

FEBRUARY 24, 1912

## COURT OF APPEALS DECISION CAUSES A STIR

It Removes Apartment Houses from the Jurisdiction of the Tenement Department and Causes an Emergency Bill to be Introduced at Albany.

THE decision handed down by the Court of Appeals on Tuesday of last week in the case of Otto Grimmer vs. the Tenement House Department of the City of New York has created a lively stir. It upsets the definition of a tenement house which has prevailed heretofore and apparently removes apartment houses from the jurisdiction of the Tenement House Department. The decision is to the effect that section 9 of the Building Code of 1899, which recognizes apartment houses as a class of buildings distinct from tenement houses, was not repealed by the Tenement House Act of 1901.

The Act of 1901 was of course intended by its framers to embrace such houses as the Building Code termed apartment houses. Hence, the supporters of the Act have this week procured the introduction of an ordinance in the Board of Aldermen and of a bill in the Legislature to repeal Section 9 of the Building Code. The purpose of the ordinance and of the bill is to restore the interpretation of a tenement house under which the Tenement House Department has acted since its organization. Under an emergency message from the Governor, the bill passed both houses of the legislature yesterday.

Meanwhile a number of prominent real estate men who claim that this interpretation has prevented certain desirable forms of apartment house construction, have united in opposition to the repeal of Section 9 of the Building Code, at least until the Tenement House Act is modified in so far as it relates to apartment houses. Last week's decision, they say, offers an opportunity which should not be neglected of framing an equitable distinction between tenement houses and apartment houses, without removing the latter from the jurisdiction of the Tenement House Department. This opinion found expression yesterday at a meeting of the Allied Real Estate Interests. It will no doubt be acted upon despite the fact that the bill has been passed.

### A Tenement Defined.

The Tenement House Act of 1901 defines as a tenement house "any house or building or part thereof which is rented, leased, let or hired out to be occupied or is occupied as the home or residence of three families or more, living independent of each other and doing their cooking upon the premises, or by more than two families upon a floor so living and cooking, but having a common right in the halls, stairways, yards, water-closets or privies or some of them." This definition had been in form since 1867, except that prior to the tenement law of 1887 it had read "more than three families" instead of "three families or more."

The Building Code of 1899 introduced an innovation by undertaking to define an apartment house, which had theretofore had no legal recognition. Section 9 of the code reads: "An apartment house shall be taken to mean and include every building which shall be intended or designated for, or used as, the home of three or more families or households, living independently of each other, and in which every such family or household shall have provided for it a kitchen, set bath tub and water closet, separate and apart from any other. Any such building hereafter erected shall not cover any greater percentage of a lot than is lawful to be covered by a tenement house, and the requirements for light and ventilation for a tenement house shall also apply to an apartment house."

The framers of the Tenement House Act of 1901 unquestionably meant that there should be no distinction between tenements and apartments under the act. This inference is plain from the following passage in the report of the commission which drew up the act: "It has been suggested to the commission that they should distinguish between tenement and apartment houses. All who have made this suggestion have been asked what

regulations for lighting, ventilation, fire protection and sanitation should be required by law for the protection of the dweller in an East Side tenement which should not equally be required for those who live in West Side apartments or, even if not required, would not be complied with from motives of enlightened self-interest by every intelligent owner of a first class apartment house? No such regulation has been pointed out, nor has any member of the commission been able to suggest any. On the other hand, more than twenty officials of the Board of Health strongly recommended that no change in the law be made, for the reason that there could be no distinction which would not result in evasion of law and that the only effect of such distinction would be to give concessions to the larger apartment houses, which would be objectionable from sanitary reasons."

The foregoing paragraphs will help to explain the importance of last week's decision, which reads in part:

"This is an appeal from an order and judgment of the First Appellate Division, reversing on questions of law only a judgment of the Supreme Court theretofore entered upon the report of former Supreme Court Justice Edward W. Hatch, as referee, in favor of plaintiff, and granting a new trial.

"The action was brought by plaintiff to restrain the defendants from seeking to enforce the provisions of the Tenement House Act (Laws of 1901, chap. 334) against plaintiff's building, planned and erected in 1901. This building was located on East 31st street, between Lexington and Fourth avenues, in the city of New York, and is claimed by plaintiff to be an apartment house with certain hotel features and not to be a tenement house within and subject to the provisions of said Tenement House Act which defendants threaten to enforce. It is conceded that if the building is a tenement house it offends against the provisions of said act, and that this action should not be maintained. \* \* \*

"The plaintiff is seeking to prevent the defendants from enforcing the provisions of the Tenement House Act applicable to the city of New York against his building. He urges that the latter is an apartment house or apartment hotel subject to the provisions of the Building Code and not a tenement house subject to the provisions of said first mentioned act. If his contention in this respect is wrong then concededly his building violates the law and this action cannot be maintained.

### Is a Distinction Necessary?

"Thus we have presented the important and difficult question whether for purposes of supervision and regulation in the city of New York a class of modern residential buildings popularly and somewhat indefinitely known as 'apartment houses,' and perhaps fairly typified by plaintiff's building, may be and have been distinguished from the buildings covered by the much older term and designation of tenement houses. The importance of the question is found, if nowhere else, in the more detailed, rigorous and primitive nature of the provisions which by the Tenement House Act are made applicable to whatever buildings are to be classified as tenement houses. Its perplexity is evidenced somewhat at least by the circumstance that in this case in elaborate and most carefully considered opinions the learned referee and Appellate Division have reached diametrically opposing conclusions.

"The disposition of the question whether plaintiff's building is a tenement house involves an examination of legislation and legislative definitions. \* \* \*

"Considering simply the indispensable requisites in the definitions we perceive that an apartment house differs from a tenement house in three important particulars. It must have a separate water closet and bath tub, the latter not being at all required in the tenement house and

the former only in certain cases. It also must have a separate room or "kitchen," presumably for preparing and cooking food, whereas in the case of the tenement house these operations may be conducted in a room also used for sleeping, living or any other purpose.

"These seem to be distinguishing features of substances. The description of plaintiff's building shows how far the apartment house is liable to be developed beyond the essential requirements specified in this definition.

"Chapter 466 of the Laws of 1901 (Section 407) provided: 'The building code which shall be in force in the city of New York on the first day of January, 1902, and all then existing provisions of law fixing the penalties for violation of said Code, and all then existing laws affecting or relating to the construction \* \* \* of buildings \* \* \* within the city of New York are hereby declared to be binding and in force \* \* \* except,' etc. Therefore, if the provision of the Building Code already quoted defining an apartment house was 'in force in the City of New York on the first day of January, 1902,' then the statute in question had the effect of expressly ratifying and adopting and continuing a definition of an apartment house which differentiated it from a tenement house as the latter was defined and regulated by the Tenement House Act, and placed it outside the operation of said act.

"It is urged, however, that the definition of an apartment house in the Building Code was not thus continued by this act for the reason that it was not 'in force' when said act was passed, but had been repealed by the Tenement House Act of 1901, which took effect a few days before the statute last quoted from and which provided, 'All statutes of the state and ordinances of the city so far as inconsistent with the provisions of this act are hereby repealed,' etc.

"I think that this contention is not well founded. In the first place, I doubt that we could say that the differences between the tenement house as defined by the Tenement House Act and the apartment house as defined by the Building Code, and which have been pointed out are so unsubstantial and shadowy that the former act should be regarded as repealing by implication for inconsistency the provisions of the code on the theory that the latter attempted to define as an apartment house what was defined in the statute as a tenement house. There is no express repeal and it is familiar law that even under ordinary circumstances repeals by implication are not favored and will not be declared on the ground of inconsistency or repugnancy unless the same is plain and unavoidable. (People ex rel. Woods v. Crissey, 91 N. Y. 616; Mark v. State of New York, 97 id. 572.)

"But in this case the rule against repeal by implication is even stronger than the ordinary one, since the Tenement House Act was a general one, whereas the Building Code was in effect a special act applicable only to New York City. The rule in such case is that a special statute providing for a particular class of cases is not repealed by a subsequent statute general in its terms, provisions and application unless the intent to repeal it is manifest, although the terms of the general act are broad enough to include the cases embraced in the special law. (City of New York v. Trustees Sailors' Snug Harbor, 85 App. Div. 355; affirmed on opinion below, 180 N. Y. 527.)

### Reaffirmation Intended.

"But even if this view is incorrect, I further believe that when the act of 1910, provided that the Building Code, which should 'be in force \* \* \* on the 1st day of January, 1902,' should 'continue to be so binding and in force' that it was intended to include and reaffirm the Code as it had been written, adopted and continued in force by the municipal assembly which had been especially intrusted with the duty of framing it; that while it may be

assumed, so far as this case is concerned, that such legislative reaffirmation would have been subject to any direct and clear modification, by the legislature, of the Building Code, it reasonably could not have been intended to be subject to such indirect, implied and obscure modification as might be spelled out of some general statute.

"This principle seems to have been applied in *People ex rel. Lieberman v. Vandecarr* (175 N. Y. 440). The court there had before it for consideration a provision of the Sanitary Code of New York city. Authority to enact such a code was given to the board of health of the city of New York by chapter 335, Laws of 1873. The power was continued by the Consolidation Act, which provided that no alteration or amendment of the code should take effect or be binding until the same should have been published in a given manner. This limitation on the power of revision, alteration or amendment was continued in section 1172 of the Greater New York charter. The ordinance relied on in the case in question had been adopted by the board of health in 1896, but it had never been published as above provided. Under these conditions section 1172 of the Greater New York charter provided in substance that the Sanitary Code adopted in 1873, 'as amended in accordance with law,' should continue to be binding and in force in the new city. Notwithstanding the dissenting opinion of Judge Cullon that, 'since the section under discussion was not valid nor in force at the time of the enactment of these two statutes, neither statute assumed to render it legal or give it validity,' the contrary view prevailed that the section in question was 'recognized and adopted' by section 1172 as just quoted.

"Thus, we reach the conclusion that the definition of an apartment house originally found in the Building Code has been preserved, and that a building coming within that definition is not subject to the supervision of the Tenement House Department.

"In reaching such conclusions we do not overlook the fact that the Tenement House Commission, by their report to the Legislature and called to our attention by the learned Appellate Division, seemed to favor putting all buildings, whether known as tenement houses or as apartment houses under the jurisdiction of the tenement house department, and of course we do not overlook the fact that a landlord who so desires may by a comparatively short and easy course avoid the Tenement House Act and bring himself and his building within the jurisdiction of the building department.

Aside from the fact that proper principles of construction fairly compel us to adopt these conclusions, they have the practical advantage of recognizing a definite test by which to decide whether a building does or does not come under the Tenement House Act. As was said in the *Kitching v. Brown* case, and as must be practically conceded, very many of the provisions of that act are inapplicable or unnecessary in the case of the average apartment house. Under the power given to the municipal assembly to enact and amend a building code there is no reason why apartment houses should not be subjected to the most complete and unyielding supervision and regulation which public welfare can possibly require, even though they are not covered by the Tenement House Act. Furthermore, if the definition which we have held to be controlling in determining whether a building is or is not a tenement house is unsatisfactory, it lies with the Legislature to prescribe some new and more satisfactory test.

So far as the particular building involved in this action is concerned it is clear that under the views which we have expressed it is not a tenement house and not within the jurisdiction of the tenement house department, and that therefore, the order of the Appellate Division holding to the contrary should be reversed and the judgment on the report of the referee affirmed, with costs in both courts."

Because of its unquestioned importance, we have cited the larger part of the court's opinion, for an early copy of which we are indebted to the courtesy of Martin S. Lynch, counsel for Mr. Grimmer. No one connected with the Tenement House Department or with the Corporation Counsel's office was willing this week to discuss the probable consequences of the decision. It was admitted, however, that the decision is of a sweeping character.

The fact that it seems to remove apartment houses from supervision by the Tenement House Department is perhaps the least important of the probable effects, as under Section 9 of the Building Code apartment house construction would continue to be governed by the provisions of the Tenement House Act respecting light

and ventilation and as regards the percentage of lot area that may be occupied.

Of far more consequence is the fact that the definition of an "apartment house" given in section 9 of the Building Code is obsolete. Probably a majority—at least a very large proportion—of the tenements erected under the present Tenement House Act, say, in the congested foreign colonies of Manhattan, conform to the definition of an apartment house contained in the Building Code.

## THE ST. MARK'S SECTION.

### A Fine Part of Brooklyn That Has Undergone Notable Changes.

Conspicuous among the parts of Brooklyn that have undergone change and enlargement during the last five years is the St. Mark's section, which is now bounded by Bergen street, Bedford avenue, Albany avenue and Eastern Parkway, the latter being the southern boundary; and the southern boundary has undergone the extension, it having originally stopped at Park place. A dozen square blocks comprise the addition and these are improved with brick and stone one and two family houses of the best types and high class apartment houses, the latter being from three to four stories in height in most instances. There are a few elevator apartment houses in the older part of the St. Marks section, notably on Bedford and Nostrand avenues, or closely adjacent thereto.

All of the newer part of this section of Brooklyn comprises streets that have been extended through it within the last half decade and which had sewers and water mains installed in them when the building movement began. All of these newly built streets are paved with asphalt and neatly curbed, while the sidewalks are nearly all of concrete.

The prime drawback to the development and occupancy of the new part of the St. Marks section was the large building and grounds of the Brooklyn Home for Consumptives, which comprise the half square block fronting on the west side of Kingston avenue, the north side of St. Johns place and the south side of Sterling place. This property hovered as a menacing shadow for a decade or more. The terror of its presence to the denizens of Brooklyn, for some inexplicable reason, has been overcome, because blocks of houses now surround it and they are well rented and occupied. The Tompkins avenue trolley road, which runs through Kingston avenue originally ended at the intersection of Kingston avenue and Eastern Parkway, whereas a few years ago it was extended farther south. This transit improvement probably was a factor in the southward building movement in the St. Marks section. No elevated railroad runs near this newer part, although the Eastern Parkway is one of the thoroughfares chosen as a subway route, extending as it does from the Park Slope to East New York. All of the residents travel to and from Manhattan by trolley cars that run across Brooklyn Bridge to Park Row or across the Williamsburgh Bridge, where they connect with upper Manhattan. The newer part of the St. Marks section is served by the St. Johns place, Kingston and Nostrand avenues lines of cars, while the older part is accessible to the Long Island Railroad on Atlantic avenue, which connects directly with the subway at Flatbush avenue; the Fulton street elevated road and various surface lines.

It is understood that the Brooklyn Home for Consumptives will ultimately be removed to a section more appropriate for its purpose and less prejudicial to a dense population. Probably nothing better illustrates the growth of urban Brooklyn than this institution, because when it was erected, about 25 years ago, it was considered to be far removed from the zone of structural improvements and municipal growth.

A contributing factor to the southward extension of the St. Mark's section was undoubtedly the removal of the old Kings County Penitentiary, which covered a large area of ground on the west side of Nostrand avenue a few blocks south of Eastern Parkway. As long as it existed this institution, with its grim and grey stone walls and Bastilian appearance, was a greater menace to the growth and development of the square mile surrounding it than any other object. Growth and development of the entire area between Eastern Parkway and Prospect Park was simultaneous with the destruction of the penitentiary, and the south part of St. Mark's section came within the sphere of its influence to a degree.

The St. Mark's section derives its name from St. Mark's avenue, which, from

Bedford avenue to Kingston avenue, forms one of the finest streets in Brooklyn. The finest private residence in Brooklyn is that of Clarence W. Seamans, and it is on the north side of St. Mark's avenue, between New York and Brooklyn avenues, with spacious grounds running through to Bergen street. The house cost about \$300,000. The blocks in this street, from Nostrand to Kingston avenues, abound in palatial homes, all of which set back from the building line. This part of St. Mark's avenue is beautifully shaded in summer and spring and many of the private grounds are terraced. The immediate parallel streets are improved with first-class private dwellings.

In certain streets of the older part of the St. Mark's section old frame mansions have given way to the finer class of apartment houses. Especially is this true of Prospect place and Park place, between Nostrand and New York avenues.

One of the dangers to the permanency of the best private residence blocks on St. Mark's avenue is the lack of restrictions to that class of improvements. A few years ago the owner of a thirty-foot front plot between the fine detached residences of Robert J. MacFarland and William McKinney on the south side of St. Mark's avenue, just west of Kingston avenue, began to improve it with a fine apartment house. It created great consternation among neighboring owners as well as the adjoining ones. The foundation for the apartment house had been built, when the builder suddenly died and the structure was never completed. The plot finally passed into the hands of the adjoining owners, with the result that the foundation was removed and the excavation filled up with earth. The circumstance impelled Bernard Gallagher, who owned a large vacant plot adjoining his residence, opposite, to restrict the same against every structure except private residences.

Probably the prettiest small park in Brooklyn is situated in the St. Mark's section on the block bounded by Kingston and Brooklyn avenues, Prospect and Park places. Overlooking it are three-story stone front private dwellings.

The principal business thoroughfares of the St. Mark's section are Kingston and Nostrand avenues, the first mentioned predominating in that respect. It abounds in all kinds of stores, and empty store space is a rarity in Kingston avenue. Apartments ranging in rental power from \$20 to \$30 a month each are above these stores in most instances. Nostrand avenue, from Bergen street to Eastern Parkway, is almost a continuity of stores and apartment houses. Practically all of the fine brownstone front dwellings in this part of the avenue have been altered into stores, parlor stores and small apartments during the last two years, so strong has the demand for stores there become. Until stores gained a foothold in this part of the avenue the houses in question were as fine as any row of dwellings in the St. Mark's section.

### Woodbine Street Assessment Stands.

The Board of Estimate has approved the proposed area of assessment in the matter of acquiring title to Woodbine street, from Knickerbocker avenue to Irving avenue, Brooklyn. This part of the street is adjacent to Queens Borough.

A larger area of assessment was urged by the owner of the three buildings on Knickerbocker avenue that stand on the bed of the proposed extension of Woodbine street, but the Board of Estimate decided that its approval of the area of assessment determined upon would not prejudice the right of the owner of the property affected from seeking an enlargement of the area later on if it was deemed necessary.

It was pointed out that the city owns all of the land north of the proposed extension and that it was benefiting as much as any private owner by the improvement; and, it was also argued that property owners on both sides of Madison street and on Ridgewood avenue, nearby, were beneficiaries. The Edgar Improvement Company, which has large holdings in the section, would also have the value of its lots enhanced in value it was argued and an effort was made to have the Board place these parcels within the area of assessment. The buildings on Knickerbocker avenue encroach on the line of the Woodbine street extension and the owner wanted his assessment for benefit reduced by enlarging the area of assessment to the points mentioned.

—The library of the American Society of Civil Engineers in West 57th street now contains 20,625 bound volumes and 39,717 unbound volumes. The building of the society cost \$170,000, and is subject to a mortgage of \$125,000.

# APARTMENTS URGED FOR OLD CHELSEA DISTRICT.

The Central Mercantile Association Will Advocate Such Buildings to Provide Accommodations for the Employees of Stores Between 14th and 23d Streets.

THE formation of local organizations for the purpose of improving, developing and beautifying various sections of the city has become of so common occurrence as to elicit little more than a passing notice. The chief object of most of the associations has always been to provide such advantages and attractions in a given neighborhood as would induce business houses or residents from other districts to locate there. These organizations have generally been formed at a time when the respective neighborhoods in which they are interested were in process of development, the land being either practically vacant or else improved after a fashion no longer capable of producing sufficient revenue.

The most recent association of merchants and property owners, the Central Mercantile Association, has been formed with a somewhat different object in view. Its chief aim is one of conservation rather than exploitation and it is seeking to hold fast that which it has in place of endeavoring to recruit from other territories.

The territory in which this association is interested is the one bounded by 8th and 23d streets, Fourth and Sixth avenues, a section which possesses two thoroughfares, at one time the most famous retail shopping streets in the entire city. It is also known as the first mercantile centre to be improved with really modern loft and manufacturing buildings. Fifteen years ago it was the favorite locality for speculative loft construction and for a long period it has enjoyed a large measure of prosperity.

In the last few years, Fifth avenue, 34th and 42d streets have eclipsed 14th and 23d streets as retail centres and a decided tendency has been manifested on the part of large and high class stores to locate further uptown. The difficulty of accumulating uptown sites and the enormous prices asked for property on Fifth avenue or other prominent thoroughfares above 23d street, has induced those merchants still remaining below to enter into a defensive alliance and to endeavor to prove to the buying public that the section is far from being commercially dead and that it still is and is likely to remain a prominent retail shopping centre, at least for the great middle class of the population if not for the ultra fashionable set.

The association is particularly strong in its makeup, comprising in its membership representatives from such firms as Lord & Taylor, A. A. Vantine & Co., James A. Hearn & Son, Aitken, Son & Co., Le Bolt & Co., the Greenhut-Siegel Cooper Co., the Fourteenth Street Store and all of the department stores now located on Sixth avenue between 14th and 23d streets.

## Members Financially Strong.

The greatest hope for the accomplishment of its purpose lies in the reputation and financial strength of the members of the organization, as the fight which it is to wage is one against a growing public sentiment in favor of uptown shopping—and public opinion is at all times a hard thing to combat.

The determination of the various firms represented to remain in their present location is undoubtedly the most effectual method for accomplishing the purpose, but aside from this it will be necessary to provide for the public better transportation facilities than now exist, and also to furnish, or induce others to furnish, such housing facilities as will hold within the territory or adjacent thereto, a permanent population which will afford somewhat of a local market.

The character of 14th street and Sixth avenue, is pretty definitely established and there really seems to be no good reason why the merchants now there should move to other quarters. A similar situation is rapidly developing on 23d street and but few of the concerns now there are likely to change. Indeed it is doubtful if many of the stores on these three thoroughfares could do any greater volume of business on 34th or 42d streets, and their overhead charges would certainly be greatly increased. As far as the members on these streets are concerned then, the association is likely to hold together, but so far as Broadway merchants are concerned there is a reasonable doubt. Many of these draw the bulk of their business from the well-to-do class and carriage trade has always been a factor. While they are undoubtedly entering the association in good faith, in spite of all that may be accomplished, the

growing disinclination of fashionable trade to travel any further than necessary through congested streets may, before long, cause them to be confronted with the proposition of either moving to hold their trade or changing the character of their business to get a share of the neighborhood trade. It is inconceivable that certain of the old Broadway houses would ever consent to the latter alternative, and it is more than probable that they will eventually be found in the uptown centre.

The important question of increasing transportation facilities is to be taken up by the association in a strong manner. The Lexington avenue subway, now under construction, will do much for the neighborhood as it will afford a quick means of transit for the entire East Side above 14th street, a district from which many shoppers are recruited for Sixth avenue, 14th and 23d streets. All possible pressure will be brought to bear upon the question of providing a Seventh avenue subway and a crosstown line on 14th street to connect the Lexington avenue line with that on Seventh avenue, if the latter is constructed, as it almost certainly will be. Besides advocating more public service lines, the association also proposed to establish a line of free stages running through 14th street to meet the two subways and thus make it easier for passengers both from upper Manhattan and Brooklyn to reach the shopping thoroughfares. It is also proposed to have a stage line to the Grand Central Depot and crosstown lines on several other streets midway between 14th and 23d streets. An attempt will be made to have the 14th street ferry to New Jersey re-established and all aid will be given to those in the State Legislature now striving to pass a bill for the issuance of transfers on all street car lines in the city. A five cent fare to Sixth avenue from all parts of the city is one of the main objects of the organization and no effort will be spared to bring this about.

## Apartment Building Desired.

One of the most important aims of the association and one which will greatly benefit real estate owners and operators, as well as merchants, is the one looking towards the construction of a better and greater amount of residential housing than now exists throughout this and adjacent territory. To this end all encouragement will be lent to owners or builders to erect apartment houses in this portion of the city. The association itself does not contemplate any construction work but individual members will be urged to take the matter up, and as many of the men interested are property owners and have had practical experience in the field of real estate, it seems likely that they will accomplish something in this direction.

To those who have given the problem of housing the city's workers a careful study, the needs of the midtown section in this respect are very apparent and the association will undoubtedly be performing a public service if it succeeds in influencing the erection of any considerable amount of apartment buildings throughout the district.

Real estate brokers in this portion of town report that there is at present a very considerable demand for apartments both east and west below 23d street, and that the supply is so limited that the demand cannot be fully met. Considering the size of the territory and the amount of property available for improvement with buildings of this nature, it is rather surprising to find so few modern structures where rents are within reach even of those in possession of fair incomes. The streets facing Gramercy Park have been built up to some extent with high-grade houses but rents are high and the tenants are drawn from the wealthy class. Some few buildings have been erected on the side streets, with lesser rents, and these are nearly all well filled. Many of the structures, however, while fairly substantial were built years ago and are not the equal of the modern, middle-class apartments of the upper West Side and Washington Heights.

Around Washington Square and on Fifth avenue below 14th street, a few good structures are to be found, but here again the rents are high. A few small-suite apartments are located on the side streets near the Square and these have been uniformly successful in procuring desirable tenants. Further west around Abingdon Square a few good buildings are in existence and these also are in a prosperous

condition. On the side streets adjoining, in old Greenwich Village, there are some new law tenements offering fairly good flats at moderate prices, but the supply is not equal to the demand.

In the business district between 14th and 23d streets an enormous number of people are employed at salaries ranging from \$10 a week to \$15,000 or more a year, and a very considerable number are earning \$1,200 a year and over. The great majority of uptown apartments recruit their tenants from this latter class.

There is no doubt that many of these employees would prefer to live within walking distance of their business if sufficient and attractive quarters were to be found. As it is, they are obliged to make a long trip to the upper West Side or the Bronx or to live in the suburbs. The congestion of travel on the subway and elevated lines has become so great, especially in the rush hours, as to make travel uptown, particularly from the midtown district, a thing to be dreaded. It is true that the upper part of the city offers more inducements in the way of parks and accessible waterfronts than does the Central portion, but there is always a certain proportion of people who would prefer to sacrifice these attractions in order to be within walking distance of their employment, even when traveling conditions are good. It is extremely probable, therefore, that this number is greatly augmented by reason of the almost unbearable conditions now existing on nearly all the longitudinal transit lines, more especially as there is no relief in sight until the Lexington avenue subway is finished, which will not be for some three years to come.

In view of these facts it would seem that apartment houses of a modern type designed for people of moderate means could be profitably erected in various suitable spots throughout the district and that the experiment of constructing a few could well be tried by some of those identified with the association. If it could be demonstrated that such houses are good investments there would then be little difficulty in persuading speculative builders to also enter the field.

There are several places on the West Side seemingly well adapted as locations for good apartments. The streets facing the General Theological Seminary, which occupies the block bounded by Ninth and Tenth avenues, 20th and 21st streets, are improved mostly with private dwellings and on account of the light and air would be admirably adapted for apartments. Several of the side streets between Eighth and Ninth avenues are filled with private dwellings and enough of the old home-like atmosphere of the Chelsea district still persists to make them attractive to desirable tenants. Just below 14th street, near Ninth avenue, is a little triangular breathing space known as Jackson Park; the streets facing it possess no good buildings and appear to be well suited for many family houses. Available space remains around Abingdon Square and some of the side streets adjoining present a quiet and home-like appearance. Washington Square and Fifth avenue offer locations for houses of an excellent type, and, judging from the success of those now existing, there is yet room for more of the same grade.

The people liable to inhabit the section would probably be those having small families, and on this account houses containing suites of from three to six rooms would be apt to be most profitable. By reason of the public markets within easy reach, the cost of living in this part of town is less than in many others and the best meats and produce can be obtained.

All things considered the field here for apartment construction appears promising enough to warrant more attention than has yet been given it, and the new organization would do well to advocate this form of activity as strongly as possible.

## Government By Commission.

The village of Ridgefield Park, is not so sleepy as one might suppose a place to be which preferred to grow up on the banks of the muddy Hackensack instead of the lordly Hudson. At a mass meeting of citizens last Saturday night an enthusiastic campaign was opened for a commission form of Government. A special election is to be held to decide the question of the future form of government.

The village of Ridgewood, N. J., is now governed by a commission, and Mayor Garber says the results have been very satisfactory. One of the best features is the elimination of partisan politics.

## THE MOST PROMINENT CENTER IN THE BRONX.

The Transfer Point at 149th Street and Third Avenue has Caused a Great Mercantile Development—Theatres Rapidly Coming In.

THE old village once known as "East Morrisania" has gradually been engulfed by business enterprises to such an extent that the distinct limits which once marked this settlement have been entirely wiped out. A great number of the early inhabitants were from German stock and they found in this village an area suitable for their homes, which required the surrounding ground to be utilized for gardening purposes. Many large estates also were built, such as P. N. Spofford's "Springhurst" and C. D. Dickey's "Sunny Slope" to add to the rural atmosphere which the settlement truly had. In 1890 when the Third Avenue Elevated road entered this section a building development started, which in time changed the whole aspect of the old village.

The German families who had purchased their plots for a little more than three hundred and fifty dollars each saw the advance in value of their property and were willing to dispose of it and settle elsewhere. Two-family houses were erected with great rapidity for a number of years throughout the section, but this type of housing had soon to give way to the large tenements and apartments; for with each successive year there came a substantial rise in land values and space became scarcer.

The main thoroughfares in the old settlement were Boston road (now in part Third Avenue), Corflandt and Westchester avenues, and naturally building operations centered along these highways until it became necessary to cut through Melrose, Brook and St. Anns avenues. With the completion of these avenues the first large business enterprises of the Bronx were started, namely breweries. Outside of these establishments there were only three or four large business concerns in the whole borough, so this section at the outset had a foundation upon which to increase. Each year, however, more stores were built to accommodate the fast growing population.

For years the only quick means of transportation was the Third Avenue Elevated, but new surface trolley lines were built along the main arteries and most of these met at the intersection of 149th street. Finally, when the Lenox avenue branch of the subway was extended to Bronx Park, a great transfer point was created at 149th street. It was not long before the possibilities of 149th street and Third Avenue, from a business viewpoint began to be realized, consequently sites became scarce and values increased tremendously. This did not prevent the larger concerns who were seeking just such a center for branch stores in this borough from locating here.

In the past five years most all the small stores have sought other locations and they have been supplanted by concerns like the Adams-Flanigan, the foremost Bronx drygoods store, which has met with such success that it is increasing its plant, McCovey, the rival of Woolworth in five and ten-cent stores, Fennell's furniture store, the Riker and Hegeman drug stores and countless other concerns.

In conjunction with this business center a number of theatres have been built in the vicinity. From early morning till late at night there is a countless throng of people on the streets at this point, making the Bronx residents less dependent upon Manhattan for their shopping and amusements.

From 149th street the Third Avenue Elevated runs north and the subway, which is an overhead structure from 150th street, runs to the northeast. Between these two roads are the underground tracks of the New York Central Road with a large freight yard running from 150th street to 156th street along Brook Avenue. In the past few years several of the largest meat and provision concerns, such as Swifts, Armour, Conron, and Cudahy, have built plants here, from which they can supply all the local sections of the Bronx as well as the upper parts of Manhattan, by means of their large automobile trucks. Directly adjoining this supply center is the Bronx Cold Storage Building, one of the largest of its kind in the borough.

Up to the present time both the retail center and the market supply point have occupied buildings which are in a number of cases antiquated. This is accounted for, in no other way than that the owners are realizing in rent yearly what they once paid for their holdings, and as long as the demand for space continues on the same scale as it has they will not

erect the more modern structures. This condition will not be long lived, as is shown in the case of the five-story office building erected by the American Real Estate Company, in which there is hardly a vacancy. Buildings of this type are more desirable than the old renovated structures for the establishment of branch offices and while this field has not been exploited in the past it will probably be the class of building which will be erected in the future at this center.

As is always the case, the business establishments have followed the main lines of through travel, their junctions with crosstown streets being the most natural location for good retail business. Two other centers have been formed during the past ten years in this section.

At the intersection of Westchester, Longwood and Prospect avenues business activity has almost kept abreast with that at 149th street. At this point, however, the conditions are a great deal different. In recent years most all the land was vacant and when the subway started operating a great building movement took place. Four companies who owned most of the land in the adjoining Hunts Point section erected many modern apartments and stores. At this junction the building operations followed on the same high class lines, as in the Hunts Point section. The great number of people who lived in these departments naturally wanted a local center for both shopping and amusement purposes.

All along Prospect and Westchester avenues stores of all descriptions began to be built, until now there are more than one hundred, and all of them are rented. At 150th street and Westchester Avenue a new three-story office building has just been completed in which a number of people have leased space from the plans, showing the demand for buildings of this kind. Of course, the shopping here is not of the same class as at 149th street, for the stores are not as pretentious, although the people in the adjacent districts from which this point draws, are wealthier than those near the main shopping center. With this desirable class of people close at hand this section has every possibility of reaching great limits. It will be accessible to the new subway on the Southern Boulevard when completed, and will draw people from Unionport section where various large developments are now under way.

The building adjacent to this center is diversified. Many of the streets have rows of modern detached dwellings, while others contain high-class apartments only. Churches and schools furnishing religious and educational instruction have also been built, offering to these people every advantage which they could obtain by living in Manhattan without having to leave the Bronx.

The value of property has increased with the population. Several years ago lots could be obtained at this point for six to eight thousand dollars each, while now they are worth from twenty-five to sixty thousand each and were once higher. A good example of the increase of value and the demand for space here is shown by the fact that when the proprietor of a "five-and-ten-cent" store leased the one-story building on plot 77x 120 at the northwest corner of 160th street and Prospect Avenue for \$20,000 per year he had to pay \$60,000 for four unexpired leases, three of them having three years and the other seven years to run.

The other business center of this section is at Third Avenue and 163d street. At this point a sort of square has been laid out and in the center of it the new Bronx Court House is under construction. Here new stores are locating rapidly and with the advantage of having a building of this kind with transportation facilities from all parts of the borough at hand it would seem reasonable to expect a very active retail center.

In the triangle formed by the three centers named is the most thickly populated portion of the borough. But little available space is left for the erection of new buildings, and further expansion in business must mean that the older tenement structures will be taken over for business sites. If the population of the borough increases as rapidly in the next ten years as in the past ten, it would seem that these three centers would grow nearer and nearer together and make the entire section wholly a commercial area instead of residential and commercial, as

it is now. The centre at 149th street seems destined to expand northward, for it is so situated that no matter what new developments take place in the outlying sections of the borough they all have a material effect on this transfer point. The predictions for the growth of this borough can well be predicated on the growth and development of the old village of East Morrisania, and if the business development of this section keeps pace with its present increase the Bronx will have a manufacturing, retail and commercial center rivalling the best sections of Manhattan.

### THE ROCKAWAY PENINSULA.

City is Preparing an Extensive Street and Boulevard System for It.

The rapid growth and development of the Rockaway peninsula, which forms the ocean front of Queens Borough and is fast changing from a summer to an all-year residential section, has caused the borough to put the section into the hands of the Topographical Bureau, which has prepared a map of the entire peninsula that if adopted by the Board of Estimate will result in the creation of a complete street system for it. Three thousand acres are within the scope of the plan. It extends from the Atlantic ocean to Jamaica Bay and from Norton's Creek on the east to the proposed new Seaside Park, west of Neponsit.

It is planned to have an ocean front boulevard supersede the series of board walks now extending in haphazard fashion along this coast line. This boulevard would be 1,000 feet removed from the high water line of the ocean and a few feet above the beach. Penetrating the center of the peninsula, the new boulevard would be a continuation of the old Rockaway Boulevard which latter would be widened to eighty feet in order to equal the width of the new one.

It is planned to skirt Jamaica Bay with a boulevard to be known as Beach Channel Drive and to be established 150 feet within the present bulkhead line of the city. As a result the boulevard along the bay would extend over its waters and the space between the bulkhead line and the line of the boulevard would be filled in and the new land would vest in the abutting propertyowners who would pay for the improvement.

A feature of the improvement would be a chain of basins along the bay front, namely: One between Hammel and Arverne, 200 feet wide and 1,000 feet long; another near Straiton Avenue, 400 feet wide by 1,900 feet long; and between Arverne and Edgemere would be a basin 3,300 by 500 feet, with an inner basin 1,000 by 1,500 feet; while at Edgemere proper would be one 1,500 by 5,000 feet, and an extension of 1,500 feet to Norton's Creek Bridge. These proposed basins would supersede the waterways now at the places mentioned, and the sand acquired in dredging would be used as fill on adjoining land.

The idea, too, of building a boulevard 75 feet in width paralleling the route across Jamaica Bay of the New York & Rockaway Beach Railroad and to connect the same with the projected boulevard laid out on the Aqueduct has been revived.

All street names suggestive of old families and those of land developers in the Rockaways are to be eliminated. It is provided that 149 streets bear new cognomens, beginning at Bannistar Creek on the east with Beach Front street and ending at Seaside Park, the new ocean front recreation ground of the city's. These changes will not transpire immediately, but the general scheme will be complied with.

Far Rockaway, which is now an important place of permanent residence, yet awaits a complete map of its street system. It is proposed to have an 80-foot ocean front boulevard extend from the Nassau county line at Hewlett's through Far Rockaway to Neponsit. Running through the present Smith street the new boulevard would run on a direct line to Central Avenue to the railroad station at Mott Avenue plaza, Far Rockaway. If the Nassau county authorities could be urged to act in concert with the city it is likely that this boulevard could be extended so as to link Long Beach to the mainland, which would result in a drive-way fifteen miles long.

## LEGISLATIVE DIGEST.

## Bills Affecting Real Estate—As Reported By Law Committee of the A. R. E. I.

The Law Committee of the Allied Real Estate Interests, of which Walter Lindner is chairman, scans all the bills affecting real property as they are introduced in the State Legislature at Albany and reports upon the merits of each. Mr. Lindner is the solicitor of the Title Guarantee and Trust Company. The service rendered by the committee is one of the utmost importance.

In the reports of the committee the designation and nature of each bill are first given and then the committee's comment or recommendation is appended. Among the bills so far reported on are the following:

**Conveyances for Streets.**

Mr. Duhamel's bill to amend the Charter in relation to conveyances to the city of land required for streets. (Senate Introductory No. 3, Printed No. 3.) The object intended to be accomplished by this bill appears to be proper. Your committee is of opinion that the bill would be improved by striking out of page two, lines 18 and 19 the new matter after the word "rejected" and substituting therefor the following words: "within sixty days thereafter for good cause existing at the time of the delivery of the conveyance." With this change in the interest of clearness, the committee advises approval of the bill.

**The Bronx County Bill.**

Mr. Stilwell's and Mr. Schector's bill to erect the County of the Bronx. (Senate, Introductory No. 31, Printed No. 31. Assembly, Introductory No. 31, Printed No. 31.) This bill is practically the same as that introduced last year except that it contains no referendum. The bill with referendum was opposed last year. This bill should also be opposed.

**Assessments in Instalments.**

Mr. Duhamel's bill to amend the Charter by providing that assessments for local improvements in Brooklyn exceeding \$20 on any one parcel shall be divided into ten annual instalments. (Senate Introductory No. 4, Printed No. 4.) This bill is objectionable as being mandatory with relation to small assessments and being local only to the Borough of Brooklyn. Your committee recommends that this bill be opposed. It may be that it would be advisable to study the subject of extending credit on local assessments and enacting some reasonable scheme by which such imposts could be divided when they exceeded a definite proportion of the assessed value so that large and burdensome assessments may be paid in instalments, while small ones would be paid in one item. As matter of fact, there is little need for any legislation on the subject. The Charter now permits payments of all assessments in instalments of \$50 or multiples thereof. The only object of a new scheme would be to divide not only the payment of the assessment but the lien. Division of the lien of the assessment has been opposed by the Association in other years.

**Stock in Real Estate Corporations.**

Mr. Duhamel's and Mr. Fleck's bill to amend the Stock Corporation Law in relation to consideration for capital stock issued in payment for property. This bill affects corporations formed to deal in real estate which often issue stock in payment for the property. (Senate, Introductory No. 10, Printed No. 10. Assembly, Introductory No. 327, Printed No. 329.) The new matter divides into two parts: One, the substitution for the present provision of the stock corporation law that in the absence of fraud, the judgment of directors as to value of property purchased shall be conclusive, of a provision requiring that the directors who issue capital stock in payment for property shall sign and verify under oath and file a certificate containing a description of the property, a statement of the amount of capital stock to be issued therefor and that the value of such property is at least equal to the amount of capital stock proposed to be issued therefor, making directors who sign such a certificate jointly and severally liable to stockholders for false statements and guilty of a felony for making statements known to them to be false. As to this provision, there is not much objection although it would be quite useless as it could be easily evaded by subscribing cash and purchasing property for cash. The bill further provides for examination by the Secretary of State and his approval of the proposed issue of stock when he is satisfied that the property is of the value stated in the certificate, giving the Secretary power to subpoena witnesses and examine documentary evi-

dence. The committee submits that this power, judicial in its nature, should not be reposed in the Secretary of State but if it is intended to put the issue of corporate stock under supervision, it should be done by putting this subject in charge of a responsible commission. The committee submits, however, that there is no necessity for such procedure in this State and advises that the Association either take no action or oppose the bill.

**Officers of Corporations.**

Two bills introduced by Mr. Griffin are in relation to inspectors of election of corporations and their certificates regarding the election of officers. (Senate Introductory No. 70, Printed No. 70. Senate, Introductory No. 71, Printed No. 70.) In real estate transactions and in litigation respecting real estate, such as foreclosure and partition suits, it often becomes important to know with certainty who are the officers of corporations. Process must be served on officers in order to obtain jurisdiction of corporations owning real property or incumbrances thereon. At present, plaintiffs serve persons when they believe to be officers and do so at their peril. There is no place upon the public records where the identity of officers can be ascertained. These bills provide as follows: The first one amends Section 31 of the Stock Corporation Law by requiring that the inspectors of election shall file their oath and the certificate of the result of the vote taken, within ten days after their election, instead of immediately thereafter.

The second bill amends Section 668 of the Penal Law by making it a misdemeanor for an officer of a corporation to neglect or refuse to file the oath and certificate required by Section 31 of the Stock Corporation Law within ten days after the election. While these bills would be helpful in disclosing upon the record in some cases, who are the recently elected officers of corporations in order really to accomplish the object aimed at, there should be provision that the officers named in the certificate of incorporation and in each successive certificate of election filed in the County Clerk's Office, shall be and remain officers of the corporation until certificate of election of their successors is duly filed, and that service upon or dealings with the officers thus disclosed by filed certificates, shall be sufficient to confer jurisdiction of the corporation or to authorize the conclusive presumption that the officers are still acting and authorized.

**Probate of Wills.**

Senator Bayne's and Mr. Stilwell's bill to add to the Code of Civil Procedure a new section 2653 B providing that no action may be brought under 2653 A with respect to the will or codicil of a testator dying after September 1, 1912, and providing that no such action shall be brought with respect to the will or codicil of a testator dying before September 1, 1912, unless it be brought on or before September 1, 1914. (Senate, Introductory No. 76, printed No. 76. Assembly, Introductory No. 48, Printed No. 48.) This legislation would be very desirable. Under 2653 A the validity or invalidity of the probate of a will may be determined in the Supreme Court in an action brought within two years after the probate. The passage of this bill would end these double trials regarding the factum of the will after 1914. This bill should be approved.

**Damages for Change of Trade.**

Mr. Stilwell's and Mr. Duhamel's bills to amend the Charter relative to damages for change of grade. (Senate, Introductory No. 112, Printed No. 112. Senate, Introductory No. 91, Printed No. 91.) The object of this bill is to extend the right to be awarded damages for change of grade to owners of property which has been improved in conformity with the established grade before such establishment. At present, such compensation is only given to the owners of property improved subsequent to the establishment of the grade. This bill should be approved.

**The Sullivan-Brooks Bill.**

Mr. Sullivan's and Mr. Brook's bill to amend the Charter by providing for apportionment of the tax rate between the value of the land without improvements and the value of the land with improvements so that finally the rate on the difference between the improved and unimproved value shall be taxed at fifty per cent. of the rate upon the value of the land. (Senate, Introductory No. 170, Printed No. 173. Assembly, Introductory No. 85, Printed No. 85.) This is practically the same as the Sullivan-Shortt bill which was opposed by this Association last year. It is assumed that the Association will again oppose such legislation.

—The members of the Citizens' Association of Bay Ridge and Fort Hamilton have petitioned the city to establish a ferry between Bay Ridge and St. George, S. I.

## FULTON MARKET DOOMED.

## Old Customers Have Gone, and It No Longer Pays.

Fulton Market has outlived its usefulness and will have to go. Comptroller Prendergast and Borough President McAneny have so recommended to the Board of Aldermen.

For many years Fulton Market has been steadily depreciating, both as to its patronage and its physical condition. The reasons which required its establishment—the supplying of the retail and transient trade—no longer exist. The depreciation in the volume of business transacted there has been largely due to the opening of the Brooklyn Bridge, the discontinuance of the Fulton Ferry and the Fulton street crosstown car line, and the subsequent improvement in transit facilities, which caused the removal of its patrons to other sections of the city.

The market structure itself is at present in a very unsanitary condition. In fact, the Health Department has rendered a report in which a large part of the market has been virtually condemned. One section of the building was partially destroyed by fire some months ago. The Bureau of Public Buildings and Offices has not attempted to repair this damage, for the reason that the entire structure is in a dilapidated condition; and, if the market is not abandoned, a very general overhauling will be necessary. It is estimated that \$50,000 would be the minimum amount required to place the building in even moderate repair, and double this sum would be necessary to make it a place in which the city should allow food products to be sold.

A statement of receipts and expenditures for five years from 1906 to 1910, inclusive, prepared in the Comptroller's office, shows an average income of \$39,354.84, with an average cost of maintenance of \$12,219.53, leaving an average net income of \$27,135.31. Against this income may be charged the average annual loss to the city in taxes of \$8,416.60, together with interest at 4 per cent. on the average assessed valuation, amounting to \$21,000 annually, making a total of \$29,416.60, which indicates that the market is being operated by the city at an annual average loss of \$2,281.29.

Fulton Market was established under chapter 75 of the Laws of 1817, for the purpose of supplying "the common people with the necessaries of life at reasonable prices," and occupies the block bounded by Fulton, South, Beekman and Front streets, in the Borough of Manhattan, shown on the Assessor's map as section 1, block 96, plot No. 1. Its assessed valuation is \$525,000, of which \$450,000 is for the land and \$75,000 for the building.

## Public Hearing on Subway Matter.

A public hearing upon the proposed terms and conditions of the contract for the construction of section No. 14 of the Lexington Av. Rapid Transit Railroad in the boroughs of Manhattan and The Bronx will be held at the offices of the Public Service Commission for the First District, 154 Nassau st., Manhattan, on March 4, 1912, at 11 o'clock.

Copies of the draft of said contract may be obtained at the said offices of the Commission for one dollar each.

Said section No. 14 of the Lexington Av. Rapid Transit Railroad may be briefly described as follows:

Section No. 14 begins at the end of section 13 and extends thence under Lexington av. private property, and the Harlem River to a point in private property in the Borough of The Bronx, thence under private property and Park av to East 135th st. Here the line divides into two branches. The west branch begins at about the centre line of East 135th st, and extends thence under private property to a point in private property a distance of about 655 feet from the centre line of East 135th st, and about 50 feet west of the centre line of Mott av. The east branch extends under Park av, and partly under private property to about the intersection of the east line of Mott av with the west line of Park av.

—Westchester county's taxes have increased nearly 200 per cent. in five years.

—The New York Central Co. has completed an overhead bridge carrying East 67th street across the Harlem division tracks, at an expense of \$41,527.

—An application has been filed with the village trustees of Tarrytown and Nyack for a franchise to run another ferry between the two places.

## FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

### Ten Million a Year in Fire Insurance.

Fire insurance is a necessity and practically indispensable. Some protection is needed for property or capital that is exposed to destruction by fire. This is particularly true in the case of loans, for which buildings or structures are offered as security. It is true, also, in respect to rents and leases. Just as a fire insurance policy is required as a prerequisite to obtaining a loan, so is it also a means of protecting a building owner against losing his rents, in case his building is rendered untenable by fire.

Though fire insurance is necessary and its benefits are admitted, it is nevertheless considered in the light of a necessary evil, and it is paid for practically under protest. Fire insurance is a tax which makes up the money spent or lost on account of fire. It represents an indirect benefit, it is something that is intended for the future, and because the money is paid out for something whose value is not present and immediate it is paid with reluctance. It is admitted that there is a chance that no benefit will result; in other words, if a fire does not occur, the man who has the fire insurance has practically paid money for nothing, it being customary to overlook the financial protection that he has enjoyed meanwhile.

The building owners in New York pay probably ten million dollars a year for fire insurance. They also pay more millions for things that are a part of fire insurance. The erection of buildings is made more expensive because of the fire insurance requirements. The building owners pay their proportion of the fire department expense, and the Water Supply expense. They are called upon to pay considerable additional sums for private fire appliances in buildings.

Building owners are interested in reducing the fire insurance cost, not only for economy's sake, but also for the sake of having safe buildings. Safe buildings should mean low insurance, and low insurance should mean safe buildings. Building owners in many cases have a greater interest in the cost of fire insurance than the tenants. The value of the building is frequently more than the value of the property of an individual tenant, except in the case of mercantile buildings and manufacturing buildings where great merchandise values exist. A building also represents a permanent, fixed investment located in one spot. The tenants may change from year to year, but the building remains, and insurance is paid year after year on the building regardless of the going or coming of the tenants.

A building also represents a large initial investment, and once erected it is extra costly to make changes to escape additional insurance charges. The building is frequently made the basis for the fire insurance rates. In many cases, the building determines a large proportion of the rate, not only for the building insurance but also for the contents insurance. This makes it advisable for building owners for their own protection to know the items of construction that increase or reduce the fire insurance rate. They should know the class of tenants that increase or reduce the rate, and they should have a working knowledge of fire insurance, or at least understand its fundamental principles.

### Changes in Fire Escape Regulations.

The Bureau of Fire Prevention has made two changes in the fire escape regulations, which as heretofore announced in the Record and Guide, are the former regulations of the Bureau of Buildings.

One change requires that the balconies of outside fire-escapes be four feet wide instead of three feet, and the other change is to require wire-glass in all windows opening on fire-escapes. The specifications of these wire-glass windows are as follows:

"Metal frames and sashes with wired glass; upper sash to be immovable; lower sash suspended by weights and two metal chains on each side, one chain on each side to have fusible links and these fusible links to be exposed when lower sash is fully opened, weight to be so arranged that when fusible links are opened, by heat, the lower sash will be so counter-weighted that it will close surely and slowly, yet be readily opened by hand."

## MUNICIPAL IMPROVEMENTS.

### Public and Local Works Contemplated in the Greater City.

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

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

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

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

### LOCAL BOARD CALENDARS

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

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

#### Local Board of Washington Heights.

AT CITY HALL, FEB. 27, 11 A. M.  
138TH AND 139TH STS.—Extensions, from Edgecombe av to St. Nicholas av.

