edwin H Mayes to Bronx Security & Brokerage Co, 258 E 138. 700

m**Hoe av** (10:2749), sec 165th, 110x60; June 17'12; 3y5%; W O Constn Co, 773 Westchester av to Empire City Savgs Bank, 231 W 125. 62,500

m**Hoe av** (10:2749), same prop; certf as to above mtg; June17'12; same to same. ——

m**Hoe av** (10:2749) same prop; sobrn agmt June17'12; American Real Estate Co with same. nom

m**Hill av (*),** ws, 275 n Randall av, 25x 100; PM; June1; June14'12; 1y6%; Annie Metzler to Realty & Commercial Co, 30 Church. 400

m**Hill av (*),** ws, 300 n Randall av, 25x 100; PM; June1; June14'12; 1y6%; Robt Pickens to Realty & Commercial Co, 30 Church. 400

m**Heath av, swc Vietor or Knox pl,** see Vietor or Knox pl, swc Heath av.

m**Hughes av** (11:3073), ws, 200 s 186th, 75x87.6; bldg loan; June14; Junne15'12, 1y 6%; European Constn Co to Prospect Investing Co, at Purchase, NY. 34,000

m**Hughes av** (11:3073),; same prop; certf as to above mtg; June14; June15'12; same to same. ——

m**Honeywell av** (11:3124), ws, 228.4 n 180th, 86.1x140.2; pr mtg $13,500; June14; June15'12, due, &c, as per bond; Alfonso Di Blasi to Tommaso Giordano, 864 E 180. 890

m**Hill av (*),** ws, 300 n Randall av, 25x 100; PM; June13; June14'12, 3y6%; Robt Pickens to Chas P Hallock, 2070 Honeywell av. 2,000

m**Hill av (*),** ws, 275 n Randall av, 25x 100; PM; June13; June14'12, 3y6%; Annie Metzler to Aug J Freutel, 533 Bergen av. 2,000

m**Honeywell av** (11:3124), nws, 243 n 180th, 22x150, except part for av; June13; June14'12, due as per bond, 5%; Carlotta Chiaffarelli to Silvia Chiaffarelli, 2119 Honeywell av. 1,000

m**Honeywell av** (11:3124),; same prop; June13; June14'12, due, &c, as per bond; same to Laura C Palmieri, 2119 Honeywell av. 1,000

m**Jerome av, 2460** (11:3189), nec Fordham rd (No 401)E, 91x126.11x89.5x126.11; also FORDHAM RD E, late Highbridge rd (11: 3189), ns, 128.3 e Jerome av, 25x184, except part for Fordham rd; June14; June15 '12, 1y5%; Henry U Singhi to Nettie Lynch, cor Jerome av & Fordham rd. 55,000

m**Lyon av (*),** swc Doris av, 75x101.11, except part for Doris av; June15; June18 '12; due &c as per bond; Jas V Ganly to Title Guar & Trust Co. 6,000

m**Lyon av (*),** same prop; pr mtg $6,000; June18'12; 3y6%; same to Magdalena Eid at Garrison, NY. 1,500

m**Laconia av (*),** ses, 75 ne 232d, 25x100; PM; pr mtg $2,500; June15; June17'12; 3y 4%; Henry Lamperty to Angel Caimi, 4180 Laconia av. 1,260

m**Lafontaine av, sec 178th,** see 111th, 31-5 W, Manhattan.

m**Mapes av** (11:3109), ws, 184.5 s 180th, 88x144.9; June14; June15'12, 3y5½%; Sarah Gluck, 442 W 164th, to Chas S Appleby, 613 7 av, Asbury Park, NJ, & ano trstes Leonard Appleby. 9,500

m**Mapes av, nwc Harrington av,** see Harrington av, nwc Mapes av.

m**Mapes av, 2081** (11:3109), swc 180th (No 790), 88x22.2; PM; pr mtg $8,500; June18; June19'12; due &c as per bond; Julius H Giese to Rosa C Klinkel, 817 Elsmere pl. 5,500

m**Mapes av, swc 178th,** see Prospect av, ses, 242.10 ne Tremont av.