#### Local Board of Kip's Bay.

AT CITY HALL, FEB. 27, 11.10 A. M.  
SIDEWALKS.—Repairs to various sidewalks.

#### Local Board of Yorkville.

AT CITY HALL, FEB. 27, 11.20 A. M.  
SIDEWALKS.—Repairs to various sidewalks.

#### Local Board of Hudson.

AT CITY HALL, FEB. 27, 11.30 A. M.  
SIDEWALKS.—Repairs to various sidewalks.

#### Local Board of Corlears Hook.

AT CITY HALL, FEB. 27, 11.40 A. M.  
SIDEWALKS.—Repairs to various sidewalks.

#### Local Board of Harlem.

AT CITY HALL, FEB. 27, 11.50 A. M.  
EAST 112TH ST.—Alteration and improvement to sewer, bet 1st and 3d avs.  
1ST AV, ETC.—Alteration and improvement to sewer in 1ST AV, bet 119th and 120th sts; and in 119TH ST, bet 1st and 2d avs.  
SIDEWALKS.—Repairs to various sidewalks.

#### Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, MARCH 4, 8 P. M.  
BRYANT AV.—Regulating, grading, etc., from Aldus st to the New York, New Haven & Hartford R. R.

### Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, MARCH 4, 8.15 P. M.

STORROW ST, ETC.—Constructing a sewer and appurtenances in STORROW ST, bet the plaza at the intersection of Westchester av and East 177th st and Benedict av; and in BENE-DICT AV, bet Storrow st and Pugsley av, together with all work incidental thereto.

BENEDICT AV.—Regulating, grading, etc., in BENE-DICT AV, from Pugsley av to Storrow av, together with all work incidental thereto.

MEAD ST.—Acquiring title to the lands necessary for MEAD ST, from Garfield st to White Plains rd.

MACE AV.—Acquiring title to the lands necessary for MACE AV, from Eastchester rd to Baychester av.

ST. LAWRENCE AV, ETC.—Paving with bituminous pavement on a concrete foundation the roadway of ST. LAWRENCE AV, from Walker av to Merrill st, adjusting curb where necessary, and doing all work incidental thereto; said pavement being designated under chapter 546, Laws of 1910, as Class "B" or preliminary pavement.

### Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, MARCH 4, 8.30 P. M.

INWOOD AV.—Paving with asphalt blocks on a concrete foundation, the roadway of INWOOD AV, from West 169th st to Belmont st, setting curb where necessary, etc. Said pavement is designated under chapter 546 of the Laws of 1910, as Class "A" pavement.

WEST 172D ST.—Regulating, grading, setting curbstones, flagging the sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary, from Aqueduct av to Nelson av.

DECATUR AV.—Paving with bituminous pavement on a concrete foundation, the roadway of DECATUR AV, from Fordham rd to East 194th st, adjusting curb where necessary, etc. Said pavement being designated under chapter 546 of the Laws of 1910, as Class "BW" or preliminary pavement.

TYNDALL AV, ETC.—Regulating, grading, setting curb, flagging the sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in TYNDALL AV, from Mosholu av to the south line of the H. P. & F. A. Foster property near 260th st, etc.; also in LIEBIG AV, from Mosholu av to the south line of the H. P. & F. A. Foster property.

WEST 179TH ST.—Furnishing and erecting 25 ft. of guard rail opposite Lot 120 and 138 ft. of guard rail opposite Lot 122; said lots being located in the south side of 179TH ST, bet Cedar av and Sedgwick av, in Block 2881.

### Local Board of Jamaica.

TOWN HALL, FLUSHING, ON MARCH 1, AT 8 P. M.

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

MITCHELL AV.—To legally open, from Whitestone av east to 16th st, 3d Ward.

MYRTLE AV.—To legally open, from Whitestone av east to 16th st, 3d Ward.

CUSTER (15TH) ST.—To legally open from Sandford av to Bayreuth st, 3d Ward.

DUTCHESS (16TH) ST.—To legally open, from Lucerne pl to California (Cypress) av and from Queens av to Oak av, 3d Ward.

MURRAY LA.—To legally open, from Murray st to Bayside av, 3d Ward.

BEAUFORT AV, ETC.—For the construction of a sewer and appurtenances in BEAUFORT (GRAFTON) AV, from Freedom (Union) av to Thedford (Oakley) av; in THEDFORD AV, from Beaufort av to Chichester av (University pl); in CHICHESTER AV, from Thedford av to Vanderveer av; in VANDEVEER AV, from Chichester av to Ridgewood av, and in RIDGEWOOD AV, from Diamond st to Woodhaven av, 4th Ward.

JEROME AV, ETC.—For the construction of a sewer and appurtenances in JEROME AV, from Ocean av, east side, to Greenwood av; McCORMICK AV, from Beaufort av to Jerome av; in OXFORD AV, from Beaufort av to Jerome av; in SEATTLE AV, from Beaufort av to Jerome av; in PORTLAND AV, from Beaufort av to Jerome av, and in HERALD AV, from Beaufort to Jerome av, 4th Ward.

MYRTLE AV, ETC.—To construct a sewer and appurtenances in MYRTLE AV, from Murray st to 16th st, with such outlet through BAYSIDE AV AND MYRTLE AV as the Department shall devise or lay out, 3d Ward.

YALE AV.—Regulating, grading, etc., from Fulton st to Hillside av, Jamaica, 4th Ward.

### Local Board of Jamaica.

AT BOROUGH OFFICE, LONG ISLAND CITY, ON MARCH 2, AT 10 A. M.

PARSONS AV, ETC.—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam foundation, and all work incidental thereto in PARSONS AV, QUEENS AV AND QUEENS RD, from Broadway to Jamaica and Hempstead turnpike, 3d and 4th Wards.

LITTLE NECK RD, ETC.—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, and all work incidental thereto in LITTLE NECK RD, from Broadway to Jericho turnpike, and Floral Park rd (Lakeville State road constructed), from Little Neck rd to the city line, 3d Ward.

**SPRINGFIELD RD, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **SPRINGFIELD RD AND LINCOLN AV**, from Rockaway rd to Hillside av, 4th Ward.

**WHITESTONE RD.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **WHITESTONE RD**, from Willett's Point rd to Broadway, 3d Ward.

**DOUGLASTON, ETC.**—Regulating, grading and paving with improved granite block on a macadam or concrete foundation in **BROADWAY**, from 10th st, Bayside, to Main st, **DOUGLASTON**, 3d Ward.

**ALSOP ST, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **ALSOP ST** and the **ROCKAWAY RD**, from Hillside av to Rockaway Plank rd, 4th Ward.

**LOCUST AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **LOCUST AV**, from Rockaway rd to Farmers av, 4th Ward.

**BELL AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, from Willett's Point rd to Rocky Hill rd, 3d Ward.

**FARMERS AV, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **FARMERS AV** and the **OLD COUNTRY RD**, from Rockaway Plank rd to Jamaica and Hempstead turnpike, 4th Ward.

**WILLETTS POINT RD, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **WILLETTS POINT RD**, from 11th av to Bell av, and in **14TH ST**, from 11th av to Willetts Point rd, 3d Ward.

**11TH AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, and all work incidental thereto in **11TH AV**, from the Boulevard (Whitestone) to Willetts Point rd, 3d Ward.

**4TH AND WHITESTONE AVS.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **4TH AND WHITESTONE AVS**, from 18th av (Whitestone) to Broadway, 3d Ward.

**HILLSIDE AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared or concrete foundation, and all work incidental thereto, from Myrtle av to the Hoffman boulevard, 4th Ward.

**Local Board of Newtown and Jamaica.**

**BOROUGH OFFICE, LONG ISLAND CITY, ON MARCH 2, AT 10 A. M.**

**ROCKAWAY PLANK RD.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **ROCKAWAY PLANK RD**, from the Kings County Line to the Brooklyn Conduit, 4th Ward.

**BROADWAY, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, and all work incidental thereto in **BROADWAY AND LIBERTY AV**, from the Kings County line to the Rockaway rd, 4th Ward.

**26TH WARD DISPOSAL WORKS.**—To install a biological plant of sufficient capacity to care for sewage discharged at the **26TH WARD DISPOSAL WORKS**, and to make such changes as are necessary for the proper purification of the sewage, that this Board recommend to the Board of Estimate and Apportionment that a proportionate share for the cost of said improvement be deducted from the property which was taxed for the original construction of the 26th Ward Disposal Works, Borough of Brooklyn.

**3D AV, ETC.**—For regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **3D AV AND 18TH ST**, from 13th st (College Point) to 11th av (Whitestone), 3d Ward.

**THOMSON AV, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam foundation, and all work incidental thereto in **THOMSON AV** and **HOFFMAN BOULEVARD**, from Diagonal st to Jamaica av, 1st, 2d and 4th Wards.

**UNION TURNPIKE.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **UNION TURNPIKE**, from Metropolitan av to Flushing and Jamaica rd, 2d, 3d and 4th Wards.

**LAWRENCE ST.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation and all work incidental thereto in **LAWRENCE ST**, from Broadway to the North Hempstead turnpike, 3d Ward.

**TROTTER COURSE LA, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam foundation, and all work incidental thereto, in **TROTTER COURSE LA** and **WOODHAVEN AV**, from Hoffman boulevard to Rockaway rd, 2d and 4th Wards.

**ROCKY HILL RD.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **ROCKY HILL RD**, from Queens av to Hillsdale av, 3d and 4th Wards,

**Local Board of Newtown.**

**AT BOROUGH OFFICE, LONG ISLAND CITY, ON MARCH 2, AT 10 A. M.**

**LAUREL HILL BOULEVARD, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared foundation, and all work incidental thereto in **LAUREL HILL BOULEVARD AND SHELL RD**, from Newtown Creek to Thomson av, 2d Ward.

**MOTT AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, **MOTT AV**, from Bay av to the Long Island Railroad and from Central av to Rockaway turnpike, 5th Ward.

**CENTRAL AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **CENTRAL AV**, from Nostrand av to the city line, 5th Ward.

**GRAND ST.**—Regulating and repaving with improved granite block on a concrete foundation, from Flushing av to Thomson av, 2d Ward.

**BROADWAY AND ROCKAWAY TURNPIKE.** Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation in **BROADWAY** and the **ROCKAWAY TURNPIKE**, from the city line to Cornaga av, 5th Ward.

**JACKSON AV.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam foundation, from Trains Meadow rd to Shell rd, 2d Ward.

**SEAVIEW AV, ETC.**—Regulating and repaving with asphaltic concrete (Topeka sterling specification) on a prepared macadam or concrete foundation, in **SEAVIEW AV**, from Cornaga av to Atlantic av; in **ATLANTIC AV**, from Seaview av to Norton's creek; in the **BOULEVARD**, from Norton's creek to Park av; and in **WASHINGTON AV**, from the Boulevard to Pelham av, 5th Ward.

**LOCAL BOARD RESOLUTIONS.**

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

**Local Board of Staten Island.**

**AT BOROUGH HALL, RICHMOND, FEB. 20.**

**IRVING PL., ETC.**—To construct combined sewers in **IRVING PL.**, bet. Targee st. and Vanderbilt av., and in **VANDERBILT AV.**, bet. Roff and Prince sts. Pet. 1208. Adopted.

**STAPLETON.**—To fill in **SUNKEN LOTS** adjoining and west of the railroad station, bet. Wave st. and Sand st., **STAPLETON**. Pet. 1209. Adopted.

**Local Board of Newtown.**

**AT BOROUGH OFFICE, LONG ISLAND CITY, FEB. 16.**

**LURTING ST, ETC.**—Construction of a sewer in **LURTING ST**, from 51st to Corona av; in **CORONA AV**, from Lurting st to Alstyne av; in **ALSTYNE AV**, from Corona av to Junction av; in **JUNCTION AV**, from Alstyne av to Hunt st; in **HUNT ST**, from Junction av to Van Dine st; in **VAN NEST ST**, from Hunt st to Banta st; and in **BANTA ST**, from Van Nest st to Van Dine st, 2d Ward. Adopted as amended, excluding Hunt, Van Nest and Banta sts.

**MILLS ST.**—To legally open, from Orchard st to Fulton av, 1st Ward. Adopted.

**CRESCENT ST, ETC.**—Regulating, re-regulating, etc., **CRESCENT ST**, from South Jane st to Nott av; and **NOTT AV**, from Hunter av to Jackson av; 1st Ward. Laid over until next meeting.

**ELM ST.**—To pave with asphalt block, from Ely av to 2d av, 1st Ward. Denied.

**GRAHAM AV.**—Regulating, grading, etc., from Vernon av to Sherman st, 1st Ward. Adopted.

**ALBURTIS (SYCAMORE) AV.**—To legally open from Fillmore (Prometcha) av to Rodman st, 2d Ward. Adopted by amending to be from Fillmore to Polk av and from Corona to Alstyne av.

**DUMONT AV, ETC.**—To construct a sewer in **DUMONT AV**, from Georgia av to Sheffield av; and **OUTLET SEWERS** in **DUMONT AV**, from Sheffield av to Pennsylvania av; in **PENNSYLVANIA AV**, from Dumont av to New Lots av; in **NEW LOTS AV**, from Pennsylvania av to Williams av; in **WILLIAMS AV**, from New Lots av to Louisiana av; and in **LOUISIANA AV**, from Williams av to Hegeman av, Brooklyn, but filed in Queens. Adopted.

**FAR ROCKAWAY.**—Construction of an automatic electric pumping station, with all the necessary appliances, including pressure pipe, on South st, near Grandview av, Far Rockaway, 5th Ward. Laid over until the next meeting.

**VERMONT AV, ETC.**—Construct sewers in **VERMONT AV**, from the borough line of Brooklyn and Queens to Jamaica av; in **JAMAICA AV**, from Vermont av to Pennsylvania av; and in **PENNSYLVANIA AV**, from Jamaica av to Dumont av, Borough of Brooklyn, but filed in Queens. Adopted.

**OCEAN VIEW AV.**—Fire hydrant about 300 ft south of Myrtle av, Glendale, 2d Ward. Adopted.

**MYRTLE AV.**—Replace electric incandescent lamps, etc., on **MYRTLE AV**, from the borough line to the entrance to Forest Park, Dry Harbor rd, Glendale, 2d Ward. Adopted.

**CLINTON ST.**—Two lights on **CLINTON ST**, bet. Smith av and Junction av, **CORONA**, 2d Ward. Adopted.

**POLK AV.**—Construction of a sewer in **POLK AV** (Flushing turnpike), from 51st st to Junction av, 2d Ward. Adopted.

**MILLS AV.**—To legally open from the East River to Fulton st, 1st Ward. Adopted.

**HEGEMAN AV, ETC.**—To construct a sanitary sewer in **HEGEMAN AV**, south side, from Louisiana av to Alabama av, and storm and sanitary sewers in **ALABAMA AV**, from Hegeman to Stanley av; in **STANLEY AV**, from Alabama av to Georgia av; in **GEORGIA AV**, from Stanley av to Wortman av, and in **WORTMAN AV**, from Georgia av to New Jersey av, and sanitary sewer in **WORTMAN AV**, south side from New Jersey av to Van Siclen av, and sanitary sewer in **VAN SICLEN AV**, from Wortman av to the 26th Ward Disposal Works, bet. Fairfield and Van Dalia avs, Borough of Brooklyn, but filed in Queens. Adopted.

**MALTA ST, ETC.**—To construct storm and sanitary sewers in **MALTA ST**, from Hegeman av to Vienna av; storm sewer in **VIENNA AV**, from Malta st to Louisiana av; storm and sanitary sewers in **LOUISIANA AV**, from Hegeman av to Stanley av; storm sewer in **LOUISIANA AV**, from Stanley av to Fresh Creek Basin, at a point about 100 ft. south of Stanley av, and storm and sanitary sewers in **STANLEY AV**, from Louisiana av to Malta st, Borough of Brooklyn, but filed in Queens. Adopted.

**CRESCENT ST, ETC.**—To pave with wooden block pavement on a concrete foundation the widened portion of **CRESCENT ST**, from South Jane st to Nott av, and **NOTT AV**, from Hunter av to Jackson av and all work incidental thereto, 1st Ward. Laid over until next meeting.

**COOPER ST.**—Regulating and grading the sidewalk spaces and laying sidewalks, etc., bet. Irving av and Brooklyn Borough line, 2d Ward of Queens. Laid over until the next meeting.

**WASHINGTON AV, ETC.**—To construct a sewer, etc., in **WASHINGTON AV**, from Hamilton st to Marion st; and in **SHERMAN ST**, from Webster av to Washington av, 1st Ward. Laid over until next meeting.

**CREEK ST, ETC.**—Extend water mains and erect fire hydrants in **CREEK ST**, from Meadow st to Hunterspoint av, and in **HUNTERSPOINT AV**, from Creek st to Dutch Kills Canal, 2d Ward. Adopted.

**KINGSLAND (LOCUST AV), ETC.**—Construction of a sewer, etc., in **KINGSLAND (LOCUST) AV**, from 51st st to Way (Mulberry) av; **ALBURTIS (SYCAMORE) AV**, from Kingsland av to Roosevelt av; and **ROOSEVELT AV**, from Alburtis av to Junction av, 2d Ward. Adopted.

**PUTNAM AV.**—Sewer, etc., from the Brooklyn Borough line to Myrtle av, 2d Ward. Adopted.

**JACKSON AV.**—Regulating, grading, etc., from Junction av to Flushing and Astoria rd, 2d Ward. Adopted.

**KING (KAISER) PL.**—To legally open from Caspian st to Metropolitan av, 2d Ward. Adopted.

**ATLANTIC (CASPIAN) ST.**—To legally open from the Bushwick Branch of the Long Island R. R. to Prospect av, 2d Ward. Adopted.

**ZEIDLER AV.**—To legally open, from Flushing av to Metropolitan av, 2d Ward. Adopted.

**EAST AV.**—Paving with sheet asphalt on a concrete foundation from 9th st to Nott av, 1st Ward. Laid over until house connection drains and water main are laid.

**RADDE ST.**—Paving with asphalt block on a concrete foundation from Paynter av to Webster av, 1st Ward. Adopted.

**MARTIN ST.**—To legally open from Flushing av to Metropolitan av, 2d Ward. Adopted.

**TRAINS MEADOW RD.**—To legally close the east branch, from Roosevelt av to Hayes av, 2d Ward. Denied.

**Local Board of Newtown and Jamaica.**

**AT BOROUGH OFFICE, LONG ISLAND CITY, FEB. 16.**

**26TH WARD DISPOSAL WORKS.**—To install a biological plant of sufficient capacity to care for the sewage discharge of the 26th Ward Disposal Works and to make such changes as are necessary for the proper purification of the sewage; that this Board recommend to the Board of Estimate and Apportionment that a proportionate share for the cost of said improvement be deducted from the property which was taxed for the original construction of the 26th Ward Disposal Works, Borough of Brooklyn. Petition filed in Queens. Laid over until the meeting of March 2.

**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.**

**BROOKLYN BRIDGE.**—Communication relative to improvements at the Manhattan terminal as outlined by the Commissioner of Bridges. Referred to the Corporate Stock Budget Committee.

**STREET PAVEMENTS.**—Report of the Comptroller recommending the issue of \$113,000 special revenue bonds (subdivision 8, section 188 of the Charter), to provide for the repair of street pavements in the Borough of Manhattan, where the period of maintenance covered by contracts has not expired, and where the contractors have failed to meet the contract requirements. On February 15, 1912, the resolution of the Board of Aldermen, requesting the above appropriation, was referred to the Comptroller. The matter was laid over until the next meeting, the matter requiring a unanimous vote, and the Mayor was absent.

**NEW EAST SIDE STREET.**—Report of the Comptroller relative to the authorization of

\$478,292.80 corporate stock to replenish the fund for street and park openings in the matter of acquiring title to lands, etc., required for opening and extending of A NEW STREET adjoining the east side of and parallel with the Manhattan approach of the Manhattan Bridge, bet Forsyth st and East Broadway, and a new street adjoining the west side of, and parallel with the Manhattan approach of the Manhattan Bridge, bet Bayard st and East Broadway. Adopted.

**MORNINGSIDE PARK.**—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the amended form of contract, specifications, plans and estimate of cost (\$19,753) for the erection and completion of a monument to Carl Schurz, in Morningside Park, Manhattan, under the jurisdiction of the Dept. of Parks. Adopted.

**MORNINGSIDE PARK.**—Report of the Comptroller recommending approval of the amended form of contract, etc., and estimate of cost, \$3,040, for furnishing bronze railings and lampposts in connection with the erection of the monument to Carl Schurz in MORNINGSIDE PARK, under the jurisdiction of the Dept. of Parks. Adopted.

**CENTRAL PARK.**—Report of the Comptroller recommending approval, in accordance with resolution for furnishing and laying new pavements on the terrace around Bethesda Fountain, in Central Park, at a cost of \$22,000, under jurisdiction of the Dept. of Parks. Adopted.

**DEPT. OF DOCKS.**—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract and specifications for furnishing and delivering granite stone to the Department of Docks and Ferries, for a bulkhead and river wall construction, at estimates of cost, for classes 1 and 2, of \$10,516 and \$5,857.50, respectively. Adopted.

**COURT HOUSE SITE.**—Report of the Corporate Stock Budget Committee recommending amending of the resolution of the Board of Estimate and Apportionment on Jan. 18, 1912, selecting certain property in the Borough of Manhattan as a site for a court-house for New York County. The amendment is for the omission from the description of the property of Paradise Park and a small park, apparently unnamed, and sections of Centre, Worth and Pearl sts, and Mission pl, to comply with the provisions of section 2 of chapter 336 of the Laws of 1903, as amended by chapter 556 of the Laws of 1910, and to avoid possible proceedings for damages. The amendment is in accordance with the opinion of the Corporation Counsel. Adopted.

**MUSEUM OF NATURAL HISTORY.**—Report of the Corporate Stock Budget Committee, recommending that the resolution adopted July 17, 1911, authorizing the issue of \$200,000 corporate stock to provide means for the construction of a foundation for the southeast wing and court building of the American Museum of Natural History, be amended by including therein architects' fees for designing, planning and supervising the work of the entire structure. On November 16, 1911, the request of the Commissioner of Parks for the above amendment was referred to said committee. Adopted.

**EAST ST.**—Communication from the Borough President recommending an amendment of the resolution adopted by the Board of Estimate and Apportionment at a meeting held May 4, 1911, with regard to the closing of East st, bet East 3d and East 4th sts. The consideration of this matter was laid over for one week.

#### BRONX.

**NETHERLAND AV.**—Acquiring title, from Kappock st to West 230th st, and fixing an area of assessment which is one-half block in the intersecting streets. Adopted.

**SEDGWICK AV.**—Considering the proceeding for acquiring title to the widening of SEDGWICK AV, from Jerome av to the line bet the 23d and 24th Wards. Laid over for two weeks.

**EAST 167TH ST.**—Communication from the New York Central & Hudson River R. R. Co. stating that it has constructed an overhead bridge carrying EAST 167TH ST, across the tracks of its Harlem division and is now ready for an accounting with the city under the railroad law. The company has expended the sum of \$41,527.24, which, with 6 per cent. interest from the date of the actual expenditures, now amounts to \$44,506.26. The matter was referred to the Comptroller.

**FORDHAM HOSPITAL.**—Report of the Comptroller recommending that the resolution adopted January 4, 1912, approving, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of final contract with Raymond F. Almiral, as architect, for the enlargement and enclosure of 6 balconies at Fordham Hospital, under the jurisdiction of Bellevue and Allied Hospitals, at an estimated cost of \$498.04, be amended, by increasing the estimate of cost to \$822.55, for the reason that a contract was entered into with the architect at a fee of 7½ per cent., and he was directed to proceed with the plans on said basis, instead of the usual fee of 6 per cent. Adopted.

#### BROOKLYN.

**WILLIAMSBURG BRIDGE.**—Report of the Comptroller on a request of the Board of Aldermen for an issuance of \$50,000 to be used by the Department of Bridges for the maintenance of the WILLIAMSBURG BRIDGE during 1912, recommending approval of the full amount. The matter was laid over for one week because it requires a unanimous vote, the Mayor being absent.

**STATEN ISLAND FERRY.**—Communication from the Citizens Association of Bay Ridge and Fort Hamilton, relative to the establishment of a ferry bet Bay Ridge, Brooklyn, and St. George, Staten Island. Referred to the Commissioner of the Sinking Fund.

**SOUTH BROOKLYN SUBWAYS.**—Report from the conference committee consisting of the presidents of the Boroughs of Manhattan, The Bronx and Richmond and the Public Service Commission for the First District upon the elevation, depression or extension of lines in South Brooklyn and discussing proposed extension of the 4th av Rapid Transit Railway to Fort Hamilton, Coney Island and Staten Island. Adopted.

**FLATBUSH AV.**—Acquiring title to the land required for the widening of FLATBUSH AV, bet Concord st and Nassau st. Laid over for two weeks.

#### QUEENS.

**KISSENA PARK.**—Communication from the Flushing Association, recommending the granting of an appropriation, as requested by the Commissioner of Parks, Borough of Queens, for draining the lowlands of Kissena Park, 3d Ward. Referred to the Corporate Stock Budget Committee.

## 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.

### Board of Estimate.

The Board of Estimate will, at its meeting to be held in the City Hall, Manhattan, on Feb. 29, at 10.30 a. m., consider the following matters:

#### MANHATTAN.

**UNNAMED STREET.**—Enlarging the area of assessment in the proceeding instituted Feb. 11, 1910, for acquiring title to THE UNNAMED STREET adjoining Riverside drive on the east, and extending from West 177th st, at Riverside drive, to West 181st st at Buena Vista av.

#### BRONX.

**EXTERIOR ST, ETC.**—Changing the grades of EXTERIOR ST, from East 151st st to East 158th st, and of EAST 157TH ST, from East 153d st to Exterior st.

**LUDLOW AV, ETC., BRONX.**—Acquiring title to the lands, etc., necessary for the opening and extending of LUDLOW AV, from Tremont av, near Av A, to Whitlock av; WHITLOCK AV, as widened from Ludlow av to Hunts Point rd, and the PUBLIC PLACE at the intersection of Whitlock av, Hunts Point rd and the Southern Boulevard, opposite Dongan st, in the 23d and 24th Wards. The bill of costs in the above matter will be presented for taxation, to Special Term, part 1, Supreme Court, Manhattan, on March 7.

### By the Board of Assessors.

#### 320 BROADWAY, MANHATTAN.

##### PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the above proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before March 19, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

#### BRONX.

**EXTERIOR ST.**—Regulating, grading, etc., from East 149th st to Jerome av. The area of assessment extends to one-half the block on the east side and to the Harlem River on the west side. List 1955.

**CANAL ST.**—Regulating, grading, curbing, flagging, paving, etc., CANAL ST west, from 135th to 138th st. The area of assessment extends to one-half the block at the intersecting streets. List 2224.

**HOE AV, ETC.**—Sewer and appurtenances in HOE AV, bet Boston rd and East 174th st; in VYSE AV, bet Boston rd and East 173d st; in BRYANT AV, bet East 176th and East 173d st; LONGFELLOW AV, bet East 176th and East 173d st; in BOONE AV, bet East 176th st and summit south of East 172d st; in EAST 173D ST, bet West Farms rd and Longfellow av; EAST 172D ST, bet West Farms rd and Longfellow av. Area of assessment: Block Nos. 2990, 2991, 2997, 2998, 3001, 3002, 3003, 3008, 3009, 3010, 3011, 3013, 3014 and 3015. List 2229.

#### BROOKLYN.

**PROSPECT ST.**—Regulating, grading, curbing and flagging, bet Tilden av and Beverley rd. List 2109.

**AV P.**—Regulating, grading, etc., from East 15th st to East 17th st. List 2176.

**52D ST.**—Grading, curbing, etc., bet 13th and 16th avs. List 2191.

**LOTT AV, ETC.**—Regulating and grading LOTT AV, from East 98th st to Junius st; curbing from Amboy st to Bristol st, and Watkins st to Junius st; flagging from Watkins st to Junius st. List 2193.

**AV C.**—Paving, bet Coney Island av and Ocean Parkway. List 2235.

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

### By the Supreme Court.

#### APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

**BEACH AV, ETC., BRONX.**—Acquiring title to the lands, etc., required for opening and extending BEACH AV, from Gleason av to West Farms rd, and of TAYLOR AV, from Westchester av to West Farms rd, 24th Ward. Application will be made to Special Term, part 3, of the Supreme Court, Manhattan, on Feb. 28, for the appointment of commissioners of estimate and a commissioner of assessment in the above proceeding.

Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 1, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

**NEWKIRK AV, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending from Nostrand av to Brooklyn av, 29th Ward.

**ERASMUS ST, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending from Bedford av to Nostrand av, 29th Ward.

**BARRETT ST, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending from Sutter av to Blake av, 32d Ward.

**WEST 37TH ST, BROOKLYN.**—Acquiring title to the lands, etc., required for opening and extending from the bulkhead line of Gravesend Bay to the mean high water line of the Atlantic Ocean, excluding the right-of-way of the New York and Coney Island Railroad, 31st Ward.

#### EXAMINATION OF COMMISSIONERS.

The commissioners in the following Queens proceedings will attend a Special Term of the Supreme Court for the hearing of ex-parte motions, in the County Court House, Brooklyn, on March 1 to be examined as to their qualifications and are subject to challenge by anyone interested:

**OLMSTEAD PL, ETC.**—Acquiring title to the lands, etc., required for opening and extending OLMSTEAD PL, from Edsall av to Indiana pl; EDISON PL, from Edsall av to Indiana pl; TESLA PL, from Edsall av to Indiana pl, and RIDGEWOOD PL, from Edsall av to Myrtle av, 2d Ward. Clarence Edwards, E. C. McParlan and John N. Booth, commissioners.

**50TH ST, ETC.**—Acquiring title to the lands, etc., required for opening and extending of 50TH ST, from Astoria to Polk av; and 51ST ST, from the bulkhead line of Flushing Bay to a point 100 ft. south of Polk av, and from Corona av to Queens boulevard, 2d Ward. Robt. B. Lawrence, Wm. J. Hamilton and Jas. H. Quinlan, commissioners.

The commissioners of estimate and assessment in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 4, to be examined as to their qualifications and are subject to challenge by anyone interested.

**AV D (CORTELYOU RD), ETC., BROOKLYN.**—Acquiring title to AV D (CORTELYOU RD), from Ocean parkway to West st, excepting the land occupied by the tracks of the Prospect Park and Coney Island Railroad; ALBEMARLE RD, from West st to East 3d st, and from East 5th st to Ocean parkway, excepting the property occupied by the tracks of the Prospect Park and Coney Island Railroad; CATON AV, from Gravesend av to East 5th st; EAST 2D ST, from Greenwood av to Ditmas av (Av E), and EAST 3D ST, from Fort Hamilton av to Cortelyou rd (Av D), 29th Ward. Thos. H. Troy, Wm. W. Colne and Wm. McKinney, commissioners.

**SARATOGA AV, ETC., BROOKLYN.**—Acquiring title to SARATOGA AV, from Pitkin av to Hunterfly rd, and from Riverdale av to East 98th st; DOUGLAS 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 260 ft. north of Newport av to East 98th st; CHESTER ST, from Riverdale av to Stanley av, in the 26th and 32d Wards. Elmer G. Sammis, Geo. W. Palmer and Walter J. McGill, commissioners.

**SKILLMAN AV, BROOKLYN.**—Acquiring title from Old Wood Point rd to Kingsland av, 18th Ward. Edw. J. Byrne, Jno. A. Warren and Solon Barbanell, commissioners.

**76TH ST, BROOKLYN.**—Acquiring title to 76TH ST, from Narrows av to 1st av, from 3d av to 7th av, from Fort Hamilton av to the west line of New Utrecht av, and from the east line of New Utrecht av to 22d av, and 77TH ST, from Fort Hamilton av to 15th av, from 16th av to the west line of New Utrecht av, and from the east line of New Utrecht av to 22d av. Burt L. Rich, F. M. Saaueze and John N. Harmon, commissioners.



# The Record and Guide in 1912

The publication office of the Record and Guide received during the last three months **133** UNSOLICITED yearly subscriptions. The number received in January was **89**.

UNSOLICITED subscriptions—subscriptions not obtained through the channels of canvassing and circularizing—mean that readers are quoting the Record and Guide on matters which their friends, relying on other publications, have missed.

During the rest of this year we propose to better the achievement of last January, an achievement EXCEPTIONAL in the experience of class publications. We hope to impel our readers to quote the Record and Guide so often and on so great a variety of important subjects—as to insure 100 unsolicited subscriptions a month. We expect to do this through the merit of the contents of the paper.

Merit in this connection implies two things:

- (1) A news service covering FULLY and PROMPTLY a definite field.
- (2) AUTHENTIC interpretation of the less obvious meanings of the news; or, in other words, COMPETENT answers to such practical and theoretical questions as are raised by the news.

During the last three months questions originating in this manner have been discussed in the Record and Guide by

Prof. Fred Rogers Fairchild of Yale University.  
 Prof. Walter E. Clark, College of the City of New York.  
 Prof. William B. Guthrie, College of the City of N. Y.  
 Prof. H. B. Woolston, College of the City of New York.  
 Prest. A. C. Pleydell, New York Tax Reform Association.  
 Richard M. Hurd, author of "Principles of Land Values."

Mayor Gaynor.  
 President Mitchell of the Board of Aldermen.  
 Borough President Miller of The Bronx.  
 Borough President McAneny of Manhattan.  
 Borough President Cromwell of Richmond.  
 President Purdy of the Tax Department.

This list might be doubled or trebled by adding to it the names of other prominent city officials and of not less prominent brokers, builders and officers of lending institutions, but the names given will bear out the statement that the Record and Guide seeks COMPETENT answers to such practical and theoretical questions as are raised by the news.

Meanwhile there is evidence that the editorial staff's descriptive news articles or summaries of the news affecting parts of the city or departmental city work have been of an EXCLUSIVE and IMPORTANT character. Recently six articles of this kind, the result of careful research, have been reprinted in folder form on paid orders, mostly from city departments and associations of business men. The folders numbered **17,000** copies. Other articles have been heard from in the way of orders for anywhere from half a dozen to **75** copies of the Record and Guide.

The real estate news service of the Record and Guide embraces a WIDER field than that of any other publication. It covers ALL the boroughs and ALL the important interests bearing on real estate. The Record and Guide carries not only brokerage and auction news, but also building news, building material news, city departmental news, fire insurance news, court decisions affecting real estate law, and so on.

Under modern transit conditions, a newspaper which prints the real estate news of only one borough or of only a part of the city misleads its readers. Real Estate values in The Bronx, for example, are determined not only by what is going on there, but by what is going on, say, in Brooklyn and Queens. Are you aware that building material prices and the rates of interest on mortgage loans are among the decisive factors in real estate values?

The general reasons why readers of the Record and Guide are helping to enlarge its circulation by quoting it to friends on notable matters are that its news is COMPREHENSIVE and that its discussions of the news reflect the opinions of COMPETENT authorities. Here are some special reasons:

1. Its municipal news department is the ONLY ONE of its kind. The department contains the proceedings of the twenty-five Local Boards throughout the City, the Board of Estimate, the Supreme Court and various commissions and bureaus relating to public works, including works calling for special assessments on property owners. The detailed news of this department is supplemented by descriptive news articles on such subjects as the status of public work in a district or the harbor improvements under way in a borough.

"Your municipal news is of great value to property owners."—BOROUGH PRESIDENT MILLER.

2. Its real estate articles on selected streets or neighborhoods are the work of men experienced in appraising. They not only give actual prices and rents, but describe all the local influences affecting a neighborhood, including transit prospects, changes in population and industry, the rise of competing neighborhoods, etc. The official records published in the Record and Guide are of course the basis of the appraising plant in the Tax Department as well as in private real estate offices. The Tax Department, besides taking a number of copies for office use, subscribes to one copy of the Record and Guide for each deputy assessor, on account mainly of the descriptive real estate articles; these extra copies are sent to the homes of the deputy assessors.

"I have instructed all my salesmen to read the real estate articles in the Record and Guide."—LAWRENCE ELLIMAN.

"I always read the real estate articles in your paper."—ELMER DEAN COULTER, Appraiser for the Astor Estate.

3. Its building articles are written by men of TECHNICAL education. A series now concluding will be followed by twenty-five illustrated articles explaining the economic and structural essentials of profitable building. This series is by Cecil C. Evers, Vice-Pres. of the Lawyers' Mortgage Company. Mr. Evers is an architect, whose business it is to see that the Lawyers' Mortgage Company does not lend money on buildings which through faults of location, planning or construction are not good loan risks. The series, which will eventually appear in book form, is the result of eight years of study and research with this eventual book in mind.

4. Its building material news is both authentic and of the broad gauge order. It is concerned not merely with market quotations, but also with the general tendencies of prices.

"The weekly building material market review in the Record and Guide is universally recognized as authoritative."—William K. Hammond.

5. Its department of fire insurance news, recently instituted, meets the demand for information concerning the new legal requirements to which real estate owners are subject in consequence of the act of the Legislature creating the Fire Prevention Bureau. The department is conducted by Peter Joseph McKeon, consulting engineer in fire prevention and fire insurance.

6. The Record and Guide, though a class publication, deals with matters of general interest. Its credit records have for years been relied on by a variety of business firms to whom a weekly resume of the judgments, etc., is not alone valuable but indispensable.

**Subscription Price:** New York Edition, \$8.00 a year, in advance  
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FENIMORE ST., ETC., BROOKLYN.—Acquiring title to FENIMORE ST., from Nostrand av to Kingston av, and from Albany av to Troy av, and RUTLAND RD., from Nostrand av to Canarsie av, 29th Ward. Chas. S. Aronstam, Francis A. McCloskey and Geo. H. Folwell, commissioners.

AV I, BROOKLYN.—Acquiring title to Av I, from Ocean parkway to the east line of East 15th st. and from the east property line of the lands of the Long Island Railroad Co. within the lines of East 17th to East 34th st, 31st and 32d Wards. Royal W. France, F. M. Saauez and John T. Rooney, commissioners.

UNION ST.—Acquiring title to UNION ST., bet New York av and Rochester av, and bet Ralph av and East New York av, 24th and 29th Wards. Jas. A. Blanchfield, commissioner of assessment only to be examined.

### FINAL REPORTS.

The final report in each of the following proceedings will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Long Island City, on Feb. 24, at the opening of court:

BROAD ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BROAD ST (unofficial name), from Pacific st to Borden av, 2d Ward, as amended by an order of the Supreme Court, entered in the office of the Clerk of the County of Queens on June 1, 1910, so as to conform to the lines of said street as shown upon sections 12, 13 and 16, of the final maps of the Borough of Queens, as adopted by the Board of Estimate and Apportionment on May 21, 1909, and approved by the Mayor on June 4, 1909.

OAK AV, QUEENS.—Acquiring title to OAK AV (unofficial name), from 17th st to West st, 3d Ward.

GILBERT PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Hunts Point rd to Falle st, 23d Ward. The final reports of the commissioners of estimate and assessment in the foregoing proceeding will be presented, for confirmation, to Special Term, part 3, of the Supreme Court, Manhattan, on Feb. 27, at 10.30 a. m.

### BILLS OF COSTS.

NORTH RIVER, MANHATTAN.—Acquiring right and title to and possession of certain uplands and lands, wharf property, wharfage rights, terms, easements, emoluments and privileges necessary to be taken for the improvement of the waterfront of the City of New York on the NORTH RIVER, bet West 18th and West 23d sts, and the east side of marginal st, wharf or place, adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund, and pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund. The supplemental and additional bill of costs in the above proceeding will be presented for taxation to Special Term, part 1, of the Supreme Court, Manhattan, on Feb. 29, at 10.30 a. m.

CASTLETON AV, RICHMOND.—Application of the City of New York relative to amending its application heretofore made acquiring title, wherever the same has not been heretofore acquired to the lands, tenements and hereditaments required for the opening and extending of CASTLETON AV (although not yet named by proper authority), from Columbia st to Jewett av, 1st Ward of Richmond, as amended by an order of the Supreme Court, Second Department, entered in the office of the Clerk of the County of Richmond on May 17, 1910, making the line conform with those of Castleton av, bet Jewett av and Columbia av, as shown upon a map or plan adopted by the Board of Estimate and Apportionment on March 11, 1910, so as to make the lines and grades conform with those of Castleton av, bet Columbia st and Jewett av, as shown on a map or plan bearing the signature of the President of the Borough of Richmond and dated June 10, 1910, and adopted by the Board of Estimate and Apportionment on July 1, 1910. The bill of costs will be presented to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Brooklyn, on March 5, at 10 a. m.

MONTGOMERY ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Franklin av to the former

city line west of Bedford av, 24th and 29th Wards. The bill of costs in the above matter will be presented, for taxation to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on March 4, at 10.30 a. m.

## By Comm'rs of Estimate & Assessment BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Hearings will be held next week by the Commissioners of Estimate and Assessment in the following proceedings:

### MONDAY, FEB. 26.

BUENA VISTA AV, MANHATTAN.—From its junction with Haven av at or near West 17th st to West 176th st; WEST 172D ST, WEST 173D ST, from Fort Washington av to Buena Vista av. At 2 p. m.

SEDGWICK AV, BRONX.—From Jerome av to the line bet the 23d and 24th Wards, at West 169th st. At 3 p. m.

ROSEDALE AV, ETC., BRONX.—ROSEDALE AV, COMMONWEALTH AV and ST. LAWRENCE AV, bet Westchester av and West Farms rd. At 11.45 a. m.

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

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

TREMONT AV, BRONX.—From the east end of the proceeding now pending on that avenue at Eastern Boulevard to Fort Schulyer rd. At 12.30 p. m.

WATERBURY AV, ETC., BRONX.—From Westchester av to Zerega av; NEWBOLD AV, ELLIS AV and POWELL AV, from Virginia av to Zerega av; and GLEASON AV, from Metcalf av to Zerega av. At 2.15 p. m.

### TUESDAY, FEB. 27.

BUENA VISTA AV, MANHATTAN.—From West 181st st to the south line of West 176th st, extended. At 2 p. m.

SEDGWICK AV, BRONX.—From Jerome av to the line bet the 23d and 24th Wards, at West 169th st. At 2 p. m.

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

GRAND AV, ETC., BRONX.—GRAND AV, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct Av East to Davidson av; and AQUEDUCT AV EAST, from West 180th st to West 184th st. At 3.45 p. m.

EASTERN BOULEVARD, BRONX.—From the property line of the New York, New Haven & Hartford R. R. to Hunts Point rd. At 2 p. m. Also, ASSESSMENT HEARING in the same matter, at 2.30 p. m.

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

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

### WEDNESDAY, FEB. 28.

EAST 207TH ST, BRONX.—From Woodlawn rd to Perry av. At 11 a. m.

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

WEST 168TH ST, MANHATTAN.—From Amsterdam av to Jumel pl. At 3.45 p. m.

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

### THURSDAY, FEB. 29.

EAST 207TH ST, BRONX.—From Woodlawn rd to Perry av. (Assessment.) At 11 a. m.

EAST 217TH ST, BRONX.—From White Plains rd or av to Oakley st or av (formerly Ash av). At 1.30 p. m.

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

## By Comm'rs of Estimate & Assessment.

STANLEY AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Louisiana av to Fountain av, 26th Ward. Jas. H. McCabe and Jas. A. Nolan, Jr., commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before March 7; and they will hear all such parties, in person, on March 11, at 2 p. m.

Jas. H. McCabe, 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, with the commissioner at 166 Montague st., Brooklyn, on or before March 7, and he will hear all such parties in person on March 12, at 2 p. m.

39TH ST. FERRY, BROOKLYN.—Acquiring right and title to and possession of certain lands, premises, rights and property necessary to be taken for the improvement of the waterfront of the City of New York, for ferry purposes, bet the south line, of 38th st, prolonged, the south line of 39th st prolonged, the west line of 2d av and the pierhead line established by the Secretary of War in 1890, in the Borough of Brooklyn. Chas. J. McDermott, Remsen Johnson and Bernhard Bloch, commissioners of estimate in the above proceeding, have completed their estimate of damage; and, all persons opposed to same must file their objections in writing, with the commissioners at 166 Montague st., Brooklyn, on or before March 11; and they will hear all such parties, in person, on March 14, at 2 p. m.

4TH AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending 4TH AV, from Monroe av to Tompkins av, 1st Ward. Ernest M. Garbe, Bernard Mullen and E. Stewart Taxter, commissioners of estimate, have completed their supplemental and amended estimate of damage; and, all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before March 11; and they will hear all such parties in person on March 13, at 3 p. m.

E. Stewart Taxter, 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 March 11; and he will hear all such parties in person on March 14, 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 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.

CARPENTER AV.—Temporary sewer bet East 242d st and the north line of the city, 24th Ward, annexed territory. Area of assessment: Both sides of avenue, from 242d st to city line. Apr. 13.

WEBSTER AV.—Laying cement sidewalks on the east and west sides, from Mosholu Parkway South to Mosholu Parkway North, 24th Ward. Area of assessment: Lots 4 and 5, Block 3325. Apr. 13.

### BROOKLYN.

TILLARY ST.—Grading, bet Gold and Prince sts, 5th Ward. Area of assessment; North side of Tillary st, between Gold and Prince sts., known as Lot 59, in Block 122. Apr. 13.

FLAGGING 73D ST, BET 5TH AND 6TH AVES; AVE C, north side, bet Flatbush and Ocean avns., and SOUTH 3D ST, north side, bet Hewes and Hooper sts, 16th, 29th and 30th Wards. Area of assessment: Both sides of 73d st, bet 5th and 6th avns; north side of Cortelyou rd, bet Flatbush and Ocean avns; northwest corner of South 3d and Hewes sts, Lot 30, in Block 2425. Apr. 13.

5TH AV.—Grading a lot on the north side, bet 61st and 62d sts, 30th Ward. Area of assessment: Lot 42, block 5791. Apr. 13.

92D ST.—Curbing and flagging bet 3d and 7th avns, 30th Ward. Area of assessment: Both sides of 92D ST, from 3d to 7th avns. Apr. 13.

BAY 11TH ST.—Curbing and flagging from 86th st to Benson av, 30th Ward. Area of assessment: Both sides of the street, from 86th st to Benson av. Apr. 13.

14TH AV.—Curbing and flagging bet 79th and 86th sts, 30th Ward. Area of assessment: Both sides of the avenue, from 79th to 86th sts. Apr. 13.

EMMONS AV.—Flagging on the south side, from the line of the Brighton Beach R R to a point 75 ft east of Coyle st, 31st Ward. Area of assessment: South side of Emmons av, from the line of Brighton Beach Railroad to a point 75 ft. east of Coyle st. April 13.

### QUEENS.

5TH AV.—Regulating, grading, curbing and paving bet Jackson and Pierce avns, 1st Ward. Area of assessment: Both sides of the av, from Jackson to Pierce avns, and to the extent of half the block at the intersecting and terminating streets. Apr. 13.

LAWRENCE ST.—Regulating and grading bet Wolcott and Winthrop avns, 1st Ward. Area of assessment: Both sides of Lawrence st, from Wolcott to Winthrop avns, and to the extent of half the block at the intersecting avenues. Apr. 13.

**REAL ESTATE NEWS**

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

**Good Trading Continues in Manhattan in Spite of Holiday Week—Big Sales and Leases a Feature of the Market—Bad Weather Conditions Keep All Other Boroughs Inactive.**

The total number of sales reported in this issue for Manhattan and the Bronx is 57, of which 12 were below 59th street and 31 above, and 16 in the Bronx. The sales reported for the corresponding week last year were 55, of which 20 were below 59th street, 20 above and 15 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 71 and in the Bronx 91. The total amount was \$3,138,446.

The amount involved in auction sales this week was \$481,676, and since January \$7,099,344.

**Big Lease On East 23d Street.**

M. & L. Hess leased for Mrs. Jennie Beach Gasper and Frederick C. Beach, the property at 114 to 120 East 23d street, a plot 100x98.9; also the abutting property at 113 to 119 East 22d street on plot 75x98.9 to the 114 East 23d Street Company. The lease is for a term of 21 years with four renewals from May 1, 1912, the aggregate rental for the first term amounting to \$1,800,000. Reappraisals as to rentals will be made at the end of each 21-year period.

The lessee will erect a fireproof twelve-story mercantile building on the entire plot to be ready for occupancy January 1, 1913.

**Iselin & Co. to Locate on Fourth Ave.**

Carstein & Linnekin have sold to the Armory Holding Co., Irons & Todd, 357 to 361 Fourth avenue, old buildings on plot 59.6x80. The properties were acquired from Adolph Wiener, Wm. H. Peckham and Mary L. Draper, respectively. The buyer now owns the entire block front between 25th and 26th streets, the balance of the frontage having been in its possession for some time.

A twelve story mercantile building will be constructed and a lease has been negotiated with Wm. Iselin & Co. for a long lease on the store, basement and first loft in the northerly half, and three floors in the entire structure. The lease is for ten years at an aggregate rental of about \$1,000,000. Frank D. Veiller and Hayes & Robertson were interested with Carstein & Linnekin as brokers in the lease.

**Vanderbilt Forced to Move by Trade.**

The Douglas Robinson, Charles S. Brown Company sold for the estate of Seth Barton French to Cornelius Vanderbilt the vacant plot, 80x125, on the east side of Fifth avenue adjoining the south corner of 72d street, next to the residence of James A. Burden, for about \$700,000. The buyer, who has lived below 59th street, was forced to move on account of the business invasion of Fifth avenue. It is Mr. Vanderbilt's intention to erect on the site one of the handsomest residences in the city.

**Third Sale of Hotel St. Andrew.**

Goodwin & Goodwin have resold for Charles H. Davis to Morris Schinasi the Hotel St. Andrew at the northwest corner of Broadway and 72d street, an eight-story structure on plot 106.10x180.5. The property was sold free and clear and the seller took back a lease on the premises for a period of twenty-one years on a net rental basis.

This is the third sale of this property within a year. No stated consideration was given but the price is understood to have been about \$1,500,000. The hotel will be refurbished and redecorated at a cost of about \$150,000, and the work will be done without disturbing the present tenants.

**PRIVATE REALTY SALES.**

**Manhattan—South of 59th Street.**

**READE ST.**—The est. of Mary A. E. Brinck-erhoff sold 154 Reade st, a 4-sty loft building, on lot 25x52.6.

**JACKSON ST.**—The F. Dornberger Realty Company sold for Jacob Frick the 5-sty tenement on lot 25.4x100, at 59 and 61 Jackson st, and 634 Water st.

**WOOSTER ST.**—Frederick J. Agate sold to a client of Benjamin F. Feiner 175 and 177 Wooster st, a 7-sty loft building, on plot 50x100. The Charles F. Noyes Co. was the broker.

**14TH ST.**—Michael H. Marks bought from Ada G. Belt 7 West 14th st, a 4-sty building, on a lot 25x103.3, Van Beuren leasehold. The

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property is separated by one house from the old Van Buren homestead and is about 150 ft west of 5th ave.

**32D ST.**—The Charles F. Noyes Co. sold for the Frankbro Realty Co. 318 to 324 East 32d st, a new 12-sty loft building, on plot 93x100. The same brokers have leased the entire building to Frankel Bros., wholesale clothing manufacturers, for 21 years. The whole transaction, including the purchase price, rental and taxes, amounts to \$1,500,000.

**32D ST.**—N. Brigham Hall and William D. Bloodgood, Inc., sold for the Pennsylvania Railroad Co. 31 East 32d st, a vacant lot 25x98.9, which was used as a shaft by the railroad during the construction of the East River tunnel; also for the estate of W. P. Estabrook 33 East 32d st, adjoining, a 5-sty building on lot 25x98.9, to the Brody, Adler & Koch Co. The buyer will improve the combined plot with a 16-sty store and loft structure.

**50TH ST.**—J. B. English sold for the estate of William Knight the 3-sty dwelling at 313 West 50th st, on lot 19.2x100. The property has not changed hands in 27 years.

**55TH ST.**—The Taylor-Sherman Co. sold for Dr. Frederick S. Dennis to Mrs. Charlotte Weatherly, 28 East 55th st, southwest corner of Madison av, a 4-sty dwelling on lot 20.6x80. The buyer will occupy the premises for her dressmaking establishment. The price paid was about \$125,000.

**58TH ST.**—Margaret A. Stevens sold 126 West 58th st, a 4-sty dwelling on lot 16.8x100.5, between 6th and 7th avs.

**AVENUE B.**—Harris & Maurice Mandelbaum resold 181 Avenue B, a 4-sty tenement, on a lot 17.2x71. The sellers acquired the property last week.

**3D AV.**—Pierre M. Clear & Co. sold for Charles H. Regnault 565 3d av, a 5-sty tenement on lot 25x105.

**6TH AV.**—Mooyer and Marston sold for the Title Guarantee and Trust Co., as trustees of the John Slater est, 850 6th av, a 4-sty building on lot 23.5x59.9, to Harris & Maurice Mandelbaum. The property has been held by the Slater family since 1869.

**Manhattan—North of 59th Street.**

**MANHATTAN ST.**—Arnold, Byrne & Baumann sold for Charles Henste the 6-sty elevator apartment house, with stores, at the northeast corner of Broadway and Manhattan st, on a plot of about three lots, having a frontage of 112.9 ft. on Broadway and 47 ft. on Manhattan st.

**71ST ST.**—Earle & Calhoun sold for Mrs. Alice Abell Robinson to Catherine C. Percival, 222 West 71st st, a 3-sty dwelling, on lot 18x100.

**71ST ST.**—Thomas J. Fogarty sold to Mrs. Mary Geer 251 West 71st st, a 3-sty dwelling on lot 16.8x92.2, between Broadway and West End av. The buyer owns the adjoining building at No. 253. This is the eighth sale in this block since the first of the year. The Compagna Construction Co. will shortly begin the construction of an apartment house on a site in this same block.

**74TH ST.**—The Douglas Robinson, Charles S. Brown Co. sold for Simon Uhlman, as trustee, 24 East 74th st, a 4-sty dwelling on lot 20x80.

**77TH ST.**—The Lewis H. May Company sold for Dora M. Weil to a client the 5-sty American basement dwelling at 142 West 77th st, on lot 18x100. The buyer will occupy after extensive alterations are made.

**83D ST.**—William J. Carlin sold the three 3-sty dwellings, on plot 50.9x102.2, at 161 to 165 West 83d st. These buildings, together with No. 167, adjoining, were reported under con-

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tract last year to Locke & Co., carriage build-  
ers, but the deal was never consummated.

83D ST.—J. J. Kavanagh sold for Bernard J. Salomon 45 East 83d st, a 4-sty dwelling on lot 18x102.2, to Charles Murray.

94TH ST.—William Wolff's Son sold 241 East 94th st, a 5-sty flat on a lot 25x100.8, to Miss Catharine M. Monninger.

101ST ST.—Gibbs & Kirby sold for Mrs. C. B. Guernsey 244 West 101st st, a 5-sty apartment house, on lot 25x100.11, adjoining the south-east corner of West End av. The property was held at \$48,000. The buyer is Henry C. Copeland, who owns No. 242, adjoining.

107TH ST.—Joseph P. Day sold for the Commonwealth Insurance Co. of the City of New York, represented by Bowers & Sands, 322 East 107th st, a 5-sty tenement, on lot 25x100, to Joseph Brigley.

123D ST.—E. Sharum sold to the Armor Realty Co. 408 to 412 East 123d st, three 4-sty tenements, each on lot 25x100. The buyer gave in part payment lots at Eastport, L. I.

133D ST.—J. Anthony Minott sold for Louis Block 144 West 133d st, a 6-sty triple flat house with store to F. D'Onofrio. The buyer gave two lots on East 142d st, between Wales and Concord avs, Bronx, in payment.

141ST ST.—Benjamin Wolfson sold for Greenberg & Rosenthal 227 and 229 West 141st st, the Hilliers, a 6-sty elevator apartment house, on plot 63x100, between 7th and 8th avs.

143D ST.—The Braude-Papae Co. sold for the Criterion Construction Co. the 6-sty elevator apartment house known as The Harriet, at 617 West 143d st, between Riverside Drive and Broadway, on plot 75x100. The Domain Realty Co. is the buyer.

162D ST.—Henry R. Dwight sold for A. A. Docter 520 and 522 West 162d st, a 5-sty apartment house on a plot 40x100, to D. O'Reilly.

162D ST.—The New York Real Estate Securities Co. bought from the Saxonian Construction Co., Louis Gross, pres., the Yorktown Court apartment house, a 6-sty elevator structure at the northeast corner of Fort Washington av and 162d st, on plot 99x164.10. The block front, in the south side of 186th st, between Wadsworth and St. Nicholas av, was given in part payment by the buyer. This property has a street frontage of 300 ft, 157.2 ft on St. Nicholas av and 155.2 ft on Wadsworth av. The McVickar, Gaillard Realty Co. and E. H. Ludlow & Co. were the brokers.

164TH ST.—Hulbert C. Darling bought from William Hobson 451 West 164th st, a 2-sty dwelling, on plot 50x104. The buyer gave in exchange the lot 25x100 on the west side of Wadsworth av, 50 ft north of 179th st. Mr. Hobson owns the adjoining 50 ft on the north.

173RD ST.—Thomas W. Seale sold 568 West 173d st, a 5-sty new law house, on plot 37.6x 100.

178TH ST.—The Monaton Realty Investing Corporation sold for the Saginaw Holding Co. to Mary E. Horton and Ellen A. Stewart, the two 5-sty apartment houses at 604 to 610 West 178th st, on plot 100x100. The property was held at \$150,000. The buyers, Mary E. Horton and Ellen A. Stewart, gave in part payment 588 Clinton av, Brooklyn, a 3-sty dwelling on lot 24x126.

180TH ST.—Edward M. Tucker bought from the Cotoba Realty & Construction Co., Joseph Reiss, pres., the Hudson Outlook, a 6-sty elevator apartment house, on plot 100.2x100, at the southeast corner of Pinehurst av and 180th st. The buyer gave in exchange the northeast corner of Amsterdam av and 120th st, a plot 100.11 x125, which will be improved with an apartment house.

AMSTERDAM AV.—Jacob Weintraub sold 2185 Amsterdam av, a 6-sty new law house, on plot 37.6x100, between 168th and 169th sts. The buyer is said to have resold the property.

AMSTERDAM AV.—Cammann, Voorhees & Floyd sold for Mrs. L. C. H. Dyckman the Grand Court apartment house at the northwest corner of Amsterdam av and 78th st, on plot 40x102.

AUDUBON AV.—The Monaton Realty Investing Corporation sold 388 Audubon av, a 2-sty dwelling, on lot 18x60, between 184th and 185th sts. The buyer, Joseph Mazza, will occupy the house.

AUDUBON AV.—David Vogel sold for John Brown the plot 53x100 on the east side of Audubon av, 25 ft south of 170th st, to the Morris Simon Construction Co. The buyer will improve the site with a 6-sty apartment.

BROADWAY.—Gibbs & Kirby sold for the City Real Estate Co. the vacant plot, containing about 14,000 sq ft, forming an L around the northeast corner of Broadway and 103d st. The property has frontages of 42 ft on Broadway and 114 ft on 103d st. The north line is 165 ft and the east line 100.11. The property has been held at \$325,000. A small parcel on the corner, left by the old Bloomingdale rd, was not included in the sale.

BROADWAY.—Morris Levin sold Halidon Court, a 6-sty elevator apartment on plot 99.11 x150, at the southwest corner of Broadway and 153d st to the Williams estate for about \$360,000. The buyer gave in part payment lots at Astoria, L. I., which will be improved with two-family houses.

PARK AV.—Amos R. E. Pinchot sold 1022 and 1024 Park av, two 4-sty dwellings, on plot 40x70, adjoining the northwest corner of 85th st, for about \$70,000. The buyer will probably improve the site with a new residence.

WEST END AV.—Alfred E. Toussaint sold the four dwellings at the northeast corner of West End av and 71st st, on a plot 116.8 ft on the avenue and 70 ft in the street to the Fullerton-Weaver Realty Co. for about \$250,000. The buyer will erect a 12-sty duplex apartment on the site from plans by J. E. R. Carpenter. The buying company has heretofore operated exclusively on the East Side.

3RD AV.—Duff & Conger sold for the heirs of Wellington Germond the northwest corner

of 3rd av and 77th st, three 4-sty dwellings, to Leonard Weill; also 173 and 175 East 77th st, two 5-sty tenements, to Dr. Augustus Milleg. The entire plot covers 76.8x90 on the avenue and 60x102.2 in the street, and has been held at \$175,000.

Bronx.

BRONX ST.—John A. Steinmetz sold for William H. Mitchell the one-family house at 2042 Bronx st to Samuel R. Waldron.

BARRETTO ST.—Nathan Wilson sold for the Henry Morgenthau Co. the plot 105x200 at the northeast corner of Barretto and Simpson sts, adjoining the park space of the Hunt's Point apartment house, at Simpson and 163d sts to Meyer Solomon and Charles Pinous. The buyers will erect a 5-sty apartment on the site.

MINFORD PL.—Louis Cowan and William Loeb sold for the Jackson Associates the northeast corner of Minford pl and 172d st, a 5-sty new law apartment, on lot 35x100. The buyer gave in part payment suburban property.

140TH ST.—The Farmers' Loan and Trust Company, as trustee, sold to H. F. Boehringer 434 East 140th st, a 3-sty dwelling, on lot 16.8x100. S. H. Frankenheim was the broker.

149TH ST.—Lauter & Blackner and George Lodes sold for Louis Ruchtig the 4-sty and basement building at 363 East 149th st, on lot 25x80, adjoining the Bronx National Bank, to the Bronxville Realty Co. The buyer will make extensive alterations for an office and loft building. The price paid is reported as being \$42,000, which is said to establish a record price for a single lot in this block.

172D ST.—D. Leitner sold 895 East 172d st, a 4-sty apartment, on plot 34x67.

175TH ST.—John A. Steinmetz sold for Dr. Rotenberg the dwelling on plot 47x117 at 712 East 175th st.

ANDREWS AV.—B. H. Welsker, Jr., sold for John E. Scharsmith the 5-sty new law house, on plot 50x100, on the west side of Andrews av, 100 ft south of Fordham rd. The buyer, Harry B. Davis, gave in exchange the plot, 110x114.6, on the west side of Jerome av, 162.5 ft south of Kingsbridge rd.

BOSTON RD.—John A. Steinmetz sold for Joseph Hammerschlag a plot 30x85 on the west side of Boston rd, 61 ft north of 180th st, to the Taxpayers' Realty Co., which owns adjoining property. The combined plot, which has a frontage of 72 ft, will be improved with a business building.

CRIMMINS AV.—F. B. Chedsey sold the plot 61x100 at the northeast corner of Crimmins av and Oak terrace to Hedwig Glass, who took the property in part payment for the apartment house at the northeast corner of Franklin av and Jefferson pl, reported sold recently.

MORRIS AV.—The city of New York bought from Charles P. Hallock the block bounded by Morris and Creston avs, Field pl and 184th st, a plot 235x196, for about \$65,000. A high school building will be erected on the site.

SOUTHERN BLVD.—D. Leitner sold the plot, 50x100, on the east side of Southern Blvd., 25 ft south of Jennings st, for about \$12,000.

VYSE AV.—Adolf Gollubier sold for Barry Bros. the plot, 103x119, at the northeast corner of Vyse av and 179th st to the Jacob Streifer Co. The buyer will erect three 5-sty apartments on the site.

WASHINGTON AV.—David Kraus sold for a client the 6-sty apartment house at 1,316 and 1,318 Washington av, on plot 51x100. The property has been held at \$70,000.

WASHINGTON AV.—Alexander Selkin and L. Gomperts sold for Louis E. Kleban the 6-sty new law house on plot 50x87 at the northeast corner of Washington av and 166th st.

WALTON AV.—The Duroos Co. resold for a client 2403 Walton av, between 184th st and Fordham rd, a 3-sty dwelling, on lot 20x100, to Mrs. P. Bunt.

Brooklyn.

DECATUR ST.—Everett Kuhn sold for G. Brand 171 Decatur st, a 2-sty dwelling, on lot 20x100.

EMERALD ST.—E. Sharum sold to the Armor Realty Co. 1130 and 1132 Emerald st, two two family houses, each on lot 20x100. Twenty-six lots in Suffolk County, L. I., were taken in part payment.

GARFIELD PL.—G. W. Snyder & Son sold 210 Garfield pl, between 7th and 8th avs, a 3-sty brownstone dwelling, on lot 19x100, for Dr. J. C. Medd.

HANCOCK ST.—De Poix & Von Glahn sold 169 Hancock st, a 3-sty dwelling, on lot 20x100, for the City Real Estate Co. to a client, for occupancy.

HERKIMER ST.—Everett Kuhn sold for J. C. & E. Closs 528 Herkimer st, a two-family dwelling, on lot 19.10x100, to a client for occupancy.

MCDONOUGH ST.—Everett Kuhn sold for Matthew Robb 239 McDonough st, a 3-sty dwelling, on lot 20x100.

MCDONOUGH ST.—The Ernestus Gulick Co. sold 459 McDonough st, a 3-sty dwelling on lot 18x100, between Reid and Patchen avs, to Charles Kruse. The buyer will make extensive alterations and occupy the house for his residence.

PIERREPONT ST.—Walter Gibb bought the Low mansion, at the northeast corner of Pierrepont st and Columbia Heights, on plot 40x125. This house was occupied by Seth Low during his term of office as Mayor of New York City.

SO OXFORD ST.—The Davenport Real Estate Co. sold 149 South Oxford st, a plot 50x 200, running through to Cummerland st, with a large, double frame dwelling on the former street and garage on the rear lots, for Edward J. Kelly, of Belle Haven, Conn.;

ST. JOHN'S PL.—Charles E. Rickerson sold for Richard Knox 135 St. John's pl, a 3-sty dwelling, to Miss Sophie A. B. Treiss.

2ND ST.—The John Pullman Real Estate Co. sold 480 2d st, on the Park Slope, a 3-sty brownstone dwelling on lot 20x100, for Mrs. Kate Todd, to Mary S. Buckley for occupancy.

3RD ST.—Burrill Bros. sold for the Kessan Realty Co. the 3-sty American basement dwelling at 619 3rd st, between 8th av and Prospect Park West, on lot 20x95, to a client for occupancy.

18TH ST.—E. Sharum sold for the Armor Realty Company 662 18th st, a 2 family dwelling, on lot 20x100.

60TH ST.—Frank A. Seaver sold the two-family brick house at 1007 60th st, for John Wichern.

BEDFORD AV.—Arthur T. Weygandt sold for Mrs. John Regan the 3-sty dwelling 647 Bedford av to a client for occupancy.

CONEY ISLAND AV.—E. Sharum sold the southeast corner of Coney Island av and Albermarle rd, a frame dwelling, on plot 50x100x irreg; also the lot, 20x92x irreg, adjoining on the south.

DE KALB AV.—S. Oppenheimer & Co. sold the three 3-sty dwellings on plot 50x100 at 628 to 632 De Kalb av. This property was given in part payment for 1587 3d av, Manhattan, a 6-sty loft building. The entire deal involved about \$110,000.

FLATBUSH AV.—George F. Byrnes sold Annie Seagar to Anita C. Quinn 657 Flatbush av, a 3-sty flat, with stores.

WASHINGTON AV.—The Davenport Realty Co. sold for the est of Susan A. R. Moses 541 Washington av, a brick dwelling, on plot 65x 131.

6TH AV.—Frank A. Seaver sold five lots on the southwest corner of 6th av and 81st st for N. Grace.

EAST MIDWOOD.—Wood, Harmon & Co. sold two lots on Mansfield pl, near Avenue I, to Mrs. Kate Weathers; one and a half lots on Elmore pl, near Avenue M, to E. R. Chapman, and two lots on Kenmore pl, near Avenue L, to W. H. King; a triangular plot bounded by New Utrecht av, 9th av and 39th st, to Alfred L. Wolf, Jr., and two lots at the southwest corner of Bay Ridge and 18th avs to E. L. McClintock.

RUGBY.—Wood, Harmon & Co. sold 2 lots on Snyder av, near East 48th st, to Geo. T. Rowland, 1 lot on East 54th st, near Lenox rd, to Herbert S. Maxwell; 1 lot on East 29th st, near Linden av, to Edwin Bosworth; 2 lots on Linden av, near East 40th st, to M. S. Cohen, 1 lot on Snyder av, near Troy av, to Chester C. Platt, and 1 lot on East 53d st, near Lenox rd, to Cornelia S. Taylor.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Av I, to R. W. Dodson; another on Coney Island av, near Av I, to R. P. Eubank, and one on Coney Island av, near Av I, to Robert A. Borland.

LAWRENCE ST.—Chas. W. Seitz sold for W. Fay 135 Lawrence st, between Fulton and Willoughby sts, a 3-sty dwelling on lot 20x54.

**Queens.**

LONG ISLAND CITY.—Bertha L. Herklotz bought from Samuel Eisemann a parcel fronting 180 ft on the south side of Mott av, 600 ft on the west side of Harold av, 180 ft on the north side of Anable av, and 60 ft on the east side of Van Pelt st.

LONG ISLAND CITY.—John L. Hammond sold for B. Goldberg the 3-sty store and dwelling at 141 6th st, to Gustav C. F. Witt, who will move there his wholesale grocery business from 344 West 38th st, Manhattan

SPRINGFIELD.—Martin J. Springstead, referee, sold to Johanna A. Richter, of Brooklyn, 100 ft on the south side of Laurelton Boulevard and 100 ft on the east side of Ardsley pl.

FLUSHING.—Mary H. Hendrickson sold to Emma W. Denker, of Brooklyn, one and one-tenth acres between Flushing and Jamaica, adjoining the property of the Wigman Land Co., north of Queens.

JAMAICA.—The Jamaica Estates Building Corporation of Manhattan sold to Eleanor F. Casey, of Manhattan, a parcel 81x133 on the south side of Wexford terrace; also a parcel of 144 ft. on the north side of Hillside av, 261 ft. on the east side of Homer Lee av and 144 ft. on the south side of Wexford terrace.

BROADWAY-FLUSHING.—Cornelius Tracy and others sold to the Auburndale Realty Co. of Manhattan a parcel of 18 lots.

ROCKAWAY.—G. Taus & Son sold for Mrs. P. Hartung her cottage at 32 South Chase av to M. Seligman; also for Mrs. Agnes Bresnan her plot of ground at South Division av to Mrs. Isabella Levy, who will improve the same.

**Richmond.**

WEST NEW BRIGHTON.—J. Sterling Drake sold for the estate of the late M. W. Hazeltine to Benjamin S. Drake and Charles A. Mann the 56 acres on the northwest corner of Richmond turnpike and Bradley av, best known as Hazelwood. This property, with a park of old oak trees and a mansion, was as well known to all the older newspaper and magazine writers as their own homes. Probably no country place in America has ever gathered together more celebrities than were entertained here during the time of Mr. Hazeltine's connection with the New York Sun and Harper's Weekly.

**Suburban.**

HARTSDALE, N. Y.—Thos. J. O'Reilly sold for the estate of H. D. Macdonia 50 acres at Hartsdale, Westchester County. The property was held at about \$1,000 an acre.

NORTH BERGEN, N. J.—E. Sharum sold 3 West Place, a brick dwelling, on lot 16x88. The buyer gave 10 lots at Lakewood, N. J., and 10 lots at Setauket, L. I., in part payment.

OSSINING, N. Y.—The Ayles Real Estate Exchange sold for James A. Hart his building and drug business at the corner of Main and Leonard sts, to Herbert Griffin, of Peekskill. The purchase price is reported to be in the neighborhood of \$50,000.

HEMPSTEAD, L. I.—Van Vlaek & Co. sold on Jefferson pl a 2-sty frame detached house, on plot 50x100, to Clarence E. Cornell of Hempstead.

KENSINGTON, L. I.—The Rickert-Finlay Realty Co. sold, in Kensington, to Paul W. Neeld a plot with 100 ft. frontage on the north side of Nassau rd, 140 ft. west of West drive; to Belle S. Kelso a plot with 100 ft. frontage on the north side of Beverly rd, between Netherwood rd and Shore rd; to James Gordon a plot with 107 ft. frontage on the north side of North drive, corner of Park lane; to Gertrude M. Bray a plot with 100 ft. frontage on the north side of Beverly rd, between Netherwood and Shore rd; to William McDonald a plot with 120 ft. frontage on the south side of North drive, 187 ft. east of Park lane.

WESTMORELAND, L. I.—The Rickert-Finlay Realty Co. sold to A. E. Erickson a plot 40x 100 on the west side of Nassau rd, 340 ft. south of Cutter av.

**LEASES—MANHATTAN.**

THE CHARLES F. NOYES Co leased 109 and 111 Beekman st, a 7-sty structure, for a long term of years, to Isaac A. Shepard, manufacturer of furnaces and stoves, who will occupy the entire building after alterations. The property was sold in conjunction with William A. White & Son, recently for the Abendroth Manufacturing Co., which occupied it since 1854.

J. E. WHITAKER leased for the James H. and William S. Ridabock estates their entire holdings on 6th av to Adolph A. Hageman. The property comprises the five 4-sty buildings, on plot 98.6x100, at the northeast corner of 39th st, known as 680 to 688 6th av and 59 West 39th st; also the three 4-sty buildings, on plot 59.3x60, at 637 to 641 6th av; also to Mary H. O'Reilly a similar house adjoining on the north at 643 6th av, and to John F. Burum the house adjoining on the south at 635, being the northwest corner of 37th st.

HANSEN, SHAKELTON & WARD leased space for five years in 471 5th av, owned by Mrs. Jenny K. Stafford and held under a long lease by Blaine, Schotz & Co. The lessees recently sold the remainder of their lease on 23 West 42d st to the Estey Co., piano manufacturers.

GILES F. GREGORY leased for a long term of years from the est of William T. Bull, 35 to 39 West 35th st, three 4-sty buildings, on plot 55.6x98.9. The property will be extensively altered and used for restaurant purposes.

THE CHARLES F. NOYES CO. leased a portion of the 7th floor of the East River Savings Bank building at 291 Broadway to Harold Callan; also an office in 46 Cedar st for the Continental Fire Ins. Co. to Lyon & Smith and a suite of offices in 261 Broadway to Henry J. Breen.

ALBERT B. ASHFORTH leased space in the 7th floor of the Tilden building, at 105 to 111 West 40th st, for a term of years to the Republican County Committee.

MCCARTHY & FELLOWS leased for the Centerboro Realty Co. the 4th floor in 176 Madison av to A. S. Moeran, dealer in antiques.

S. OSGOOD PELL & CO. and PAYSON McL. MERRILL leased for the Carlton Chambers Co. the parlor store in the new building being erected at the northwest corner of Madison av and 47th st to Bailon & Osborne; also for the Manhattan Center Co., at loft in 20 and 22 East 46th st to John H. Gleason and the east loft in 20 and 22 East 46th st to Jane, Inc.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Hyde Realty Co. 165 East 74th st, a 4-sty dwelling, to Theodore Roosevelt, Jr.

PEASE & ELLIMAN leased for the George Backer Construction Co. the 4th floor in 62 and 64 West 45th st to the Thompson-Starrett Construction Co.

ROYAL SCOTT GULDEN leased for I. M. Latimer the store in 18 West 45th st to J. W. Schermerhorn & Co.; also for Joseph T. Tower offices in 542 5th av to Irving Otto, and the 5th floor in 27 West 46th st to Madame E. Herrick.

THE CROSS & BROWN CO. leased space in 303 5th av to George Latham.

THE GUARANTOR REALTY CORPORATION leased offices in the Knabe Building at 437 5th av to H. Garrity and to Vallois Freres.

M. & L. HESS leased for the S. S. Pennock-Meehan Co. the store in 117 West 28th st to Christo Harris, and for Annie Brown the store and basement in 225 Greene st to Samuel Miller & Co.

DOUGLAS L. ELLIMAN & CO. leased for a term of years for the Wallace est, 249 Madison av, a 5-sty dwelling on lot 16x100, adjoining the northeast corner of 38th st to a Mrs. Pearson, who has been occupying the James Hazen Hyde house at 9 East 40th st; also 1163 Park av, a 3-sty dwelling on lot 18x88, to J. A. Muldoon.

H. C. SENIOR & CO. leased for Adolph Wurzbacher the 4-sty dwelling at 150 West 65th st, to Catrina Michel, and for Walter Dickinson the 2-sty building 412 West 48th st to Percy C. Greeley.

CHARLES HARFT leased the 5th loft in 66 East 8th st to Bankler & Rogoff; also the 2d, 3d and 4th lofts in 257 Greene st to Oscar Lucas, Samuel Cohen and Julius Greenstein respectively; also the 1st loft in 23 University pl to Leviow & Freedman; also the 4th loft in 35 East 8th st to Weingart & Wechsler, and

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the store and 1st loft in 4 East 8th st to the Richmond Press and I Drescher respectively.

THE LOUIS BECKER CO. leased for A. Rosenblatt the store in 1952 Amsterdam av, to Samuel Halperin for a term of years.

G. W. BARNEY leased for the est of Mary C. Wallace the 5-sty building at 21 Murray st for a term of years at an aggregate rental of \$75,000 to the Dodge Manufacturing Co.

E. A. TURNER leased the first loft in 342 West 42d st to the Union Broach Co.; the 3d loft in 32 West 28th st to the Ideal Fur Co.; the 1st loft in 350 4th av to the Merritt-Handling Co.; three floors in 67 Lexington av to Breskin & Rothwall; the store in 18 West 30th st to the Chu Wong Chuck Co.; the 3d floor in 135 Lexington av to Mrs. H. B. Rogers, and the store in 112 West 28th st to the Hoeffler Lunch Co.; also the 2d loft in 350 4th av to a Mr. Hollister, of E. A. Newell & Co., shirt-makers.

JAMES KYLE & SON leased 124 East 44th st to Mrs. Augusta Roak.

FREDERICK FOX & CO. leased the 4th loft in 141 to 145 West 36th st to the Consolidated Fireproof Materials Co.; the fifth loft to the Bureau of National Literature, the 6th to the International Service Corporation, and the 7th to the Kent Press and Paschkes & Ruby; also the 2d loft in 14 West 40th st to the Steel Inner Tube Co., and the 3d loft to Lind & Stevens, and in 60 West 45th st with R. S. Gulden, the store to the Senegas Co. and in 17 West 44th st the store to E. Fournier.

MOORE & WYCKOFF leased the 2d floor of the Silo Building, at the northwest corner of 5th av and 45th st, to Donchian Brothers, dealers in Oriental rugs.

MOORE & WYCKOFF leased for the est of Clement C. Moore for 21 years the plot at 307 and 309 West 20th st.

THOMAS & SON leased to Acker, Merrill & Condit for a term of years the double store at 1732 Amsterdam av

THE CROSS & BROWN CO. leased for Isaac H. Peller the top loft in 381 5th av. to Alice Maynard for a term of years.

THE DUFF & BROWN CO. leased for a term of years for Martin Ungrich the double stores at 1697 and 1699 Amsterdam av, to the Reid Drug Co.

THE CROSS & BROWN CO. leased for the est of Bernard Crystal the store and basement in 23 West 34th st for a term of years to Frank & I. H. Russek.

OGDEN & CLARKSON leased for the Bush Terminal Co. about 10,000 sq. ft. in 327 to 333 East 29th st, to the Juvenile Cloak Manufacturing Co. (Messrs Oppenheim & Rudinger), for a long term of years.

M. & L. HESS leased for the G. B. W. Construction Co. E. S. Willard & Co., agent, the 5th loft in 220 to 230 West 19th st, to the Turco American Tobacco Co.; also for Herman Jacoby, the 4th loft in 331 Bowery to L. & D. Leibowitz; also for the Lowell Construction Co. the 9th and 10th lofts in 135 and 137 West 27th st, to Louis Cohen; also for the trustees of the Masonic Hall & Asylum Fund about 4,000 ft of space in the new Masonic Hall Building at 71 West 23d st, to A. J. Cazelar; also for Julius Tishman, the 2d loft in 175 and 177 Greene st, to the Atlas Hat Co.; also for the Improved Property Holding Co., space in the Brunswick Building, 225 Fifth av, to S. Greenberger; also for the S. S. Pennock-Meehan Co., the parlor store in 117 West 28th st to Christo Harris, and for Annie Brown, the store and basement in 225 Greene st to Samuel Miller & Co

JOSEPH F. FEIST leased 474 West 34th st to the Republican Club of the Ninth Assembly District.

HENRY R. DWIGHT leased for Archibald A. Forrest space in 221 to 225 Fulton st to Charles S. Cash, J. Ellsworth Hyde, George Rohn, the Orvis Co., the Clark Loose Leaf Manufacturing Co. and Charles A. Smith & Keith Clark.

THE ERNESTUS GULICK CO. leased the 4th floor in 416 West 33d st to the Munro & Hartford Co.

FOLSOM BROTHERS leased the upper portion of 113 East 34th st to the Young Women's Christian Assn.; also 75 East Houston st to Abraham Saltzman; also 100 4th av to William B. Read; also 102 4th av to Louis Schoener; also 206 2d av to Max Zlatis; also 24 Bowery to Max Feinman; also 24 West 8th st to Mrs. Johanna Drews; also the studio building at 7 Macdougall alley to Henry H. Kitson, and the upper portion of 59 5th av to Phillip Hooper.

S. OSGOOD PELL & CO. leased the top floor in 10 East 46th st to Miss Minnie A. Lewis.

G. W. BARNEY leased to Harris J. Lipman a loft in 134 and 136 West 25th st; also to the Marine Firemen, Oilers and Water Tenders' Union a loft in 229 and 231 West st; also to Nathan Galanchik a loft in 36 and 38 West 20th st; also to the Modern Leather Goods Co. a loft in 170 Greene st, and to Frank & Co. a 5-sty loft in 114 and 116 East 16th st.

THE ERNESTUS GULICK CO. leased the 2d floor in 541 8th av to the Elevator Supply and Repair Co.

THE CHARLES F. NOYES CO. leased to the Consolidated Provision Co. the store in 296 Pearl st; also a floor in 74 and 76 Gold st to Israel Caroline, and a loft in 57 Ann st to Potter & Brother.

WALTER J. SALOMON leased in 17 West 42d st a store to Richard Davis, and offices to the Amateur Sportsman Co.; also in 25 West 42d st offices to Winthrop Ames and Emile Perissin; also in the Publicity Building, 47th st and Broadway, stores to the Postal Telegraph Co and Carrie Handler, and in 503 5th av offices to E. M. Moore and Kate McCarran.

THE CHARLES F. NOYES CO. leased the 2d floor in the 25-sty building now nearing completion at 80 Maiden lane to the Preferred Accident Insurance Co. The lease, which cov-

ers about 14,000 square feet of space, is for 15 years at an aggregate rental of about \$350,000.

THE DUROSS CO. leased the 4-sty house at 318 West 14th st to J. T. Tronson; also 253 West 18th st to Catherine MacKenzie, and 158 7th av to Louis Gomez for 5 years.

THE DUFF & BROWN CO. leased for Martin Ungrich for a term of years the store in 1709 Amsterdam av to the Paul L. Bryant Dyeing Co.

SAMUEL H. MARTIN leased for Frank L. McSorley the 1st floor in 134 West 66th st. Alterations are to be made for business purposes.

THE DUROSS CO leased the 4-sty dwelling 318 West 14th st to J. T. Tronson; also the 4-sty dwelling at 253 West 18th st to Catherine MacKenzie, and the 5-sty building at 158 7th av to Louis Gomez for 5 years.

THE ERNESTUS GULICK CO. leased the entire 2d floor in the building at 541 8th av for the Milrow Realty Co. to the Elevator Supply and Repair Co. for a long term of years; also the 4th floor in the building at 416 West 33d st for Joel Marks to the Munro & Hartford Co., printers and lithographers, for a long term.

THE CROSS & BROWN CO. sold for Francis X. O'Connor the 4-sty building at 235 West 52d st, on plot 18.9x100.5.

CHRIS. SCHIERLOH leased for the Henry Heuer estate the 1st loft in 72 Murray st to the Royal Rubber Co. for a term of years.

**LEASES—BRONX.**

THE REAL ESTATE AUCTIONEERS' ASSN. on authorization of the Appellate Division of the Supreme Court, leased the space in 3,208 and 3,210 3d av, from May 1, and after that date the premises will be used as the Bronx salesroom. At present the salesroom is located at 3156 3d av.

**LEASES—BROOKLYN.**

CHARLES E. RICKERSON leased 202 8th av, between 1st and 2d sts, a 4-sty dwelling, to Samuel L. Finlay for a term of years; also 160 6th av, between St. Johns and Lincoln pl, a 3-sty dwelling, to Mrs. Annie H. Murphy and Teresa O'Connell.

THE BUSH TERMINAL COMPANY leased 2,000 ft on the 1st floor of building No. 7, at the foot of 34th st, to the Adams Express Co.

**LEASES—QUEENS.**

THE LEWIS H. MAY CO. leased for Mrs. Thomas F. White her villa on White's Lane, Cedarhurst, known as the Rosemond Cottage, to Leopold Neuborg; also for Frank A. Brady his villa and estate on Reeds Lane, Far Rockaway, to Emanuel Van Raalte, and for Edgar A. Friedenbergl the cottage known as the "Dixie," on Franklin av, Far Rockaway, to Dr. Joseph Weiner.

**RECENT BUYERS.**

DANIEL J. GRIFFITH is the buyer of the dwelling 19 West 56th st reported sold recently.

PETER W. ROUSS, of Brooklyn, is the buyer of the dwelling at 48 West 86th st, sold recently by Sonn Brothers.

CATHERINE BOWER is the buyer of 226 East 56th st, reported sold recently.

SEYMOUR BOOKMAN is the buyer of 142 West 77th st, recently sold by the Lewis H. May Co.

**REAL ESTATE NOTES.**

FREDERICK ZITTEL & SONS were the brokers in the sale of the property fronting on the East River and occupying the entire block front between 83d and 84th sts for the American Bank Note Co. and Miss Pfeiffer to the Eighty-third Street Co., headed by Dr. Chas. V. Paterno. A hospital for Italians will be erected on the site.

JACOB LEITNER was the broker in the lease of the store and basement in the building at 370 East 149th st for the Title Guarantee & Trust Co to the Robert Griffin Co., a Fifth av wall paper concern. Announcement of the lease was first made in these columns several weeks ago. The lease is for a term of 9 years.

D. A. TROTTA was interested as broker in the sale of the plot at the northeast corner of 187th st and Cambreling av, to the Russo-Barba Realty Co. The buyer will erect two 5-sty houses on the site.

HENRY I. COOPER, for the last two years with D. Kempner & Son, is now associated with Mark Rafalsky & Co., at Broadway and 89th st.

SMITH & PHELPS have placed mortgages aggregating \$163,250 on various Bronx properties.

THE ERNESTUS GULICK CO. has been appointed agent of the Columbia Bank Building at 507 5th av, by the Fleischmann Realty & Construction Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN COMPANY has been appointed agent for the 6-sty building at 23 West 36th st, which is arranged for the exclusive occupancy of physicians and dentists.

THE M. MORGENTHAU, JR., CO., have placed loans amounting to \$136,500 on various properties.

JOHN N. GOLDING was the broker in the recently reported sale of 597 and 599 5th av for Mrs. Emma Fowler Taylor to Charles Scribner's Sons; also of the lease of 168 and 170 Fulton st for the Duchess de Dino and Brill Brothers to the Western Union Telegraph Company.

THE THOMAS ADDIS EMMET REALTY Co., which is erecting a 16-sty loft on the southeast corner of Madison av and 29th st, on plot 98.9x 100 ft, has obtained a building loan of \$600,000 from the New York Life Insurance Co.

THE CROSS & BROWN CO. has been appointed agent for the new 6-story store and loft building at 6 West 37th st; also for 16 West 37th st.

FREDERICK FOX & CO. and MAURICE W. HALPIN were the brokers in the lease of the northwest corner of Amsterdam av and 75th st for the Walton estate to Burr & Co., carriage builders, reported several months ago.

PEASE & ELLIMAN have been appointed agents of the apartment house at 981 Park av, at the northeast corner of 83d st.

FRANK J. CASSIDY has moved his office from 100 William st back to his own building at 229 West 42d st.

THE GRAND RAPIDS FURNITURE CO. took title to 34 and 36 West 32d st, a 12-story building, which they occupied under lease for a number of years from the Innovation Realty Co.

THE DUROSS CO. has been appointed agent for the "Unadilla" apartment house at 126 and 128 West 11th st; also the store in 103 West 14th st for Hugn Slevin to the Wetsern Union Telegraph Co. for a term of years.

SPEAR & CO. have been appointed agents for the 12-story building 133 to 141 West 21st st, and for the similar structures at 132 to 140 West 21st st; also for 199 Wooster st.

**Lexington Avenue Auction.**

L. J. Phillips & Co. will sell at auction on February 27 in the Vesey street salesroom a four-story dwelling at 140 East 72d street, on the southwest corner of Lexington avenue.

**Title Company Directors.**

At the annual meeting of the stockholders of the Westchester & Bronx Title & Mortgage Guaranty Company of White Plains the following were elected directors for the year 1912: Messrs. Frank Bailey, Charles S. Brown, Wilson Brown, Jr., Francis M. Carpenter (president), Richard Edie, Jr., James F. Horan, Clarence H. Kelsey, W. H. Lockwood, Frank V. Millard, Henry Lewis Morris, Richard O'Gorman, B. Frank Palmer, Edwin H. Peck, Frederick Potter, William Ryan, Henry, W. Sackett, J. Crawford Stevens, Moses Taylor, Robert B. Van Cortlandt, J. Mayhew Wainwright.

**AUCTION SALES OF THE WEEK.**  
MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 23, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.  
\*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

- \***Ft Charles pl E, (\*)** ns, 369.4 w 227th, 51.3x80.7x50x91.5, vacant; due, \$5,574.80; T&c, \$101.61; Park Mtg Co. \$5,000
- \***Grote st, 766, ss, 38.7 e** Prospect av, runs sw99.9xse100xne127.7xnw14.5 x w 89.11 to beg, 1-sty fr dwg & vacant; due, \$6,560.03; T&c, \$783.89; Rudolph P Phillips. 8,100
- \***47TH st, 449 W, ns, 262.6 e** 10 av 18.9x 100.5, 5-sty stn tnt; due, \$8,022.95; T&c, \$439.25; Chas Brandt. 13,200
- \***49TH st, 337-9 E, ns, 385 e** 2 av, 40x 100.5, 6-sty bk tnt & str; due, \$37,021.10; T&c, \$1,918.13; Wm H Sands et al trstes. 39,000
- \***78TH st, 446 E (\*)** ss, 119 w Av A, 25x 102.2, 6-sty bk tnt & str; due, \$411.82; T&c, \$600; sub to 1st mt g\$25,000; Herman Brand et al. 26,297
- \***97TH st, 210 E, (\*)** ss, 181 e 3 av, 27x 100.11, 4-sty stn tnt & str; due, \$10,833.08; T&c, \$633.78; Lincoln Trust Co. 11,000
- \***107TH st, 322 E, (\*)** ss, 300 w 1 av, 25x 100.11, 5-sty bk tnt & str; due, \$16,734.32; T&c, \$2,137.26; Commonwealth Ins Co of N Y. 18,500
- \***109TH st, 68 E, ss, 170 w** Park av, 17x 100.11, 4-sty stn tnt; due, \$7,363.09; T&c, \$189.47; Est of Patk Lilly. 7,775
- \***115TH st, 16 E, (\*)** ss, 245 e 5 av, 25x 100.11, 5-sty bk tnt & str, due \$22,143.53; T&c, \$204.5; Geo P Messervy. 8,500
- \***117TH st, 304 E, (\*)** ss, 105 e 2 av, 20x 100.11, 4-sty stn tnt; due, \$11,074.02; T&c, \$530.60; Robt Ferguson exr &c. 8,500
- \***144TH st, 259-63 E, (\*)** ns, 65.3 w Morris av, 50x100, 3 2-sty fr dwgs; due, \$6,594.99; T&c, \$808.33; sub to 1st mtg \$4,000; Elmira Oakley extrx. 8,100
- \***Hoe av, 1177, (\*)** ws, 67.3 s Home, 30x65 x30x68.5, 2-sty bk dwg; due, \$1,835.76; T&c, \$—; sub to a 1st mtg of \$9,750; Public Bank of N Y. 10,250
- \***Madison av, 1998, (\*)** ws, 40.2 n 127th, 20x35, 4-sty & b bk dwg; due, \$8,321.92; T&c, \$204.51; Geo P Messervy. 8,500
- \***229TH st W, nec Bailey av,** see Bailey av, nec 229.
- \***Bailey av, nec 229th, 244.4x101.4x246.11** x120.8, vacant; due, \$17,052.20; T&c, \$454.87 adj to Mar8.

\***Concord av, 335 (\*)** ws, 190 s 142d, 20x 100, 3-sty bk dwg; due, \$6,077.49; T&c, \$475.66; Bronx Savgs Bank. 6,700

SAMUEL GOLDSTICKER.

- \***106TH st, 100-4 E, (\*)** see Park av, 50x 100.11, 3 3-sty & b stn dwgs; due, \$2,786.37; T&c, \$624.36; sub two mtgs aggregating \$26,500; Danl Buckley. 31,277
- \***Marble Hill av, (\*)** es, 236.2 s 228th, 50 x100, vacant; due, \$1,349.60; T&c, \$137.78; sub to mtg \$7,000; Harry Holbert. 8,640
- \***Park av, see 106th,** see 106th, 100-4 E.

BRYAN L. KENNELLY.

\***Spring st, 149, (\*)** ns, 75 w Wooster, 25 x100, 8-sty bk loft & str bldg; due, \$47,277.85; T&c, \$1,210.41; Ella V Eldredge. 48,000

L. J. PHILLIPS & CO.

\***Union av, 570, (\*)** es, 38.4 s 150th, 36.8x 90, 5-sty bk tnt; due, \$1,268.83; T&c, \$1,300; Josephine Hall. 35,000

D. PHOENIX INGRAHAM.

\***163D st, 307-15 E, (\*)** ns, 100 w Teller av, runs n85xw120 to College av (No 928) xs85xe120 to beg, 3 4-sty bk tnts; due, \$6,873.10; T&c, \$652.24; Columbia Constn Co. 55,000

\***College av, 928,** see 163d, 307-15 E.

SAMUEL MARX.

\***80TH st, 512-6 E, (\*)** ss, 223 e Av A, 75 x102.2, 2 6-sty bk tnts & str; due, \$6,898.07; T&c, \$3,111.48; sub to four mtgs aggregating \$64,000; Sam Vitellaro et al. 66,037

\***Hunt av, es, 797.11 s** Bronxdale av, 25.1 x100, Van Nest; due, \$3,944.83; T&c, \$400; Our Realty Co. 4,700

HERBERT A. SHERMAN.

\***165TH st, 320-8 E, ss, whole front bet** Teller & Findlay avs, 185.2x94.7x160.3x 108.11, 5 5-sty bk tnts, str on cors; due, \$42,095.20; T&c, \$1,747.28; sub to five pr mtgs aggregating \$108,000; withdrawn.

\***Findlay av, swc 165th,** see 165th, 320-8 E.

\***Teller av, see 165th,** see 165th, 320-8 E.

\***183D st E (\*)** nec Creston av, 95x122, vacant; due, \$—; T&c, \$—; Wm Webber et al as exrs. 16,000

\***Katonah av (\*)** es, whole front bet 237th & 238th, 200x250, 2 2-sty fr dwgs with str & vacant; also **MARTHA AV,** see 238th, 100x100, vacant; also **VERIO AV,** see 238th 110.2x93.2x100x139.1, vacant; also **KATONAH AV,** see 237th, 44.6x350, vacant; due, \$—; T&c, \$—; Wm Webber et al as exrs. 14,900

\***237TH st E, see Katonah av,** see Katonah av, es, whole front bet 237 & 238.

\***237TH st E, see Katonah av,** see Katonah av, es, whole front bet 237 & 238.

\***238TH st E, see Katonah av,** see Katonah av, es, whole front bet 237 & 238.

\***238TH st E, see Martha av,** see Katonah av, es, whole front bet 237 & 238.

\***238TH st E, swc Verio av,** see Katonah av, es, whole front bet 237 & 238.

\***Creston av, nec 183d,** see 183d, nec Creston av.

\***Katonah av, see 237th,** see Katonah av, es, whole front bet 237 & 238.

\***Martha av, see 238th,** see Katonah av, es, whole front bet 237 & 238.

\***Rider av, 193, ws, 250 n** 235th, 25x100, vacant; Mott Haven Co. 8,200

\***Verio av, swc 238th,** see Katonah av, es, whole front bet 237 & 238.

HENRY BRADY.

\***79TH st, 149 W, ns, 304 e** Ams av, 18x 102.2, 4-sty & b dwg; Sheriff's sale of all R T, &c; withdrawn.

Total .....	\$481,676
Corresponding week, 1911. . .	\$554,160
Jan. 1, 1912 to date .....	\$7,099,344
Corresponding period, 1911. . .	\$5,597,301

**VOLUNTARY AUCTION SALES**

L. J. PHILLIPS & CO.

FEB. 27.

**72D st, 140 E, swc** Lex av, 20 x 84.2, 4-sty & b bk dwg.

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

The following are the sales that have taken place during the week ending Feb. 20, 1912.  
\*Indicates that the property described was bid in for plaintiff's account.

WM. H. SMITH.

**Bristol st, es, 150 n** Sackett, 70x100; Abr Kaufman 9,600

**Clifton pl, ns, 550 e** Bedford av, 25x100; also CLIFTON PL, ns, 575 e Bedford av, 25x100; adj to Mar 12.

**Clifton pl, ns, 575 e** Bedford av, see Clifton pl, ns, 550 e Bedford av.  
**Pierrepont st, nes, 133.3 nw** Fulton, runs ne72.6xnw26.10xe80.5 to Fulton, xn21.5xw 100xs4.1xnw.09xsw75.10xe53.6 to beg; re-advertised for Mar 7.

**Taylor st, ss, 129.8 w** Wythe av, 15x100; Theo Klatte. 1,200

**St Andrews pl, ws, 119.7 s** Herkimer, 36 x85; also ST ANDREWS PL, ws, 83.7 s Herkimer, 18x85; also ST ANDREWS PL, ws, 101.7 s Herkimer, 18x85; adj to Mar12.

**St Andrews pl, ws, 83.7 s** Herkimer, see St Andrews pl, ws, 119.7 s Herkimer.

**St Andrews pl, ws, 101.7 s** Herkimer, see St Andrews pl, ws, 119.7 s Herkimer.

**E 2D st, (\*)** es 320 n Av Q, 20x100; Aristide V Martin. 3,000

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**17TH st.**, sws, 340 nw 10 av, 20x100.2; Thos J Redmond. 800  
**38TH st. (\*)** sws, 305 nw 12 av, 25x95.2; Cath Hagerty. 2,750  
**E 42D st. (\*)** es, lots 21 & 22, Rugby, 37.3x100; Chas G Miller et al. 3,300  
**72D st (\*)** ss, 335.10 w 18 av, 40x100; Chas H Asche. 6,300  
**East New York av.** ns, 269.1 e Schenectady av, 20x100 (foreclosure of tax lien). Abr Michelson. 300  
**Kent av.** ws, lot 9, map of land of Jos Moser & J Thursby, 25x100; partition; Jos C Maneely. 6,875

WM. P. RAE CO.

**Lincoln pl.**, ss, 284.4 w Ralph av, runs s 75xw30xn18xe5xn57xe25 to beg; withdrawn.

**Prospect pl. (\*)** ns, 50 w Classon av, 30 x100; Gertrude C. Goodspeed. 17,600  
**E 4TH st. (\*)** ws, 136 n Av U, 18x100; Henry Loeffler, Jr. 2,400  
**E 4TH st. (\*)** ws, 154 n Av U, 18x100; Henry Loeffler, Jr. 2,400  
**22D st.** ns, 325 e 6 av, 25x200.4 to 21st; D Madsen. 2,055  
**Av H. (\*)** nec E 7th, 120.6x160; Prospect Park Bank of Bklyn. 4,000  
**Bay Ridge Parkway or Shore rd. (\*)** es, adj land of Eliz V B Bennett & Patk J McKenna runs e261.6 to Narrows av, xn100.10 xw278.9xs101.7 to beg; Wm N Dykman et al. 30,000  
THE CHAUNCEY REAL ESTATE CO, LTD

**Av I. (\*)** ns, 100 e E 21st, 50x100; Fredk W Holmes. 5,500

JAMES L. BRUMLEY.

**Kings Highway. (\*)** ns, 129 e Flatbush Plank rd, 84.1x193x160.6x175; Roscoe C Lawrence. 11,500

JOSEPH P. DAY.

(At 14-16 Vesey st, Manhattan.)

**Linden st, 79-81.** swc Evergreen av (No 450), 84.10x99.1x—x101, three 4-sty & b bk tnnts with str; exrs sale; E F Fitzgerald. 44,500

CHARLES SHONGOOD.