m**Morris av** (12:3318), ws, 100.4 n 196th, 50.2x110x50x106, except part for av; June 18'12; 3y; % as per bond; Etta V Donnelly to Wm H Rolston, 47 W 48 & ano trstes Rosewell G Rolston. 6,000

m**Marion av, 2585** (12:3286), swc 193d (No 650), 19.3x156.4 to es Bainbridge av x61.6x 163.9; pr mtg $15,700; Mar14; June18'12; 1y 6%; Jennie, Jas & Eliz Hart to Jeremiah P Murphy, 324 Convent av. 3,046.30

m**Melrose av, 924** (9:2384), sal Ls; June10; June18'12; demand; 6%; Julius Hertel to A Hupfel's Sons, 842 St Anns av. 6,000

m**Parker av (*),** sws, 50 nw St Raymond av, 25x100, except part for Parker av, given to secure payment of asn of award; May28; June14'12, due &c as per bond; Angela R wife Nicolas Zeccola, 1605 Parker av to Hugo C Cook, 2311 St Raymonds av. 900

m**Prospect av** (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150.2 to nws Mapes av xne52 to 178th xnw150.2xne 0.4xnw150.2 to av xsw52 to beg, except pt for sts; pr mtg $23,000; May15; June18'12; due &c as per bond; Harrie Constn Co to Jno Schreyer, 53 W 83. 25,250

m**Powell av (*),** ns, 105 e Havemeyer av, 33.4x108, Unionport; PM; June15; June18 '12; 2y3%; Chas H Ahlin to Sidney B Hickox, 2246 Gleason av. 550

m**Pelham rd (*),** es, 71 n road leading to Throggs Neck, runs e117 to the old rd or passageway to a post xn43.11xn50xw111.3 to Pelham rd xs109.6 to beg; June17; June 18'12; 3y5%; Mary L wife of & Jas E Hefferman to Chas P Hallock, 2070 Honeywell av. 5,000

m**Park av** (11:2904), sec 172d, 34.9x95x34.7 x95; pr mtg $——; June19'12, due &c as per bond; Ernst Keller Constn Co to Manhattan Mtg Co, 200 Bway. 29,000

m**Park av** (11:2904), same prop; certf as to above mtg; June19'12; same to same. ——

m**Park av** (11:2904), es, 72.2 s 172d, 37.6x 100; pr mtg $——; June19'12, due &c as per bond; Ernst Keller Constn Co to Manhattan Mtg Co, 200 Bway. 25,000

m**Park av,** (11:2904), same prop; certf as to above mtg; June19'12; same to same. ——

m**Park av** (11:2904), es, 34.9 s 172d, runs e95xs25xe5xs12.6xw100 to beg, xn37.6 to beg; pr mtg $——; June19'12, due &c as per bond; Ernst Keller Constn Co to Manhattan Mtg Co, 200 Bway. 24,000

m**Park av** (11:2904), same prop; certf as to above mtg; June19'12; same to same. ——

m**Pelham av** (11:3078), sec Arthur av, 15x 98.5x16.5x95.2; ext of $10,000 mtg to July 2'15 at 5%; June18; June20'12; Gaetano Del Bello et al trste Angelo di Ciocca with Augusta Ilg, 600 Fordham rd. nom

m**Southern blvd, 1300** (11:2980), es, 186.6 n Freeman, 50x100x50x99.11; June15; June 17'12, due &c as per bond; Danl Augustus Realty Co, 30 Church to Louis Stern trste Bernhard Stern, 32 W 23. 19,000

m**Southern blvd, 1300;** certf as to above mtg; June15; June17'12; same to same. ——

m**Southern blvd, 1300;** pr mtg $19,000; June 15; June17'12, due &c as per bond; same to Paul M Gomberg, 2360 Lorillard pl. 4,000

m**Southern blvd, 1300;** certf as to above mtg; June15; June17'12; same to same. ——

m**Southern blvd, ws, abt 137.9 s Boston rd,** see Boston rd, ses, 137.9 s from ws Southern blvd.