**Hoyt st.** es, 30.1 n 3d, 20.1x86.2x20x84.4; Sale of all R T, etc; Renaud S Padett. 150

**Hegeman av. (\*)** ns, 100 w Ashford, 20x100; also HEGEMAN AV, ns, 120 w Ashford, 20x100; also HEGEMAN AV, ns, 140 w Ashford, 20x100 (foreclosure of tax lien); Henry Neugass. 150  
**Hegeman av. ns, 120 w Ashford,** see Hegeman av, ns, 100 w Ashford.  
**Hegeman av. ns, 140 w Ashford,** see Hegeman av, ns, 100 w Ashford.  
**Putnam av. (\*)** ses, 210 sw Hamburg av, 20x100; Edw F Gundrum. 4,700  
**Rockaway av.** sec Bergen, 27.9x77; Adj to Mar12.

Total .....\$159,080  
Corresponding week, 1911.....\$493,042

**ADVERTISED LEGAL SALES.**

MANHATTAN AND BRONX.

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

FEB. 24.

No Legal Sales advertised for this day.

FEB. 26.

**Haskin st, 2922.** ss, 150 w Edison, 25x150, Throggs Neck; Lucy E Doherty et al agt Edw J Speckman et al; Jas S Darcy (A), 280 Bway; Philip M Bromberg (R); due, \$1,501.94; T&c, \$123.44; Joseph P Day at 3156 3 av.  
**Sheriff st, 82-4.** es, 130 n Rivington, 45x100, 6-sty bk tnt & str; David Israel et al agt Geo Brown et al; Isaac J Danziger (A), 56 Pine; Louis Lande (R); due, \$18,374.48; T&c, \$10; sub to mtg \$52,000; J H Meyers.  
**Brook av, 348.** es, 75 s 142d, 25.6x100, 4-sty bk tnt & str; Matilda Remlein agt Mary C Schmidt et al; Bloch & Hoffman (A), 346 Bway; Wm C Arnold (R); due, \$3,745.21; T&c, \$700; sub two pr mtgs aggregating \$12,800; Joseph P Day at 3156 3 av.  
**Walton av.** es, 102.11 n Tremont av, 100x100, foundations of 3 bk tnnts; Wm L Phelan et al agt Harry C Bentline et al; Robt S Patterson (A), 45 Bway; Geo S Hornblower (R); due, \$7,034.00; T&c, \$241.14; sub to 1st mtg \$10,000; Joseph P Day at 3156 3 av.  
**5TH av, 146.** ws, 53.8 n 19th, 26x100, 4-sty stn str, 1 & 2-sty ext; David C Cook agt One Forty-six Fifth Av Co et al; Philip S Dean (A), 160 Bway; Maurice Deiches (R); due, \$130,047.70; T&c, \$2,200; Chas A Berrian.  
FEB. 27.  
**Simpson st, 1138.** on map 1108, es, 175 n 167th, 40x100, 5-sty bk tnt; J T Barry agt Paul C Uhlig et al; Earley & Carstarphen (A), 51 Chambers, Wm A Keener (R) due, \$8,643.65; T&c, \$772.61; sub to a mtg of \$25,000; Herbert A Sherman at 3156 3 av.  
**Stanton st, 47.** ss, 48.1 e Forsyth, runs s70xe7xs5xe11.6xn75xw18.6, 3-sty bk tnt & str, 1-sty ext; Moses P Prout et al trstes agt Fanny Cohen et al; Crawford, Harris & Goodwin (A) 32 Liberty; Frank A Spencer, Jr (R), due, \$16,809.40; T&c, \$275.59; Joseph P Day.  
**184TH st, 314-6 E.** see Tiebout av, swc 184th.  
**Daly av, 1970.** es, 100.8 n Tremont av, 25x43.6x25.10x42.1; 2-sty fr dwg; Chas P

Hallock agt Harry Wilkes et al; Chas P Hallock (A), 999 E 180; Chas D Donohue (R), due, \$2,461.67; T&c, \$1,100; Joseph P Day at 3156 3 av.  
**Tiebout av.** swc 184th (Nos 314-6), 23.3 x91.9x38.6x90.6, 2-sty fr dwg; Jno H Marsching et al EXRS agt Walton Bldg Co et al; Herman C Kudlich (A), 299 Bway; Wm S Bennett (R), due, \$12,937.69; T&c, \$583.59; Herbert A Sherman at 3156 3 av.  
**Villa av, 3151-7.** ws, 438.4 s Van Cortlandt av, 65x100, 3 3-sty fr tnnts & str; also VILLA AV, 3194-8, es, 71.6 s Van Cortlandt av, 50x121.1x50.1x120.5, 3 3-sty fr tnnts & str; Saml Keeler agt Annie D'Ambra et al; Saml Keeler (A), 132 Nassau; Felix H Levy (R), due, \$16,129.55; T&c, \$3,675.74; sub to three mtgs aggregating \$21,500; mtg recorded Nov13'09; Joseph P Day, at 3156 3 av.  
**Villa av, 3194-8.** see Villa av, 3151-7.

FEB. 28.

**Horton st or av.** ss, 204 e City Island av or Main, 219.6x270 to Rochelle or East x 214.6x174.6, City Island; Sadie A Mott agt Robt W Freestone et al; Abr A Kotzen (A), 309 Bway; Lyttleton Fox (R); partition; Bryan L Kennelly at 3156 3 av.  
**Rochelle or East st.** ns, abt 204 e City Island av, see Horton st or av, ss, 204 e City Island av.  
**66TH st, 233 W.** ns, 475 w Ams av, 25x100.5, 5-sty bk tnt; Alex Hadden agt Christopher B Wyatt et al; Reed & Palister (A), 280 Bway; Sidney Newborg (R); due, \$14,926.57; T&c, \$258.37; Joseph P Day.  
**83D st, 345-9 E.** ns, 100 w 1 av, 50x102.2, 6-sty bk tnt & str; Bernhard Feifer at Chas Bimberg et al; Arnstein, Levy & Peiffer (A), 128 Bway; Julius H Rosansky (R); due, \$10,278.30; T&c, \$5,082.99; Joseph P Day.  
**90TH st, 469 E.** ns, 169 e 1 av, 25x100.8, 5-sty bk tnt; Cesko Americi Sterlci Svornost agt Bohemian Slavonian Realty Assn Prague et al; Hymes, Woytisek & Schaap (A), 55 Liberty; Phoenix Ingraham (R); due, \$8,033.50; T&c, \$479.94; sub to a pr mtg of \$15,000; D Phoenix Ingraham.

**128TH st, 170 E.** ss, 138.9 w 3 av, 19.3x99.11, 3-sty & b bk dwg; Rachel Stern agt Sand Realty Co et al; Roe & Hayes (A), 44 Pine; Manton M Wyvell (R); due, \$7,610.90; T&c, \$491.79; Joseph P Day.  
**133D st, 45 E.** ns, 265 w Park av, 25x99.11, 4-sty bk tnt; District Number One of the Independent Order Benai Berith agt People of the State of NY et al; Simon M Roeder (A), 119 Nassau; Chas L Hoffman (R) due, \$14,759.24; T&c, \$274.75; mtg recorded Jan19'09; Joseph P Day.  
**Andrews av, 2202-4.** es, 487.8 s 183d, 58 x100, 2-sty bk dwg; Anna E Haas agt Jessamine C Bliss et al; Miller & Bretzfelder (A), 55 Liberty; Fredk H Jones (R); due, \$4,566.73; T&c, \$344.49; sub to mtg of \$7,800; Geo Price, at 3156 3 av.  
**Davidson av. swc Fordham rd.** see Fordham rd, swc Davidson av.  
**Fordham rd.** swc Davidson av, 76.4x59.1 x37.2x86.5, 3-sty fr tnt & str & 1-sty fr bldg & vacant; Alfred Marsich agt Geo H Muscat et al; Bernard N Kelly (A), 915 Brook av; Jno E Duffy (A); due, \$318.16; T&c, \$600; Hugh D Smyth, at 3156 3 av.  
**Webster av, 3552.** es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Jno Hyslop agt rving Constn Co et al; Merrill & Rogers (A), 128 Bway; Jno C Gulick (R); due, \$5,204.12; T&c, \$101.56; Jas L Wells, at 3156 3 av.  
FEB. 29.  
**Pearl st, 444-6.** see Bway, 537.  
**35TH st, 559 W.** see 11 av, 418-26.  
**47TH st, 632 W.** see 11 av, 418-26.  
**47TH st, see 12 av.** see 11 av, 418-26.  
**47TH st, ssw, whole front from 12 to 13 avs;** also Columbus av, nec 215th, see 215th W, nec Col av.  
**114TH st, 212 E.** ss, 164.7 e 3 av, 18x100.11, 3-sty & b stn clubhouse; Ethel Turnbull agt Morris Fogel et al; Geo Waddington (A), 79 Wall; M Spencer Bevins (R); due, \$7,829.52; T&c, \$164.02; Joseph P Day.  
**215TH st W.** nec Col av, 50x99.11, vacant; Lawyers Title Ins & Trust Co agt Max Marx et al; Philip S Dean (A), 160 Bway; Peter J Everett (R) due, \$8,027.03; T&c, \$780.25; Joseph P Day.  
**Broadway, 537.** ws, 75.2 n Spring, 37.3x200.2 to Mercer (No 110) x37.4x200.2, 5-sty bk loft & str bldg; also PEARL ST, 444-6, es, 193.7 s Park Row, 49.11x106.8x50x100.10, 5-sty bk loft & str bldg; Martha E Hayward agt Caroline M Wemple et al; Dykman, Oeland & Kuhn (A), 177 Montague, Bklyn; Wm B Hurd (R); partition; Joseph P Day.  
**2D av, 1844.** es, 50.8 n 95th, 25x100, 5-sty brk tnt & str; Anna M Goebel agt Elias Goodman et al; Mandelbaum Bros (A), 96 Wall; Arthur M Levy (R); due, \$19,536.72; T&c, \$657.77; J H Meyers.  
**11TH av, 418-26.** nec 35th (No 559), runs n98.9xel100xs24.8xw—xs74.1xw70 to beg, four 4 & one 5-sty bk tnnts & str; also 47TH ST, 632 W, ss, 525 w 11 av, 115x41 to Hudson River, 1-sty fr bldg; also 47TH ST, W, ss, whole front bet 12 & 13 avs, 531.2x32.10x528.6x30.11, 1-sty fr bldg; also 47TH ST, W, see 12 av, 186x32.10x32.10x169, 1-sty fr bldg; Thos Miller Jr agt Jean W Cochran et al; W W Westervelt (A), 150 Bway; A Stern (R); partition; Joseph P Day.  
MAR. 1.  
**162D st, 870 E.** ss, 211.7 e Prospect av, old line, 30x—, 5-sty bk tnt; Wm H Sage agt Fred F French Co et al; Wm H Sage (A); Jos D H Adams (R); due, \$2,286.45; T&c, \$—; sub to a 1st mtg of \$27,000; Joseph P Day at 3156 3 av.



**162D st, S6S, on map 870 E, ss, 160 e** Prospect av, runs s 99.4xse10.7xe21.6 x n 109.3xw30 to beg, 5-sty bk tint; Edw H Burger agt Fred F French Co et al; Adolph & Henry Bloch (A), 99 Nassau; Chas A Curtin (R); due, \$3,339.99; T&C, \$114; sub to 1st mtg \$24,000; Jos P Day at 3156 3 av.

MAR. 2 and 4.

No Legal Sales advertised for these days.

**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:

FEB. 24.

No Legal Sales advertised for this day.

FEB. 26.

**Montauk av, es, 130 s Belmont av, 20x** 100; Jno H Sabine agt Johann Korda et al; Edw Cahn (A), 99 Nassau, Manhattan; Wm Wills (R); Wm H Smith.

**Fort Hamilton av, ws, 12 s 7 av, 20.3x** 103.8; South Bklyn Savgs Instn agt Theo Abramson et al; Coombs & Whitney (A), 44 Court; G Storms Carpenter (R); Chas Shongood.

FEB. 27.

**Lots 71-77, blk 6588, map of Glenwood-** on-the-Parkway; Josie Van de Mark agt Viola J Augir et al; Jas H Deignan (A), 206 B'dway, Manhattan; Herbert A Knox (R); Wm P Rae.

**Hull st, ns, 350 e Stone av, 107x85.4x37.11** x72x100 to beg; Andrew A Ayers agt Rentar Building Co et al; Watson & Kritsteller (A), 100 Wm st, Manhattan; Clarence F. Corner (R); Wm H Smith.

**Clarkson st, ss, 330.4 e Nostrand av, 50x** 200; Alex Shlikerman agt Jos T Smith et al; Danl L Donovan (A), 190 Montague st; Adolph H Goetting (R); Jere Johnson Jr Co.

**Bay 13TH st, es, 125 n Bath av, 75x108.4;** Isaac Roth et al agt Sarah Steinberg et al; Jno M O'Neill (A), 203 Montague st; Chas F Murphy (R); Wm H Smith.

**8TH st, ns, 130.10 w 7 av, 17x100; Jno W** Bennett agt Fredk R Smyth et al; Van Alen & Dyckman (A), 215 Montague; Jno F Canavan (R); Wm H Smith.

**Prospect pl, ss, & East New York av,** ns, lots 352 and part of 338 9th Ward; Sam Goodman agt Sarah Block et al; Philip F Rosenber (A), 353 Stone av; Wm R A. Koehl (R); Chas Shongood.

**Harrison st, nec, Hicks st, 21x44x23.6** x43.9; Obermeyer & Liebmann agt Francis Dunne et al; Jas Moffett (A), 894 Broadway; James D Clifford (R); Wm H Smith.

**E 32D st, es, 130 n Newkirk av, 30x** 102.6; Jennie M Suidam agt Chas Casey et al; Van Wyck & Mygatt (A), 40 Wall st, Manhattan; Melville J France (R); Chas Shongood.

**Hooper st, nws, 100 sw Bedford av, 89.4x** 100; Arthur E Raymond et al agt Saml Zechowitz et al; Herzfeld & Sweedler (A), 44 Court; Alvah W Burlingame (R); Wm P Rae.

**Van Buren st, swc Patchen av, 22x80;** Jos Meresman agt David Nowak et al; Marcus Bros (A), 256 Bway, Manhattan; Wm Watson (R); Wm H Smith.

FEB. 28

**New Jersey av, nec, Glenmore av, 23.11x** 80; H F Gundrum Co agt Hyman Silverstone et al; Harrison C Glore (A), 391 Fulton st; Nathan B Finkelstein (R); Wm P Rae.

**15TH st, ws, 90 s Seeley st, 20x100; Simon** J Harding agt Hilda Nyman et al; action No 1; Albert A Hovell (A), 177 Montague st; Alfd A Shlickerman (R); Wm H Smith.

**18TH st, ws, 110 s Seeley st, 20x100; same** agt same; action No 2; same (A), same (R); Wm H Smith.

**18TH st, ss, 300 e 3 av, 75x100; Arthur** O'Keefe agt Jos A Rempe et al; M E Finigan (A), 44 Court st; Hugh A McTernan (R); Wm P Rae.

**E 7TH st, es, 180 s Av C, 40x120.6; Chas** T Branch agt Hamilton D Dundas et al; Chas C Branch (A), 149 B'dway, Manhattan; David L Fultz (R); Wm P Rae.

**Broadway, sws, 179.4 nw, Hancock st,** 25x88.11; John K Gruebel agt Maria Wittig et al; Action No. 1; Mann & Buxbaum (A), 886 B'dway; Thos A Gallagher (R); Chas Shongood.

**Broadway, sws, 154.4 nw, Hancock st,** 25x88.8; same agt same; action No 2; same (A), same (R); Chas Shongood.

**Bay 20TH st, ses, 100 ne Cropsey av, 20x** 94.5; Title Guarantee & Trust Co agt Wm H Fleming et al; Edwin Kempton (A), 175 Remsen st; Edwin L Snediker (R); Jas L Brumley.

**St. Mark's av, ns, 137.10 w Howard av,** 19.11x100; Emily L W Johns agt Hyman Rosenthal et al; action No 1; Winslow, Shelp & Broomell (A), 111 B'dway, Manhattan; Edward Kelly (R); Wm H Smith.

**St. Mark's av, ns, 157.9 w Howard av,** 19.11x100; same agt same; action No 2; same (A); same (R); Wm H Smith.

**St. Mark's av, ns, 177.8 w Howard av,** 19.11x100; same agt same; action No 3; same (A); same (R); Wm H Smith.

**St. Mark's av, ns, 237.5 w Howard av,** 19.11x100; same agt same; action No 4; same (A); same (R); Wm H Smith.

**St. Mark's av, ns, 257.4 w Howard av,** 19.11x100; same agt same; action No 5; same (A); same (R); Wm H Smith.

FEB. 29.

**Luquer st, ns, 231.6 nw Hicks st, 25x100;** Eugene McCarthy agt Salvatore Scala et

al; Jas H Gilvarry (A), 261 Court st; Herbert Cole (R); Wm H Smith.

**Webster av, ss, 744 e 3d, 23 x 110.2 x** 23x110.10; Fort Green Co-operative Bldg & Loan Ass'n agt Loriston M Sweet et al; action No 1; Henry F Heistad (A), 190 Montague st; Edw J Connolly (R); Wm H Smith.

**Webster av, ss, 720 e 3d, 24x110.10x24x** 110.11; same agt same; action No 2; same (A); same (R); Wm M Smith.

**72D st, ss, 335.10 w 18 av, 40x100; Chas** H. Asche agt Reading Realty Co et al; Albt C Asche (A), 255 Bway, Manhattan; Maurice Breen (R); Wm H Smith.

**St Mark's av, ns, 197.7 w Howard av,** 19.11x100; Julia S C Warner agt Hyman Rosenthal et al; Winslow, Shelp & Broomell (A), 111 B'dway, Manhattan; Eugene F O'Connor (R); Wm H Smith.

**George st, ns, 400 e Hamburg av, 25x80;** Adelaide C von Glahn agt Jos Giganti et al; Andrew F Van Thun Jr (A), 189 Montague st; Chas Y Van Doren (R); Wm H Smith.

**74TH st, ns, 96.1 w 5 av, 200x90.6; Bas-** com H. Birney agt Wm H Fleming et al; Edwin Kempton (A), 175 Remsen st; Walter S MacGregor (R); Wm H Smith.

**Atlantic av, ns, 215.8 w Schenectady av,** 50x99.1; Florence K Weston agt Arthur E Mitchel et al; Chas H Winslow (A), 16 Court st; Rufus T Griggs (R); Wm H Smith.

**St Mark's av, ns, 317.1 w Howard av,** 19.11x100; Emily S Finch agt Hyman Rosenthal et al; Winslow, Shelp & Broomell (A), 111 B'way; O Grant Esterbrook (R); Wm P Rae.

**St Marks av, ns, 337 w Howard av,** 19.11x100; Sara L Chapman agt Hyman Rosenthal et al; Winslow, Shelp & Broomell (A), 111 Bway; Alvah W Burlingame Jr (R); Wm P Rae.

**Flushing av, nwc Evergreen av, runs** n— to Cook st, x w— x s— xe— to beg; also COOK ST, nwc, White st, runs w— x n 100 x ex— xe— x s— to beg; City Real Estate Co agt Iron Clad Mfg Co et al; Henry A Ingraham (A), 189 Montague st; Arnon L Squires (R); Jere Johnson Jr Co.

MAR. 1.

**72D st, nes, 400 se 8 av, 25x100; Wm L** Dowling agt Grove Construction Co et al; action No 1; Albert H T Banzhaf (A), 2 Rector st, Manhattan; Elihu J R Kunzmann (R); Wm P Rae.

**72D st, nes, 400 se 8 av, 25x100; Wm L** same; action No 2; same (A); same (R); Wm P Rae.

**72D st, nes, 450 se 8 av, 25x100; Wm L** Dowling agt Grove Construction Co et al; Albt H T Banzhaf (A), 2 Rector, Manhattan; Elihu J R Kunzmann (R); Wm P Rae.

**Sherlock pl, ws, 100 s Herkimer st, 60x** 80; Henry Kordes agt Isidor M Glickman et al; E J Helmick (A), 375 Fulton st; Wm F Ryan (R); Wm P Rae.

**Belmont av, ns, 80 e Atkins av, 20x** 90; Henry Kordes agt Harry Bolnick et al; E J Helmick (A), 375 Fulton st; Wm F Ryan (R); Wm P Rae.

**20TH st, ns, 120 e 6 av, 45x100; Arthur** Alexander agt Anna M Dossing et al; Chas A Clayton (A), 44 Court st; Alvah W Burlingame (R); Wm P Rae.

**Montrose av, ns, 124.9 w Graham av, 25.3** x100; Jacob Hoffman et al agt David Werbelowsky et al; Jacob Schauf (A), 898 Park av; Edw Kelly (R); Wm H Smith.

**Narrows av, nec, 70th, 75.3x100; Edwin** A Archer agt Charles Meyer et al; Chas A Clayton (A), 44 Court st; Robert H Haskell (R); Thomas Hovendon.

**Clinton st, ws, 80 n Garnet st, 20x90;** J Edwin Doran agt Catharine Desmond et al; Wyckoff H Garrison (A), 40 Court st; John T Walsh (R); Wm H Smith.

**4TH av, sec, Baltic, 56.6x175; Martha E** Hayward agt Caroline C Wempie et al; Dykman, Oeland & Kuhn (A), 177 Montague st; Wm B Huhr (R); James L Brumley.

MAR. 2.

No Legal Sales advertised for this day.

MAR. 4.

**Parcel of land beg at a point 73 n Lin-** coln pl & 200 e Kingston av, runs e16xn2 xe16xn5xe16xn2xe16n8xe16xn2xe20xn6.6 xe 20xn1.11xe20xn9.7xe27.5xn8.1xw— x s— to beg; sheriff's sale of all right title, etc., which Kingston Realty Co had on Feb 13, 1908, or since; Chas B Law (sheriff); Wm P Rae.

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With the passing of the Victoria and the Marlborough hotels, there will be mighty few landmarks left in Broadway to remind one of the Rialto, which preceded the White Way.

Now that a member of the Vanderbilt colony has decided to move, it is about time to stop speaking of the "invasion" of trade in Fifth Avenue; "conquest" seems more appropriate.

The Record and Guide will be glad to hear from any of its readers who can offer a definition of an apartment house that will serve the purpose of a legal distinction between such a house and a tenement house.

The old Beach pneumatic tunnel under Broadway from Murray Street to Warren Street gave rise to some tall promises by real estate men forty years ago as to the effect of "rapid transit" on property in upper Manhattan.

The relation between vital statistics and the public health is discussed in a recent bulletin of the Department of Health. The present system of records in New York is found to be inferior to that of foreign cities. Perhaps it's not advisable to have a system that will tell too much about a town which, through its Board of Aldermen, "puts a stigma" upon vaccination.

Dock Commissioner Tomkin's idea of a freight classification yard east of the Hackensack River, to which the tracks of all the railways coming to tide-water on the New Jersey side of the Hudson might be led and whence freight carried to Manhattan through freight tunnels, has unquestioned merit. This town has outgrown its natural advantages of location, and if it wishes to continue to expand, it must do something to develop a modern organization of port and transit facilities.

The Association for Improving the Condition of the Poor has collected, through its visitors, some interesting statistics bearing on the retail prices of table foods. Special attention was given to a list of seventeen indispensable articles of general consumption, including bread, butter, coffee, sugar, oatmeal and cod fish. The average cost of these foodstuffs advanced 43 per cent. last January, as compared with the same month in 1911. Some of the biggest advances were made by such vegetables as potatoes, cabbages and carrots. While the commonly used vegetables have, many of them, reached famine prices, apples and other widely used fruits have remained virtually stationary. Those who are familiar with the difference in the methods by which fruits and vegetables are grown and marketed have a notion that a good deal of the advance in the cost of the latter is due to absence of cooperative distributing agencies, and agree with Borough President Miller's recent suggestion in a letter to the Mayor that the food distributing facilities within the city, including public markets, should be studied by a committee of experts. More vegetables would be grown if growers were sure of a profitable sale, something they can not be sure of under the present unorganized system of selling through commission houses.

### 1912 in Real Estate.

So far as can be inferred from the records of the past six weeks, the year 1912 is destined to be even less active in real estate than was the year 1911. In Manhattan the number of conveyances recorded has diminished by about ten per cent. The number of mortgages has diminished by a still larger percentage. The estimated cost of the buildings has fallen off by one-third. On the other hand, for some reason the average parcel transferred, so far during 1912 has been much more valuable than during the corresponding period in 1911. The assessed value of the average parcel conveyed during the first six weeks of 1912 was about \$51,000. The analogous figure for 1911 is about \$90,000. Unless we are much mistaken this change means that properties improved by speculative builders are being sold to investors more freely than was the case last year. The amount carried by the average recorded mortgages is also somewhat larger. In the Bronx as well as in Manhattan transfers and mortgages are falling behind the small totals of last year. But the building figures for the same borough indicate a decided improvement. Almost precisely analogous conditions prevail in Brooklyn.

These figures do not, however, mean very much. As a matter of fact real estate conditions for the city as a whole are beginning to look better than they have for some time past. Many very interesting transactions are being consummated and from all that we hear, many more of similar importance are under negotiation. The current year may not be remarkable for the volume of its business, but before it is over a good deal of real estate history will have been made. Investors and business men are readier to undertake large enterprises than they were in 1911, and evidence of activity on their part always stimulates speculative buying. It looks now as if 1912 might be a year which would prepare the soil for a very considerable crop of real estate activity, which will not be gathered until the following year.

### A Fashionable Migration.

The removal of Stern Brothers to 42d Street and 5th Avenue, which had been anticipated several times in these columns, is one of those comparatively sure events which subsequently have a most important effect upon the distribution of business and the course of real estate values. In the first place, it deals what looks like a final blow to the transaction of retail business of a certain class in 23d Street. Stern Bros. have always ranked with Altman, Lord & Taylor and other shops which depend for their business upon selling to comparatively well-to-do people. Their removal means a still further diminution of the availability of the old retail district for drygoods stores of this class. A number of important firms will still remain south of 23d Street, on 5th Avenue and on Broadway, but it is difficult to see how they can remain there for long. Every new removal such as that of Stern's and Charles Scribner's Sons injures the business of the competitive stores which do not move even more than it helps. Women are apt to visit a good many stores all on the same morning and afternoon, and their tendency is to pass by shops whose location renders a visit inconvenient. It looks consequently as if the better class of stores still remaining in 23d Street or south thereof are fighting a losing battle. It is all right for cheaper stores to remain south of 23d Street. Stores of this class cannot afford so easily to move, and as we pointed out last week, they may be able by standing together until the new subway system is in operation keep their share of the retail trade permanently in its present location. But stores depending upon a fewer number of well-to-do customers are in a different situation. Their patrons are more fastidious and will take less trouble to visit any particular shop. They appeal to the instinct for fashionable things and cannot well escape the logic of their own appeal. Fashion has been moving uptown, and stores with any

pretense to being fashionable must go with the tide.

In moving to 42d Street between Fifth and Sixth Avenues Stern Bros. have made a wise choice, and it is singular that some other retail firm did not anticipate them in their selection. Forty-second Street has had a different history from the wide streets further south. The location of the Grand Central Terminal on the street and the stream of traffic that flowed in consequence from Park Avenue to Sixth Avenue and Broadway early made it available for retail trade. Many small shops were located on it at a period when 34th Street was almost devoid of business. But its development rested at that point. No large or fashionable stores followed the example of the small stores. Thirty-fourth Street, from Madison to Sixth Avenues, was transformed into an important retail street, while 42d Street was practically standing still. Values, of course, increased steadily, but they did not become as high as they were on 34th Street and for many years no very large improvements were undertaken except in the theatre district, west of Seventh Avenue. Recently all this has been changed. The selection by Stern Bros. of a site on the street is only one illustration of a tendency which is receiving many other expressions. Three very important buildings are now under construction on the street, and two of these buildings will be occupied by that very class of substantial business, which of late years has tended to avoid 42d Street.

It is improbable that any other large drygoods store will be able to find a location on the street, but little by little other buildings like that of the Aeolian Company will be erected. It is evident that during the past few years the course of business has tended to emphasize the importance of 42d Street as compared to 34th Street. The latter street has two new hotels to its credit, but no new business buildings of any importance. Retail trade has been slow to spread east of Madison Avenue or west of Broadway. The general trend of business towards location further north has continued to prevail, and 34th Street, which only a few years ago, marked the northern frontier, has now been pushed pretty well to the rear. The wholesale trade, which depends so closely upon the retail trade, but which lures retail stores wherever it goes, is occupying the whole district between 23d and 34th Streets, Lexington and 8th Avenues. It is even pushing north of 34th Street, and its contiguity may hereafter injure 34th Street as it has already injured 23d Street.

Eventually 57th Street seems destined to follow in the footsteps of the wider streets farther south. Already a few shops are creeping in, and they will gradually increase in number during the next six or seven years. Then a period of rapid development may follow, which will make 57th Street a counterpart of 23d or 34th Streets. Its business development may be hampered by absence of crosstown cars, but the 59th Street line will partly make up the deficiency. The very absence of a car line may help to make 57th Street an unusually available location for particularly high-fashionable stores, because its width and the lack of obstructions would make it convenient for carriages and automobiles. This class of business is creeping up 5th Avenue much more rapidly than was anticipated, and a similar class of business is likely to occupy Madison Avenue north of 42d Street. It will naturally overflow into 57th Street. On the other hand, the influence of the Queensboro Bridge may serve to make the region near its terminus available for a cheaper class of retail trade. During the next ten years Queens will be the most rapidly growing of all the boroughs, and when it is properly connected with Manhattan, its enormous population will exercise a considerable influence on the distribution of business in the central borough. Real estate operators who can afford to hold speculative purchases for some years would do well to study carefully the rapidly changing conditions which during the next ten years will make for the business development of the district south and southeast of Central Park.

### The Week in Real Estate.

The excellent standard of trading established by last week's business has continued, and while no great number of extraordinarily large sales was announced, the business this week was extremely good considering the fact that a generally observed holiday fell upon one of the most important business days. The greatest volume of trading was north of 59th street and the largest deals were also above the centre of the island although several good sales were made in the midtown district. Sixth avenue was also represented by several sales and leases, the closing of which no doubt resulted from the announcement of the coming removal of Stern Bros. to 42d street. Prices on Sixth avenue and store rentals on 42d street have jumped materially in the last week and negotiations for many other parcels are under way. Sixth avenue is likely to derive an immense benefit from the new store as business of a much better class than the avenue has heretofore known will probably locate in the blocks just north and south from 42d street.

Numerous reports are in circulation concerning the sale of the old Drexel building at Wall and Broad streets, but nothing definite has yet been given out. J. P. Morgan is said to have arranged to purchase it. The Bankers' Trust Company's new building diagonally opposite will soon be ready for occupancy, and as this structure has been so successful in acquiring tenants before completion, it may be that the Morgan interests will deem it advisable to also secure the Drexel corner and erect a similar structure. Aside from this, reports from lower Manhattan were scarce.

In the midtown district most of the deals were centered around 32d street and Fourth avenue. Three good sales were made on 32d street and the Armory Holding Company filled out its large plot on Fourth avenue, between 25th and 26th streets.

A further indication that the wealthy and fashionable Fifth avenue residents have finally abandoned all hope of permanently maintaining dwellings on the avenue below 59th street was furnished by the sale to Cornelius Vanderbilt of a large plot on Fifth avenue adjoining the residence of James A. Burden, at the south corner of 72d street. This will finally dispose of the project on foot for some time past to erect an apartment house on this property. It is stated that Mr. Vanderbilt will build a handsome and costly residence on the site.

The largest deal of the week was the resale of the Hotel St. Andrew at 72d street and Broadway. This property, which is one of the most desirable corners on upper Broadway, has changed hands three times within a year, each sale producing a substantial profit. The proprietor, who was the seller, has taken back a long lease, and no change in the building is contemplated. The rebuilding of West End avenue still continues and the purchase this week of the southwest corner of 71st street by the Fullerton-Weaver Co. marks the most southerly point to which apartment house construction on the avenue has yet been carried.

Business on Washington Heights for some time has been mainly confined to trading apartment houses for vacant plots and several such transactions were negotiated this week. Apartments renting on the Heights has greatly improved since last year, and for this reason a number of new buildings are contemplated for the coming spring and summer.

Title was taken this week to the block front facing the East River between 83d and 84th street by a realty company acting for the Italian Hospital. The site is on a bluff overlooking the river and opposite Carl Shurz Park. A modern hospital building is to be erected.

There seems to be a growing tendency on the part of several prominent clubs to leave the present center at 43d and 44th streets. A few weeks ago it was announced that the Racquet and Tennis Club was considering a move, and this week the Yale Club made a similar announcement. Both are interested in the new buildings around the Grand Central Depot and it is thought likely that both will locate there. The large space offered in modern buildings outside of, but within easy reaching distance of the amusement centre, no doubt appeals to club members.

Plot selling and apartment house exchanging in small volume constituted the entire Bronx market this week. Activity in this borough at present is largely confined to planning future improvements both in the way of transit lines and waterfront betterments, but very little actual business is being transacted. Construction work at present is pretty well tied up and but few plans for new buildings are passing through the department. Many

Bronx builders, however, expect to erect apartments and two-family houses this Spring and an active season is looked for.

The Brooklyn market continues to be very quiet and this week's business was chiefly confined to dealing in small private houses. The largest sale of this kind was that of the former Seth Low mansion at Pierrepont street and Columbia Heights. The buyer, Walter Gibb, is a prominent Brooklyn merchant and it is his intention to occupy the house.

Operators and builders in the Eastern Parkway section are looking forward to a large amount of activity in that district this Spring. Many plans for new buildings are being prepared and a number of inquiries for one and two family houses are being made. An effort has been recently made to keep stores off the Parkway itself and a committee has been appointed to assist property owners in combating any attempt to erect objectionable buildings.

The situation in Queens shows little change from the last few weeks. The weather has not yet moderated sufficiently to permit building operations to proceed and it is too early to expect any considerable amount of lot buying. Meanwhile many operators are busily engaged on plans for new developments and several operations will be opened to the public in the near future.

With the breaking of the sand famine in the Metropolitan district early this week when six scow loads came into the market, the building situation was eased considerably, but only temporarily. Government revenue cutters have been steadily trying to keep a lane open between this city and the sand mines, and the railroads have been able to send only meagre supplies because of the congestion of other freight. The result was that little more cement, brick and concrete work went ahead, and there is no telling when supplies in these lines will begin to come in. In the meanwhile the mills are working on spring orders and are seriously over-stocked. Steel shipments are coming into New York and Newark, but comparatively little erecting is going on because of inclement weather.

As a result prices all down the line stiffened this week. Merchantable sand now sells at wholesale for a minimum of 45 cents a cubic yard alongside; brick is quoted stiffly at \$7, although earlier in the week \$6.75 was minimum; crushed stone runs from 85 cents to 95 cents for one and a quarter inch sizes; hardware is stiffer because iron and steel are firmer, and linseed oil is in a nervous market with prices holding only fairly strong.

All manufactories requiring clay are seriously facing the problem of having to close down in another week unless there is a prolonged moderation in the weather to permit them to get clay in the quantities required. The Bloomfield banks at Fords, N. J., are mining clay at an extra cost of 60 per cent. because of deep frost in the breasts of the banks. Some banks have closed down altogether as even blasting will not produce the results desired.

Architects and others planning construction work will do well to close as early as possible for materials. Prices, if anything, will be much stiffer this spring than last, owing to the general clamor for supplies. There is sure to be congestion on transportation lines when all the pent up stocks are sent on to this market. Producers are not competing as they did last year because their plants are working under reduced headway and there is no intention of over-producing this year. Prices therefore will not be shaded and it now seems certain that concessions will be very hard to get after March 15.

### Lien Law Amendments.

A hearing will be held before the Judiciary Committee of the State Assembly on a bill introduced by Charles I. Fleck, member of Assembly from the 34th District of this city, to amend the lien law generally. Under the present law persons of equal standing as co-laborers or materialmen have priority over each other according to the date of filing their respective liens, but an amendment contained in the Fleck bill is to the effect that no co-laborer or materialman shall have priority over another with respect to the date of filing his lien. When an action is begun to enforce any lien the action will be deemed as one to enforce the liens of others as well. Likewise, the complaint must set forth the interest of all other lienors as claimed in their several notices of liens on file.

—The Public Service Commission has issued an order, that the trolley companies running into Jamaica establish a waiting room at some central point, to be open day and night, between November 1 and May 1.

## LAW DEPARTMENT.

### Binding Nature of a Lease.

Editor of the RECORD AND GUIDE:

I have a life interest in a piece of property and have given a lease of it for ten years. As I do not want to keep the house any longer, can the party of the lease hold me responsible for my estate?

Ans.—A lease is just as binding on the parties as a bond or any other contract. Its provisions must be fully performed by each party, failing which damages are recoverable.—Editor.

### The Law's Delays.

Editor of the RECORD AND GUIDE:

Will you please inform me through the columns of your paper my rights in the following matter?

I have had occasion to dispossess a number of tenants during the past few months. In each case that has come up in the Sixth District Court, at Third avenue and 83d street, the Justice, against my protest, has granted the tenants several days to get out. After the time was up the marshal has been unable to get the warrant signed for two or three days more. This has put me to inconvenience and in one case to serious loss by not being able to give possession to a new tenant whom I had secured, and by failing to I had my store vacant for three months.

Will you kindly inform me if the Justice has any legal right to act as he does?

Ans.—The law has been ever slow to grant "the pound of flesh"; and that is what foreclosure and the so-called "dispossess" proceedings really amount to. Great latitude is allowed to Courts and judges in exercising discretionary powers. Their abuse often results. If you feel you are specially aggrieved, try bringing your proceedings in another Court.—Editor.

### Employers' Liability.

The Appellate Division, Second Department, has reversed a judgment recovered under the Employers' Liability Act, based on the following facts:

Plaintiff's intestate was one of a gang of five men sent out by the defendant on the afternoon of November 24, 1909, to clear an obstruction from one of the sewers at Frost street and Graham avenue, in the Borough of Brooklyn. While he was in the manhole manipulating a rod for the purpose of removing the obstruction which had caused the sewage to back up into the cellars in that locality a sudden rush of waters came upon him, and after several futile attempts on the part of those who were at hand to rescue him he was overcome and drowned.

The opinion handed down by the Appellate Division says:

"This action is predicated upon the alleged negligence of the superintendent of this work under the provisions of the Employers' Liability Act, and the most important question (for there is no other possible ground of liability) is whether the foreman of this gang of men sent out to do an isolated piece of work in clearing out an obstruction in a sewer pipe was 'intrusted with and exercising superintendence, whose sole or principal duty is that of superintendence, or, in the absence of such superintendence, of any person acting as superintendent, with the authority or consent of such employer.' The jury has found a verdict in favor of the plaintiff, and if this foreman was in fact a superintendent within the meaning of the Employers' Liability Act it would go a long way to support the judgment."

The Appellate Division holds that there is a distinction between a mere foreman or leader of a gang of men and a superintendent such as described in the act under consideration; that in this case there was no superintendent present, and that the deceased not only elected to go into the hole but that he himself directed the removal of the ladder which would have enabled him to escape.

### Planning Scheme for All Long Island.

A meeting of Nassau county citizens in the interest of town planning was held at Mineola on Wednesday afternoon. The Burnham plan to have a joint State and county boulevard constructed to traverse the length of Long Island was discussed favorably by Frederick B. Stevenson, James H. Cocks and Thos. W. Albertson. An executive committee of twenty-five was appointed for organization purposes. Another meeting will be held next Tuesday with the object of having Nassau cooperate with the committees in other sections of Long Island.

It is being said that the State has not been as liberal with Long Island as with other counties in building good roads.

**Tax Department Activities.**

In a brief statement, prepared for Mayor Gaynor, of the principal work of the Department of Taxes during the year 1911. President-Commissioner Lawson Purdy expresses the opinion that publicity of the work of assessment in all its details is the most important safeguard for the taxpayers. The preparation of the land valuation maps by the Tax Department and their publication and distribution has been helpful to the public, but the use of the maps had been too limited. Last year an arrangement was made with the Record and Guide for the publication of the maps without expense to the City and the distribution of the maps to all the subscribers of the Record and Guide without extra charge, and the sale to non-subscribers for one dollar of maps of the whole city. "This arrangement," President Purdy says, "has insured a much wider circulation than could be effected by city agencies. The use of the maps has enabled taxpayers to present applications for reduction in an effective manner, and gives the Commissioners power to reduce land assessments where necessary over considerable areas in a harmonious fashion.

"Great care has been exercised in making personal assessments to the end that the deficiency in collection shall be reduced to the smallest possible amount. At the same time the department has endeavored to co-operate to the fullest degree in the effective enforcement of the tax on secured debts, and in spite of the registration and prepayment of taxes for the benefit of the State upon over \$150,000,000 of secured debts, the reduction in the assessed value of personal property will not exceed \$20,000,000.

"The Board instructed the deputy tax commissioners to give special attention to the reduction of real estate assessments where values had declined and in view of the fact that the deputies were deprived of all the usual time allowed for field work, and that so much time as they had was only a few weeks during the heat of summer, the results indicate a careful compliance with instructions. The total land valuation in spite of some increases shows an absolute decrease in one section of Manhattan, two in The Bronx, and eight in the Borough of Brooklyn. There is a decrease in one ward out of five in each of the Boroughs of Queens and Richmond. In spite of these decreases, there was a net increase in the tentative assessment of ordinary land of the whole city of \$36,000,000."

**The Intercoastal Canal.**

An inland coastal waterway from Boston, Mass., to Beaufort, N. C., is recommended for construction in a report of a board of engineering officers. The extension of the inland route from Beaufort south is approved, but not discussed in detail. The section across New Jersey, running 34 miles from Bordentown on the Delaware River to Raritan Bay, is estimated to cost \$45,000,000. The most striking feature of the report is in the endorsement of it by General Bixby, who calls special attention to the following statement by the board: "It has been the policy of the railroad companies to obtain possession as far as possible of all available wharf spaces in terminal cities, partly with a view of preventing competition." He asserts emphatically that until action has been taken to insure cooperation between transportation companies operating by rail and water, so as to provide for the interchange of freight at the minimum expense to the public,

**Illustrious Sons of Westchester.**

The annual calendar issued by the Westchester & Bronx Title & Mortgage Guaranty Company, of White Plains, which made its appearance last week, is a departure from the beaten paths. The theme of the calendar is biographical. Under the title "Sons of Westchester," portraits of twelve of Westchester's illustrious sons are shown. A photograph of the birthplace or home in Westchester county of each accompanies the portrait, with a brief biography of the man and a description of the place hallowed by his memory. The subjects treated are:

Gen. Lewis Morris, John Jay, of Bedford; Gouverneur Morris, of Morrisania; Daniel D. Tompkins, of Scarsdale; Washington Irving, of Tarrytown; J. Fenimore Cooper, who lived at Mamaroneck for twenty years; Edgar Allan Poe, of Fordham; Horace Greeley, of Chappaqua; Richard M. Hoe, of West Farms; Samuel J. Tilden, of Yonkers; Cyrus W. Field, of Ardsley, and Judge William H. Robertson, of Katonah.

**REAL ESTATE STATISTICS**

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

**MANHATTAN**

CONVEYANCES		1912		1911	
		Feb. 16 to 21	Feb. 17 to 23	Feb. 16 to 21	Feb. 17 to 23
Total No.....		139	139	139	139
Assessed value.....		\$9,431,500	\$7,597,300	\$9,431,500	\$7,597,300
No. with consideration..		14	13	14	13
Consideration.....		\$844,600	\$682,150	\$844,600	\$682,150
Assessed value.....		\$986,300	\$624,800	\$986,300	\$624,800

CONVEYANCES		Jan. 1 to Feb. 21		Jan. 1 to Feb. 23	
Total No.....		1,314	1,472	1,314	1,472
Assessed value.....		\$119,366,700	\$86,846,300	\$119,366,700	\$86,846,300
No. with consideration..		128	116	128	116
Consideration.....		\$6,453,281	\$6,698,545	\$6,453,281	\$6,698,545
Assessed Value.....		\$6,005,600	\$6,176,800	\$6,005,600	\$6,176,800

**MORTGAGES**

		Feb. 16 to 21	Feb. 17 to 23	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
Total No.....		71	118	887	1,092
Amount.....		\$2,091,500	\$3,211,546	\$33,269,795	\$32,944,039
To Banks & Ins. Cos....		14	19	190	.....
Amount.....		\$547,400	\$957,500	\$16,359,040	.....
No. at 6%.....		25	43	.....	.....
Amount.....		\$367,250	\$612,014	.....	.....
No. at 5½%.....		1	5	.....	.....
Amount.....		\$12,000	\$278,000	.....	.....
No. at 5%.....		29	38	.....	.....
Amount.....		\$1,243,000	\$1,091,700	.....	.....
No. at 4½%.....		5	7	.....	.....
Amount.....		\$126,000	\$414,200	.....	.....
No. at 4%.....		.....	2	.....	.....
Amount.....		.....	\$27,666	.....	.....
Unusual rates.....		1	1	.....	.....
Amount.....		\$24,000	\$966	.....	.....
Interest not given.....		10	22	.....	.....
Amount.....		\$319,250	\$787,000	.....	.....

**MORTGAGE EXTENSIONS**

		Feb. 16 to 21	Feb. 17 to 23	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
Total No.....		42	31	438	416
Amount.....		\$2,552,302	\$863,100	\$19,652,677	\$16,854,668
To Banks & Ins. Cos....		20	8	147	.....
Amount.....		\$2,037,500	\$522,500	\$12,256,000	.....

**BUILDING PERMITS**

		Feb. 17 to 23	Feb. 18 to 24	Jan. 1 to Feb. 23	Jan. 1 to Feb. 24
New buildings.....		11	9	113	81
Cost.....		\$1,343,050	\$103,600	\$10,719,875	\$15,274,250
Alterations.....		\$97,645	\$99,300	\$1,533,686	.....

**BRONX**

**CONVEYANCES**

		Feb. 16 to 21	Feb. 17 to 23	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
Total No.....		95	104	1,028	1,120
No. with consideration..		6	7	80	.....
Consideration.....		\$82,925	\$53,475	\$911,874	\$537,604

**MORTGAGES**

		Feb. 16 to 21	Feb. 17 to 23	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
Total No.....		91	81	776	976
Amount.....		\$1,046,946	\$720,065	\$6,688,282	\$8,295,068
To Banks & Ins. Cos....		10	8	96	.....
Amount.....		\$146,400	\$100,500	\$1,537,266	.....
No. at 6%.....		45	22	.....	.....
Amount.....		\$349,146	\$147,224	.....	.....
No. at 5½%.....		11	12	.....	.....
Amount.....		\$138,000	\$127,750	.....	.....
No. at 5%.....		10	28	.....	.....
Amount.....		\$218,500	\$266,301	.....	.....
Unusual rates.....		1	.....	.....	.....
Amount.....		\$105,000	.....	.....	.....
Interest not given.....		24	19	.....	.....
Amount.....		\$236,300	\$178,790	.....	.....

**MORTGAGE EXTENSIONS**

		Feb. 16 to 21	Feb. 17 to 23	Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
Total No.....		11	8	137	102
Amount.....		\$198,250	\$69,700	\$2,237,900	\$1,407,229
To Banks & Ins. Cos....		1	.....	36	.....
Amount.....		\$38,000	.....	\$885,900	.....

**BUILDING PERMITS**

	Feb. 17 to 23	Feb. 18 to 24
New buildings.....	13	22
Cost.....	\$305,225	\$426,575
Alterations.....	\$60,350	\$1,450

	Jan. 1 to Feb. 23	Jan. 1 to Feb. 24
New buildings.....	155	100
Cost.....	\$4,735,175	\$1,459,250
Alterations.....	\$216,375	.....

**BROOKLYN**

**CONVEYANCES**

		1912	1911
		Feb. 15 to 20	Feb. 16 to 21
Total No.....		428	442
No. with consideration..		21	22
Consideration.....		\$166,324	\$170,425

		Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....		3,289	3,643
No. with consideration..		189	.....
Consideration.....		\$1,680,586	\$1,743,340

**MORTGAGES**

		Feb. 15 to 20	Feb. 16 to 21
Total No.....		304	292
Amount.....		\$1,167,195	\$1,020,464
To Banks & Ins. Cos....		79	.....
Amount.....		\$478,400	.....
No. at 6%.....		156	165
Amount.....		\$489,982	\$460,747
No. at 5½%.....		41	74
Amount.....		\$187,400	\$323,850
No. at 5%.....		93	39
Amount.....		\$465,263	\$177,505
Unusual rates.....		3	1
Amount.....		\$11,550	\$5,000
Interest not given.....		11	13
Amount.....		\$13,000	\$53,362

		Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
Total No.....		2,402	2,904
Amount.....		\$9,562,178	\$9,911,379
To Banks & Ins. Cos....		547	.....
Amount.....		\$4,050,153	.....

**BUILDING PERMITS**

		Feb. 15 to 20	Feb. 16 to 21
New buildings.....		76	27
Cost.....		\$351,075	\$158,500
Alterations.....		\$40,860	\$63,395

		Jan. 1 to Feb. 20	Jan. 1 to Feb. 21
New buildings.....		410	330
Cost.....		\$3,249,340	\$2,431,248
Alterations.....		\$333,899	\$358,518

**QUEENS**

**BUILDING PERMITS**

		Feb. 16 to 21	Feb. 17 to 23
New buildings.....		63	59
Cost.....		\$273,000	\$253,105
Alterations.....		\$16,810	\$12,015

		Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New buildings.....		364	559
Cost.....		\$1,522,860	\$2,688,296
Alterations.....		\$58,805	\$67,190

**RICHMOND**

**BUILDING PERMITS**

		Feb. 16 to 21	Feb. 17 to 23
New buildings.....		11	.....
Cost.....		\$36,000	.....
Alterations.....		\$1,685	.....

		Jan. 1 to Feb. 21	Jan. 1 to Feb. 23
New buildings.....		88	.....
Cost.....		\$702,775	.....
Alterations.....		\$68,103	.....

**The Heating of Country Houses.**

From the standpoint of comfort, health and economy there is no element of a country house of more importance than its heating plant. Yet this is a feature of house building with which the average owner deals under great disadvantages, which unfortunately are not usually offset by the assistance of architects and builders who may ordinarily be entrusted to carry out the owner's wishes and ideas in other respects. There are several modern conveniences as, for example, gas, electricity, running water, and sewerage, which are not so readily available in the country as in the city but in the matter of heating, which should depend only upon the fuel supply, the country house should present no more difficulty than the city dwelling.