m**Sedgwick av, 2585** (11:3237), ws, 548.5 s Kingsbridge rd, 37.5x115.1x37.8x118.5; June14'12, 5y5%; Fordham Realty Co to Arthur A Fowler, 111 E 61. 10,000

m**Sedgwick av, 2585;** consent & certf as to above mtg; same to same. ——

m**Southern blvd, 463,** see Tinton av, 484-6.

m**Southern blvd, 547** (10:2683), ns, 587.6 w Av St John, 37.6x105; PM; June17; June 18'12; due &c as per bond; Richd H Mitchell to Jacob Wicks Jr, 701 Mad av. 35,000

m**Southern blvd** (11:2980), es, 186.5 n Freeman, 50x100; certf as to correction of name of mortgagee in mtg dated Nov23'11; June15; June17'12; Danl Augustus Realty Co to Geo M Fleischmann Co. ——

m**Southern blvd** (11:2977), nwc Jennings, 25x100; PM; pr mtg $——; June17; June 18'12; 1y5%; Value Realty Co to Thos Carroll, 16 E 129. 7,750

m**Spuyten Duyvil rd** (13:3407), nws, abt 15 sw 230th (if extended) mort reads 39 sw land Jas A Church, 60x75; certf as to mtg for $4,500; June12; June17'12; Underwriters' Press, a corpn to Edgehill Terraces Co, a corpn. ——

m**Spuyten Duyvil rd** (13:3407), same prop; certf as to mtg for $7,500; June12; June 17'12; same to Alfred Themans. ——

m**Tremont av E** (11:2956), ss, 400 w Marmion av, 50x100; pr mtg $7,000; June14; June15'12, due, &c, as per bond; Jno McNulty, 3058 Bainbridge av, to Gerard Kilp, 121 W 137. 7,000

m**Tinton av, 484-6** (10:2582), es, 120.5 n Southern blvd, runs n50xe100xs22.4 to nws Southern blvd (No 463) xsw33.4xw81.4 to beg, except pt for blvd; pr mtg $——; June14; June18'12; demand; 6%; Fox St Constn Co, 35 Nassau to Milton S Hoffman, 49 W 95. 400

m**Tinton av, 484-6;** certf as to above mtg; June14; June18'12; same to same. ——

m**Tinton av, 484-6;** pr mtg $9,900; June14; June18'12; 1y6%; same to Jno Kroog, 921 E 172. 250

m**Tinton av, 484-6;** certf as to above mtg; June14; June18'12; same to same. ——

m**Tremont av** (11:2950), sws, 75 nw Clinton av, 25x99.10x25x99.9; bldg loan; June 18; June19'12; 3y5%; Frank & Jos E Ramsteck to Mary Van Dyke Corell extrx Benj F Corell, 152 Clinton av, Yonkers, NY. 7,500

m**Town Dock rd (*),** ns, 55 w Fairfax av, 54.6x84.5x50x106.8; also FAIRFAX AV (*), ws, 125.10 n Town Dock rd, 150x100; PM; June17; June18'12; 1y5½%; Estates Development Co to Tuben Realty Co, 15 E 4. 3,000

m**Unionport rd (*),** ws, 78 s Van Nest av, 26x121x25x—; June14'12, demand, 6%; Rosa Maurer to Bernheimer & Schwartz Pilsener Brewing Co, Ams av & 128th. 1,000

m**Union av** (10:2669), ws, 91.2 n 163d, 72.10x132.2x72.11x132.2; PM; pr mtg $60,000 June19; June20'12; 5y6%; Meyer M Dantzig & Mollie Glantz to Kramer Contrg Co, 35 Nassau. 15,000

m**Union av** (10:2669); PM; pr mtg $75,000; June19; June20'12; Installs; 6%; same to same. 2,400

m**Union av** (10:2669), ws, 91.2 n 163d, two lots ea, 72.10x132.2; two mtgs, ea $60,000; June7; June20'12; 5y5%; Kramer Contracting Co to Title Ins Co. 120,000

m**Union av** (10:2669); same prop; two certfs as to above mtgs; June7; June20 '12; same to same. ——