With the so-called warm-air furnace, which is frequently selected because of its lower first cost, the main considerations are to secure proper capacity and efficiency in the furnace itself; a good chimney draft; an ample intake pipe for the cold air; and last, but not least, conductor pipes to the various rooms of sufficient size to convey readily the heated air from the furnace. Finally, it should be seen that the furnace and the conductor pipes are well insulated with asbestos or similar material to prevent undue loss of heat by radiation. Each heating installation must be treated as a distinct problem, and no universal rule or set of rules can be formulated which will cover every case, and this is particularly true of warm-air apparatus.—Judson H. Boughton in "Country Life in America."

# BUILDING SECTION

## HOW THE "SHOESTRINGER" OPERATES IN MANHATTAN.

Huge Profits That Are Made by Playing Upon the Ambitions of Young Men in Business and Ruining Them—Legislative Action Against Building Loan Sharks.

THE Record and Guide's expose of the "shoestring" builder in New York and vicinity has attracted the attention of the New York State Legislature, where a bill will be introduced during the present session designed to drive dishonest builders and contractors out of business in this city forever. With the suburban "shoestring" builders thoroughly panic stricken and seeking fields of operations outside of the jurisdiction of New York associations and authorities, and the irresponsible contractors already on the yardarm of business ostracism, the year 1912 gives ample promise, so far as building construction is concerned, of getting back to first principles of honesty and integrity.

The bill which the Legislature will be asked to enact has been drafted by O'Gorman, Battle & Marshall, counsel for the Consolidated Building Trades Employers' Association, of which A. C. Horn is President and William H. McAllister is Secretary. Its scope covers the loan man who resorts to sharp practices and the contractor who carries on his business on what honest contractors term "ravished credit" and raises the importance of the need as an instrument of protection to supply men.

The extent to which this building evil has gone was a revelation to men in the business of carrying on legitimate construction work. Starting with a mere corporal's guard, the membership of the association has grown until to-day it exceeds 700, representing contractors in almost every line of building erection. Each trade is divided into separate organizations which in turn have membership in the Consolidated Building Trades Employers' Association. This central body, is, in fact, a credit court to which cases of "shoestring" practices are referred for adjustment. The average number of claims in a single meeting is twenty and in the last nine months more than \$100,000 in otherwise bad debts have been collected, and claims for \$100,000 more have been settled without recourse to courts of law. There is now in course of settlement claims amounting to \$200,000. The failures this winter have been only fifteen instead of several times that number.

These stupendous figures represent only the surface of the losses that have been borne for years by contractors who have been victims of "shoestring" builders and by honest builders and artisans who have been victimized by "shoestring" contractors. And these figures do not include the amounts lost by workmen because the association is exclusively an employers' organization. They now have a representation of thirty-four building trades besides the various building material interests.

### How the "Shoestring" Operates.

The method of operating followed by the "shoestring" money lender is a cunning one. A. buys property worth \$100,000. He finds the real estate market tight and after holding it for some time decides that he can sell it at a larger profit if he improves it than he can by trying to market it as an undeveloped lot.

A. proceeds to find a young ambitious business man who has saved a thousand dollars or more and, casually dropping into his place of business mentions the fact that he ought to get into the building business on his own behalf. He points out the possibility of reaping large profits and poses as friend and benefactor to the young man to the extent of offering to provide him with the lot on easy terms on which he can get a building loan.

B., who is young and impressed with the stories of the wonderful increase in realty values in his part of the city, thinks the matter over carefully and talks it over with his friends, who perhaps advise him to take up the offer.

The result is that A. sells his \$100,000 plot to B. for \$140,000, and takes a blanket mortgage for the money after A. has paid down in cash a "binder" payment. B. then proceeds to obtain a building loan for which he must pay a percentage fee for the accommodation and

a bonus which usually reverts back to A., who has helped to negotiate the loan through some friend influential with financial institutions. These payments must come out of his loan before he gets it, but the interest at 3½ per cent. covers the whole amount in most cases.

Furthermore, although A. gets his building loan and pays his commission and bonus out of it as soon as the loan is negotiated, he does not receive a payment on the loan until the first tier of beams have been erected. In the meantime, he has had to have the excavating work done, the foundations set and part of his material delivered merely on the strength of the certificate of loan he has obtained.

In the meanwhile he has had to live and when he receives his first payment, he must of necessity meet some of his obligations for living expenses for himself and family, so that part of the building loan goes for these purposes. At that point B. comes into the full rights and privileges of a "shoestring builder," not through his own deliberate intentions, but because he begins to feel that the designing A. has led him into a hole out of which there is no exit, but straight ahead.

### Getting Deeper into the Trap.

Originally B. figured that his building would cost \$120,000. His loan was for only \$100,000, but he thinks that if he can carry out the operation which would represent a total investment of \$260,000 he would be able easily to sell the property for \$300,000 which buildings of the type bring in the upper section of the city, and he would still stand to make a profit of \$10,000 on the deal, over and above the actual outlay.

So he goes on with his operation on credit until he receives his second payment which is about one-third of the total amount less his commission and bonus fees. He tells his creditors he will have an equity in the building of \$10,000 when it is completed, which he believes will be sufficient to pay off his indebtedness. But his living and other expenses have been going on all the time and, perhaps, he feels that it would be just as well to look out for his own welfare and deposit a little extra in case of emergency. To meet these expenses, he must, of course, take the money from his building loan out of which \$5,000 or more already has been taken for fees and other incidentals. In the meantime his equity is shrinking and when it comes time to cover his liabilities with his remaining asset he finds he is woefully short and even his savings are attachable to meet his building obligations.

B. now finds that he is short some \$30,000 which he needs to complete the operation and his creditors begin to clamor for their money. On goes a lien and all the other creditors follow. The novice cannot move in any direction, although a few thousand dollars would enable him to finish up the building and net him a small profit.

A. now appears on the scene with his blanket mortgage. It is the cue he has been waiting for, knowing full well that this would be the ultimate result of the deal. B. is ruined. His credit is gone and so is his money in the bank.

### Last Act Scene Changed Now.

But now-a-days, when watch-dog organizations and rating associations are standing guard over construction business, the scene in the last act would be somewhat different than that described. A. appears on the scene as before, with his blanket mortgage, but his demeanor instead of being exultant and arbitrary rather typifies the meek but avaricious Uriah Heep.

A. calls in the builder and his sub-contractors, perhaps one or two of the latter at first. How much will they take on the dollar to complete the building and settle the claims and give him a receipt in full? One demands 100 cents, but the other two, who are afraid another pay day will come along with available cash scarce, say 70 cents will satisfy them. A. agrees to split the difference, but—"Hush! Not a word to the

other creditors. You must get them to accept thirty or forty cents," he says, "and you must make them believe that you have also accepted that figure." It should here be mentioned that he broaches this subject just before he signs his name to his check and, of course, his victims readily, if not eagerly, acquiesce.

Then A. calls in the other creditors and reluctantly they accept the proposition or lose all, but the wily "shoestring" demands receipts in full amounts of the bills. Why?

Because he knows that unless he can show that all old claims have been paid off, he will find it very difficult to obtain credit on any future operation he may undertake. On this plan he saves as high as 60 per cent. on an investment of \$50,000 and not infrequently he will mulct his sub-contractors and supply men so as to save himself 70 per cent. of his investment.

A. has the money to complete the operation and sells it on the open market for \$300,000, thus netting \$40,000 on the original lot, from \$5,000 to \$10,000 for helping to get the original building loan and a handsome profit on the building besides the profits he takes by offering to satisfy the liens for so much on the dollar.

### Present Lien Empty Instrument.

One of the conditions making possible this reprehensible practice is the law which gives a blanket mortgage priority over a lien. It is now proposed to enact a lien law which shall protect the building material supply men first and the money lender afterward. In support of this contention it is urged that if the money lender did not have everything his own way, he would not be so desirous of inveigling the unwary into the speculative building business. To this end honest building contracting firms are standing behind the Consolidated Building Trades Employers' Association to correct this evil.

At the present time suspicious contracting firms are listed and when one of them appears in a building operation the owners or the supervising architect is advised of his presence. Usually he sees fit to cancel the contract on the ground of irresponsibility. If, however, a general contractor or a builder, known to be a "shoestring," is discovered taking figures from honest subs, they are immediately warned, and usually they see fit to withdraw from the operation.

### Why Building Operations are Fewer.

This explains, in some degree, at least, the remarkable change in character of building operations now going on throughout the city. Building material supply men have been complaining that there have been fewer plans filed than usual, and have been inclined to look upon the building future with considerable pessimism. The fact is, as the building department engineers have noted, there is a remarkable falling off in the number of buildings of the type which have proved so ruinous to these same building material supply men in the last few years.

Even the suburbs, where building material interests have been especially heavy losers in consequence of the lien law which they believe to be wholly unsuited to present day building and credit practice, there is less irresponsible construction than there has been in years. The result is more honest building, less shading on material and workmanship and better values. One real estate man said recently:

"You cannot fool people very long. A prospective buyer frequently asks who built the house he is asked to purchase, and if his rating is bad, or, in other words, if he is known to be a 'shoestring,' it is practically impossible to make the sale. The man who buys an apartment or store and flat or suburban home that has been built since the middle of last summer, but especially one which has been built in 1912, will be surer of getting fairer values than he has ever before been able to expect in that class of investment, for the reason that the 'shoestring' builder and contractor is being forced into other centers of operations."

## PRIZE-WINNING HOUSES.

(See illustrations.)

The owners of the houses in this group of pictures received four of the six prizes awarded by the New York Chapter of the American Institute of Architects for apartment houses of the best exterior design. The awards are for the year 1911 and are divided into two classes. One medal and two honorable mentions were given for apartment houses of six stories or less in height, and one medal and two honorable mention for houses of six stories or over.

In reaching its decision the jury was actuated by considerations for simplicity of design, good proportion, the artistic and practical use of inexpensive materials, the avoidance of imitation or sham material, adaptability of design to site and, finally, the satisfactory solution of the essentially utilitarian problems of design, such as fire-escapes, tanks, bulkheads and awnings.

William K. Vanderbilt received a medal as the owner of the group of buildings known as "the East River Homes," situated on the East River at 77th street, and designed by Henry Atterbury Smith.

The City and Suburban Homes Com-

dock fund is ample for terminal improvements. The last Legislature gave the Dock Department (under the Board of Estimate) full power to organize and administer terminals. The Department has submitted to the Board a comprehensive plan and policy for port development.

"A New Jersey commission and a New York State commission have been appointed by the Governors of the States to confer jointly on matters of interstate concern, and to advise regarding a general policy. The engineers of the War Department are co-operating with the City and State authorities. In short, while the City has all the tools necessary for work, the attention of the Board of Estimate and Apportionment has been so centered upon subways and other local affairs that the terminal organization of the port has been crowded into the background. In saying this I feel well assured there is no disposition on the part of any member of the Board to obstruct action. Nevertheless, the relative importance of the matter is not officially appreciated. His Honor, the Mayor, has repeatedly urged action, but so far without results. I am apprehensive that the delay will continue and that as a consequence not even a fair beginning will be made during my term of office."

## CREDIT MEN GATHER.

## Much Money Is Saved to Sub-contractors Through Organized Work.

During the five years that the Credit Association of the Building Trades has been working it has been able to adjudicate 2,465 claims, involving a total sum of \$475,000. In other words, it has saved that much for its members. Secretary Franz Neilson gave out these statistics in some remarks made by him at the annual dinner of the association at the Hotel Martinique last Saturday evening. Altogether 5,500 complaints had been presented involving the sum of about one million dollars, but the remainder had not been approved, as the alleged delinquents were found in the right.

Two years ago the association was advocating a legislative bill providing for a change in the mechanics' lien law, but is not pressing any matter at this session of the Legislature. A committee of the association is investigating the complexities of the subject of mechanics' liens to see if any change in the present law is advisable.



516 to 528 East 79th Street.

The City and Suburban Homes Co., Owner and Architect.

PRIZE WINNING APARTMENTS—"BISHOP POTTER MEMORIAL BUILDINGS."

pany, as owner and architect of the Bishop Potter Memorial Buildings, at 516 to 528 East 79th street, received an honorable mention.

B. Crystal & Son, owners of the 12-story apartments at 454 Riverside Drive, known as "Oxford Hall" and "Cambridge Hall," designed by George and Edward Blum, received an honorable mention, and the Fullerton-Weaver Realty Co., as owner, received an honorable mention for the nine-story apartment house at 116 East 58th street.

The object of New York Chapter in making the awards is to give public recognition to owners who from patriotic motives contribute their part to making the city beautiful by selecting good designs for their apartment houses.

## Commissioner Tomkins Apprehensive.

The City's protracted delay to consider the Port plan and policy submitted to the Board of Estimate by the Dock Department, has prompted Commissioner Tomkins to arrange a series of informal dinners at the Reform Club, at which this subject will be considered. The first dinner will be held on next Monday evening at 6:15, and the special subject will be the City's protracted delay.

"One-half my term as Dock Commissioner has expired," says Mr. Tomkins, "and except for the adoption of the Jamaica Bay plan, which, however important in itself, is not, comparatively speaking, urgent, little has been accomplished. The

## Bronx Valley Sewer Outlet.

The work of carrying the outlet of the Bronx Valley Sewer out into the Hudson River can go on at once, according to a decision just handed down by Supreme Court Justice Arthur S. Tompkins, at White Plains.

The decision was in the matter of the application of the Phoenix Construction Company, the corporation that submitted the lowest bid for the work, for the granting of a writ of mandamus compelling the Bronx Valley Sewer Commission to attach the signature to the contract. The application was made in conformity with the desire of all parties concerned, as the commission was anxious to know just where it stood. The present commissioners have a fund of \$326,000 on hand. Judge Tompkins' decision permits them to use this money for building the outlet without regard to debts incurred by previous commissioners.

## Opposed to Plastering Inspectors.

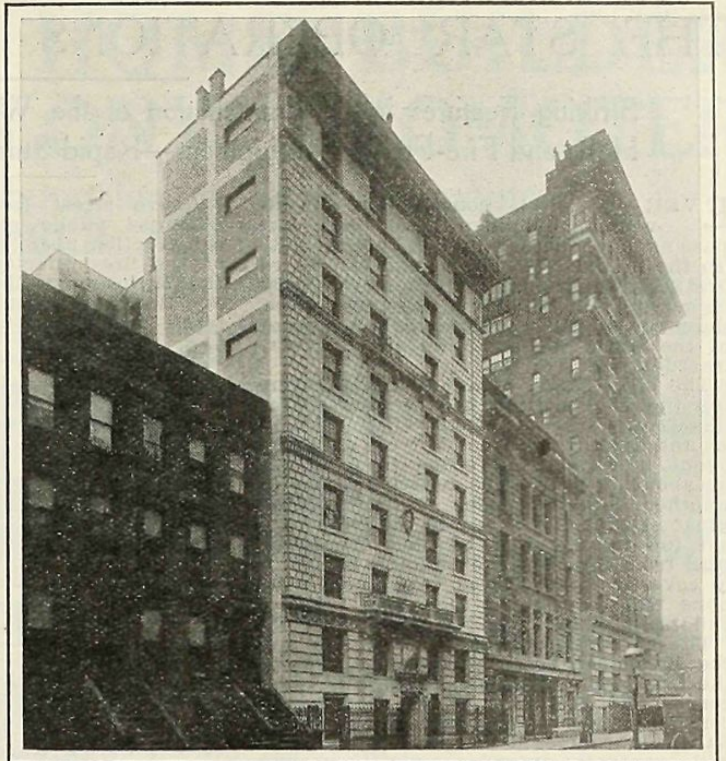
The Master Builders' Association, with headquarters at 103 Park avenue, Manhattan, is opposed to the appointment of inspectors of plastering as provided for in a new law. A number of inspectors have already been appointed and altogether ninety were named. Injunction proceedings are talked of by the builders, on the ground that such inspectors are unnecessary.

About one hundred and fifty members and guests were at the dinner. President Lewis Harding officiated as toastmaster, and made the opening speech. Other speakers were Hon. S. A. Thompson, of Washington, D. C., secretary of the National Rivers and Harbors Congress; Audley Clarke, chairman of the legislative committee; Benjamin D. Traitel, C. G. Norman and M. F. Westergren, three past presidents, and George G. Bradley of Alfred E. Norton & Co., the chairman of the dinner committee. Afterwards there was a vaudeville entertainment. One of the souvenirs of the occasion was a leather wallet.

Mr. Clarke spoke of the subject of the "Economic Value of Credit Associations." He said, in part:

"This association is earnestly endeavoring to promote and protect your business interests by keeping you posted as to whose trade it is well to seek and whose to avoid, by watching the laws affecting your interests and by endeavoring to improve business conditions through education in modern methods. Every business man must have a good credit in order to succeed. If he is limited to the use of his own capital only the results will be very small. It is our business to extend credit and to wait a considerable time to collect our account. Where we extend credit we have good reasons to justify us, and we expect this association to furnish us with the reasons why we should extend credit.

"Speaking of one branch of the work of this Credit Association, it may be inter-



454 to 456 Riverside Drive. Geo. and Edward Blum, Architects.  
A PRIZE WINNER—"OXFORD HALL" AND "CAMBRIDGE HALL."

116 East 58th Street. J. E. R. Carpenter, Architect.  
PRIZE WINNING APARTMENTS.

esting to tell you in a few words what this association is attempting through one of its committees. A committee of this body has undertaken in the most serious way to consider the mechanics' lien law in all its phases, and hopes in the near future, after conferring with associations representing the real estate, commercial and business interests, as well as the interests of the title insurance companies, to introduce a bill in the Legislature to amend the Mechanics' Lien law as the result of these deliberations and conferences.

"We recognize the fact that no bill is likely to succeed in passage through the Legislature which attempts any unjust or unfair discrimination or in any measure attacks the security that a man has

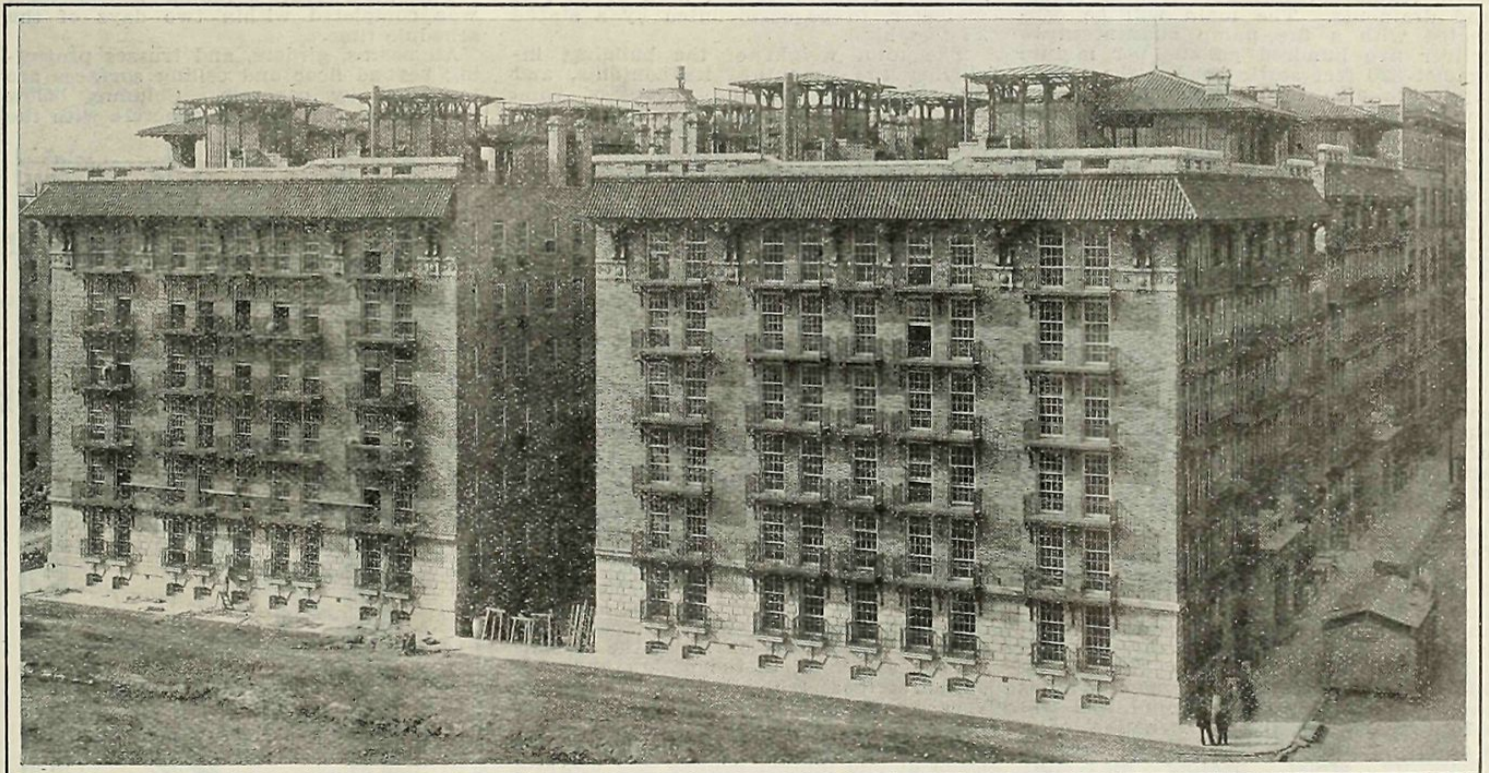
that labor liens should take precedence over material liens. We know that the labor interests would undoubtedly refuse to support a bill that would not give them first claim, and we deem it advisable to concede this point—labor first and materials second.

"Another point we are considering is the method of bonding mechanics' liens when filed. During the last two years the building trades have lost thousands of dollars by straw bonds. There is nothing to prevent at the present time a bond being given by any man who will swear he is worth the required amount. The next day his property can be transferred to another party and the bond cannot be collected. We wish to amend the law so

taking back purchase money mortgages, that a mechanics' lien should take priority over such purchase money mortgages. This is a more difficult matter to handle and will undoubtedly be strongly opposed by real estate speculators."

Mr. Thompson in his address impressed upon his hearers the importance of improving this harbor, as the harbor was the mainspring of the prosperity of the city. He advised strong support for present measures of improvement of harbor facilities which if carried out would make New York a city of twenty million.

Directors of the association are: Lewis Harding, A. N. Petersen, Charles J. Kelly, Milton Schnaier, George G. Bradley, James R. Strong, William Angus, Andrew D.



East River at 77th Street.

PRIZE WINNING APARTMENTS—"EAST RIVER HOMES."

Henry Atterbury Smith, Architect.

in title and ownership to his real estate, except by acts of his own which in themselves would be the means of defrauding a materialman or laborer. We believe that the previous efforts to amend the mechanics' lien law failed because the changes were too radical, and were, therefore, opposed by labor or real estate interests.

"We can at the present time give you two or three points which the committee has deemed it wise to consider, and to which we cannot see why any honest or fair interest can object. The first is that all liens should be of equal priority without regard to the time of filing, except

that these bonds will become a lien of record against the property given and remain as a lien on the property until the bond has received full accord and satisfaction. As an alternative, that a bond or property surety company be given. I might add that we often settle claims at great loss to ourselves when we find that our lien is to be bonded by an individual who was likely to be found wanting when demand was made upon him for payment of the bond.

"The third matter which we are attempting to remedy is to have the law amended in such a way that where lots are sold by owners making building and

Baird, C. N. Brizse, F. C. Buckhout, Geo. M. Buttle, R. F. Cartwright, J. E. Dutton, John Eisele, Max Goebel, John J. Grace, Arthur Greenfield, James H. Harnden, J. C. Hatzel, Henry Held, Theo. E. Hergert, Francis N. Howland, Francis D. Jackson, C. D. Jackson, Joseph W. Lantry, C. H. Lietz, Herbert D. Lounsbury, E. A. McCoy, P. H. McNulty, Charles P. Miller, Henry D. Moeller, Charles R. Myer, C. G. Norman, A. E. Pelham, Andrew J. Post, William H. Powell, F. W. Robbins, Clarence L. Smith, Olin J. Stephens, Arnold Tanzer, James Thomson, Ross F. Tucker, Fred. B. Tuttle, James Wells, M. F. Westergren, G. Lester Williams, J. W. Yohe.

# THE STAR OPERATIONS OF THE CURRENT YEAR.

## Striking Features in the Construction of the Woolworth and Municipal Buildings—Fireproof Stair Halls and Fire-Fighting Equipment—Rapid Stone Cutting and Setting—Enormous Steel Members.

EVER since steel construction was invented, buildings have been surpassing one another in height and bulk. To the inured New Yorker another record breaker means merely a few more stories higher than any building has gone before, the process being the same, but to the rest of the world the achievements seem extraordinary.

The steel frame of a building to overtop the Metropolitan has been raised at this date to a height of only eighteen stories and has thirty-seven more to go, yet the agent is advertising space to be ready in about a year. The exterior walls of another building, which is to have the greatest capacity of any in the city, have but few more stories to enclose ere the steel from for the huge building is entirely covered over. These two star operations will distinguish the year 1912 in building annals.

The two buildings, the Woolworth and the Municipal, being on opposite sides of the City Hall Park—one at the southwest corner and the other at the northeast—constitute two more sections of the great palisades composed of skyscrapers that will eventually extend completely around the green. While the exterior appearance of each has become familiar to the public from oft-printed pictures, there remain many points of interest to be described as they develop in the course of the work. In the Woolworth Building all the floor slabs and all partitions will be constructed of terra cotta hollow tile. About 5,640 tons of arch and partition tile are included in the contract. The wainscoting will be of marble, the doors of hollow steel, the window-frames and sash partly kalemoin copper, partly hollow steel and in part hollow sheet metal (underwriter type). Forty thousand square feet of slab marble will be used.

It is proposed to install standpipe fire lines through this building so close together that it will be possible to get to any fire with seventy-five feet of hose. In the cellar there will be a six-inch main with three Siamese fire department connections one on each street front, each to have regulation swinging check valves and drainouts. The main will be connected with a fire pump guaranteed to deliver five hundred gallons per minute against 820 feet static head. The standpipes are also to be connected at five levels with riveted steel storage tanks with a total capacity of 23,700 gallons.

The standpipes, six in number, will rise through the building in stair towers and corridors. One will rise to the highest accessible part of the lantern, so that it will be possible to throw a heavy stream down upon the roof of the building from a level 740 feet above the sidewalk.

A typical floor plan shows offices ranged along two sides of two corridors which extend east and west. There are four interior lines of fire-escape stairways besides one large exterior fire-escape balcony with outside stairs in the court at each floor. The interior stairways will be surrounded by wire glass. The main part of the building will be 29 stories high, and the tower will rise to the total height of 55 stories or 750 feet above ground.

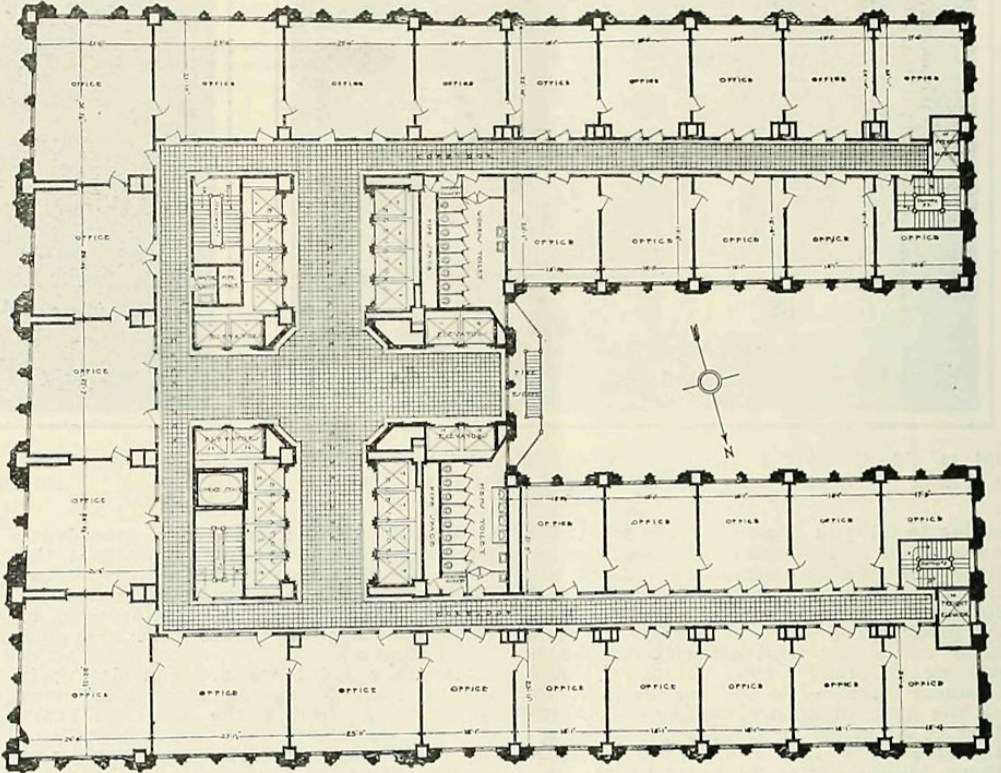
The engineering features of the building were designed by Albert L. Webster for Cass Gilbert as architect.

The Municipal building includes twenty-five stories up to the main roof, in addition to fifteen stories in the central tower, and a two-story basement below ground-level. In plan the building covers a six-sided area, measuring about 375 feet by 165 feet, but the two basement stories cover considerably more ground, and will afford space for the construction of a station on the Rapid Transit Subway. Chambers street, passing diagonally through the middle of the building, will be covered by an arch of 40 feet span with the crown just beneath the fourth story.

The main roof is at the height of 357 feet, above the same level, and the central tower rises to the further height of 203 feet, making the total elevation above foundations equal to 615 feet. The sub-basement is to be devoted to the railway station, in connection with which are various curved tracks involving some interference with the symmetrical arrangement of columns, and a special system of large girders in the floors above for support of the superstructure. The upper basement floor will be occupied chiefly by halls, passages and stairs for the use of railway passengers. The basement stories also provide space for the installation of mechanical plant, and for storage purposes.

Above street level, the building will comprise public rooms and offices, the construction up to the fortieth floor being of the fire-protected steel skeleton type, the enclosing walls faced with granite, and the main steelwork cased in brick, terra cotta, and concrete, according to

deep over all. Extending from the third to the fifth story, it carries two loads of 3,204,000 pounds and 1,029,000 pounds, respectively, concentrated at two points. The truss is protected against fire by a casing of concrete, filling all interior spaces, and being of the minimum thick-



TYPICAL FLOOR PLAN IN THE WOOLWORTH BUILDING, SHOWING GROUPING OF ELEVATORS AND STAIRWAYS.

position. Beyond the fortieth story, the tower will be continued in the form of a masonry lantern, 35 feet high by 25 feet diameter, to be surmounted by a statue 25 feet high.

The total weight of the building, including the weight of its contents, and due allowance for the effects of wind pressure, is estimated at 330 million pounds, the whole of which will be carried by riveted steel columns.

The foundations for this gigantic building constitute a graphic object lesson of the elaborate and important works necessary for the safe support of the lofty structures now common in most American cities. In the original specification it was provided that the columns should be based upon concrete-filled caissons sunk to solid rock, but as rock is not encountered along the northern side of the site nearer than about 200 feet below street level, it was then agreed that thirty-eight of the caissons should be sunk to the depth of about 77 feet, where they find a bed of compact sand, to which the loads will be transferred at the rate of 6 tons per square foot. The remaining caissons are sunk through water, quicksand and gravel to solid rock at the maximum depth of 140 feet below street level.

As the Municipal Building is in the immediate vicinity of the Brooklyn Bridge terminal, the Hall of Records, and the World Building, all with comparatively shallow foundations on sand, the responsibility attaching to the design and execution of these foundations was naturally very great, and fully justified the care taken by all concerned.

Many of the principal columns carry loads of one million pounds and upward, the greatest load being 5,475,000 pounds on Col. 73, with the sectional area of 521.5 square inches. Almost all of the floor beams are of quite ordinary dimensions, but the building contains some very large girders, with the web ranging from 44 inches up to 120 inches deep. One of the triple plate girders parallel to Chambers street is built up of three web plates, 124 inches deep by 7/8 inch thick, each with four 6-inch by 7/8-inch flange angles, six 16-inch by 5/8-inch flange cover plates, and two 122-inch by 3/8-inch web stiffening plates.

Several of the heavy girders mentioned are employed for the support of columns in the upper part of the building. A remarkable structural member applied to the same purpose is the truss, of which a drawing is reproduced in Fig. 1. This member is reproduced long from centre to centre of the main columns, and 26 feet

ness of 3 inches outside the projecting parts of the steelwork.

The steelwork, weighing 26,000 tons, was completed within two days of the schedule time.

All beams, girders, and trusses projecting beyond floor and ceiling surfaces are protected by concrete. Columns below street level are cased in concrete with the

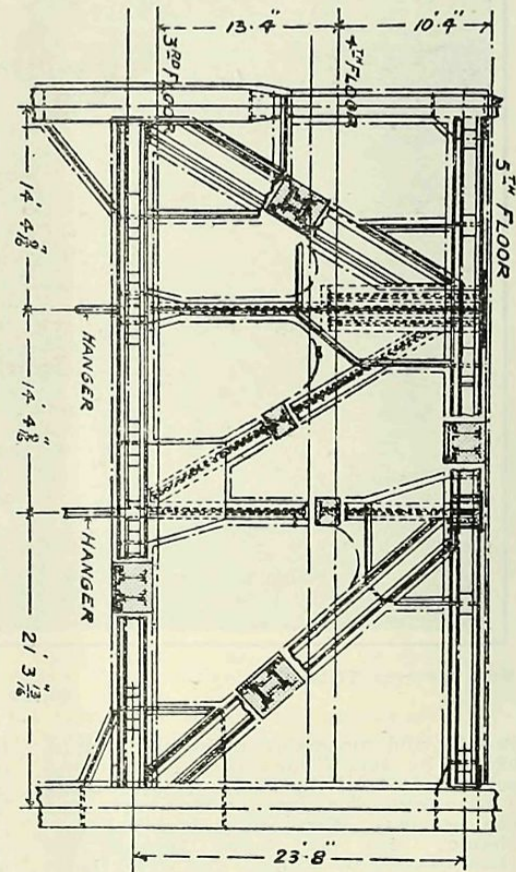


FIGURE 1.

minimum thickness of 4 inches, and above the same level by hollow tile, also with the minimum thickness of 4 inches, except in a few cases where brick is employed. Hollow tile is used for most of the partitions, 4 inches thick for heights up to 18 feet, and 6 inches thick where that limit is exceeded.



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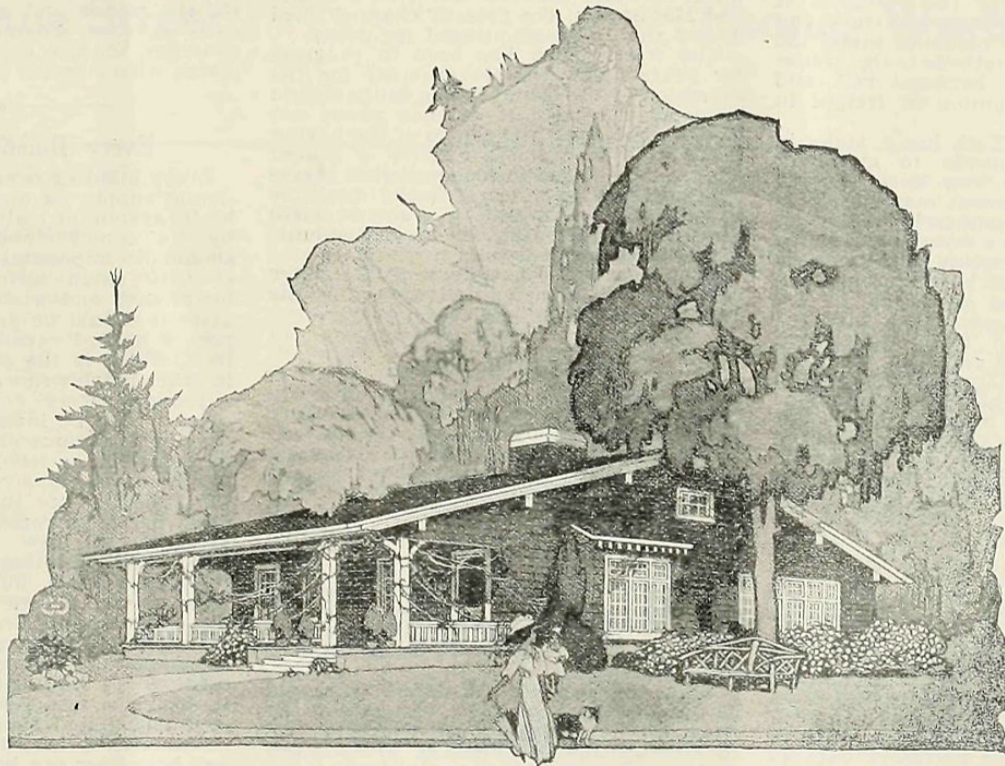
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**Southern Cypress Manufacturers' Association**  
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We produce CYPRESS but do not retail it. INSIST ON IT NEAR HOME. Wide awake Loca. Dealers sell CYPRESS; if yours does not, WRITE US, and we will tell you where you CAN get it.

The foundations were started in July, 1909, and required eighteen months to complete at a cost of \$1,500,000. No less than 140,000 loads of material were removed and 70,000 barrels of cement were in the concrete that formed the foundations.

The contract for the granite work was let April, 1910. In a little over a year and a half 700,000 cubic feet of granite has been quarried cut, carved and over half this quantity set in the building. This is admittedly the greatest record ever achieved in the history of the business in the matter of preparing granite.

The important building, of which a few particulars are given in this article, was designed by Messrs. McKim, Mead & White, architects, with whom Messrs. Purdy & Henderson are associated as consulting engineers. The total cost is stated at \$9,000,000, and it is estimated that its completion will save \$450,000 per annum now expended by the city authorities in rent for temporary offices.

## PORT CONDITIONS.

### Taxpayers' Associations Co-Operating With a New State Commission.

The New York State Commission, which held a hearing last Saturday morning at the City Hall and approved of plans for the betterment of the navigation of the harbor and port of New York by the Federal Government, is charged with the duty of investigating port conditions and pier extensions in this harbor.

The members of the committee consist of R. A. C. Smith, John A. Benseal and Calvin Tomkins, all serving without pay. Mr. Benseal is the State Engineer and was Dock Commissioner here for a while, and Mr. Tomkins is the present Commissioner of Docks and Ferries. The office of the Commission is at 100 Broadway.

The Commission is appointed in behalf of the State of New York with the object of recommending remedial measures in respect to the following matters: Pier headlines and the needed extension thereof, the harmonizing of the relations of water and rail carriers, port charges and the proper method of reducing same, the adoption of modern methods to the transshipment of freight between rail and water and the distribution of freight in congested localities.

The State of New York has a stake in this harbor and proposes to guard it, whatever the City of New York and the United States Government may do.

All the principal commercial and various real estate bodies were represented at the City Hall meeting on Saturday when Col. W. M. Black exhibited and explained the plans and estimates of cost he has prepared in connection with the improvements in the East and North River channels, which carry on the work begun in 1851 under appropriations from Congress. The present recommendations which he is about to submit to the War Department and which may be expected to go to Congress in the current session, propose the widening and deepening of channels in the East River, the Harlem Kills, and the removal of shoals in the North River and along the Brooklyn shore.

Following out suggestions made by Dock Commissioner Tomkins and S. C. Mead, secretary of the Merchants' Association, the meeting on the adjournment of the hearing reconstituted itself with ex-Congressman W. S. Bennett as temporary chairman and appointed a port protective committee to take practical steps to support the plans of Col. Black and to furnish Congress with the necessary data as to the commercial advantages to be derived from the necessary appropriations.

The committee is composed as follows: Chairman, E. H. Outerbridge; Alexander R. Smith, of the Merchants' Association; Bernard Goodman, of the Greater New York Taxpayers' Association; Oscar Therss, of the Harlem Board of Trade; Olin J. Stephens, of the North Side Board of Trade; Hon. Joseph A. Goulden, Fred B. Dalzell, president of the National Board of Steam Navigation; Harold N. Phillips, of the Greater New York Taxpayers' Association; C. H. Callahan, of the Maritime Association; Capt. Worden, of the United Civic Board of Queens, and James Elwell, of the Bronx League.

Col. Black in his remarks said there were three questions on which he desired to know what the Commission and the commercial bodies thought was needed. First, whether New York needed more than the present 26-foot channel; second, whether a 30-foot channel would be sufficient, and third, whether a 35-foot channel was desirable, and if so, would the expenditure be justified by the increase in traffic. In consultation with the Dock Department he found a depth of 30 feet was wanted as far as Black-

well's Island and 26 feet in the east channel of Blackwell's Island. The Corlear's Hook shoal was a very important obstruction that needed remedy. The cost of giving a 30-foot access along the New York and Brooklyn shore front would be \$11,144,000, and to decrease the current of Hell Gate it would be necessary to open up the channel of Harlem Kills and Little Hell Gate.

The total cost if a 35-foot channel were made would be \$32,432,000, or \$27,417,000 if a 30-foot channel. The total costs of various works on the North River, which he submitted also for their consideration, would be \$1,437,000. The cost of a channel to Newark 800 feet wide and thirty feet deep would be \$275,000.

The plans as a whole met with the hearty approval of all present.

State Commissioner R. A. C. Smith said this week that if the ocean express steamers should stop docking at this city the business of the hotels would fall off thirty per cent. The movement for harbor improvement therefore was a very important one for the city.

The problems that confronted the commission were many. Greatest pressure at the present was caused by the evolution of the modern steamships, all desiring to dock on the Manhattan side of the North River.

### New Harbor Scheme.

The meeting of the American Society of Civil Engineers on Wednesday evening was devoted to a consideration of plans for harbor improvements, and especially the plans of Dock Commissioner Tomkins for reorganizing the waterfront of the west side of Manhattan Island. Commissioner Tomkins himself addressed the meeting, and B. F. Cresson, Jr., supplemented the Commissioner's remarks.

T. Kennard Thomson, consulting engineer for the Singer, Municipal and many other skyscrapers, and also for the Barge Canal, offered an entirely new plan for harbor reorganization. Having in mind particularly the problem of providing sufficient docking spaces, Mr. Thomson suggested as his principal point that two seawalls be built between Governor's Island and Manhattan, the present channel filled in and the new land utilized for docks.

The work which has been in progress for years under the Government for the extension of the island to the south should be continued until it extends about ten blocks right down the centre of the harbor to about a mile and a quarter of Staten Island. Mr. Thomson reckoned that thereby eight or nine miles of docks would be added to the city and a tract of 1,400 acres worth \$1,000,000,000 made available for building purposes.

Then the shallow waters of the outer bay might be turned to advantage as the city grew, said the engineer.

### A Ferry Change.

The desirability of residence property along the west shore of the Hudson river will be intensified by a change for the better to be made in the ferry lines running to Weehawken. It is announced by the New York Central Lines that a ferry landing will be opened at Cortlandt street, adjoining the Pennsylvania ferry, for the use of the West Shore and N. Y., Ontario & Western railroads. A new slip will be ready then and will be rented from the city. The present one at Desbrosses street, which is rented from the Pennsylvania road, is too far uptown to be convenient for commuters.

What the New York Central lines should do for its railroads on the west side of the river, in the opinion of its commuters, is to connect the terminal at Weehawken with the Hudson tubes, or else build tubes of its own under the river at 42d street.

### Difficulties of Mural Painters.

John W. Alexander, speaking of the difficulties met with by modern mural painters, said the hardest to deal with is the limit of time put upon his work. He is supposed to have his work ready on the minute. The actual working-out of a problem usually brings many new ideas to the front, and many a painter, when his picture is absolutely finished and ready to be put in place, if he had the time would gladly at his own expense do the whole thing over again and in a very different way.

—A permit has been obtained at the Queens Building Bureau by the Long Island Railroad Co. for the construction of a concrete and steel passenger platform at the Jamaica terminal. There will be five of these and each one will cost \$15,000, making \$75,000 in all. Each platform will be 22 feet wide and several hundred feet in length. The plans show a very ornamental structure and of the most solid and permanent construction.

## STATE BOILER INSPECTION.

### Law Requiring Inspection of Boilers in Dwellings to Be Amended.

The State Fire Marshal, Thomas J. Ahearn, expects important amendments to be made at this session of the Legislature to the statute which established his office and defines his powers and duties. It is rumored in this city that the State Marshal is not in sympathy with that provision of the law which imposes what is virtually a tax upon small steam boilers used for heating purposes in dwellings.

The law went into effect last October. It applies to all places in the State outside of New York City, and one of its provisions requires that all boilers generating steam shall be inspected by an inspector deputized by the State Marshal, for which inspection a fee of five dollars is charged, except where a certificate that such boilers have been inspected by a duly authorized insurance company has been filed.

In some cities, where the chief engineers of the fire departments have been deputized to act as inspectors of boilers, they have been so assiduous in the performance of their new duties as to raise a storm of protest. In other towns the law has not been enforced in any degree, so far as relates to the inspection of steam boilers in private houses, as the State officers have had other matters to engage their attention.

The Record and Guide was informed yesterday by Marshal Ahearn that a new act will presently be introduced in the Legislature to exempt from inspection all boilers that generate a steam pressure of not more than ten pounds.

Besides the duty of inspecting steam boilers, the State Fire Marshal's office is required to enforce all laws and ordinances of the State, counties, cities and villages in relation to (1) the prevention of fires; (2) the storage, sale and use of combustibles and explosives; (3) the inspection and maintenance of automatic or other fire-alarm systems and fire-extinguishing equipment; (4) the construction, regulation and maintenance of fire-escapes, and (5) the means and adequacy of exits, in case of fire, from factories, hospitals, churches, schools, halls, theatres and other places where people congregate.

### Every Building for Itself.

Every building over six stories in height should supply its own fire protection, and by its system of maintenance no less than by its construction and equipment it should be impossible for any chance fire ever to reach serious dimensions. By metal sash and window casings and wire glass it should be protected from the exposure hazard caused by adjacent buildings, which is the case with skyscrapers in the neighborhood of the Equitable. Although safety devices and automatic alarms may be installed, a fire can soon develop to serious dimensions if there are at hand but a watchman or two and a few ignorant employees unskilled in using the building hose and extinguishers. The most perfectly constructed fireproof skyscrapers in New York are the best equipped for fighting fires, not only within their own walls, but in adjoining buildings, as was shown at the Equitable fire by the use of fire streams from the Hanover Bank and other buildings. While a complete auxiliary fire-fighting equipment and a well-drilled force is essential, it does not mean that the alarm to the city department should be delayed an instant, for at best the heavier pressures and hose lines can be used only by trained firemen, and the loss of valuable time may be vital. That too much stress cannot be laid on the advantage of equipping a building with various protective devices, it is only necessary to recall the experience of the non-fireproof building of the California Electric Company at the time of the San Francisco fire. Notwithstanding a hot fire which destroyed every adjacent structure, this building was saved simply because it was well supplied with standpipes and attached hose used by intelligent employees and fed from a well, pump and tank in the basement as well as from a roof tank.—"Scientific American."

### Architectural and Engineering Exposition.

The second annual Architectural and Engineering Show and Conference of American architectural building and engineering interests will be held at the Seventy-first Regiment Armory, Park avenue, 33d to 34th street, New York, March 25th to 30th, 1912. Exhibits of the architecture of the world is promised in drawings and models.

# The Most Effective Way to Eliminate Power Losses

Every owner of a private power plant has more than the incidental worries of operation to contend with. Over and above the actual cost of generating power there is the heavy annual loss due to depreciation and interest, high insurance premiums, waste of valuable floor space which could be used for productive, storage or rental purposes. All this loss is eliminated by Central Station Service—there is no expense except for the power used. And the cost is actually lower than that for private plant operation.

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### TRADE LITERATURE.

#### Street Lighting.

The University of Illinois is issuing its Bulletin No. 51 on the subject of Street Lighting. This article is by J. W. Bryant and H. G. Hake. The price of this pamphlet is twenty-five cents and may be obtained by addressing the University of Illinois, Urbana, Ill. The volume consists of an introduction, a chapter devoted to the production of light, another to the systems of distribution and another to photometry of illumination. Chapter Five tells of the collection of illumination; Chapter Six is on street lighting, and Chapter Seven is on the cost of operation. The final chapter is a summary, and the book closes with an appendix.

#### "Minneapolis."

Under this rather unusual title, the Stone & Webster Engineering Corporation, construction engineers, Boston, Mass., has compiled a description of the fire which destroyed the Riverside Station of the Minneapolis General Electric Co. in January, 1911. The fire was followed by a period of shock and then by a measure of temporary relief and then, finally, by a new plant of new construction.

The story is very interesting and is replete with engineering accomplishments and resourcefulness, and is valuable to architects and building owners insofar as it shows what can be done by competent engineers in an emergency which is liable to overtake any structure or municipality. Copies of this pamphlet may be obtained by any one interested in this subject by addressing the Stone & Webster Co., Boston, Mass.

#### Smoke Recorder.

The architect very frequently is called upon to act as counsel in problems somewhat remote from the sphere of his profession in order to accommodate clients. The smoke nuisance is receiving popular attention everywhere, especially in congested communities, and it may be of interest to the architect to know that there is a device on the market which records the density of smoke as it appears at the top of the stack. This device is manufactured by the Hammeler-Eddy Smoke Recorder Co., 350 Halsted street, Chicago, Ill.

The instrument keeps a minute-to-minute record of the time and density of the

smoke as it issues from the stack and its value to the owner and the builder is apparent when it is stated that this recording instrument gives an immediate clue to the ability of the fireman or engineer in managing his furnace. It is, in other words, a brake on fuel waste and it affords a positive means of knowing whether the employer is getting competency in that part of the building where one of the heaviest cost items originates. The book gives a view of the recorder in operation. The soot carried along in the gas is left on the recording card, thus producing an indication on the record. The recorder consists of a pump, motor, clock and an acid cylinder for drying the gas. It is 22 inches long, 14 inches high and is enclosed in a glass case.

#### Technological Papers.

The Department of Commerce and Labor, of which S. W. Stratton is Director, has issued Bulletin No. 5, showing the effect of high-pressure on steel and the crushing strength of Portland cement, concrete and mortar, which is a work by Rudolph J. Wig, associate engineer-physicist of the Board of Standards.

The investigation reported on in this Bulletin was made in the Technological Branch of the United States Geological Survey at the Structural Materials Testing Laboratories in St. Louis, Mo., of which Richard L. Humphrey was the engineer in charge. The work of these laboratories was transferred to the Bureau of Standards, July 1, 1910 and the paper presented in this bulletin was prepared from the uncollected data then transferred.

Copies of this bulletin may be obtained by addressing Director Stratton at the Department of Commerce and Labor, Washington, D. C.

#### "General Roofing."

"General Roofing" is a distinguished soldier whose chief aim in life is to lend a helping hand. He has his headquarters in the General Roofing Manufacturing Company's three mills at York, Pa., Marseilles, Ill., and East St. Louis, Ill., and he has recruiting quarters at Minneapolis, Minn., and San Francisco, Cal.

The General's army orders are issued in the form of a large size, eight page folder showing how the lot of the general roofing material jobber is made easier by the General's campaign. The General has made "certain-teed" roofing popular and he is

striving to secure all the recruits he can to his army of "certain-teed" users. Applications addressed to York, Pa., will bring copies of the General's first aid orders to any architect or builder interested in the subject of roofing.

#### Asbestos House Moves.

The H. W. Johns-Manville Company announces the removal of its Pittsburgh offices from its former Liberty avenue stone and concrete building at the northeast corner of Wood Street and First Avenue, Pittsburgh, Pa. This company specializes on asbestos, magnesia and other fireproofing materials, insulation and similar products. Its present New York offices are at 100 William Street.

#### New Jersey as a Clay State.

Allen E. Beals, of East Second street (Plainfield), editor of the building material department of the Record and Guide, has been appointed one of the six Eastern commissioners of the National Clay Products show which is to be held in Chicago from March 7 to 12. The other commissioners are: Charles A. Bloomfield of Metuchen, R. C. Penfield of New York, Senator John B. Rose of Roseton; J. Parker Butler Fiske, of New York, and M. E. Gregory of Corning. This commission is now at work bringing all the clay products interests of New Jersey and New York together in a joint \$5,000 New Jersey-New York exhibit in which the resources of these two States, and especially of New Jersey, will be fully shown.

Recent acquisitions of plants along the Staten Island sound, the Raritan and South rivers, and the establishment of important plants in the Bergen and Hackensack valleys, and the development of the brick industry along the foothills of the Watchungs in and around Union county, have combined to put New Jersey in the forerank as a clay products State. It is the intention of the commission to see that it is accorded third place among the clay producing and manufacturing States of the country instead of the seventh.

The commission will arrange for a special train to carry exhibitors and delegates to the exposition and conventions which will be held there at the same time, and will see to their entertainment while they are there. A half million dollars is being expended in making the first national clay products show a success and incidentally to extend the "back to brick" propaganda. —Plainfield (N. J.) Press.

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**DODGE REPORTS, 11 E. 24th St., N. Y.**

**BUILDING MATERIALS.**

**Sand Famine Broken With Arrival of Six Barges.**

**Raritan River Ice at Last Breaks Up and Hudson River Floes Are Beginning to Pass Out—Mills Relieved—Construction Still Hampered.**

THE sand famine was broken this week when the Goodwin Sand & Gravel Company brought six barge loads from Cow Bay into the city after Government revenue cutters had been trying to break the foot of ice which separated the city from this most important source of supply. With the arrival of this commodity in the market, the cement, brick and allied interests began to breathe easier although permanent relief is not, by any means, assured. There was a wild scramble for the little sand that arrived and all sorts of prices were offered. But those who had sand for sale supplied only their old customers and even they had to pay a minimum of forty-five cents a yard for it.

Reports were current on the Building Material Exchange that as much as \$1 a yard had been offered for merchantable sand. While high premiums doubtless were offered no instance could be found where the price went that high. Never before, however, has construction work here been absolutely shut down for want of sand and never before, as far as the oldest building material man can remember, has this commodity been so scarce as to prevent the movement of cement, brick, and in some cases, even of steel for practically two weeks.

Large sums of money have been lost by contractors who have been obliged to close down operations until sand was procurable and even then they have been confronted with the necessity of paying premiums even in cases where contract prices and shipments were supposed to be in operation.

To the credit of the sand dealers it should be stated that none of them, as far as could be learned, tried to take an unfair advantage of the situation. None made money on the advance; in fact, many of the largest companies made deliveries at actual loss. One company obtained some sand by rail from Perth Amboy and delivered it in this city at a cost of 70 cents a yard and charged its customer only 55 cents. This, of course, was an exceptional case. It was for a rush job and the builder had to have the sand at any cost.

It probably will be the first of March before raw clay can be delivered by boat into this market to firebrick, crucible and tile works. So serious has been the situation among architectural terra cotta and firebrick works that for the last few days some of them have been face to face with the prospect of shutting down their plants unless they obtained more clay. At the banks of Charles A. Bloomfield, Fords, N. J., the frost has reached a depth of five to eight feet in the breast of the banks and even blasting will not dislodge it. Cold chisel methods are used for digging trenches and railroad jacks are used to force out the frozen clay. In this case, which is typical, it costs \$4.30 to dig the clay that sells for \$3.50 a ton.

The railroads are congested and deliveries are slow. It took fifteen days to get a carload of clay from Perth Amboy to Jersey City and brick manufacturers who have been depending upon railroads to transport brick to this city have found it almost impossible to get cars to load their material on and then to get it hauled to destination. This railroad congestion is being felt in every department of building material. All deliveries are from one to four weeks late because of the impossibility of sending freight by boat, and builders and architects who have plans coming out should take into consideration the fact that ample time should be allowed in deliveries because of the practical certainty that the congestion cannot be permanently lifted until after the building season opens.

**Cautious Contractors Buying Now.**

Cautious contractors fear a panicky market as soon as the winter weather shows signs of permanently breaking up. They are making their requirements for materials now. Concessions, speaking generally, are not procurable and buyers already are finding a tendency toward an extremely stiff market in the middle of April and during May and June. The severity of the weather has tied up deliveries, but the factories have been working full time in anticipation of a big buying movement when normal weather conditions return. It is extremely significant

that most of the material on hand is contracted for and bookings are reported to be rapidly approaching capacity marks.

To cite, Abel Hansen, manufacturer of sanitary pottery in Perth Amboy, has shipped only under strenuous circumstances, but his plant has been working full on new business and is fairly littered with pieces that railroad congestion and cessation of Staten Island sound navigation has prevented him from shipping. He has contracts on hand for almost as much more business, for early delivery.

The writer also visited the plant of the Federal Architectural Terra Cotta Plant at Woodbridge and there found that work was progressing under conditions presaging capacity business as soon as the spring building season opens up. The Maurer fireproofing plant, the Bloomfield fireproofing plant, the Kreischer Brick Manufacturing plant and various tile establishments, the works of the National Lead Company, Standard Oil works and other concerns supplying building commodities to New York city and suburbs reveal the same congested conditions. The steel fabricating plants of Milliken Brothers on Staten Island and the Hay Foundry & Iron works in Newark, the George A. Just Company, in Astoria, the Cornells and Welles plants here in town also show similar conditions.

For eight weeks, prior to February 15, construction work in this city has been at a standstill. It probably will be eight weeks more before manufacturers will be able to make the shipments on materials now banked up at their plants, according to advices from railroad companies. Here is proof of the extent of the railroad congestion from the fortnightly bulletin of the American Railway Association:

"On January 31 the net surplus of idle freight cars on the lines of the United States and Canada stood at 32,581, compared with 90,285 two weeks before that time, or at about the time when the effects of the frigid weather first began to be felt. This shows a use for 57,704 more cars than usual. The following extract and table is particularly interesting as showing the rapid decrease in net surplus since January 3:

"The number of idle cars, or the gross surplus, was 55,592, against 102,479, while the shortage increased from 12,194 to 23,011. In the two weeks ended January 31 the surplus of coal cars decreased from 42,770 to 14,042, while the box car surplus decreased from 23,111 to 12,781. Surplus of miscellaneous cars decreased almost 7,000, but the number of idle flat cars showed little change. Following is a table showing the surpluses and shortages at various recent dates:

	Surplus	Shortage	Net Surplus
January 31.....	55,592	23,011	32,581
January 17.....	102,479	12,194	90,285
January 3.....	142,316	6,378	135,285
December 20.....	88,646	11,832	76,814
December 6.....	53,840	17,697	36,143
November 22.....	43,059	19,949	23,110
November 8.....	45,290	18,776	26,514
October 25.....	39,306	18,774	20,532
October 11.....	48,854	12,957	35,897
September 27.....	58,382	8,344	50,038
September 13.....	70,722	6,439	64,283
August 30.....	88,866	4,325	84,541
August 16.....	108,000	3,830	104,170
August 2.....	130,136	2,045	128,091
July 19.....	150,433	1,361	149,072
July 5.....	165,508	1,887	163,621
June 21.....	165,934	2,764	163,170
June 7.....	169,006	2,036	166,970
May 24.....	168,233	835	167,398
May 10.....	188,847	1,569	187,278
April 26.....	189,524	2,518	187,006

"Last year the net surplus was 155,068, an increase over the two weeks before of 40,248."

**General Trade Conditions Good.**

Bradstreets reports general activities quickened and a larger crop movement. It shows that the railroads are trying to move the congested supplies, but with the spring demand expanding slowly. Collections are shown to be slow in general mercantile lines, which indirectly accounts for the difficulty in getting money in the building lines. On the other hand, money is easier despite the fact that stocks are dull. Dodge reports show a moderate amount of new building work projected, but building department figures for new plans filed show that a large number of these projects are being held back, doubtless because of the reluctance of material supply interests to give long term delivery figures in the present strained condition of the market and partly to the fact that the extreme cold weather has prompted owners and architects to defer operations until next month when all risk of prolonged freeze-ups will have passed.

Persons who plan to build early this spring and who have not yet closed for materials, will do well to get their figures as soon as possible and will not hold out for concessions. The producers are not competing as they did last year

because there is plenty of business in hand and more in sight. Prices this year will not be shaded as indiscriminately as they were last year.

**Cement.**

There is little Portland cement moving into this market now because of the lack of sand and the shortage in supply of aggregates, used in concrete work. Short time contracts are being taken at \$1.25 to \$1.33, but concessions are obtainable on desirable business. The prices quoted are for 500 barrels alongside dock, N. Y. 30 days, although firms taking large quantities have been taking some contracts for deliveries well into June at and slightly below these quotations, depending upon trucking and quantities delivered at a time. Manufacturers are still carrying large stocks, but many of the mills are either closed or are working on reduced scale.

**Brick.**

There is no change in the common brick market. Front brick is steady as to price, but there is some difficulty in getting shipments on time. Fire brick plants have fair stocks on hand, much of which is contracted for, but they are crippled for want of clay. Transactions in this market last week and comparisons with the corresponding week last year follow:

1912			
	Left Over, Feb. 10, 17	Arrived	Sold Covered
Monday	.....	1	2
Tuesday	.....	1	2
Wednesday	.....	1	1
Thursday	.....	1	2
Friday	.....	1	2
Saturday	.....	1	2
Total	..... 0	4	9

Condition of market, dull. Prices \$6.75 to \$7. Rarities, no quotations. (Wholesale, dock, N. Y. Allow for cartage, covering charges and dealers profit). Total covered, 43. Reserved, February 17, 13.

1911			
	Left Over, Feb. 11, 5	Arrived	Sold Covered
Monday	..... 10	2	—
Tuesday	..... 0	..	..
Wednesday	..... 3	—	—
Thursday	..... 2	..	..
Friday	..... 0	..	..
Saturday	..... 0	..	..
Total	..... 10	7	0

Condition of market, dull. Available covered cargoes, 29. Left over, February 18, 8. Price, \$5.50 to \$5.62½. (Asked.)

**Fireproofing.**

Prices in terra cotta fireproofing have advanced, probably because of the heavy increase in inquiries for this kind of building material and also because of the extra cost in obtaining and mining clay during the last eight weeks. Quotations made by the National Fireproofing Company for moderate orders follow:

	Price per block in Cents.
4x12x12-in.	5.5
6x12x12-in.	7.7
8x12x12-in.	9.4
10x12x12-in.	11.
12x12x12-in.	13.4

Partition blocks run about as follows:

	Price per block in Cents.
2x12x12	4.4
3x12x12	4.4
4x12x12	5.
6x12x12	6.6
8x12x12	8.8

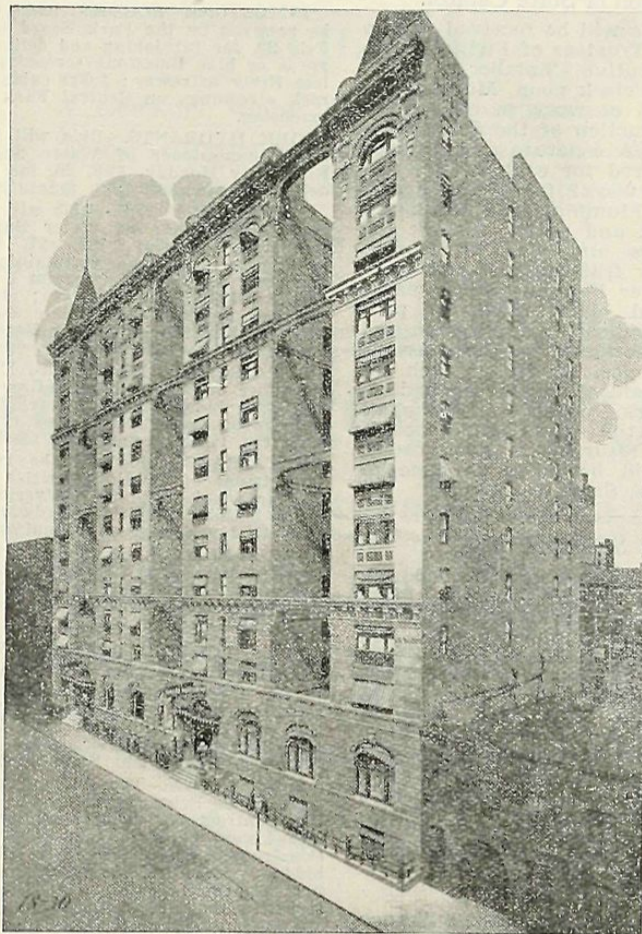
These prices cover orders less than \$1,000. Concessions are obtainable for larger contracts.

**Lumber.**

Wholesale lumber interests have about completed their inventories and are making reservations for the spring. They report a stronger inquiry from outlying districts where the retailers have been figuring on spring construction work. Good lumber probably will be strong in price during May and June at least, judging from the difficulty experienced by retailers in getting concessions.

Current prices for hemlock from Pennsylvania are based on \$21 and \$20.50 for West Virginian stock. Eastern spruce mills have begun to saw and there are some items reporting an advance, though slight. Prices will be very firm. There is comparatively little short spruce available and prices in this line probably will be strong. North Carolina pine reports good prices and strength in inquiry. The supply is generous, although mills have had to close down in some instances because of the cold weather, and storms which have washed out logging railroads. The cypress market is strengthening as far as demand is concerned, but prices have so far remained steady. Low grade hardwoods are in demand in the suburbs and high grade material in New York proper. Hardwood flooring wholesalers are reporting increased activity.

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# CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

## Reconstruction of State Capitol.

Sealed proposals will be received by the Secretary to the Trustees of Public Buildings in the Executive Chamber, Albany, N. Y., up to 12 o'clock noon, March 18th, for certain items of work in connection with the reconstruction of the State Capitol, at Albany. A separate and distinct proposal is required for each of the following items of work: (a) Heating and ventilation; (b) Plumbing and drainage; (c) Electric light and power wiring; (d) Electric elevators and elevator fronts; (e) Metal window frames, sash and glazing. On and after February 26th, plans, specifications and blank forms of proposals may be obtained by application and upon reasonable notice to the State Architect, upon the deposit of \$5 for each set of plans and specifications for each division of the work, which deposit shall be forfeited if the plans and specifications are not returned in good order. Application should be made at once to Franklin B. Ware, State Architect.

## Big 23d Street Project.

Mrs. Jennie Beach Gasper and Frederick C. Beach have leased the property 114 to 120 East 23d street, 100x98.9 feet, running through and including 113-119 East 22d street, 75x98.9 feet, making a plot 17,500 square feet, to the 114 East 23d Street Company. The lease is for a term of 105 years, from May 1, 1912. The lessee on May 1 will demolish the present buildings and erect a twelve-story modern mercantile building covering the entire plot. The equipment includes a sprinkler system and all up-to-date improvements. No architect has yet been selected.

## Adams Express Building.

The Adams Express Company, will soon announce plans for their new home office building to be erected at 57-59-61 Broadway. It was stated that an architect had practically been selected. The Adams Express Realty Company, 71 Broadway, including Harry F. Disosway, William Philbrick and H. D. Freeman, was recently incorporated to act as a Holding Company.

## Studio Building On Central Park West.

B. Hustace Simonson, architect of 315 Fifth avenue, has recently prepared preliminary plans for a fifteen-story studio building, 100x150x50 feet, which the Vernon Studios contemplate erecting at Central Park West and 67th street. No further details are yet available.

## Shirt Factory in the Bronx.

Ballinger & Perrot, 1211 Arch street, Philadelphia, Pa., are taking bids for the new shirt factory to be erected at Walnut avenue and 134th street, for the Phillips Jones Company, of 502 Broadway, N. Y. C.

## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

130TH ST.—McDermott & Hanigan, Inc., 31 West 42d st., are figuring the general contract for alterations to the building, 617-621 West 130th st. from plans by Gross & Kleinberger, Bible House.

PARK AV.—Warren, Wetmore & Lyons, 505 5th av., have filed plans at the Tenement House department for the 17-sty apartment house, 85x irreg., to be erected at 903 Park av for the Akron Building Co., 505 5th av. Estimated cost, \$500,000.

PARK AV.—Plans have been filed at the Tenement House Department for the 12-sty apartment house, 200.10x irreg., to be erected on the east side of Park av between 52d and 53d sts, for the Montana Realty Co., estimated to cost \$1,250,000. Rouse & Goldstone, 38 West 32d st., are the architects.

66TH ST.—Eli Benedict, 1947 Broadway, has prepared plans for alterations to the 5-sty tenement at 126 West 66th st., for the Empire Square Realty Co., 1947 Broadway. Estimated cost, \$5,000.

#### HOSPITALS AND ASYLUMS.

83D ST.—The East Eighty-third Street Co., Charles V. Paterno president, 440 Riverside dr., contemplate the erection of a hospital on a plot 91x117 ft. on 83d and 84th sts. An architect has not yet been selected.

#### HOTELS AND CLUBS.

VANDERBILT AV.—The Yale Club, 30 West 44th st., contemplate the selection of a new site on the west side of Vanderbilt av., between 44th and 45th sts., measuring 90x100 ft., for the new building which may be erected in the near future.

## MUNICIPAL WORK.

LIMESTONE SCREENINGS.—Estimates will be received by the Park Board until Thursday, Feb. 29, for furnishing and delivering 500 cubic yards of blue limestone screenings on the Harlem River driveway; 1,000 cubic yards of trap rock screenings on Central Park and Riverside extension.

FIRE HYDRANTS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Monday, Feb. 26, for furnishing and delivering standard high pressure fire hydrants.

GAS REGULATORS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Tuesday, Feb. 27, for furnishing, putting in place and maintaining six hundred and sixty gas regulators, from Feb. 27, 1912, to Dec. 31, 1912, both inclusive; also for furnishing gas regulators in public buildings in the City of New York, in the Boroughs of Manhattan and the Bronx.

REPAIRS, WATER MAINS, ETC.—The Commissioner of Water Supply, Gas and Electricity will open bids Feb. 29 for repairs to the head house over shaft No. 25, new Croton Aqueduct, near the 179th st pumping station.

MATERIALS.—Bids will be received by the Department of Public Charities Tuesday, Feb. 27, for furnishing and delivering paints, oils, glass, building material, hardware, woodenware, and other miscellaneous supplies.

CORK FLOORS.—Estimates will be received by the Park Board Thursday, Feb. 29, for labor and material required for furnishing and laying cork floors in the picture galleries of the Metropolitan Museum of Art.

## SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened February 19 for furnishing and delivering glass to the various schools in Manhattan. The lowest bid was put in by the Pittsburgh Plate Glass Co. at \$3,189. Other bidders were George Cowen, James E. Morris and Peter J. Constant.

MANHATTAN.—The Board of Education opened bids February 19 for the general excavation contract No. 1, of new Public School 115. The lowest bid was submitted by the Godwin Construction Co. at \$1.99 per cubic yard. Other bidders were the Gronau-Campbell Co., Goodman Contracting Co., Benedetto & Egan Construction Co., and Patrick Reddy.

## STORES, OFFICES AND LOFTS.

ELDRIDGE ST.—L. Marcus, 310 Front st., has commenced excavating for the 6-sty loft building to be erected at 50-52 Eldridge st for Witty Brothers, 54 Eldridge st.

3D AV.—Shire & Kaufman, 373 4th av., are receiving figures for fire repairs to the building, 2174 3d av., owned by S. & A. Gutman. Estimated cost, about \$6,000.

## THEATRES.

CHRISTIE ST.—L. Marcus, 310 Front st., has commenced excavating for the new theatre to be erected at the southwest corner of Chrystie and Houston sts for the Minsker Realty Co., Broome and Lewis sts.

## Bronx.

### FACTORIES AND WAREHOUSES.

ELIZABETH ST.—C. B. Comstock, 25 East 26th st., is taking figures for the addition to the 3-sty bakery at the southeast corner of Elizabeth st. and Dunscomb av., for the General Bakery Co., 62 Cedar st., owner. Estimated cost, \$25,000.

## MUNICIPAL WORK.

PIPE CROSSING.—The Commissioner of Water Supply, Gas and Electricity will open bids Feb. 29 for constructing pipe crossing at four bridges over the N. Y., N. H. & H. R. R., in the Borough of the Bronx.

## SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids February 19 for the general excavation, Contract No. 1, of new public school 50 in the Bronx. Item 1, Joseph Balaban Co., \$1.88 per cu. yd. Item 2, Joseph Balaban Co., \$625.

## Brooklyn.

### APARTMENTS, FLATS AND TENEMENTS.

39TH ST.—Tokel Harsen, 5906 5th av., Brooklyn, owner, is taking bids for the erection of a \$12,000 tenement, 25x84 ft., in the north side of 39th st. 375 ft. west of 4th av. W. H. Harrington, 5906 5th av., is preparing plans.

### DWELLINGS.

NOSTRAND AV.—Robert Word, 26 Court st., owner, is taking bids on the general contract for a 3-sty residence and office building, 60x65 ft., on the west side of Nostrand av., 40 ft. south of Herkimer st. Estimated cost, \$20,000. Alex S. Hedman, 371 Fulton st., is the architect.

### FACTORIES AND WAREHOUSES.

RYERSON ST.—The Mergenthaler Linotype Co., 24 Ryerson st., contemplate the erection of a storage building in Ryerson st near Park av, 8-stys, 55x96 ft., to cost \$20,000. Albert Kohn, Detroit, Mich., is preparing plans.

ROCKAWAY AV.—Louis Danancher, 7 Glenmore av., is preparing plans for a 3-sty factory, 90x100 ft., to be erected on Rockaway av near McDougall st., for the Colonial Shirt Waist Co. Estimated cost, \$50,000.

## MUNICIPAL WORK.

PAVING AND GRADING.—Bids will be received by the President of the Borough of Brooklyn, until Wednesday, Feb. 28, for regulating,

grading, curbing and laying sidewalks on Bay 29th st, from 86th st to Cropsey av; Church av, from Stratford road (East 11th st) to Ocean Parkway; Grace Court alley, from Hicks st easterly about 300 ft.; Gravesend av, from Foster av to 22d av; Leonard st, between Greenpoint av and Broadway, South 9th st, between Berry st and Broadway, and Jamaica av, between Pennsylvania av and Borough Line. Repaving with asphalt the roadways of Schermerhorn st, between Court st and Nevins st; Livingston st, between Clinton st and Court st; Pacific st, between 3d av and 4th av; Dean st, between Nevins st and Flatbush av; Lafayette av, between St. James pl and Grand av; Cumberland st, between Park av and Myrtle av; Macon st, between Lewis av and Stuyvesant av; New York av, between St. Marks av and Park pl; Prospect Park West, between 9th st and 15th st; Hill av, from Atlantic av to St. Marks av, and from Sterling pl to Eastern Parkway. Also, regulating, grading, curbing and laying sidewalks on 18th av, from Ocean Parkway to 47th st; curbing and laying sidewalks on Newkirk av, from Coney Island av to bridge over Brighton Beach Railroad.

## SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—The Board of Education opened bids February 19 for Item 1, general construction; also for Item 2, for plumbing and drainage, for Public School 173 in this borough. Item 1, H. C. Stowe Construction Co., \$222,400, submitted the lowest bid. Other bidders were P. M. O'Brien Co. (Inc.), \$237,275; T. A. Clarke Co., \$236,300; John Auer & Sons, \$229,843; Cockerill & Little Co. (Inc.), \$236,720; W. H. & F. W. Cane (Inc.), \$247,394; Thomas McKeown (Inc.), \$244,492; George F. Driscoll, \$232,443; Charles H. Peckworth, \$228,784; Durkin & Laas, \$231,411, and Charles Wille, \$225,169. Item 2, Ruegamer & Auer Co., \$17,750, submitted the lowest bid. Other bidders were the United Plumbing & Contracting Co., \$18,200; John J. Kenney Co., \$18,737; La-sette & Murphy (Inc.), \$19,900; Frank J. Fee, \$18,800; George E. Gibson Co. (Inc.), \$21,600; W. & J. Dixon, \$20,643; Falihee & McCaul, \$19,500; James Harley Plumbing Co., \$18,618, and Keefe & Murphy, \$19,576.

## STABLES AND GARAGES.

PACIFIC ST.—H. G. Dangler, 215 Montague st., is taking bids on the general contract for a garage for Strauss Brothers, 615 Pacific st., to be erected in the south side of Pacific st, 350 ft. west of Carlton av, to cost \$8,500.

## THEATRES.

PITKIN AV.—Thomas W. Lamb, 501 5th av., N. Y. C., is preparing plans and is ready for bids for a theatre to be erected on Pitkin av, for Samuel Howe. Seating capacity, about 1,000.

## Queens.

### APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—Charles Bienzler, 580 Onderdonk av, owner, will erect a tenement house at 578 Onderdonk av, to cost about \$6,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle av and Cypress st., Brooklyn, are preparing plans for two 3-sty apartments, brick, 20x90 ft., to be erected on Prospect, near Woodbine st, for Anton Kluepfel, Madison and Prospect avs, Ridgewood, L. I. Estimated cost, \$10,000.

ASTORIA, L. I.—Louis Danancher, 7 Glenmore av, Brooklyn, is preparing plans for two 4-sty brick apartments and store buildings, 25x74 ft., to be erected on Steinway av, near Broadway for B. Kruger, 238 East 59th st, N. Y. C. Estimated cost, \$24,800.

### DWELLINGS.

LITTLENECK, L. I.—Guy King, 1513 Walnut st., Philadelphia, Pa., is preparing plans for a 1½-sty dwelling, 40x70 ft., to be erected for Arthur Bave, of Littleneck.

### FACTORIES AND WAREHOUSES.

WOODHAVEN, L. I.—J. P. Powers Co. of Hammels, L. I., is taking bids on the general contract for a factory building, 2-sty, mill construction, to be erected at Woodhaven junction, to cost about \$15,000. The owner's name is for the present withheld.

### STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH, L. I.—T. C. McKenne, 490 Boulevard, owner and architect, is preparing plans and will be ready for bids in about ten days for a fireproof office and apartment building, 50x100 ft., 2-stys., to be erected at Oceanic av and the Boulevard, next to Arion Hall, Hollands, Rockaway Beach, to cost about \$30,000.

## Richmond.

### CHURCHES.

RICHMOND, S. I.—Neville & Bagge, 217 West 125th st, N. Y. C., have completed plans for the church to be erected on the east side of Ganetson av, 75 ft south of Center st, for St. Patrick's Roman Catholic Church, Rev. Fr. Wm. J. Donovan, pastor. Cost, \$5,000.

## Out of Town.

### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—E. V. Warren, 22 Clinton-st., has completed plans for a 4-sty brick tenement, to be erected on the east side of Mt. Prospect av, near Elwood av, for the Bertrose Realty Co. The building will be completed by September 1.

EAST ORANGE, N. J.—T. Burstiner, 590 Main st., contemplates the erection of a 4-sty apartment, with stores, at this place, to cost about \$60,000. No architect has yet been selected.

NEWARK, N. J.—Frank Grad, 137 Springfield av, is preparing plans for a 4-sty brick store and apartment, 25x90 ft, for Morris Rachlin, 7 Treacy av, Waverly, to be erected on South Orange av, near Morris av. Estimated cost, \$20,000.

NEWARK, N. J.—Harry Baechlin, 45 Clinton st, has drawn plans for a 4-sty brick and marble store and apartment, 50x90 ft, to be erected at the northeast corner of Clinton and Farley avs, for Herman & Co., to cost about \$50,000.

NEWARK, N. J.—E. V. Warren, 22 Clinton st, is completing plans for a 4-sty tenement, 50 x84 ft, for Hamptman & Danzir, 211 Jelliff av. Estimated cost, \$30,000.

PLEASANTVILLE, N. Y.—D. P. Hays of Hays & Herschfield, lawyers, contemplates the erection of a new flat building this spring.

ENDICOTT, N. Y.—Russell & Card, owners, contemplate the erection of a 3-sty store and apartment, 25x88 ft, to cost about \$7,000. The owner handles all contracts.

IRVINGTON, N. J.—August M. Kleeman, 741 Broad st, Newark, N. J., is preparing plans for a 3-sty frame store and apartment, to be erected on Springfield av, 42d st and Prospect av, for Esward Broch. Estimated cost, \$10,000.

PERTH AMBOY, N. J.—Goldberger & Greisen will be ready for bids in about a week for a 3-sty brick tenement to be erected in Smith st, near Davidson av, for M. Gavronski. Estimated cost, \$10,000. Ground will be broken as soon as the weather permits.

**BANKS.**

JAMESTOWN, N. Y.—Mowbray & Uffinger, 56 Liberty st, N. Y. C., are preparing plans for alterations to the 1-sty building for the First National Bank.

WEST ORANGE, N. J.—The First National Bank contemplates the erection of a new building in Valley rd. Definite action will not be taken at the present time.

STAMFORD, CONN.—The Stamford Trust Co. is having plans prepared by H. J. Hardenbergh, 45 West 34th st, New York, for a new bank building at this place. No contract has been awarded.

PHILADELPHIA, PA.—Guy King, 1513 Walnut st, Philadelphia, Pa., is taking bids on the 10-sty apartment building, 100x400 ft., to be erected here at a cost of \$1,000,000.

**CHURCHES.**

ALBANY, N. Y.—Adolph Fleischman, 59 North Pearl st, is receiving figures for alterations and improvements to the Beth Emeth Synagogue, Samuel H. Goldenson, rabbi, Swan and Lancaster sts, to cost \$7,000.

ALBANY, N. Y.—St. Peter's Lutheran Church, Rev. Herman Liebick, pastor, Elmsere, N. Y., contemplates the erection of a new edifice in Hulbert st. An architect has not yet been selected.

OLEAN, N. Y.—An architect has not yet been selected for the new edifice to be erected this spring for the First Presbyterian Church, Rev. Ruff, pastor. M. N. Bartlett, Exchange National Bank Bldg., is chairman of the building committee.

ALBANY, N. Y.—The congregation of the St. Joseph's Church contemplate extensive alterations to the building, costing approximately \$27,000.

PLEASANTVILLE, N. Y.—The congregation of St. Thomas' Roman Catholic Church contemplates rebuilding their church and rectory. No architect has yet been selected.

ELIZABETH, N. J.—Money has been donated for the erection of a new Catholic church at Broad and Conant sts. It is said the building will cost \$100,000. Address chairman of building committee for particulars.

**DWELLINGS.**

CRANFORD, N. J.—Charles H. Darsh, 537 East Broad st, Westfield, N. J., contemplates the erection of a new building at Union av and Alden st.

NYACK, N. Y.—A. M. Voorhis contemplates the erection of a dwelling on the east side of Broadway, South Nyack. Plans and specifications have been prepared.

SYRACUSE, N. Y.—Elmer T. Graves of the Solvay Process Co. contemplates the erection of a dwelling on a plot 67x155 ft on Comstock av, Berkeley Park. Plans are being prepared by Taylor & Bonta.

BEDFORD HILLS, N. Y.—The White Plains Construction Co., Depot sq, will erect four 2½-sty residences at this place, from plans by R. I. Brown, Depot sq. The owner handles all contracts.

HUDSON, N. Y.—The Board of Managers, Charles H. Strong, president, will open bids on March 2 for the construction of two cottages at the New York State Training School for Girls.

HADDONFIELD, N. J.—William H. Johnson, Haddonfield, N. J., is taking bids on all sub-contracts for the 2½-sty frame dwelling, to be erected here from plans by Durham Brothers, Heed Building, Philadelphia, Pa. Estimated cost, \$7,000.

MOORESTOWN, N. J.—Savery, Scheetz & Savery, Stephen Girard Building, Philadelphia, Pa., have received figures for a 2½-sty brick dwelling, 20x36 ft., to be erected at this place for E. S. Abbott.

**FACTORIES AND WAREHOUSES.**

GREENWICH, N. Y.—A committee consisting of Henry Gray, Clarence Wilcox and James Collins has been appointed for the purpose of selecting a site for the new cheese factory to be erected here. Estimated cost, \$5,000.

BUFFALO, N. Y.—The Hoeffler Ice Cream Co., Connecticut st, Buffalo, contemplates the erection of a new addition to their plant, 50x150 ft. A plot of 150 ft has been purchased for the purpose of erecting a stable and garage for the company. Estimated cost, \$100,000. Work will begin as soon as the weather permits.

NEWARK, N. J.—The Goeller Iron Works, 394 Frelinghuysen av, contemplates the erection of a 1-sty shop, 100x200 ft, of steel and corrugated iron, adjoining its plant. Estimated cost, \$15,000.

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PLAINFIELD, N. J.—The Standard Oil Co., 26 Broadway, N. Y. C., will be ready for bids in three weeks for the erection of a warehouse and stable, 50x85 ft., to cost about \$25,000. T. W. Clark, 26 Broadway, N. Y. C., is architect.

TRENTON, N. J.—The Standard Oil Co., 26 Broadway, N. Y. C., will be ready for bids in three weeks for a warehouse and stable to be erected in this city at a cost of \$30,000. T. W. Clark, 26 Broadway, N. Y. C., is the architect.

ELIZABETH, N. J.—The A. & F. Brown Co. of Elizabethport contemplate the erection of an addition to their plant here.

### HALLS AND CLUBS.

CORNING, N. Y.—Bids will soon be received for the 2-sty temple, 64x100 ft., to be erected for the Masonic Temple Association, H. H. Kendall, chairman of building committee, to cost \$40,000. Plans were prepared by S. E. Tuthill, 47 East Main st.

ATLANTIC CITY, N. J.—Horace Trumbauer, 1408 Land Title Building, Philadelphia, Pa., is revising plans for the 5-sty Y. M. C. A. building, 93x140 ft., to be erected for the Young Men's Christian Association, to cost \$75,000.

CAMDEN, N. J.—George Bachmann, 9 North 30th st., Camden, N. J., submitted the lowest bid for the lodge building, 2-sty and basement, 64x128 ft., to be erected in this city for the Masonic Hall Association. Estimated cost, \$50,000.

ITHACA, N. Y.—Gibb & Waltz, 110 North Tioga st., are preparing plans for a 3-sty clubhouse, to be erected for the Delta Chi Fraternity, J. J. Kuhn, 177 Montague st., Brooklyn, chairman of building committee. Estimated cost, \$35,000.

SCHENECTADY, N. Y.—C. G. Ogden, 59 State st., Albany, N. Y., will be ready for bids about February 26 for the 2-sty home, 50x100 ft., to be erected for the Knights of Columbus Society, Union st.

COHOCTON, N. Y.—A new clubhouse will be erected at this place, to cost \$5,000. Guy Waite of New York City, promotor, has donated \$2,500. The officers of the club are Andrew L. Shults, president; Vincent L. Tripp, secretary, and G. A. Wentworth, treasurer.

### HOSPITALS AND ASYLUMS

ITHACA, N. Y.—Metz Brothers Co., Buffalo, N. Y., were the low bidders at \$127,375 for the clinic and hospital building, New York State Veterinary College, to be erected in this city for the board of trustees of Cornell University. Other bidders were the Duroolithic Co., Buffalo, \$131,997; Eastern Concrete Steel Co., Buffalo, \$135,017; R. E. Williams, Buffalo, \$137,825; J. L. Stewart, Pittsburgh, \$140,000; Morris & Allan, Buffalo, \$141,565; Connors Bros. Co., Lowell, Mass., \$158,900, and Morris Kantrowitz, Albany, N. Y., \$193,000.

ITHACA, N. Y.—Bids were received by the Board of Trustees of Cornell University, February 16, for the auditorium and laboratory building, Department of Agriculture, to be erected at this place. Metz Bros. Co., Buffalo, N. Y., were the low bidders at \$118,970. Other bidders were the Duroolithic Co., Buffalo, N. Y., \$121,997; Eastern Concrete Steel Co., Buffalo, \$130,822; Connors Bros. Co., Lowell, Mass., \$131,900; Morris Kantrowitz, Albany, N. Y., \$143,000; R. E. Williams, Buffalo, N. Y., \$144,000; J. L. Stewart, Pittsburgh, Pa., \$147,000; Morris & Allan, Buffalo, N. Y., \$147,581.

FANWOOD, N. J.—The Board of Chosen Freeholders of the County of Union, New Jersey, will receive bids until Wednesday, February 28, at the County Court House, for the construction of a power house according to plans prepared by Oakley & Son, Elizabeth, N. J., in connection with the "Bonnie-Burn Sanatorium." Plans and specifications may be obtained at the office of Oakley & Son, 280 North Broad st., Elizabeth, N. J.

POUGHKEEPSIE, N. Y.—A new free hospital will be erected at the corner of King st. and Innis av., with a frontage of 700 ft. in King st. having a depth of 1,000 ft.

NEWTON, N. J.—Dr. Wm. F. Coburn of Manchester, Iowa, who recently purchased a residence in Trinity st., will make extensive alterations to the structure and reopen it as a sanatorium.

### HOTELS

ITHACA, N. Y.—C. L. Vivian, 120 East State st., is preparing plans for extensive alterations to the Clinton Hotel in this city for Mrs. Bush, owner, Clinton House. Work will be started in the spring.

### MISCELLANEOUS.

BAYONNE, N. J.—The Standard Oil Co., 26 Broadway, N. Y. C., is taking bids on the pier, 600 ft long x 40 ft wide, to be erected here at a cost of \$18,000. G. B. Gifford, 26 Broadway, N. Y. C., has prepared plans.

### MUNICIPAL WORK.

PERRY, N. Y.—Work will be started in the spring on the 3-story town hall, 59x76 ft., to be erected for the Town of Perry, O. M. Bolton, town clerk. Plans were prepared by E. W. Kirkland, Rome, N. Y. Estimated cost, \$35,000.

OTISVILLE, N. Y.—Bids will be received by the Board of Health Friday, March 1, for furnishing and delivering timber, lumber, moulding, etc., to the tuberculosis sanatorium at Otisville, Orange County, N. Y.

CARMEL, N. Y.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity Thursday, Feb. 29, for furnishing and constructing a chlorinating plant at Lake Gleneida, Carmel, Putnam County, N. Y.

### PUBLIC BUILDINGS.

FRIENDSHIP, N. Y.—O. Dockstader, 101-5 West Church st., Elmira, N. Y., has taken estimates for the 1-sty and basement Carnegie Library, 49x59 ft., to be erected in this city for the Town of Friendship, Mrs. Eliza Fries, chairman of building committee. The cost is \$12,000.

NEWARK, N. J.—The public building committee of the Common Council will receive bids until Monday, March 11, for the construction of a new almshouse to cost \$200,000.

### SCHOOLS AND COLLEGES.

CORTLAND, N. Y.—J. Mills Platt, 524 Cutler Building, Rochester, N. Y., is preparing plans for a 2-sty school for the Town of Cortland, F. E. Smith, Superintendent of Schools, Railroad st., to cost \$22,000.

CAMILLUS, N. Y.—E. H. Sackett, 34 Syracuse Savings Bank Building, Syracuse, N. Y., is preparing plans for a new school for the Town of Camillus.

ALBANY, N. Y.—The Board of Education contemplates the erection of a new school to replace School No. 14 on Taylor pl. Address Charles W. Cole, Superintendent of Schools, for particulars.

PROVIDENCE, R. I.—The Board of Contract and Supply will be ready for bids about March 1 for an addition to the 3-sty school from plans by William P. Walker & Sons, 17 Custom House st. W. C. Pelkey is chairman of the Board.

ROME, N. Y.—Competitive sketches have been submitted for the 3-sty school, 80x95 ft., to be erected for the City of Rome, G. A. Clyde, chairman of building committee. Work will be started in the spring. Estimated cost, \$50,000.

ONEIDA, N. Y.—Charles E. Colton, Kirk Building, Syracuse, is preparing plans for a two-room addition to the school building on Washington av.

SOLVAY, N. Y.—A new public school is contemplated by the Board of Building Trustees to be erected on Summit av. George J. Schattler is president.

PLAINFIELD, N. J.—J. T. Rogers, 11 East 24th st., N. Y. C., is taking bids until Feb. 26 for alterations and an addition, 3-stys, brick, to the school at this place. Metzger & Wells, Heed Building, Philadelphia, Pa., are figuring.

### STABLES AND GARAGES.

NEWARK, N. J.—The Board of Health of the City Hospital contemplate the erection of a new garage in Camden st east of the hospital.

WHITE PLAINS, N. Y.—Guy King, 1513 Walnut st., Philadelphia, Pa., is preparing plans for a 2-sty hollow tile garage, 37x55 ft., to be erected at a cost of \$5,000 for S. Keith Evans, 275 5th av., N. Y. C.

LE ROY ST.—Plans are ready for bids for the 4-sty brick stable, 24.10x85 ft., to be erected at 11 Le Roy st., for G. B. Pezarro, 195 Bleecker st., from plans by E. W. Crumby, 15 West 38th st. Estimated cost, \$18,000.

### STORES, OFFICES AND LOFTS.

PROVIDENCE, R. I.—Howell & Stokes, 100 William st., N. Y. C., will be ready for bids in about two months for the 16-sty office building, to be erected in this city for the estate of John Carter Brown.

PERTH AMBOY, N. J.—J. K. Jensen, 176 North Bruns av., has prepared plans for a 3-sty brick store and office building, to be erected at the northeast corner of State and Smith sts., for Miss Agnes Kant. Work will be started about March 1.

SYRACUSE, N. Y.—Brown, Curtis & Brown contemplate the erection of a store building on property recently purchased in South Warren and East Jefferson sts. Definite plans have not yet been determined upon.

BERLIN, N. J.—B. F. Medoff & Son, 524 Walnut st., Philadelphia, Pa., is preparing plans for an addition to the department store in Main st owned by Benjamin Ceretis. The new addition will be 2-stys high, 22x36 ft. and the owner will take bids on all subs.

### THEATRES.

BRIDGEPORT, CONN.—Brown & Von Beren, 865 Chapel st., New Haven, Conn., will receive bids until March 1 for the 3-sty theatre, 78x154 ft., to be erected for S. Z. Poli, 39 Fairfield av., Bridgeport.

JAMESTOWN, N. Y.—Joseph Mason, 10 East 3d st., has plans for a 2-sty and basement theatre and club building, 42x79 ft., to be erected at a cost of \$13,000. E. D. Dorer, 633 East 2d st., is the owner.

NEWARK, N. J.—The Elgin Realty Co. contemplates the erection of a moving picture theatre at the corner of Orange and 6th sts. Estimated cost, \$10,000.

NEWBURGH, N. Y.—Benjamin & Genter contemplate the erection of a new theatre, 50x100 ft., in Chambers st. Nothing definite has yet been settled upon.

### Contracts Awarded.

#### STORES, OFFICES AND LOFTS.

42D ST.—The Jones Construction Co., 1 Union sq., has received the contract for installing new store fronts to the Transit Building, 5 and 7 East 42d st., owned by Joseph Millbank of Greenwich, Conn.

BROADWAY—Fountain & Choate, 110 East 23d st., have received the general contract and Teran, Mahaney & Munro, 601 1st av., the heating contract for the 2-sty store and office building, 90x100 ft., to be erected at the northeast corner of Broadway and Cathedral Parkway for the Estate of Robert E. Westcott, 33 Wall st., at a cost of \$65,000. Townsend, Steidle & Haskell, 1327 Broadway, are the architects.

BROADWAY—Richard Deeves & Son, 309 Broadway, have received the general contract for alterations to the 5-sty store and office building, southwest corner of Broadway and Fulton st., for S. Duncan, 241 West st., from plans by F. Y. Joannes, 25 East 26th st. Benedict Bros., 141 Broadway, are the lessees. Estimated cost, \$15,000.

LEXINGTON AV.—Blot & Boust, 442 East 59th st., have received the contract for alterations to the store at the southwest corner of Lexington av and 125th st., owned by Louis Hopner, 395 4th st.



**CHURCHES.**

**BAYSIDE, L. I.**—John Dayton of Bayside has received the contract for rebuilding the Bayside Methodist Episcopal Church, which was recently burned. It is hoped that the building will be ready for occupancy by June 1.

**DWELLINGS.**

**FORT EDWARD, N. Y.**—Clark W. Hay, Fort Edward, N. Y., has received the contract for rebuilding the residence of John L. Sullivan in Mechanic st.

**FACTORIES AND WAREHOUSES.**

**BAYONNE, N. J.**—The Bayonne Construction Co., 14 East 31st st, has received the general contract to erect the new factory for the Jersey Cap Co., 1176 Boulevard. The building will be 40x85 ft and cost about \$7,000. Samuel Horowitz, 579 Av C, prepared these plans.

**HALLS AND CLUBS.**

**ALBANY, N. Y.**—The Feeney & Sheehan Building Co., Albany, has received the general contract at \$89,582 to erect the new clubhouse for the Albany Lodge, No. 49, B. P. O. E., to be erected at 138 State st. Work will begin about March 1. M. J. Hawkins, at \$5,089, has the contract for installing heating; J. D. Walsh's Sons, \$4,663, plumbing, and the United Vacuum Cleaning Co., \$975, vacuum cleaning systems.

**HOSPITALS AND ASYLUMS.**

**WOODHAVEN, L. I.**—A. B. Barr & Co., River st, Yonkers, N. Y., has received the contract for installing heating, ventilating and steam power systems for the laundry, cooking and ice machines for the St. Anthony's Hospital. I. E. Ditmars, 111 5th av, N. Y. C., is the architect.

**HOTELS.**

**47TH ST.**—Springsted & Adamson, 434 East 107th st, have received the general contract for alterations to the 12-sty hotel at 150 W. 47th st for the Somerset Investing Co. premises. C. P. Huntington, 18 West 31st st, architect. Estimated cost, \$10,000.

**MISCELLANEOUS.**

**89TH ST.**—Bunn & Nase, 1123 Broadway, have received the contract to erect a fence wall, 111.2 x101.3 ft, at 346 West 89th st and 164 to 167 Riverside Drive, for Solomon Schinasi, owner. C. P. H. Gilbert, 1123 Broadway, architect. Estimated cost, \$12,000.

**MUNICIPAL WORK.**

**FLUSHING, N. Y.**—Peace Brothers, 20 Main st, Flushing, have received the contract for furnishing and laying water mains in various sections of Queens, including Beechurst, White-stone, Bayside, Bowne Park and Ingleside. Estimated cost, \$89,814.

**JERSEY CITY, N. J.**—The Trexler Lumber Co., 30 Church st, N. Y. C., has received the contract for replanking the Plank rd in this city. The bids called for the work in two sections. The Trexler Company's bid on the first section was \$11,450 and \$6,950 on section two.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**WASHINGTON PL.** Nos. 115-119, two 6-sty tenements, 37.6x84; cost, \$50,000; owner, Samuel Lippmann, 980 Prospect av; architect, C. B. Meyers, 1 Union Square. Plan No. 98.

**MISCELLANEOUS.**

**89TH ST.** No. 346 W. Riverside Drive, Nos. 164-167, fence wall, 111.2x101.3; cost, \$12,000; owner, Solomon Schinasi, premises; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 97. Bunn & Nase, 1123 Broadway have contract.

**ST. NICHOLAS AV.** s e cor 169th st, advertising sign, 95x10; cost, \$250; owner, Mary S. Van Beuren Est., 44 Wall st. Plan No. 100.

**STABLES AND GARAGES.**

**LE ROY ST.** No. 11, 4-sty brick stable, 24.10x85, tar and gravel roof; cost, \$18,000; owner, G. B. Perazzo, 195 Bleecker st; architect, E. W. Crumby, 15 West 38th st. Plan No. 99.

**STORES, OFFICES AND LOFTS.**

**CANAL ST.** No. 47, 6-sty brick store, 24.4x50.8, tin roof; cost, \$20,000; owner, Louis Rubenstein, 215 4th av; architect, Samuel Sass, 32 Union Sq. Plan No. 96.

**7TH AV.** Nos. 312-314, 12-sty store and loft, 49.11x85.6, slag roof; cost, \$150,000; owner, 312-314 Seventh Ave. Co., premises; architects, Schwartz & Gross, 347 5th av. Plan No. 95.

**ST. NICHOLAS AV.** e s, 26 N. 166th st, 2-sty store and office, 78.7x76.7; cost, \$40,000; owner, Anthony F. Koelble, 71 Nassau st; architect, H. A. Koelble, 71 Nassau st. Plan No. 94.

**CROTONIA PARK EAST.** s s, 175 w Suburban pl, 5-sty brick tenement, plastic slate roof, 50x105; cost, \$55,000; owner, Frank A. Wahling Co., 149th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 108.

**WEBSTER AV.** w s, 175 s 204th st, 5-sty brick tenement, slag roof, 50x94; cost, \$40,000; owner, Concourse Bldg. Co., Frederick Pirk, 114 East 198th st, president; architect, Fred Hammond, 391 East 149th st. Plan No. 109.

**125TH ST.** Nos. 202-206, 7th av, Nos. 2082-2096, 9-sty store, 201.10x62.4x64; cost, \$450,000; owner, Gustave Sidenberg, 25 Broad st; architects, Buchman & Fox, 11 East 59th st. Plan No. 101.

**7TH AV.** s e cor 14th st, 12-sty loft, 100x106.11; cost, \$250,000; owner, The 7th Av. & 14th St. Corp., 23 East 26th st; architect, H. L. Meader, 178 5th av. Plan No. 102.

**142D ST.** No. 56 West, 1-sty brick laundry, 43x36.9; cost, \$2,000; owner, Roy Markowitz, 43 West 25th st; architect, M. W. Del Gaudio, 401 E Tremont av. Plan No. 103.