m**Union av** (10:2669), ws, 164 n 163d, 72.10x132.2; sobrn agmt; June7; June20'12; Abel King & Isaac Schorsch with Title Ins Co of NY. nom

m**Vyse av** (11:2989), ws, 225 n 172d, 25x 100; ext of $5,750 mtg to Aug20'17 at 5%; June1; June19'12; Eliz F Gregory with Ladislav Matusek, 1547 Vyse av. nom

m**Walker av (*),** sec Lyvere pl, runs se 81.6xne74.6xnw85 to av, xsw50 to beg; also Lyvere pl (*), es, 81 s Walker av, runs e74.6xse104.3xw108.4 to pl, xn100 to beg; June14'12, due &c as per bond; Jno J Honohan, 2438 Lyvere pl to Thos Lenane 18 W 82. 8,000

m**Wellman av (*),** ss, 125 e Mayflower av, 25x181.4x27x191.8; June15; June17'12, due &c as per bond; Antonio Uvaro or Ywaro to Mamie Cohn, 1018 E 163. 2,000

m**Westchester av, swc 156,** see Forest av, sec 156.

m**Weeks av** (11:2793), swc 173d, 84x95; pr mtg $9,500; June17'12; demand; 6%; Marcus Rosenthal to Harold Nathan, 145 W 76. 2,000

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m**Walton av** (11:3186), ws, bet 182d & 183d, being lot 78 blk 3186 tax map; transfer of tax lien for yrs 1874 to 1908, assessed to an unknown; May29'11; June 18'12; 3y6%; City of NY to Milo J White 22 W 1, Mt Vernon, NY. 2,695.42

m**Westchester av, swc 156th**, see 156th E, ss, at es Forest av.

m**Westchester av, nec Forest av**, see 156th E, ss, at es Forest av.

m**3D av, 331S** (10:2607), es, 195.8 n 164th, 30x66x28.6x60; June20'12; 5y5%; Frances H Molloy to Josephine G Buckley, 58 E 73. 12,000

m**5TH av (*)**, ws, 353 s Kingsbridge rd, 25x100; June12; June14'12; 3y6%; Harold S Roys to Mary H King, Mt Vernon, NY. 400

m**5TH av (*)**, swc 229th, 114x105, Wakefield; June18'12; due Dec18'12; 6%; Hirsh Solotaroff to Louis Rubman, 907 Prospect av. 250

m**Wales av** (10:2851), es, 250 s 149th, 25x100; June18'12; due &c as per bond; Reedy Constn Co to Title Guar & Trust Co. 12,000

m**Wales av** (10:2851), same prop; certf as to above mtg; June18'12; same to same.

m**Westchester av, 452-4** (9:2294), ss, 253 e Bergen av, 28x54.2x33.7x72.8; PM; June17; June18'12; due &c as per bond; Sara Teitelbaum & Rose Haber to Jas Forbes, 152 E 35. 10,000

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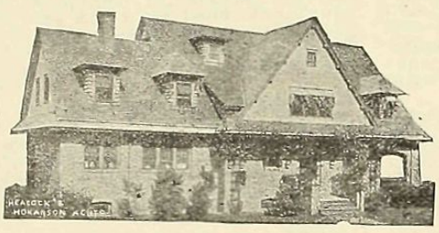

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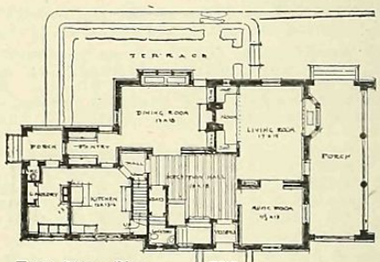
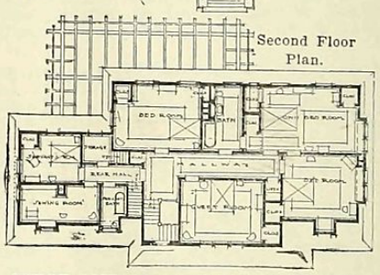


First Floor Plan.



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