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30TH ST, Nos. 151.5 West, 12-sty store and loft, 75x85; cost, \$350,000; owner, Polo Const. Co., 1133 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 105.

### THEATRES.

20TH ST, No. 302 West, 1-sty moving picture theatre, 20x25; cost, \$800; owner, K. E. Moore, 191 9th av; architect, M. J. Hackett, 210 West 108th st. Plan No. 104.

### Bronx.

**APARTMENTS, FLATS AND TENEMENTS.**  
LYON AV, n w cor Zerega av, 5-story brick tenement, tar and gravel roof, 50x90; cost, \$50,000; owner, Norbert Robillard, 1445 Zerega av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 106.

HUGHES AV, w s, 50 s 189th st, 4-sty brick tenement, tin roof, 50x75.6; cost, \$35,000; owner, Felice Riscigno, 2474 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 98.

188TH ST, n w cor Cambreling av, two 5-sty brick tenements, tin roof, 50x83; total cost, \$110,000; owners, Garibaldi Realty & Const. Co., Saveri Guidera, 2767 Belmont av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 99.

### DWELLINGS.

ST. PETERS AV, w s, 194.6 s Walker av, 1-story frame dwelling, tar and felt roof, 27.6x59; cost, \$1,500; owner, Rocco Giaziano, 1746 Sidden st; architect, Chas. W. Hewitt, 711 Crescent st, L. I. City. Plan No. 104.

MULINER AV, e s, 100 s Brady av, 2½-sty frame dwelling, shingle roof, 21x35; cost, \$5,000; owner, Sarah A. McGurl, 700 Morris Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 101.

MULINER AV, e s, 200 s Brady av, 2½-sty frame dwelling, shingle roof, 21x35; cost, \$5,000; owner, Sarah A. McGurl, 700 Morris Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 102.

### FACTORIES AND WAREHOUSES.

149TH ST, s s, 25 e Gerard av, 1-sty frame storage, corrugated iron roof, 25x60; cost, \$1,000; Geo. Bockhaus Co., 1837 Park av, owners and architects. Plan No. 100.

### MISCELLANEOUS.

176TH ST, s s, 265 e Prospect av, steel tank and lattice column tower; cost, \$25,000; owners, Biograph Co., on premises; architects, Felber Eng. Works, 103 Park av. Plan No. 103.

150TH ST, s s, 325 w Morris av, 1-story frame shed, 15x10; cost, \$25; owner and architect, T. J. Cunningham, 648 Jackson av. Plan No. 105.

INTERVALE AV, Nos. 989-991, 1-sty frame shed, 50x16; cost, \$200; owner and architect, Chas. B. McKay, 1338 Franklin av. Plan No. 107.

### Brooklyn.

**APARTMENTS, FLATS AND TENEMENTS.**  
WOODRUFF AV, n s, 237.9 e Parade pl, 4-sty brick tenement, 75x92.8, tin roof, 24 families; cost, \$38,000; owner, Miller Bergs Realty Co, 251 Hart st; architect, Cohn Bros., 361 Stone av. Plan No. 650.

STH AV, n e cor 8th st, 4-sty brick tenement, 50x89.10, gravel roof, 16 families; cost, \$25,000; owner, Cromwell Realty Co., 1957 85th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 681.

WILLIAMS AV, e s, 200 s Blake av, two 4-sty brick tenements, 50x85, slag roof, 20 families each; total cost, \$40,000; owner, Grant Bldg. Co., 2037 Bath av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 657.

STERLING PL, n s, 145 w Ralph av, three 3-sty brick tenements, 23.4x68, tar and gravel roof, 6 families each; total cost, \$19,500; owner, Saml. & Harry Bernstein, 437 Vermont av; architect, S. Millman & Son, 1780 Pitkin ave. Plan No. 674.

SHEFFIELD AV, e s, 80 n Blake av, 4-sty brick tenement, 25x82, tin roof, 8 families; cost, \$10,000; owner, New Lots Realty Co. (Inc.), 248 Shepherd av; architect, Cohn Bros., 361 Stone av. Plan No. 669.

SHEFFIELD AV, e s, 105 n Blake av, 4-sty brick tenement, 45x84, tin roof, 16 families; cost, \$20,000; owner and architect as above. Plan No. 670.

EAST 92D ST, w s, 126 s Flatlands av, 2-sty and attic frame dwelling, 20x39, shingle roof, 2 families; cost, \$3,800; owner, Wm. James, East 92d st and Conklin av; architect, Frank P. Smith, 992 East 95th st. Plan No. 633.

### DWELLINGS.

EAST 8TH ST, e s, 460 s Av J, 2-sty attic frame dwelling, 24x35, shingle roof, 1 family; cost, \$5,500; owner, Innovation Impt. Co., 1128 Av G; architect, Sterling Co., 65 Court st. Plan No. 647.

E 22D ST, w s, 200 n Voorhies av, 2-sty and attic frame dwelling, 22x48, shingle roof, 2 families; cost, \$6,000; owner, John Calendo, 6323 New Utrecht av; architects, Harting & White, same address. Plan No. 648.

E 22D ST, w s, 100 n Voorhies av, 2-sty and attic frame dwelling, 22x48, shingle roof, 2 families; cost, \$6,000; owner and architect, as above. Plan No. 649.

E 14TH ST, w s, 100 s Av K, thirteen 2-sty frame dwellings, 17x45, tin roof, 1 family each; total cost, \$39,000; owner, Aplo Const. Co., 16 Bay 31st st; architect, C. Schubert, 13th av cor 86th st. Plan No. 635.

E 14TH ST, e s, 100 s Av K, eighteen 2-sty frame dwellings, 17x45, tin roof, 1 family each; total cost, \$54,000; owner, Aplo Const. Co., 16 Bay 31st st; architect, C. Schubert, 13th av cor 86th st. Plan No. 638.

HEGEMAN AV, s s, 40 e Fountain av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Raffaell Ramonno, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 644.

61ST ST, n s, 200 e 6th av, three 2-sty brick dwellings, 20x52, tar and gravel roof, 2 families

each; total cost, \$12,600; owner, Geo. A. Bunnell, 458 6th av; architect, Benj. F. Hudson, 319 9th st. Plan No. 659.

VAN SICKLEN AV, w s, 18 n Av T, four 2-sty frame dwellings, 18x35, tar and gravel roof, 1 family each; total cost, \$12,000; owner, Lyn Const. Co., 1500 East 3d st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 662.

VAN SICKLEN AV, n w cor. Av T, 2-sty frame dwelling, 18x35, tar and gravel roof, 1 family; cost, \$3,000; owner, Lyn Const. Co., 1500 East 3d st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 661.

AV N, s s, 72 w East 17th st, 2-sty frame dwelling, 20.2x41.4, shingle roof, 1 family; cost, \$3,500; owner, Midwood Associates, 805 Flatbush av; architect, Slee & Bryson, 153 Montague st. Plan No. 680.

SACKMAN ST, es, 100 s Livonia av, 2-sty brick dwelling, 18x53, tin roof, 2 families; cost, \$3,000; owner, Jos P. Slater, 156 Glenmore av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 601.

CHRISTOPHER AV, w s, 150 s Riverside av, two 2-sty brick dwellings, 18x53, tin roof, 2 families each; total cost \$6,000; owner, Jos. P. Slater, 156 Glenmore av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 602.

EAST 52D ST, w s, 160 n Beverley rd, two 2-sty and attic framg dwellings, 17x29, shingle roof, 1 family each; total cost, \$5,000; owner, Jas. S. Rourke, 158 Heyward st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 605.

WEST 16TH ST, w s, 380 n Neptune av, two 2-sty frame dwellings, 17x27.8, tin roof, 2 families each; total cost, \$4,400; owner, Salvatore Barone, Ft. Hamilton av and 65th st; architect, Carl A. Olsen, 6811 16th av. Plan No. 607.

EAST 5TH ST, e s, 275 n Beverley rd, 2-sty and attic frame dwelling, 17x31, shingle roof, 1 family; cost, \$3,500; owner, August Wuest, 324 East 7th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 608.

TEMPLE COURT, w s, 143 n Seeley st, two 2-sty frame dwellings, 14x33, tin roof, 1 family each; total cost, \$4,400; owner, Jas. S. Rourke, 158 Heyward st; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 609.

WEST 17TH ST, e s, 560 n Neptune av, 1-sty frame dwelling, 19x40, tin roof, 1 family; cost, \$1,000; owner and architect, Guydon Cargulia, 11 Mermaid av, L. I. Plan No. 613.

### FACTORIES AND WAREHOUSES.

UNION ST, No. 368½, 1-sty brick storage, 6x14, tin roof; cost, \$150; owner, John Muldoon, 368 Union st; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 678.

BENNETT ST, n s, 125 w Debevoise st, 2-sty brick light mfg., 25.6x80, tar and gravel roof; cost, \$4,000; owner, Jas. Clark, 461 Graham av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 658.

### MISCELLANEOUS.

MOFFAT ST, s w cor Knickerbocker av, two 1-sty frame coal yard and office, 25x18, slag roof; cost, \$600; owner, Simon Nager, Jr., Junius st and Glenmore av; architect, Specialty Engineering Co., Emerald & Cornwall st, Philadelphia, Pa. Plan No. 599.

### STABLES AND GARAGES.

EAST 15TH ST, e s, 280 s Av R, 1-sty frame stable, 8x12, shingle roof; cost, \$25; owner, Jan A. Williams, East 15th st nr Av R; architect, Walter H. Volckening, 116 Decatur st. Plan No. 683.

IRVINGTON PL, s s, 150 w East 17th st, 1-sty frame private garage, 12.6x19, shingle roof; cost, \$300; owner, Percy D. Wright, 20 Irvington pl; architect, John E. Nitche, 160 Nassau st, N. Y. Plan No. 618.

20TH ST, No. 148, 1-sty brick stable, 25x25, asbestos roof; cost, \$500; owner, Rafaele Dello, 148 20th st; architect, Chas. Braun, 459 41st st. Plan No. 621.

CHAUNCEY ST, s w cor Howard av, 3-sty brick auto garage, 50x75, tar and gravel roof; cost, \$15,000; owner, Herman Meister, 101 Linden av; architect, Bernhard Schauli, 1556 Oakley av, Ozone Park. Plan No. 631.

SACKMAN ST, e s, 100 s Livonia av, 1½ sty brick stable and hay loft, 25x20, tin, tar and gravel roof; cost, \$600; owner, Jos. P. Slater, 156 Glenmore av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 603.

CHRISTOPHER AV, w s, 150 s Riverdale av, two 1½-sty brick stable and hay loft, 25x20, tin, tar and gravel roof; cost, \$1,200; owner, Jos. P. Slater, 156 Glenmore av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 604.

### Queens.

**APARTMENTS, FLATS AND TENEMENTS.**  
LONG ISLAND CITY.—9th av, e s, 225 n Grand av, 3-sty brick tenement, 25x70, tar and gravel roof, 6 families; cost, \$8,000; owner, Josef Kratina, 307 East 73d st, Manhattan; architect, Frank Chemlik, 736 2d av, L. I. C. Plan No. 302.

LONG ISLAND CITY.—12th av, w s, 350 n Broadway, 2-sty brick tenement, 25x69, tar and gravel roof, 4 families; cost, \$5,800; owner, Kasper Beck, 223 12th av, Long Island City; architect, Frank Chemlik, 796 2d av, Long Island City. Plan No. 271.

LONG ISLAND CITY.—Crescent st, e s, 251 s Jamaica av, 3-sty brick tenement, 21x58, tar and gravel roof, 3 families; cost, \$6,000; owner, Naclar Fila, 39 Stevens st, Long Island City; architect, Frank Chemlik, 796 2d av, Long Island City. Plan No. 272.

### DWELLINGS.

WEST ROCKAWAY.—Seminole st, w s, 340 n Newport av, 1-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$2,000; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, West Rockaway, L. I. Plan No. 299.

SOUTH OZONE PARK.—Pressberger av, e s, 149 s Rockaway road, 2½-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$3,500;

owner, Albert J. Wick, South Ozone Park, L. I.; architect, Edgar Howell, 31 Kane pl, Brooklyn. Plan No. 301.

**JAMAICA.**—Lewis st, e s, 100 n Fulton st, eight 2-sty frame dwellings, 17x28, gravel roof, 1-family; cost, \$16,000; owner, Charles K. Koerning, 394 Lincoln av, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 303.

**MORRIS PARK.**—Sherman st, e s, 340 s Liberty av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,500; owner, Henry Miles, Wicks st, Morris Park; architect, Thomas Duckworth, Sherman st, Morris Park. Plan No. 304.

**FAR ROCKAWAY.**—Fulton av, s e cor Rue De St. Felix, 2½-sty frame dwelling, 25x36, shingle roof, 1 family; cost, \$3,500; owner, Phillip H. Samilson, 18 East Broadway, Manhattan; architect, Max Miller, 115 Nassau st, Manhattan. Plan No. 305.

**JAMAICA.**—Allen st, w s, 225 n South st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$5,000; owner, Max Groes, South and Ward sts, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 306-307.

**FLUSHING HEIGHTS.**—25th st, e s, 260 n Av A, 2½-sty frame dwelling, 16x28, shingle roof, 2 families; cost, \$2,200; owner, Gus Miller, 25th st, Flushing Heights; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 314.

**CORONA.**—Prometcha av, s s, 50 w National av, 2½-sty frame dwelling, 20x45, shingle roof, 2 families; cost, \$3,500; owner, G. Lindstrom, Corona, L. I.; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 315.

**FOREST HILLS.**—Ibis st, n s, 250 w Seminole av, 2½-sty frame dwelling, 32x30, asbestos shingle roof, 1 family; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 316.

**WINFIELD.**—Fisk av, n w cor Woodside av, 3-sty brick dwelling, 20x56, tar and gravel roof, 1 family; cost, \$8,000; owner, W. S. Humberger, 46 Railroad av, Corona; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 317.

**JAMAICA.**—Washington st, e s, 299 n Remsen st, three 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$6,000; owner, Milton Weiss, 319 East 89th st, Manhattan; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan Nos. 308-9-10.

**JAMAICA.**—Atlantic st, s e cor Globe av, two 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$5,000; owners, Benaldi & Ammenworth, 28 Fulton st, Jamaica; architect, Walter I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 318-19.

**NEPONSET.**—Dakota st, w s, 120 s Washington av, 1½-sty brick dwelling, 30x40, tile roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Benjamin Drissler, 178 Remsen st, Brooklyn. Plan No. 320.

**KEW GARDENS.**—Beverly road, s s, 350 w Willow st, 2½-sty brick dwelling, 26x42, baked clay tile roof, 1 family; cost, \$6,500; owner, Stage Construction Co., 27 William st, Manhattan; architect, D. Stage, Hollis, L. I. Plan No. 321.

**KEW GARDENS.**—Beverly road, s s, 200 w Willow st, 2½-sty brick dwelling, 30x39, baked clay tile roof, 1 family; cost, \$6,500; owner, Stage Construction Co., 27 William st, Manhattan; architect, D. Stage, Hollis, L. I. Plan No. 322.

**BELLE HARBOR.**—Park av, e s, 340 s Bay-side drive, 2½-sty frame dwelling, 28x42, shingle roof, 1 family; cost, \$4,500; owner, Mrs. B. H. Bove, 710 Savoy st, West Hoboken, N. J.; architect, G. F. Leicht, 9 East 42d st, Manhattan. Plan No. 323.

**FACTORIES AND WAREHOUSES.**

**RICHMOND HILL.**—Wicks sts, w s, 100 n Williamsburg turnpike, 1-sty frame shop, 15x40, paper roof; cost, \$200; owner, Raffello Giuerano, 423 Liberty av, Brooklyn. Plan No. 311.

**ROCKAWAY BEACH.**—Chase av, e s, 275 n Boulevard, 1-sty frame shop, 7x8, paper roof; cost, \$50; owner, L. Harstein, on premises. Plan No. 312.

**HOTELS.**

**ROCKAWAY BEACH.**—Boulevard, n s, 148 w Thetis av, 3-sty frame hotel, 40x40, felt roof; cost, \$3,000; owner, John Devanny, 557 West 50th st, Manhattan; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 300.

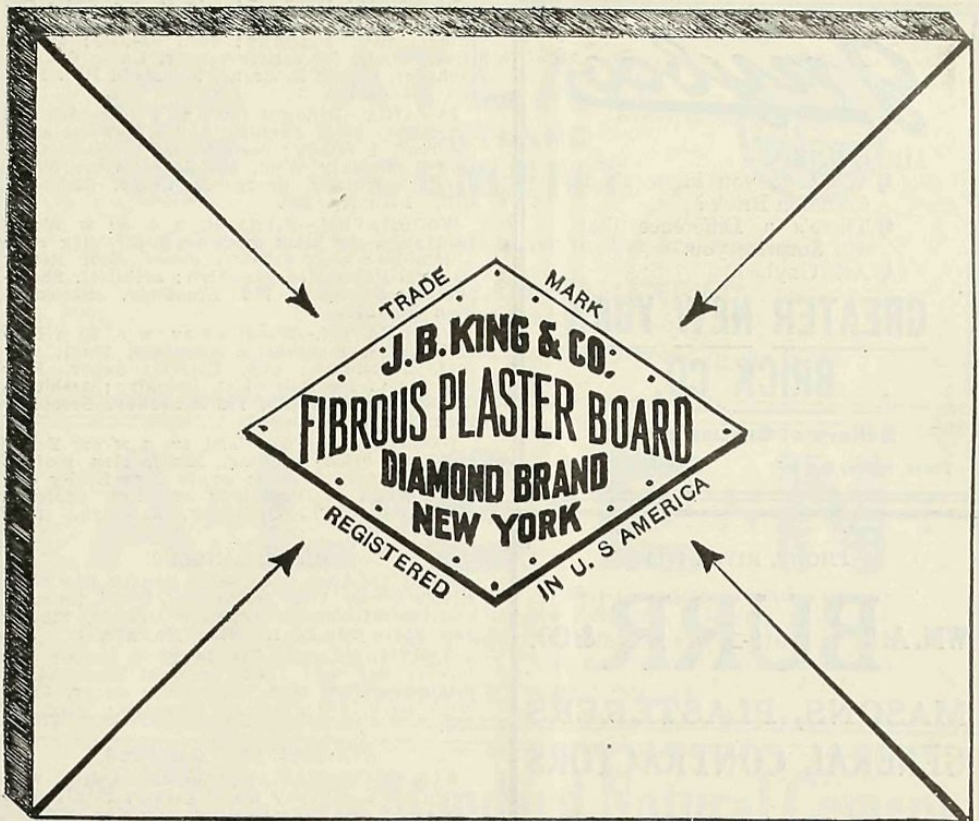
**WINFIELD.**—Columbia st, w s, 120 s Maurice av, 2-sty frame dwelling, 14x34, shingle roof, 1 family; cost, \$1,500; owner, Crusier Construction Co., Washington st, Jamaica; architect H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 290.

**WINFIELD.**—Columbia st, w s, 140 s Maurice av, five 2-sty frame dwellings, 14x34, shingle roof, 1 family; cost, \$7,500; owner, Crusier Construction Co., Washington st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 291-295.

**ROCKAWAY BEACH.**—Holland av, w s, 372 s Lefferts pl, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$6,500; owner Victor Fosgate, 354 East 57th st, Manhattan; architect, John A. Lasher, 293 Boulevard, Rockaway Beach. Plan No. 296.

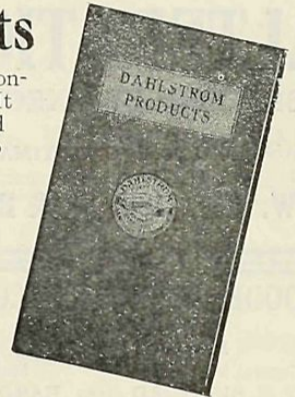
**ROCKAWAY BEACH.**—9th av, w s, 220 s Newport av, 2½-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$8,000; owner, E. C. Bingham, Waldorf-Astoria, 5th av, Manhattan; architect, John A. Lasher, 293 Boulevard, Rockaway Beach. Plan No. 297.

**MASPETH.**—No. Hempstead Park rd, 21 e Nagy st, 2-sty brick dwelling, 21x41, tin roof, 2 families; cost, \$4,000; owner, Anna J. Doyle, 23 Clinton st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 280.



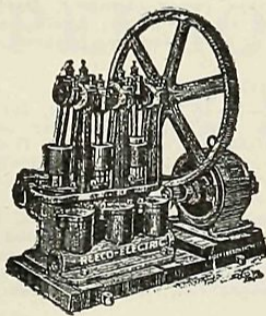
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**RICHMOND HILL.**—Lincoln st, e s, 625 s Orchard av, five 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$14,000; owner, H. E. Wade, 68 Vanderveer av, Union Course; architect, George E. Crane, Richmond Hill. Plan No. 284-5-6-7-8.

**JAMAICA.**—Hillcrest av, n w cor Ackroyd av, 2½-sty brick dwelling, 15x45, asbestos shingle roof, 1 family; cost, \$15,000; owner, Gustave J. & Mary Weid, 420 Benedict av, Woodhaven; architect, George E. Crane, Richmond Hill. Plan No. 289.

**WOODHAVEN.**—Ferris st, n s, 80 w Woodland av, 2-sty brick dwelling, 19x51, slag roof, 2 families; cost, \$10,000; owner, Esor Realty Co., 208 Pulaski st, Brooklyn; architect, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 273.

**WOODHAVEN.**—Woodland av, w s, 20 n Ferris st, four 2-sty brick dwellings, 19x51, slag roof, 2 families; cost, \$24,000; owner, Esor Realty Co., 208 Pulaski st, Brooklyn; architect, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 274.

**WOODHAVEN.**—Woodland av, n w cor Ferris st, 2-sty brick dwelling, 22x52, slag roof, 2 families; cost, \$10,000; owner Esor Realty Co., 208 Pulaski st, Brooklyn; architect, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 275.

**MISCELLANEOUS.**

**LONG ISLAND CITY.**—Old Bowery Bay rd, n s, 75 e 8th av, 1-sty frame shed, 28x20, tin roof; cost, \$100; owner, Donimeck Grazzie, 8th av and Shore rd, L. I. Plan No. 278.

**NORTH BEACH.**—Broadway, n e cor Old Bowery Bay road, frame carousal house, 14x16, corrugated iron roof; cost, \$800; owner, Frederick Beck, 180 Frost st, Brooklyn. Plan No. 324.

**STABLES AND GARAGES.**

**FAR ROCKAWAY.**—Kensington Gardens, w s, 250 n Mott av, 1-sty frame garage, 13x21, shingle roof; cost, \$350; owner, Louis H. Strouse, 51 John st, Manhattan. Plan No. 298.

**STORES AND DWELLINGS.**

**METROPOLITAN.**—Metropolitan av, n s, 134 w Collins av, 3-sty brick store and dwelling, 25x55, tin roof, 2 families; cost, \$7,000; owner, William A. Fluhr, 1511 Metropolitan av, Metropolitan; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 276.

**MASPETH.**—Grand st, s e cor Nagy st, 2-sty brick store and dwelling, 21x72, tin roof, 2 families; cost, \$5,000; owner, Anna J. Doyle, 23 Clinton st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 279.

**MASPETH.**—Grand st, s s, 64 e Nagy st, 2-sty brick dwelling and store, 21x55, tin roof, 2 families; cost, \$4,000; owner Anna J. Doyle, 23 Clinton st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 281.

**MASPETH.**—Grand st, s s, 43 e Nagy st, 2-sty brick store and dwelling, 21x47, tin roof, 2 families; cost, \$4,000; owner, Anna J. Doyle, 23 Clinton st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 282.

**MASPETH.**—Grand st, s s, 21 e Nagy st, 2-sty brick store and dwelling, 21x39, tin roof, 2 families; cost, \$4,000; owner, Anna J. Doyle, 23 Clinton st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 283.

**THEATRES.**

**METROPOLITAN.**—Fresh Pond rd, w s, 217 s Ivy st, 1-sty brick theatre, 54x130, tar and slag roof; cost, \$40,000; owner, Whitney Hotel Co., Capt. Al. Sterck, 2632 East 25th st, Brooklyn; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 277.

**ROCKAWAY BEACH.**—Fairview av, w s, 66 n Boulevard, 1-sty frame picture show house, 40x51, slag roof; cost, \$1,500; owner, Mrs. Carrie Gill, 484 Boulevard, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan No. 313.

**Richmond.**

**DWELLINGS.**

**LIVERMORE AV.** e and w s, 480 s Delmore st, Westerleigh, two 2½-sty frame dwellings, 24x30; cost, \$10,000; owner and architect, Thos. J. Wearner, Livermore av, West New Brighton; owner builds. Plan No. 54.

**3D ST.** n s, 320 w Pine st, New Dorp Manor, 1½-sty frame dwelling, 16x24; cost, \$1,200; owner, John J. Herlyn, 106 Bay 43d st, Brooklyn; architect, Geo. L. Dinnebeil, 2005 5th av, N. Y. C.; owner, superintends. Plan No. 47.

**WASHINGTON AV.** e s, 25 s Collett st, Grant City, 2½-sty frame dwelling, 18x24; cost, \$2,100; owner, Georgiana Marks, Grant City; architect and builder, Adam Marks, Grant City. Plan No. 45.

**CATHERINE ST.** s s, 133 w Decker av, Port Richmond, 2½-sty frame dwelling, 22x39; cost, \$3,500; owner, Magnus Jacobson, 2½ Ann st, Port Richmond; owner builds. Plan No. 48.

**ALBION PL.** n s, 139 e Heberton av, Port Richmond, 2½-sty frame dwelling, 20x44; cost, \$3,800; owner, Geo. Schroeder, Port Richmond; architect, Jas. Whitford, St. George; builder, O. H. Lee, 133 Nicholas av, Port Richmond. Plan No. 51.

**RICHMOND AV.** n e cor Crescent av, Arrochar, 2½-sty frame dwelling, 22x45; cost, \$4,000; owner, Antonio Gaetano, Arrochar; architect, Chas. B. Hewecker, 9 1st av, Tompkinsville; owner builds. Plan No. 52.

**FACTORIES AND WAREHOUSES.**

**JACKSON AV.** s s, 220 e Cegar av, Arrochar, 1½-sty frame storage, 12x22; cost, \$150; owner, Antonio Corsale, 8 Prince st, N. Y. C.; owner builds. Plan No. 46.

**MISCELLANEOUS.**

**LEXINGTON AV.** e s, nr Catherine st, Port Richmond, 1-sty frame wagon shed, 42x13; cost, \$150; owner, A. W. Blarfield; builder, N. R. E. Nilson. Plan No. 49.

**STORES AND DWELLINGS.**

**NEW YORK AV.** e s, 93 s Pennsylvania av, Rosebank, 2-sty frame store and dwelling, 27x50; cost, \$4,600; owner, Louis Mendelowitz, Rosebank; architect, Joseph Keenan, 400 Jersey st, New Brighton. Plan No. 53.

**STORES, OFFICES AND LOFTS.**

**MAIN ST.** cor Eureka pl, Tottenville, two 2-sty frame stores, 52x50; cost, \$6,500; owner, Michael Levison, Tottenville; architect and builder, Gabriel Dissoway, Tottenville. Plan No. 50.

**PLANS FILED FOR ALTERATION  
 WORK.**

**Manhattan.**

**DELANCEY ST.** No. 184, partitions, toilets, windows, to 4-sty tenement; cost, \$2,000; owner, David Korn, 924 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 338.

**ELDRIDGE ST.** No. 38, partitions, iron columns, to 5-sty store and tenement; cost, \$1,200; owner, Hyman Shektorsky, 259 Canal st; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 343.

**FRANKLIN ST.** n e cor Greenwich st, partitions, windows to 8-sty store; cost, \$1,000; owner, The Fischer Realty Co., 190 Franklin st; architect, F. Mathesius, Jr., 103 Park av. Plan No. 369.

**GRAND ST.** No. 260, partitions, windows, toilets, to 6-sty tenement and store; cost, \$300; owner, Frank Marchiony, premises; architects, Harrison & Sackheim, 230 Grand st. Plan No. 336.

**GRAND ST.** No. 243, partitions, windows to 4-sty tenement and store; cost, \$500; owner, Wells Snedeker, 34 Nassau st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 366.

**GOVERNEUR ST.** Nos. 23-25, partitions, windows, toilets, to 3-sty tenement; cost, \$1,000; owner, Mary A. McCabe, 375 Franklin av; architect, Max Muller, 115 Nassau st. Plan No. 352.

**HENRY ST.** No. 137, partitions, windows, toilets to 4-sty store and tenement; cost, \$5,000; owner, Mary E. Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 364.

**MORTON ST.** No. 42, partitions, windows, to 5-sty tenement; cost, \$1,500; owner, Wm. P. Douglass, 257 Broadway; architect, Chas. M. Straub, 147 4th av. Plan No. 354.

**NASSAU ST.** s w cor Liberty st, partitions to 15-sty store and office; cost, \$1,000; owner, Postal Life Ins. Co., 35 Nassau st; architect, M. J. McQuillan, 100 William st. Plan No. 360.

**ST. NICHOLAS PL.** No. 8, 3-sty side extension, 28x12, fire-escapes, to 2½-sty sanitarium; cost, \$2,000; owner, Dr. Henry W. Lloyd, 6 St. Nicholas pl; architect, Geo. J. Hardway, 347 5th av. Plan No. 341.

**WATER ST.** No. 142, 1-sty rear extension, 25x22, change walls to 4-sty loft and store; cost, \$500; owner, A. Cohen & Co., 142 Water st; architect, David Bleier, 545 East 139th st. Plan No. 356.

**11TH ST.** No. 603 West, windows, ceiling to 5-sty tenement; cost, \$200; owner, Sander Jarumulowsky, 68 Canal st; architect, Harry Zlot, 230 Grand st. Plan No. 371.

**18TH ST.** No. 162 W, partitions, stairs, to 4-sty loft and dwelling; cost, \$2,000; owner, Mrs. Elise Dowd; architect, Lewis Leining, Jr., 160 5th av. Plan No. 353.

**7TH ST.** No. 37 E, partitions, windows, toilets, to 3-sty club and dwelling; cost, \$5,000; owner, Max Schwartz, 257 E. Houston st; architect, Eugene Schoen, 25 West 42d st. Plan No. 333.

**18TH ST.** Nos. 32-34 E, 17th st, Nos. 27-29 E, elevator shaft, windows, skylight, to 6-sty brick store and loft; cost, \$1,400; owner, Estate David Parish, 52 Wall st; architect, David Morison, 119 West 33d st. Plan No. 345.

**23D ST.** No. 364 W, partitions, columns, windows, to 3-sty dwelling; cost, \$2,000; owner, Jacob Appell, 271 West 23d st; architect, Jos. Mitchell, 332 West 24th st. Plan No. 358.

**32D ST.** Nos. 11-13 West, partitions, windows to 11-sty store and loft; cost, \$300; owner, John R. Keim, 11 West 32d st; architects, Buchman & Fox, 11 East 59th st. Plan No. 362.

**34TH ST.** No. 247 W, stairs, iron girders, partitions, to 4-sty store and dwelling; cost, \$600; owner, Jane E. Steward, 9 West 29th st; architect, Chas. Pace, 376 38th st. Plan No. 348.

**37TH ST.** Nos. 423-425 West, partitions, columns to 1-sty storage; cost, \$4,500; owner, J. W. Dimick, 240 West 72d st; architect, F. C. Zobel, 118 East 28th st. Plan No. 367.

**42D ST.** Nos. 5-7 E, change store front, to 10-sty store and office; cost, \$2,800; owner, Joseph Milbank, Greenwich, Conn.; architect, M. B. Fowles, 1 Union Square. Plan No. 349. Jones Construction Co., 1 Union Square, has contract.

**46TH ST.** Nos. 223-225 West, partitions to 4-sty factory; cost, \$100; owner, Mary E. A. Raft & Louis Robinson; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 372.

**47TH ST.** No. 334 W, tank, iron beams, to 5-sty tenement; cost, \$100; owners, Louise Foeller and Margaret Essig, 334 West 47th st; architect, Chas. Sherer, 37 Liberty st. Plan No. 346.

42D ST, No. 23 West, extension, partitions, windows to 5-sty store office and studios; cost, \$18,000; owner, Hoffman Estate, 258 Broadway; architect, S. G. Slocum, 1170 Broadway. Plan No. 365.

58TH ST, Nos. 513-519 W, change beams, tank, to 4-sty factory; cost, \$200; owner, Wm. H. Zinsser, 1 West 70th st; architects, Maynicke & Franke, 25 Madison Square North. Plan No. 347.

76TH ST, No. 65 E, runway, lift, alter walls, to 2-sty stable; cost, \$7,000; owner, L. V. Harkness, 933 5th av; architect and builder, Collins Marsh, 40 West 33d st. Plan No. 344.

80TH ST, Nos. 518-520 E, partitions, windows, to 1 and 2-sty shop; cost, \$3,900; owner, Fleischmann Vehicle Co., premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 337.

88TH ST, No. 45 East, partitions, windows, toilets to 3-sty store and dwelling; cost, \$5,500; owner, A. G. Nichols, 99 Nassau st; architect, Arthur Weiser, 132 Nassau st. Plan No. 359.

111TH ST, Nos. 308-310, sign to 6-sty apartment; cost, \$50; owner, Isidor Brareman, 308 West 111th st; architect, Walter A. Faxon, 2376 2d av. Plan No. 351.

BROADWAY, Nos. 656-658, partitions to 12-sty loft and office; cost, \$2,670; owner, E. K. Rossiter, 15 West 38th st; architect, owner. Plan No. 370.

BROADWAY, Nos. 473-475, Mercer st, Nos. 46-48, partitions, to 8-sty store and loft; cost, \$400; owner, Joseph L. Little, 425 East 24th st; architects, Townsend, Steinle & Haskell, Broadway and 34th st. Plan No. 334.

COLUMBUS AV, Nos. 141-147, partitions, windows to 4-sty restaurant; cost, \$2,000; owner, Thomas Healy, 144 Columbus av; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 368.

COLUMBUS AV, n w cor 62d st, sign to 3-sty stores and dwellings; cost, \$150; owner, Louisa C. Miller, 105 West 62d st; architect, W. F. Wentz, 935 Broadway. Plan No. 339.

CLAREMONT AV, No. 175, toilets, partitions to 6-sty brick tenement; cost, \$75; owner, Q. F. Cushing, care architect, Chas. E. Birge, 29 West 34th st. Plan No. 374.

LEXINGTON AV, s w cor 125th st, partitions, windows, to 2-sty store; cost, \$1,000; owner, Lewis Hopper, 395 4th st; architect, O. Reissmann, 30 1st st. Plan No. 355. Blot & Boust, 442 East 59th st, have contract.

LEXINGTON AV, n e cor 42d st, partitions, windows to 6-sty office and store; cost, \$5,000; owner, Wm. H. Reynolds, 261 Sterling pl, Brooklyn; architects, Kirby & Petit, 103 Park av. Plan No. 363.

MORNINGSIDE AV, n w cor 124th st, partitions, windows to 5-sty store and loft; cost, \$2,000; owner, Amsterdam Grocery Co., 186 Manhattan av; architect, Frank Hausle, 81 East 125th st. Plan No. 361.

ST. NICHOLAS AV, No. 6, 4 sty side extension, 28x12, to 3 and 4-sty sanitarium; cost \$6,000; owner, Dr. Henry W. Lloyd, 8 St. Nicholas av; architect, Geo. J. Hardway, 347 5th av. Plan No. 342.

1ST AV, n w cor 112th st; partitions, windows, toilets, to two 6-sty tenements; cost, \$1,700; owner, Maria J. Bove, 247 East 116th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 335.

3D AV, No. 237, windows, partitions, to 4-sty dwelling; cost, \$500; owner, John E. Minchen, premises; architect, Adolph Mertin, 34 West 28th st. Plan No. 340.

3D AV, No. 478, partitions, roof, passage, to 5-sty tenement; cost, \$4,000; owner, Samuel W. Lippman, 416 West 122d st; architect, Max Muller, 115 Nassau st. Plan No. 357.

5TH AV, No. 2343, partitions, windows, to 2-sty store and office; cost, \$400; owner, Chas. Adrian, 447 2d av; architect, O. Reissmann, 30 1st st. Plan No. 350.

5TH AV, No. 189, 1-sty rear extension, 25x12; cost, \$3,000; owner, Francis L. Ogdin, 191 9th av; architect, Martin J. Hackett, 210 West 108th st. Plan No. 373.

**Bronx.**

141ST ST, NO. 908, new partitions to 5-sty brick tenement; cost, \$100; owner, Leo Friedman, on premises; architect, Norman Lederer, 1341 So. Boulevard. Plan No. 66.

149TH ST, s w cor St. Anns av, new mar- quise, new partitions, to 5-sty brick store and tenement; cost, \$1,200; owner, Constantin Wagner, 601 Beech Terrace; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 62.

175TH ST, from Carter to Webster av, 4- sty brick extension, 57x30, to 2 and 1-sty brick offices and shop; cost, \$45,000; owner, Northern Union Gas Co., on premises; architects, Jardine, Kent & Hill, 3 West 29th st. Plan No. 68.


215TH ST, s s, 325 e Bronxwood av, 1-sty of brick built under 1-sty frame dwelling; cost, \$2,000; owners, M. & A. Monaco, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 67.

222D ST, s s, 280 w White Plains av, 2-sty frame extension, 10.9x19.10, to two 2½-sty frame dwellings; cost, \$3,800; owner, Samuel M. De Pasquale, 2975 Marion av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 61.

KATONAH AV, No. 4282, —½-sty built up 2½-sty frame dwelling; cost, \$2,000; owner, Frederick Stroh, on premises; architect, Oswald Benedix, 3166 Webster av. Plan No. 63.


MELROSE AV, n e cor 163d st, new locker and wash room, built upon 4-sty brick factory; cost, \$1,500; owner, Francis Keil, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 65.

PROSPECT AV, w s, 102.6 n 165th st, 1-sty brick extension, 18.8¾x18.11, to 4-sty brick and frame store and dwelling; cost, \$1,500;



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owner, Herman Paul, 1033 Prospect av; architect, Fred Hammond, 391 East 149th st. Plan No. 70.

WENDOVER AV, n e cor Bathgate av, 1-sty brick extension, 5x25; new show window, new partitions, to 5-sty brick stores and tenement; cost, \$3,000; owner, H. Rosing, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 64.

WEBSTER AV, e s, 52.10 s 179th st, new show windows, new partitions to 3-sty frame store and dwelling; cost, \$250; owner, Columbian Realty Co., 595 5th av; architect, Albert D. Hoy, 151 East 50th st. Plan No. 69.

### Brooklyn.

BOERUM ST, No. 31, new partitions, etc.; cost, \$225; owner, Geo. Hildenbrand, 612 Van Buren st; architect Tobias Goldstone 27 Fayette st. Plan No. 636.

COURT ST, No. 109, new store front, etc.; cost, \$85; owner, Hoanna O'Hara, 173 Prospect pl; builder, S. Glickman, 822 Myrtle av. Plan No. 630.

COURT ST, s w cor Remsen st, new elevator, etc.; cost, \$2,800; owner, Dime Savings Bank, Fulton st and De Kalb av; builder, Otis Elevator Co., 17 Battery pl, N. Y. Plan No. 615.

FLOYD ST, No. 246, new windows, etc.; cost, \$300; owner, G. Lichtenson, 131 Ellery st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 643.

FULTON ST, s s, 80.6 e Hanover st, new stairway, etc.; cost, \$4,500; owner, Wm. Berri, 321 Fulton st; architects, Koch & Wagner, 23 Court st. Plan No. 673.

FULTON ST, s s, 69 e Rochester av, new sinks and tubs, etc.; cost, \$60; owner, Leah Cohen, 1824 Fulton st; architect, Louis F. Schillinger, 167 Van Sielen av. Plan No. 685.

GRAND ST, No. 525, new machine booth, etc.; cost, \$500; owner, Luer Cuten, 229 Berkeley pl; architect, Chas. Werner, 26 Court st. Plan No. 671.

HEYWARD ST, n e cor Harrison av, new store front, etc.; cost, \$350; owner, Shults Bread Co., 26 Beaver st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 612.

JORALEMON ST, No. 179, new wash tubs, etc.; cost, \$3,500; owner, Henry P. Read, 62 Sandford st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 682.

MELROSE ST, No. 259, new walls, etc.; cost, \$250; owner, Castrenze Maugiaracina, on premises; architects, Tobias, Goldstone, 26 Fayette st. Plan No. 639.

MALTA ST, e s, 160 n Hegeman av, new walls, etc.; cost, \$250; owner, Jacob Graff, on premises; architect, Tobias Goldstone, 27 Fayette st. Plan No. 679.

NORTH ELLIOTT PL, No. 110, new walls, etc.; cost, \$300; owner, Carmelo Valerio, 11 North Elliott pl; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 675.

NEVINS ST, Nos. 280-298, fireproof store room; cost, \$200; owner, Jas. H. Dykeman, 280 Nevins st; builder, A. Kaplan, 361 Smith st. Plan No. 632.

PRESIDENT ST, s s, 424 e Franklin av, new plumbing, etc.; cost, \$50; owner, Margaret Finnigan, President st bet Bedford av and Franklin av; builder, ———. Plan No. 611.

SUMPTER ST, No. 172, new bulkhead, etc.; cost, \$350; owner, Theresa Delkowsky, 90 East Broadway, New York; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 677.

SHERIDAN'S WALK, w s, 700 s Surf av, 2-sty frame extension, 40x30; cost, \$3,500; owner, Chas. Tauton, on premises; architect, Richard Marzari, 2828 West 6th st. Plan No. 668.

STOCKTON ST, No. 29, new windows, etc.; cost, \$750; owner, John Brasky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 634.

WARREN ST, No. 580, 1-sty frame extension, 3.4x1.6; cost, \$200; owner, Jacob Shapiro, on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 664.

WATER ST, Nos. 56-62, 4-sty brick extension, 25.7x33; cost, \$1,500; owner, August Salomon, 365 West st, N. Y.; architect, Max Koralsky, 309 Henry st. Plan No. 619.

NORTH 9TH ST, n s, 157 w Havemeyer st, new partitions, etc.; cost, \$100; owner, Edw. McVey, 246 N. 9th st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 627.

WEST 16TH ST, w s, 200 n Mermaid av, 2-sty brick extension, 17.6x11; cost, \$900; owner, Guisippe Marluge, on premises; architect, John Von Hograf, — Neptune av. Plan No. 660.

17TH ST, n s, 210 e 5th av, new toilet, etc.; cost, \$150; owner, Leo Junkowski, 265a 17th st, builder. Plan No. 663.

20TH ST, n s, 100 e 10th av, 1-sty brick extension, 8.6x8.6; cost, \$200; owner, Setradina Prion, 569 20th st; architect, John A. Driscoll, 555 Prospect av. Plan No. 616.

63D ST, s s, 264.7 e 16th av, 2-sty brick extension, 119.9x28.9; cost, \$8,000; owner, Wm. Schmidt, 1462 62d st; architect, A. Lupien, 671 Lincoln pl. Plan No. 641.

63D ST, s s, 213.10 e 16th av, new walls, etc., cost, \$300; owner and architect, as above. Plan No. 642.

70TH ST, s s, 230 w 15th av, new house drain, etc.; cost, \$75; owner, Joe Salvia, 1452 70th st; architect, John J. Dunn, 74th st and 15th av. Plan No. 600.

ATLANTIC AV, s e cor Pennsylvania av; new stairway, etc.; cost, \$350; owner, East N. Y. Savings Bank, Schenck and Arlington av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 606.

BROADWAY, No. 242, new elevator, etc.; cost, \$1,800; owner, Zeckill Bros., 99 Broadway, N. Y.; builder, Otis Elevator Co., 17 Battery pl. Plan No. 614.

BROADWAY, No. 590, new store front, etc.; cost, \$650; owner, Jos. Cohn, 201 Van Buren st;

architect, F. G. Stellwagan, 137 Cornelia st. Plan No. 656.

BEDFORD AV, w s, from Fulton st to Brevoort pl, new toilet; cost, \$75; owner, C. F. Weston, 68 Jay st; builder ———. Plan No. 684.

GRAHAM AV, No. 44, new toilet compartment, etc.; cost, \$350; owner, Max Altsheeler, 208 Pulaski st; architect, Philip Grossman, 96 Walton st. Plan No. 637.

IRVING AV, No. 180, new windows and doors, etc.; cost, \$100; owner, S. Liebmann's Sons Brewery Co., Bremen and Forrest sts; architect, Theo. Engelhardt, 905 Broadway. Plan No. 620.

MYRTLE AV, Nos. 107-111, new tank on roof; cost, \$500; owner, Clark Wilcox, on premises; architect, E. C. Marwell, 143 Liberty st, N. Y. Plan No. 640.

MARCY AV, No. 389, new partitions, etc.; cost, \$300; owner, Gussie Shevitz, on premises; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 666.

MYRTLE AV, s s, bet North 12th and North 13th sts, 1-sty brick extension, 20x40; cost, \$3,000; owner and architect, Brooklyn Union Gas Co., 180 Remsen st. Plan No. 667.

NOSTRAND AV, No. 736, 2-sty brick extension, 26x9.5; cost, \$1,500; owner, Michael Schaffner, 847 Park pl; architect, Wm. Debus, 914 Broadway. Plan No. 655.

NASSAU AV, No. 179, new partitions, etc.; cost, \$200; owner, Herrman Weingarten, 179 Nassau av; architect, Jos. McKillop, Jr., 154 India st. Plan No. 625.

SURF AV, s s, 80 w new Iron Pier walk, 1-sty frame extension, 26x90; cost, \$1,000; owner, Gengeand H. Stubbman, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 672.

THATFORD AV, No. 146, new toilet, etc.; cost, \$100; owner, Morris Fedder, 365 Osborne st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 665.

TOMPKINS AV, No. 30, new partitions, etc.; cost, \$200; owner, Rebecca Silverman, 610 Willoughby av; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 598.

WALDORF COURT, No. 23, 1-sty frame extension, 3.6x15.1; cost, \$900; owner, Paul & Linhard, on premises; architect, Howard B. Burton, 1328 Broadway, N. Y. Plan No. 626.

3D AV, No. 46, 12 new partitions, etc.; cost, \$400; owner, Edw. Rafter, 424 East 125th st, N. Y.; architect, Morris Schwartz, 194 Bowery, N. Y. Plan No. 646.

24TH AV, s s, 100 e Bath av, new cesspool; cost, \$20; owner, Louis Orllano, 1 6th av, N. Y.; builder, P. J. Van Note, 8804 24th av. Plan No. 628.

24TH AV, n s, 174 e Bath av, new cesspool; cost, \$20; owner, Margaret Guthiel, 8758 24th av; builder as above. Plan No. 629.

### Queens.

LONG ISLAND CITY.—Potter av, No. 235, 1-sty frame shed on rear, 8x18, gravel roof; cost, \$25; owner, Vincent Lauze, 285 Flushing av, L. I. C. Plan No. 76.

FLUSHING.—Main st, No. 125, erect new steel electric sign; cost, \$50; owner, George Becker, premises. Plan No. 77.

COLLEGE POINT.—10th st, s w cor 3d av, 1-sty concrete extension on rear, 34x38, slag roof; cost, \$1,800; owner, U. S. Metal Products Co., premises; architect, E. Lee McCracken, 20 12th st, College Point. Plan No. 78.

JAMAICA.—Fulton st, s s, 226 W Beaver st, general interior repairs; cost, \$250; owner, G. G. Purser, 3 Standard pl, Jamaica. Plan No. 84.

FLUSHING.—19th st, w s, 140 n State st, 2-sty frame extension on side and rear, 16x27, shingle roof; cost, \$1,000; owner, Maria Manice, 19th st, Flushing; architect, Hugo L. Laux, 266 5th av, L. I. C. Plan No. 85.

ROCKAWAY BEACH.—Fairview av, s w cor Boulevard, install new store front and other repairs; cost, \$700; owner, Mrs. Carrie Gill, 482 Boulevard, Rockaway Beach. Plan No. 86.

MASPETH.—Grand st, No. 61, erect new fireproof booth in moving picture show; cost, \$150; owner, Michael Haym, 983 Flushing av, Brooklyn. Plan No. 79.

JAMAICA.—Fulton st, No. 459, erect new steel electric sign; cost, \$50; owner, K. Cohen, 455 Fulton st, Jamaica. Plan No. 81.

WHITESTONE.—10th av, e s, 451 s 14th st, erect new porch; cost, \$250; owner, Mrs. A. Freundt, Whitestone. Plan No. 82.

BAYSIDE.—Palace av, n w cor West st, 1-sty frame extension on rear, 24x35, shingle roof; cost, \$4,800, new roof; owner, Bayside M. E. Church, Bayside; architect, A. F. Leicht, 9 East 42d st, Manhattan. Plan No. 83.

BAYSIDE.—West st, e s, 180 n Broadway, 2-sty frame extension, 24x11, tin roof and other repairs; cost, \$1,000; new plumbing; owner, Henry Bell, Esq., Palace Boulevard, Bayside. Plan No. 87.

BAYSIDE.—West st, e s, 150 n Broadway, 2-sty frame extension on rear, 24x11, tin roof, new plumbing; cost, \$1,000; owner, Henry Bell, Esq., Palace Blvd., Bayside. Plan No. 88.

NORTH BEACH.—Maple av, w s, 200 s Old Bowery Bay road, general repairs to concert hall; cost, \$175; owner, F. S. Frankel, North Beach. Plan No. 89.

CORONA.—Grove st, n s, 175 w Irving pl, raise roof and construct 1-sty on top; cost, \$100; owners, Johnson & Bernstein, on premises. Plan No. 90.

CORONA.—Corona av, e s, 75 n Orchard st, close rear entry and cut windows; cost, \$60; owner, J. Spanier, 211 Corona av, Corona. Plan No. 91.

ROCKAWAY BEACH.—Holland av, w s, 372 s Lefferts av, erect locust post foundation; cost, \$20; owner, Victor Foscatto, 354 East 57th st, Manhattan. Plan No. 92.

**WHITESTONE.**—Kanes lane, n s, 600 e 11th av, 1-sty frame extension on rear, 12x19, shingle roof; cost, \$470; owner, Joseph Wineski, on premises. Plan No. 93.

**FLUSHING.**—New Lawrence st, w s, 175 s Broadway, 1-sty frame extension on rear, 8x10, gravel roof; cost, \$20; owners, J. & T. Adikes, Fulton st, Jamaica. Plan No. 94.

**LONG ISLAND CITY.**—Winthrop av, n s, 184 e Barclay st, remove four windows and erect two doorways; cost, \$100; owner and architect, Astoria Light & Power Co., 124 East 15th st, New York. Plan No. 95.

**FLUSHING.**—19th st, No. 174, 1-sty to be added to present extension; cost, \$100; owner, Patrick Casey, on premises. Plan No. 96.

**CORONA.**—Sycamore av, e s, 50 s Locust st, 1-sty frame extension on front, 18x12, tin roof; cost, \$500; owner, Antonia Damino, 6 Sycamore av, Corona. Plan No. 97.

**LONG ISLAND CITY.**—Ely av, w s, 150 n Wilbur av, 1-sty to be added to tap and 1-sty frame extension on rear, 20x18, tin roof; cost, \$2,500; owner, Michale Jese, 226 East 59th st, New York; architect, D. Briganti, 205 East 17th st, Manhattan. Plan No. 98.

**FLUSHING.**—Lawrence st, e s, 76 s Grove st, erect new stone foundation; cost, \$500; owner, John Smith, on premises. Plan No. 99.

**JAMAICA.**—South st, n s, 100 w Jay st, 1-sty frame extension on rear, 9x11, shingle roof; cost, \$550; owner, Wilhelm Piessarck, Jamaica. Plan No. 100.

**WHITESTONE.**—21st st, s w cor 11th av, 1-sty frame extension on rear, 10x30, tin roof; cost, \$550; owner, Mrs. Bertha Worms, 8th av, Whitestone. Plan No. 101.

**LAUREL HILL.**—Clinton st, w s, 25 n Columbia av, general repairs; cost, \$90; owner, Margaret Reilly, cor Railroad and Clinton avs, Laurel Hill. Plan No. 102.

**Richmond.**

**BROOK ST.**, n s, Jersey st, New Brighton, 1-sty brick storage house, 9x12; cost, \$250; owner, Richmond Light & R. R. Co., New Brighton; builder, Joseph Muller, Tompkinsville. Plan No. 35.

**FT. SAND LA.**, South Beach, alter frame hotel; cost, \$360; owner, A. M. R. Snyder; builder, Thos. Willshaw. Plan No. 33.

**MAIN ST.**, s s, 200 e Broadway, Tottenville, 1-sty extension to dwelling; cost, \$200; owner, Theo. De Hart, Tottenville; builder, Gabriel Dissoway, Tottenville. Plan No. 37.

**PRINCE BAY AV.**, cor Wilbur st, alter brick garage; cost, \$600; owner and architect, J. C. Davidson. Plan No. 34.

**RICHMOND RD.**, e s, 75 n Old Town rd, No. 1214, New Dorp, extension to frame dwelling; cost, \$275; owner, L. B. Rader, 1214 Richmond rd, New Dorp; builder, John J. McHenry, Tompkinsville. Plan No. 36.

**Government Work.**

**MASSILLON, O.**—Proposals will be received until March 29 for the construction of the post office building at Massillon, Ohio. The building is 1-sty and basement, approximately 62x79 ft, of fireproof construction throughout. The exterior walls are faced with stone and the roof is covered with asphalt felt and tile. Drawings and specifications may be obtained from the custodian of site at Massillon, Ohio, or at the office of the supervising architect, James Knok Taylor, Washington, D. C.

**MATTOON, ILL.**—All bids received on Jan. 9 by the supervising architect, Treasury Department, Washington, D. C., for the construction, complete, including plumbing, heating, wiring and fixtures, of the U. S. post office at Mattoon, Ill., have been rejected. The plans have been revised and new bids will be opened on April 2.

**BOSTON, MASS.**—No award has yet been made for extending and remodeling the U. S. Custom House at Boston, Mass., bids for which were opened by the supervising architect on Dec. 28. All bids received were in excess of the amount available for the work.

**Personal and Trade Notes.**

**WALTER MOORE**, a Brooklyn builder, died on February 17 at his residence, 476 16th st, Brooklyn, aged 70.

**FRANCIS H. STILLMAN** of the Watson-Stillman Co., the first president of the National Metal Trades Association, died Monday morning at his residence, 105 Rodney st, Brooklyn, aged 62. He was the organizer and first president of the Machinery Club.

**EDWIN OUTWATER**, builder, formerly of 225 5th av, moved his offices this week to 208 5th av.

**THE LANG CONSTRUCTION CO.**, formerly of 17 West 42d st, has moved to 145 West 45th street.

**EDWARD JARDINE**, formerly a building contractor in New York, died at Ridgewood, N. J., on Monday, aged 76. He was a brother of John Jardine of the firm of Jardine, Kent & Hill, architects. Edward Jardine retired from business twenty-five years ago. He was born in Scotland. John Jardine, the surviving brother, has been a practicing architect in this city for over fifty years. At different periods his firm has been styled as D. & J. Jardine and Jardine, Kent & Jardine.

**THE UNITED STATES CIVIL SERVICE COMMISSION** announces an examination on March 20, 21 and 22 to secure eligibles from which to make certification to fill a vacancy in the position of electrical and mechanical engineer, at from \$1,800 to \$2,000 per annum, in the Quartermaster's Department at Large, New London, Conn. The appointee in this position must be competent to draw plans and specifications for power and electrical installations, superintend the installations, and make operating tests.

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FEB.

17 Abelow, Harris—M Hyams.....24.41	23 Collins, Chas W—Keystone National Powder Co.....614.70	17 Grodsky, Charles—M Heilbrunn..21.57
17 Ackerman, Louis—Simon Kaplan & Co.....195.57	17 Day, Elwin—A H Joline et al., costs, 68.00	19 Gale, Lester—G S Youngling.....780.77
20 Alshuth, Sabina—Dubrowin Bros Co.....84.18	17 De Lima, David A—Illinois Pub & Printing Co.....47.46	19 Gillespie, Geo C—Roebling Constrn Co.....73.35
20 Adams, Garrison B & Mrs Garrison B—C Manners.....296.28	17 Davis, Bernard—Zahn & Bowly Co.....220.41	19 Gunsburga, Emil—S S Orenstein.....59.41
21 Amos, Edw V—I Weaver.....56.00	19 Dailey, Matthew—Brown Durrill Co.....47.71	19 Greathy, Jos H—O T Zinkeisen.....320.78
21 Ayres, Saml L & Saml W Bridges—A Roth.....268.68	19 Dickson, Wm F—R Hemple.....1,696.05	19 Gennaro, Jos—S Sirreci.....445.01
21 Aien, Max—L Perlstein.....136.91	19 Davis, Walter C—W Zinsser & Co.....88.30	19 Goldsmith, Sol—B Schneider.....203.99
23 Appel, Abr—E Kaufman et al.....106.68	19 Dean, Robt E—P Weinberg et al.....60.66	19 Goldman, Abr—R Auslander.....373.49
23 Aronson, Nathan—A Hessel.....103.50	19 Drucker, Saml B—M E Morris et al.....118.62	19 Gambacorta, Tiberius—H A Stahl.....79.72
23 Aronofsky, Alex—S Kahan.....32.40	20 Dowling, Cora McK—Kaffler Construction Co.....198.47	19 Gardner, Frank J—F B Olsen.....587.59
17 Blaustein, Jacob—K Blaustein, costs, 106.60	20 Debany, Michael, Gabriel, George, Constantine, Koreein & Taofic—J Perner.....668.08	20 Glickman, Isidor M—I Isaac.....194.70
17 Ball, Lizzie L—L K Ungrich.....14,581.60	20 Dabo, Louis S—F Kiernan.....87.49	20 Gold, Louis—H B Clafin Co.....168.91
17 same—same.....costs, 78.02	20 Damast, Chas—State Bank et al., costs 154.54	20 Greet, Ben—C V Gordon.....180.91
17 Bagg, E Merriam—N Lamy.....138.35	20 Derrico, Guiseppa—F De Rose.....167.42	20 Guthrie, Bresley N—C A Allen.....211.12
17 Bossert, Philip—Hanover Fire Ins Co.....118.17	21 Draper, Wilbur—Fisk Rubber Co.....296.33	20 Gaites, Joseph M—Van Beuren & N Y Bill Posting Co.....1,042.92
17 Baker, Hyman D—Wm S Gurney Elevator Co.....68.74	21 De Canio, Felice—O Mariani et al.....108.26	20 Griffiths, Daniel—F Dessowns.....41.52
17 Brand, Myer—R Popkin.....4,418.91	21 Dickinson, Percy—Century Building Co.....193.32	21 Greenberg, Harry, Edw L & Jacob C—M Levy et al.....costs 103.48
17 Bruckner, Henry—B E Rabell.....75.95	21 Duffy, Lawrence M—I Weaver.....45.45	21 Gaglione, Guiseppa—A Steffani et al.....150.64
17 Berkowitz, Saml—S Silberberg.....62.71	21 Dalton, Edward—Geo Ringler & Co.....352.81	21 Gottesman, Albt & Isaac Hirschberg—Hubbell Hardwood Door Co.....753.78
17 Bonacci, Dominick & Wm Londine—D Weiff.....201.16	21 Dosiderio, Alfonso & Filomena—O Mariani et al.....98.15	21 Green, Sheryly & Willet Garrison—M Josephson & Co.....59.90
17 Blair, Walter & David H—P M Hamburger.....8,997.29	21 Dally, Wm H—Bobbs Merrill Co et al, costs.....47.60	21 Graboff, Simon—Personalti Liquidating Co.....145.91
17 Broderick, Wm J & Mary A—N Y Importation Co.....206.71	21 Donovan, Annie & Micheal—George Ringler & Co.....517.13	21 Goldstein, David—National Cash Register Co.....309.72
19 Badalamenti, Salvatore, & Pasquale Prestigiosomo—F Aillo.....505.40	21 Donnell, Arthur C—Acme Furnace Equipment Co.....91.93	21 Goldstein, Saml—A Rosenthal, costs 67.78
19 Berzon, Morris—H Schlesinger.....298.05	21 Di Blasi, Mario—S Rose.....31.61	21 Same—C Roberts, costs.....67.78
19 Brown, Catherine—R L Robinson.....163.53	23 Douglass, Florence D—Brentmore Realty Co.....71.71	21 Greenberg, Isaac—P Epstein.....183.12
19 Buminowitz, Sol—Orange Mfg Co.....15.37	23 De Arteaga, Alberte—B Rosengarten.....30.40	21 Glintenkamp, Henry & Louis—C F Pundt.....88.01
19 Barra, Casare F C—J Giorno.....101.01	23 Darre, Richd—Alf J Walker & Co.....102.67	21 Geiger, Nathan—J Van Praag.....265.88
19 Barrows, Marion—M E Kohde.....131.77	23 Davis, Jno H—A J Oest.....590.74	23 Gordon, Max—M Epstein, costs, 12.65
19 Berkowitz, Morris—F Pender.....52.92	17 Epstein, Mendel & David Israel—M J Simmons.....883.43	23 the same—the same.....costs, 17.65
19 Bentele, Christ—A Kaufman.....321.61	19 Emden, Victor C—M Glauberman.....42.65	23 Gilleran, Michl J—M F O'Neill Inc.....343.53
20 Beitler, Meyer—L Klein.....64.65	19 Ehr Gott, Geo M—J W Roberts & Son.....11.31	23 Grant, Alex—J E Levy.....46.15
20 Berger, Benj—F A Davis Co.....50.31	19 Edelstein, John—Friedland & Levine Bros.....44.29	23 Grant, Abr M—J Bernstein.....170.15
20 Bernhard, Conrad—F A C Godfrey et al.....133.41	19 Epstein, Jos & Albert Levine—M J Callahan.....394.62	23 Holden, Lawrence E—P Kelly.....133.67
20 Bernardick, Jacob—City of N Y.....62.00	19 Egan, Jas F—M A Bernheimer.....172.81	17 same—K Maloney.....133.67
20 Breslauer, Sol—Galland-Cohn Hall Co.....281.29	20 Elklin, Jos J—M Kempner.....60.86	17 Hirsch, Abr—H Kram.....215.91
20 Bergh, Lillie A—W D Tyndall.....20.67	20 Einhorn, Moses—M Lewis.....204.90	17 Hoffmeister, Robt A—John H. Fay, Inc.....156.60
20 Boyd, Benjamin Z & Sophie D—M I Siegel.....517.90	20 Eldridge, Morris—L Fishman.....114.77	19 Hamilton, Chas—E Weisswanger.....304.31
20 Boksch, Michael—Lion Brewery of N Y.....76.41	20 Ettenberg, Morris—C H Smith.....1,501.90	19 Haber, Isidor—M Druckman.....52.79
21 Birnbaum, Saml—C Freyer.....1,507.41	20 Eagan, M Francis or Michael F, Eugene Montani & Edw J Scully, B Sewell.....864.78	19 Hirsch, Abr—A H Bloom et al.....1,305.50
21 Boyte, Phil—G Hyams.....44.91	21 Eisenberg, Saml—Perlman & Goldsmith Co.....214.72	19 Huff, Geo C or Ernest N Dennison—E M Huff.....costs, 1,500.00 and 61.04
21 Behn, Adolph—J W Bermant, costs 86.26	21 Ebin, Saml—E H Gato Cigar Co.....64.51	19 Harris, Abr—H Rubin.....46.21
21 Bowie, Robt—I H Goldberger.....49.72	23 Eisenberg, Simon & Adolph—Jno J Mitchell Co.....23.06	19 Haims, Rebecca—H Schenker.....276.40
21 Berry, Edw C—I Weaver.....66.25	23 Elliott, Paul—L Peonac Ncosts 84.54	20 Hedler, August—G Huber.....10.85
21 Becker, Leopold—Empire Ribbon Co.....39.87	23 Eckstein, David—F Fahh.....174.39	20 Herman, Isaac—L Benjamin et al.....103.40
21 Burke, John J—J F Tinge.....195.15	23 Ehret, Geo—R Kraus.....1,248.70	20 Hayes, James F—H Newmann.....69.17
21 Beekman, Reuben B—H Cohn et al.....193.86	23 Eagle, Isidor gdn—Nassau Ferry Co.....costs, 66.72	20 Heller, Alexander—N Y Telephone Co.....30.10
21 Burr, Nelson B—W P Sherman.....218.63	17 Furrer, Chas R & Furrer Constn Co—Cross, Austin & Ireland Lum Co.....318.25	20 Hyams, Leonard—Brajtie Co.....90.70
23 Baar, Rudolph F exr—City of N Y.....262.00	17 same—same.....222.75	20 Heim, Fred—United States Tire Co.....48.47
23 Beck, Benedict M, Theresa & Benedict M Jr—N A Kopawkiewicz.....63.22	17 Fugazy, Humbert—G Schleicher.....49.67	20 Haff, Robert W—W R H Martin.....179.16
23 Bloom, J Mose—M N Hoguet et al.....133.34	17 Fischer, Abr—G Gottesman et al.....314.16	20 Hynes, John A—National Casket Co.....175.61
23 Bandler, Jos & Morris Smith—G Rebus.....31.30	17 Frachman, Jacob—J Aronauer.....38.25	21 Haindoutis, Chris—E Michalopoulos.....35.09
23 Beasley, L W O—O Iverson.....9.92	19 Frankel, Philip—Ebling Brewing Co.....2,452.20	21 Hyman Myer—E D Teller et al.....1,093.48
23 Berko, Geza & American Hungarian Pub Co—T Z Barrett.....147.43	19 Friedman, Philip—E Ratkowsky.....440.91	21 Hojenski, Jos & Maru—Hubbell Hardwood Door Co.....477.43
23 Brust, Chas—Meurer Bros Co.....907.56	19 Freedman, Jos—Burns Bros.....509.76	21 House, W Albert L—H H Semor.....2,554.15
23 Bullock, Fred F—14th Street Store.....44.41	19 same—same.....410.20	21 Harpoottian, Leven H & Flora H—J C Bogert Co.....237.50
23 Bernaldi, Sevis—D Saralonga.....31.93	19 Friedman, Philip—A Rathowsky.....440.91	21 Ham, Emily H—Patterson Allen Engineering Co.....107.69
23 Bischoff, Henry* & Wm J Becher* & Elias Bernhard—F Grier.....29.41	19 Fega, Saml—T McCarthy et al.....135.83	21 Harpoottian, Leven H & Flora H—J C Bogert Co.....237.50
23 Bostwick, Elwood F—F R Comstock.....1,077.31	20 Fega, David & Jacob Wax—I M Levy.....404.31	21 Ham, Emily H—Patterson Allen Engineering Co.....107.69
23 Buck, Karl W—A Weber.....89.21	20 Feiner, Henry J & Henry Kleindienst—J Schreyer.....830.81	23 Helfgott, Max—Overman & Schrader Cordage Co.....116.10
17 Carter, Wm H—Cross Austin & Ireland Lumber Co.....285.45	20 Fertig, Leon M—Fried & Co.....62.41	23 Hagen, Claude L—M J Potter.....costs 82.97
17 same—same.....33.70	20 Friedlander, Max & George—E E Kohler.....44.31	23 Herring, Geo—R Weber et al.....318.05
17 Cohen, Louis—Title Guar & Trust Co.....130.90	20 Fleck, Rose—S J Friedlander.....115.15	23 Heddendorph, Wm—T P Huffman.....2,135.97
17 Cohn, Hugo—T D Sealey.....878.53	20 Farrell, Wm F—H Spear et al.....70.84	23 Hornstein, Nathan—Posner & Co.....63.80
19 Crocker, Katherine E—R Kohler.....280.38	20 Fisher, Abraham—N Goodstein, costs 100.93	23 Hall, Geo E—Grenhut Siegel Cooper Co.....25.51
19 Callahan, Wm—H A O'Hara.....197.38	20 Frisbie, Charles—Butler Bros.....115.32	23 Hackett, Ida E—S May.....102.42
19 Curtis, Arthur P—C F Rogers.....199.15	21 Fischer, Harry—Gold & Block.....124.42	23 Hauer, Sam & Fannie—C Kalmanowitz.....67.25
19 Cohen, Dudley H—Ferguson Pub Co.....61.07	21 Frankel, Saml—M A Cunningham.....92.89	23 Heck, Chas—Hotchkiss, Vail & Garrison Co.....367.44
19 Cunningham, Nellie—M J Mulhall.....524.35	21 Faust, Peter—U S Electro Galvanizing Co.....23.34	23 Henderson, Chas A—A F Dawson.....144.95
19 Chapin, Chas E—T Parsons et al.....441.77	21 Fischel, Jacob—Natl Elevator Co.....27.31	23 Hawes, Elmer P—P Carpenter.....costs 114.67
19 Clinton, Owen J—F Pistone, costs, 10.00	21 Friedlander, Frank—Thomas Motor Co of N Y.....60.02	23 Hodes, Nicholas & Bedord Boulevard Construction Co—Northern Bk of N Y.....703.23
19 Cornell, Frank D—D T Brokaw.....258.69	21 Fox, Henry E—S Fox.....359.65	17 Ingram, Harry—C Koerper.....92.72
19 Cohen, Abr—L Baumgold et al.....136.20	21 Facchoiane, Robt—P McArdle & Sons.....45.47	19 Isenberg, Sam—Wm Haaker Co.....35.26
19 Corell, Gasten M—R S Fowler.....294.67	23 Field, Thos G trste—City of N Y.....262.00	17 Jennings, Robt P—Clyde Steamship Co.....costs, 71.42
20 Colonnello, Gus—A Gabrielli.....111.91	23 the same—the same.....262.00	17 James, Henry—M L V Shepard.....277.61
20 Cowing, Edw K—A F Karsten.....38.83	23 Frankenbush, Alf—J Levy.....81.96	19 Jupp, Wm C—R P De Laney.....83.03
20 Coolidge, Henry & Wm L Stow—E C Stevens.....33,652.50	23 Fitzgerald, Margt J—E T Brady Co.....94.14	19 Jones, J H & Geo H Nolte—J H Hammond.....5,671.01
21 Crolius, Phoebe—J Piper.....25.37	23 Frischling, Zipire—F Stern.....64.65	20 James Caroline, A, Ada E Carter & William Miles—B Seletzsky, costs 329.67
21 Crescimnaro, Guiseppa—P McArdle et al.....519.72	23 Farrell, Thos V—Womens Wear Co.....48.85	20 Same—B Seletzsky.....92.40
21 Cronin, John—I Weaver.....66.25	23 Finn, Wm—Swift & Co.....26.12	20 Juskowitz, Emil—Mardece Construction Co.....25.49
21 Classon, Arthur & Leopold Einkler—T Engelhardt.....199.40	23 Fishman, Reuben—T Becker et al.....13.22	21 James, Morgan T—J G Smith.....164.41
23 Cohen, Louis—National Bank of Glens Falls.....107.28	17 Grelich, Wm—J Hauben.....127.58	23 Jaffer, Louis A—Brooks & Newman.....31.41
23 the same—the same.....782.21	17 Goldsmith, Geo F—J Potash, costs, 13.52	17 Komlos, Emery—Amer Contractor Pub Co.....66.41
23 Connolly, Jno A—J B Southard.....507.85	17 Goldberg, Lawrence—Title Guar & Trust Co.....37.65	19 Katz, Abr—J Satlow.....184.79
23 Cantor, Rosie—A Lurie.....214.81	17 Gottfried, Frank—Fidelity & Deposit Co of Md.....1,039.37	19 Katsenstein, Emil—Rauracia Realty Co.....92.45
23 Connolly, Peter—R Fowler, costs 23.36	17 Guthrie, Alfred P—W. A. Smith, costs, 109.20	19 Krulder, Pater Jr—J Brodie.....43.61
23 Chase, Horace S—Stern Bros.....49.61		19 Karmel, Rebecca O—G Sidenberg.....90.22
23 Clark, Edson L—Peck Bros & Co.....87.67		19 Kerby, Wm—March Brounback Stone Co.....407.39
23 Calhoun, Sands—H Cohen.....40.66		19 Kovacs, Wm—L Schnurmacher.....285.58

19 Kantor, Sam—Wm Haaker Co...	143.20	21 Moore, Chas H & John F Hughes	82.85	23 Reeves, A Alling—J Leitner	119.04
19 Kesner, Geo R—Naughton Constn Co.	29.65	21 Merry, George—Corbin Motor Vehicle Corp	118.12	23 Reimitz, Max, Hannah Reimitz & Karl Kraus—C Smith	298.62
20 Kensy, Sigmund—City of N Y...	217.76	21 McKeever, Jas A—J Hoffman	45.88	23 Remington, Mary—Simpson Croward Co	44.60
20 Kaye, Frank—Same	33.17	21 Maresca, Pasquale—J Carucci	47.51	17 Shapiro, Berish—A H Joline, costs	71.00
20 Keenan, James N—Same	29.05	23 McGarry, Danl—H W Chatfield	867.92	17 Safford, Louis L—N J Car Spring Rubber Co	29.44
20 Kirkland, John F—G E Wilson	119.90	23 Mahoney, Jas—L Davis, costs	126.22	17 Silverman, Louis—F Mandel	63.40
20 Kemmler, Frederick—E Fleischl et al	127.64	23 Manning, Michl—N Y Press Co	69.82	17 Schrenkeisen, Edward—W J Salomon	173.03
21 Kellogg, John K—F M Smith et al	640.02	23 Mannheim, Louis—G Uhlig	25.32	17 Stavrocos, Peter—G C Salomon et al	44.49
23 Korman, Louis J—Nason Mg Co	882.66	23 Miller, Jos—Brooklyn Union Elevated R R Co	109.43	17 Sadenwater, Adolph—A H Meyer	17.68
23 Klemis, Otto F—W C Wilday	38.41	32 Mayfield Wm G—Jacob Schnable & Sons	214.79	17 Shepard, Ethel D—Brewster & Co	1,325.24
23 Koehler, Chas H—B Rentzler	115.15	23 Mittenenthal, Chas—Longvale Constn Co	173.22	17 Siegel, Abraham—H Cohen	590.32
23 Kaplan, Nathan—N Starr	37.77	23 Mordecai, Geo L—A Isaacs	437.41	17 Silver, Philip—L Cohen	69.91
23 Korndahl, Jno E—J A Marcato Co	538.91	23 Muskratt, Victoria—Lawyers Title Ins & Trust Co	51.66	17 Shaheen, Assy—Amer Garter Co	52.75
23 Kohl, Max—Johnson Salkeld Co	402.25	23 Marshall, Wm—E Badt	375.70	17 Simon, Irving—C Lewin	14,869.72
23 Koehler, Chas J—I Friedman	218.16	23 Nager, Simon—B B Davis	155.37	17 Stein, Morris—I J Silverstein	155.66
23 Klosk, Jesse—S S Rosenstein	136.13	19 Noblit, Dell Jr—L A R Lichett	142.51	19 Spencer, Wm T—W T Hayward	3,634.65
23 Kaplan, Abr—S Weisman et al	650.65	20 Navarra, Vito—Henry Albertalli Co	36.83	19 Smith, Whitmel H—H Richard	1,110.75
23 Kelly, Michl J—J Moorehead	170.28	21 Nehring, Jules—R P Blake	17.31	19 Segelbohn, Louis—F Gens	251.95
23 Kemp, Arthur A—W H Henry & Co	75.62	21 Noone, Thos, adm—Hedden Construction Co, costs	108.18	19 Storm, Nils—D Wortman et al	45.13
23 Kotzen, Louis—A Eisen	34.65	23 Norman, Wm & Wm A Young—L Max	126.90	19 Singer, Wm B—S Snow	65.97
23 Kugel, Jos—M Weinfeld	92.10	23 Nowak, Vincent—H Tieben	113.45	19 Schultz, Adolph & Chas A Conrath—Buchalter & Caneva	172.74
23 Kirsch, Max—D Fried	70.50	23 Novak, Marie & Ladislav—A Vokrab	51.81	19 Smith, Wm M & Chas E—E S Sweeney	59.67
17 Lerman, Eisak—S Weisberger	146.15	17 O'Connor, Cornelius J—M F Weaver	444.21	19 Shoen, Gustave—O Diechmann et al	479.92
19 Lutz, David A—H K Mulford Co	89.67	19 O'Leughlin, Mary—M Meagher	182.76	19 Schwartz, Robt—F Pender	52.01
19—Levitan, Benj W—C Greenberg et al	96.01	19 O'Keefe, John—John Burke Improvement Co	505.62	19 Shafer, Saml B—C Ducas	85.61
19 Leary, Anna—S Hocherster	250.00	19 O'Leary, Cornelius—C Forbach et al	32.72	19 Simpson, Geo W & Archibald—E R Norton et al	258.18
19 Lancon, Geo L—C Ehlermann	65.24	20 O'Mara, Raymond T—G A Bergen	100.16	19 Shaw, Alexander—Commercial Trust Co	320.45
19 Lindinger, Fritz—Bluthenthal & Bickert, Inc	679.89	21 Ostby, Oscar F—T Ficke	50.65	19 Schuyler, Chas E—A R Carman	431.97
19 London, Isaac—Wm Haaker Co	112.06	21 Ongley, Henry H—G W Scot	503.13	20 Schneider, John—Gem Bottle & Supply Co	98.61
19 Levy, Julius & Isidore Silverman—H G Goodwin	86.22	21 Owens, Louis F—I Weaver	45.75	20 Schavrien, Isaac V—E E Hicks	222.38
20 Lighthouse, Chas F—Tye Realty Co	729.64	23 Osnovits, Jacob—Longvale Constn Co	117.22	20 Segel, Julius—I Hammel	282.94
20 Ledman, Wm & Jos Friedman—German American Embroider Wks	346.75	17 Penfield, Wm W & Jean Nelson Penfield—S J Bloomingdale et al	544.37	20 Schierenback, Fred—Grothers & Saggio	4,300.00
20 Langer, Geo R—Dubrowin Bros Co	62.51	17 Pollack, Harry—M Morgenstein	21.21	20 Saffer, Saml—A Stern	735.84
20 Lustenberger, Peter & Ida—E Lustenberger	27.41	17 Patrick, Chas H—A Reineman	1,094.47	20 Silberman, Meyer—H J Stephens	467.19
20 Lowen, Chas H—Rafferty Bros	152.73	17 Pirie, Allen—R Kalish	454.34	20 Snell, Louis H—Lord & Taylor	988.28
20 Lapoint, Wm M—W R H Martin	267.60	17 Pirie, Saml C—R Kalish	563.86	20 Silberman, Harry—Stockman et al	30.31
20 Lewis, Alfred H—F B Frear	2,148.07	19 Perra, Mary—Geringer Bros	48.81	20 Spang, Henry R—A A Alexander et al	256.71
21 Lindinger, Fritz—Bluthenthal & Bickart Inc	223.20	19 Pelta, Chas J & Abr J—Evans & Co	673.52	20 Straus, Moses—Park Gate Hotel Co	691.73
21 Leibowitz, Jack, Harry & Louis—G Gottesman et al	487.06	19 Paris, David—J Bernstein	137.21	20 Snell, Louis H—B Altman & Co	204.50
21 Lichtenstein, Jos & Saml Schneit-tacher—Swift & Co	421.98	19 Pekovitch, Jos L—F Pender	25.54	20 Simon, L Jean—E S Clements, costs	22.41
21 Liston, Frank J & Rufus Vassar—M B Shantz	197.96	19 Pini, Carlos—F Doern	366.36	21 Silverstein, Samuel—J Dauber et al	123.57
21 Levy, Jos—Melcher & McDowell Inc	23.16	20 Prestigiacomo, Natalie—Sigmund Krauter Inc	178.79	21 Spicer, Willmira A—H Bartley	497.21
21 Loucke, Wm J—Union Photo-graphique Industrial Esta Blisse-mants Lumiere Et Jougia Rouinis	32.16	20 Penfield, Wm W, Jean Nelson Penfield & Winthrop V Taylor—H Allen	333.21	21 Silverstein, Saml & Morris Newman—K Dauber	519.40
21 Lewis, Claude R—A M Best	174.41	21 Powers, Harry C & Florence M—L M Del Garcia	4,840.34	21 Schneid, John—Yale & Towne Mfg Co	40.63
21 Levy, Barney—J Schneider	59.13	21 Papa, Jos—Lyn Oil & Varnish Co	147.91	21 Susskind, Michael—C E Bruyn	50.21
21 Landu, Isaac—M Cohen	113.39	21 Penfield, Wm W—J L Jackson	4,946.84	21 Simon, Milton L—M Tahl	44.11
21 Lourie, Aaron—S Ellinger	30.41	21 Porter, Abraham—M Freundlich	129.29	21 Schimel, Harry—M Eidler	94.41
21 Lex, August J—Magnett Co	37.41	21 Pike, Israel—Whitman & Graham	469.51	21 Segeritz, Annie—Grand Lodge, Ancient Order United Workmen of N Y, costs	94.40
21 Loerch, Henry—Corbin Motor Vehicle Corp	96.64	21 Peabody, Chas L—W C Crane	271.81	21 Smith, Frank C J—A Joseph	210.26
21 Lazarus, Wm H & Martin Buchner—B Di Bartolo	459.29	21 Perry, Lloyd S—Anthony Stocker & Co	204.94	21 Swan, Wm—Wyckoff, Church & Part-ridge	24.67
21 Lorge, Julio B & Jos W—M Mil-denberg	326.08	21 Piersanti, Guiseppo—P McArdle & Sons	67.22	21 Statmuer, Abraham—H Scherl et al	40.40
23 Lowe, Harry E—City of N Y	32.41	21 Pierce, David C—A Price	672.42	21 Shell, Edw P—C P Rogers	195.62
23 Le Clareo, Gaston—W G Butler	536.40	21 Pfister, Geo—N Y Importation Co	123.07	21 Schwartz, Wm—J Peritz	122.15
23 Lux, Wm K—Cedarhurst Park Land & Impvt Co	3,375.64	23 Plunkett, Edw J—T S Coale	274.41	21 Seaver, John—I Weaver	39.63
23 Lachman, Louis C—City of N Y	416.77	23 Peisachow, Louis—D Wasserman	28.19	23 Saxe, Eugene—Greenhut Siegel Coop-er Co	40.89
23 Liederman, Jno E, Jacob E Keller & Henry M Valentine—First National Bank of Jamaica	360.68	23 Platt, Fredk E—R G Moorhouse	56.75	23 Schwartz, Jos—M Toplitzy	221.65
23 Levine, Isaac & Morris Jacobs—M Kobre	61.95	23 Perlstein, Louis—City of N Y	262.00	23 Schumacher, Wm A—Greenhut Siegel Cooper Co	46.17
23 Levenson, Henry—H Heller	63.41	23 Prindle, Harry B—Peck Bros & Co	193.90	23 Schwartz, Harry—Jas F Dolan—J Bernstein	124.53
23 Landesberg, Hyman & Saml Eisen-feld—B Prussman	77.53	23 Perns, Chas & Thos—H Von Lublin et al	962.25	23 Spooner, Jno A—P A Holbridge	61.41
23 Lauterbach, Frank—Bernheim Distill-ing Co	31.65	17 Rowe, Helen M—G Towle	536.58	23 Schivonor John R—Simpson Crow-ard Co	149.49
17 McVicker, Horace—Acker, Merrall & Condit Co	123.59	17 Reichert, Fred—Piel Bros	39.41	23 Streeter, Russell D—M Bundouff	74.90
17 Marsh, Francis B—same	75.67	17 Rhodius, Geo J—Title Guar & Trust Co	162.81	23 Strotz Carl—B Goldberg	54.65
17 Meyer, Danl J—Columbia Wagon Co	781.00	17 Ricjert, Lena—H Wender	53.67	23 Soule Marion J—J B Stephenson	103.41
17 Mislar, Morris—Standard Table Co	89.15	19 Rodgers, Walter I—A Perliner et al	151.41	23 Schafer, Rosie—M Weisman	costs, 38.38
17 Manning, Michl J, Maria E & Thos A—C H Wambold	559.56	19 Robinson, Douglas & Adrian H Jo-line, recrs—A P Hexamer	393.45	23 Schalachetzki, Isaac D—City of N Y	57.00
17 Maller, Osias—S Ragona	501.00	19 same—J Porger	92.65	23 Smith, Francis D—W Scott	895.85
19 Marks, Joel—W Shrive	166.88	19 Ruff, Julius—Firestone Tire & Rub-ber Co of N Y	599.62	23 Scott, Wallace D—J S Dorian	36.57
19 Maines, Geo—P R Gatens	25.00	19 Rosenblum, Louis—Thedford Eltz Coal Co	201.92	23 Summerell, Ernest—G Scott	200.00
19 McGrath, Frances—A Casey	32.72	19 Rothenberg, Benj G—L Becker et al	142.87	23 Sanky, Jno E—W J Gavigan	981.22
19 Milmoee, Katherine Ellen—T L B Es-kesen	241.01	19 Roseman, Philip—D Silbermuntz	490.87	17 Taylor, Jas—Acker, Merrall & Con-dit Co	187.15
19 Mordkowitz, Louis—L Baumgold et al	35.71	19 Rosman, Philip—same	210.97	17 Thorn, Max—A H Bonart	4,101.35
19 Miles, Caroline E—B Seletsky	1,568.42	20 Ross, Marion J & Marco A Sisti—Rockaway Rolling Mill	744.27	17 Topscher, Jos—Goodale & Hanseon	109.20
19 Muller, Nicholas F—H Isaacs	78.56	20 Riga, Carmine O—City of N Y	27.00	17 Tisdale, Jas K, Martha F Tisdale, Chas Schrate, Inc, & Herman Fritz—A H Oesterheld	328.25
19 Marbury, Guido—H Schmidt	32.41	20 Same—Same	27.00	17 Thomson, Wm C, adm—Reedy Eleva-tor Co	costs, 113.95
19 McGlone, Chas—J W Roberts & Son	11.69	20 Rice, Mary—E J Hart	145.12	19 Teti, Jos—M B Mosso	435.53
19 Miller, Fred G—J Brodie	42.83	20 Roseman, Chas—M Lent	188.63	19 Titus, Alice—C Ritter	225.18
19 McCullough, Jennie B—N Garber	183.81	20 Reilly, John—City of N Y	262.00	19 Turk, Lester S—H W Mack et al	31.36
19 Montgomery, Virginia L—G Oben-dorfer	184.36	20 Reiders, Joseph—A Grunbaum	76.88	19 Tallis, Walter H—J M Palmer	1,328.46
19 Myers, Lawrence—E R Dumont	33.70	21 Rustin, Martin J—I Weaver	40.75	20 Tettinbel, Herbert—A King	103.41
19 McDonald, Clinton—J Davis	625.00	21 Rosenfield, Edw E—W Gold	7.41	20 Tymecki, Alexander—F Bierhoff	179.67
19 Michel, John S—J Meadows, costs	54.00	21 Same—Same	104.41	20 Thomas, Julian P—R F Brooks et al	200.81
19 Morey, Danl H—S J Silverman	185.15	21 Same—Same	12.65	21 Toren, Henry F—C Hyams	64.41
20 Moore, Max—I Borkin	59.65	21 Ranft, John—A Tesman	242.13	21 Tuthill, Frank H, Elton E, Squire G & Milton A—M E Forbes, costs	24.88
20 Mangin, John—A J Love	43.74	21 Reardon, Wm—E Kelly jr	275.49	21 Tensch, Frederick—F Dougherty	65.71
20 McNulty, Mary—I Jaffe	330.93	21 Ryan, John—I Weaver	50.88	23 Taffe, Adolph—Stern Bros	183.10
20 Munkwosky, Sarah—P Steiner	25.00	21 Rosenkranz, Max—S H Jackson	121.15	23 Traurig, Otto gdn—F Hasse	costs, 107.85
20 Magowan, Frank—W C Maynes	13,443.78	21 Raabe, Henry* Grace H* & Chas—N Y C & H R R R Co	1,088.02	17 Unger, John C—Burnswick Balke Collender Co of N Y	208.00
20 Murphy, John P—A Dryfoos et al	119.42	21 Rogers, Lillian—French Model Im-porting Co	46.25	21 Van Cleaf, Henry P & James H Tor-rey—E F Clark	49.40
21 McPhillips, Thos & Maud Winn—N Y Sporting Goods Co	280.48	23 Rothschild, Julie & Chas Whitman admr—Citizens Central Bank of N Y	33,067.52	21 Van Pelt, Jas—J Hofman	27.02
21 Maher, Peter—Geo Ringler & Co	354.56	23 Remington, Sophie—Simpson Crow-ard Co	63.93	21 Volkman, Wm H or Wm H Volquarts—Garvin Machine Co, possession of property or	131.00
21 Maiorino, Michele & Ugo*—O Ma-riani et al	41.01	23 Rau, Seymour—C I Hudson et al	519.63	23 Vogel, Geo as exr—City of N Y	57.00
21 McKenna, John V—I Weaver	56.00	23 Rait, David—International Silver Co	26.05	23 Valentine, Wm—Ross & Randall Co	309.33
21 Mavroudis, Foutos—C Rothfeld	106.01	23 Reynolds, Wm H, Geo F Dobson, Saml S Whitehouse, Eugene D Wood, Edw C Boyce & Percy B Purdy—P C Ertsaas	5,762.47	17 Willett, Henry R—Acker, Merrall & Condit Co	111.91
21 Mullano, James J—J Hoffman	16.41	23 Richardson, Anna S—Akron Bldg Co	85.16	17 Weyher, Casper—S Campbell et al	39.41
21 McAleer, Thomas—Sonn Bros Co	97.97	23 Rosen, Jacob—The same	24.91	17 Wolfe, Max J—Natl Carbon Co	122.93
21 Miller, Chas E—I Weaver	40.39	23 Ritter, Jos H—J Kessler	111.91	19 Weber, Henry—H Josephy et al	208.65
21 Morris, Monson—R J M Lewos	227.41				

19 Woldenberg, Harry-M McNamara 65.07
19 Wilson, Maude Y B-C A Miller et al 375.14
19 Weinberg, Max & Morris Segelhorn-F Gens 60.95
19 Winter, Ignatz-S Gottsegen 78.65
20 Winant, Wm E-N J Packard et al 784.53
20 Wood, Wm H-A J Love 61.56
20 Weisenfeld, Jos J-City of N Y 262.00
20 Wiesethier, Jos & Heinrich Einhorn or Henry or Harry-Renown Paper Box Co 79.05
20 Whitridge, Frederick recr-F Wallace 3,143.88
20 Wahrenberg, Alfred-Semons Fur Co 292.08
20 Wick, Robert-M Schwarzkopf et al 2,348.88
21 Wertmann, Adolph-A Harris 16,268.31
21 Wenke, Anna & Henry G-Blumenthal & Bickart Inc 45.55
21 Wallin, Victor-A Freund 65.11
21 Waldman, Julius-Deane Plaster Co 35.97
21 Williams, Francis R-J Hoffman 19.00
21 Warren, Herbert W-H L Bennet et al 1,424.29
21 Waldo, Gertrude R-Dime Savings Bank of Brooklyn 22,594.00
23 Wisch, Jas-Geo F Wiemann Co 97.91
23 Weissanbach, Henry-S Sachs 25.06
23 Wolfson, David-H Saloman 60.86
23 Wissler, Margt A-City of N Y costs, 32.41
23 Weiss, Jacob-Grossman Bros & Rosenbaum 68.46
23 Waring, Vechten-W G Lane 361.68
23 Wilaus, Saml-H Hoffman 34.65
23 Waphik, Max-C P Sanford 26.65
17 Youmans, Alfred-Amer Exchange Cigar Co 91.31
19 Zegat, Max-M Jedel 187.81
19 Zazuli, Louis-H Shapiro 112.11
21 Zatllove, Martin-Van Praag Florist Co 21.31
23 Ziemer, Bernhard-Empire Electric Sign Co 40.21
23 Zeritt, Alex M-Atlantic Gulf & Pacific Co 85.18

CORPORATIONS.

20 Knickerbocker Engraving Co-Same 98.35
20 Knickerbocker Adjustment Co-Same 118.25
20 Knickerbocker Leasing & Realty Co Same 38.65
20 Graf & Graf Restaurant Hotel Co-E Lustenberg & Foundation Co-I Colleran 92.35
20 Underpinning & Foundation Co-Sanitary Storage Warehouse & Carpet Cleaning Co-L C Rosenberg et al 141.11
20 Alliegro & Spallone Construction Co, Michael Alliegro & Mary Alliegro-A Ciavanni 533.32
20 Dabs Cigarette Co-Rider & Driver Pub Co 33.57
20 Redlich Chewing Gum Co-L Schulman & Co 72.69
20 United States Fidelity & Guaranty Co-Nelson Co 2,142.63
20 Metropolitan Street Ry Co-Central Trust Co of N Y 1,745,344.21
20 Gotham Attucks Music Co-Alcourt Realty Co 170.24
20 John Klein Wagon Works-City of N Y 38.65
20 Jost Mfg Co-Same 33.37
21 Belson-Black Construction Co-Indiana Flooring Co 280.35
21 Same-Same 320.40
21 J S Lesser & Sons & Co Inc-Bowery Bank of N Y 7,534.18
21 Waterbury, Rich, Dunlap Co-Coal & Iron National Bank of City of N Y 1,066.92
21 Pursell Mfg Co-Schlenoff Bros 318.91
21 Builders Marble Works & J Ensign Fuller-C E Stuart 3,174.84
21 Manhattan Properties Co-W Ketcham 392.55
21 J W Hughes & Co-Falcon Packing Co 18.41
21 Lackawanna Real Estate Co-R Gil-zeau 169.35
21 Sulfosel Co-J J Walsh 10,019.79
21 Minska Progressive Young Mens & Ladies Assn-H Baranowsky 133.90
21 Tangier Development Co-Clegary Realty Corp 1,232.03
21 People of the State of N Y-F W Whitridge, costs 182.82
21 C Dees Mercantile Co & Chas Dees-Schloss Bros & Co 2,017.24
21 Central R R Co of N J-J Van Praag 604.19
21 Coney Island & Blvd Realty Co & Fredk J Quinby-A Schenberg 125.00
21 Tenement House Dept & Edmond J Butler, Comr-C Grimmer costs 245.00
21 Graveure Co of America & Rudolph J Bodner-H H Semor 2,499.81
23 F A La Roche Co-City of N Y 68.50
23 J F Linton Co-same 38.65
23 George Loring Co-same 38.65
23 Purcell Mfg Co-J S Sills et al 525.54
23 Culp & McCauley-J A Clark 269.68
23 P Lawless Sons-City of N Y 38.65
23 La Sheile & Co-same 48.60
23 Landau Heating Co-same 24.72
23 Lanol Drug Co-same 38.65
23 Lambert Farms-same 28.70
23 Lafayette Candy Co-same 38.65
23 Lans Curiosity Co-same 38.65
23 Lawyers' Site Pub Co-same 38.65
23 La Leal Cigar Co-same 22.72
23 Lectroid Sign Cleaning Co-same 28.70
23 Lensel Electric Shade Co-same 38.65
23 Long Island Pub Co-same 23.72
23 Ludin & Romen Contracting Co-same 58.53
23 Libby Valve & Packing Co-same 68.50
23 Lincoln Amusement Co-same 24.72
23 S Levy Feather Co-same 28.70
23 28th Street & 7th Avenue Realty Co-same 262.00
23 same-same 262.00
23 Michigan Millers' Mutual Fire Ins Co of Lansing, Mich-Kline Bros & Co 1,147.59
23 James O'Dea Trucking & Stable Co-T P Huffman 2,473.44
23 S Heilmann & Co-I L Marrow et al 249.61
23 T S Photogravure Co-Dill & Co, Inc 108.58
23 Concord Pub Co-Alexander Printing Co 152.48
23 Edw J Carrol Co-E M Carrol 86.30
23 Highwood Realty & Constn Co-N Y Telephone Co 265.54
23 Alliegro & Spallone Constn Co-Donagan & Swift, Inc 24.41
23 Alleghany Quartz & Channel Mining Co-E B Schutte 1,765.22
23 Justus Frankel Co-Holmes Electric Protective Co 132.22
23 United Electric Protection Co-C H Kayser 409.00
23 Rotary House Pump Co-J H Smith 259.68
23 Raymore Realty Co-G W Gaitew et al 132.37
23 Hodes Realty Co & Nich Hodes-Haskins Boiler Co 129.95
23 Barney Estate Co-Palmer & Singer Mfg Co & Knickerbocker Garage costs 87.08
23 Lipton Catering Co-X H Keys et al 103.55
23 Queensboro Dealers & Consumers' Hygeia Ice Co-A M Stadler 1,089.75
23 County of Nassau-A L Drummond et al 299.08

Borough of Brooklyn.

FEB.
16 Aarons, Wm-A E Levy 122.66
17 Appleby, Alfred J-N Y Staats Zeitung 196.87
17 Alexander, Margt J-Catharine Hagerty 575.39
19 Alman, Saml, Jr, as exr Saml Alman-A L Canter 157.00
20 Arnold, Joel-Von Gal Bros 480.00
15 Burrell, Jennie F-J J Hayes 341.41
15 Bradshaw, Geo B-Title G & T Co 286.14

15 Becker, Ambrose F-D W Waugh 530.65
15 Bachtis, Henry B-S Fritz 50.95
15 Bierbauer, Bruno W-N Simon 692.22
15 Berenberg, Bernhard-J H Rose 34.82
15 Blitz, Henry-F Miller 896.77
15 Ball, Thos-A Blum 274.08
15 Becker, David-Sarah Giffen 116.93
16 Brown, Thos-J D'Amato 100.65
15 Brand, Meyer-Rose Popkin as admrx 4,418.91
17 Belsito, Francesco G-R Lofaro 450.80
17 Brown, Gustav-Ora B Coates & ano 223.38
19 Brouse, Jack H-O W Jackson 42.40
19 Brandau, Gustave & Lizzie-Mary M Mackey 100.00
19 Bellikoff, Harry-M Zietz 39.40
19 Berkowitz, Saml-S Silberberg 62.71
19 Brown, Louis-A H Tanheuser 336.16
19 Brogan, John-Mohawk Garage 89.67
20 Bond, Caroline-M Rothsberg 69.40
20 Boyce, Edw C-P C Erstaas 5,762.47
20 Barry, Geo-J Shepard 50.95
20 Bemzoft, Louis-Marcellus Avery 23.55
20 Bonie, Jacob-E Fleisch & Son 77.71
15 Clunan, Albt-J M Hodson 343.14
15 Cohen, Louis-Title G & T Co 130.90
16 Cohen, Abe-S Sporn 93.40
16 Carter, Wm H-Cross, Austin & Ireland Lumber Co 285.47
16 the same-the same 33.70
16 Caspiolvsk, Morris-M Zimmerman & Co 104.39
16 Collins, Sadie E-A R Theisen 359.56
16 Corson, Percival S-N Y Tel Co 37.55
17 Clowes, Walter F-B Letcher 153.28
17 Conny, Ellen A-J Manneschildt Jr 208.48
17 Cohen, Celia-City of N Y 292.42
19 Corper, Simon J-Barre Bernard Co 72.97
19 Colbert, Jules-C W Vonderlind 552.98
20 Cohen, Barnet-Natl Tailoring Co 29.22
20 Christopher, Grace-J Kerschner 72.40
16 Deperino, Alfonso admtr Caterina Deperino or De Blazio or De Matteo-V Angelora 617.73
17 Daniels, Jno B-I H Green Jr 68.72
17 Dutot, Laura-P J Doyle 163.04
19 Durant, Paul-T M McCarthy et al 51.41
19 Davis, Willis C-C J Edwards 111.82
19 Devine, John H-Title G & T Co 106.90
20 Dobson, Geo F-P C Erstaas 5,762.47
20 Di Sonnia, Luigi or Louis-Octograph Co 157.15
20 Donovan, Jas-J F O'Rourke 156.35
20 Dailey, Matthew-Brown Durrell Co 47.71
15 Epstein, Alfred-F Miller 896.77
16 Epstein, Mendel-Mary J Simmons 883.43
16 Edelstein, Frank P-Cuba Cigar Co 342.84
16 Elkin, Constantine-I Weil 428.99
16 Engel, Walter M-Cath Kampf 959.07
16 Edwards, Miranda M-W H Schleicher & ano 1,830.83
19 Endress, Theo F-J D Huneke 89.67
20 Edelstein, John-Friedland & Levine Bros 44.29
15 Fuehrmann, Henry T J-W E Dwright 280.56
16 Fraser, Andw S-N Y Tel Co 19.77
16 Fraser, Andw S-the same 19.77
16 Frank, Jacob-J Feinman 50.00
16 Fyfe, Chas E-J K Brown Co 83.34
16 Falconer, David-M Schaefer & ano 166.95
16 Furrer, Chas R-Cross, Austin & Ireland Lumber Co 318.25
16 the same-the same 222.75
19 Fixler, David-E W Butcher, Jr, as trustee 164.21
19 Finkelstein, Jos K-Wm Ulmer Bwy 159.66
19 Fischer, Fishel-Betsy Sonschein 1,154.53
15 Goldberg, Lawrence-Title G & T Co 37.05
15 Goss, Jas M-W B Wood & ano 12,356.61
16 Goldstein, Abr-A H Joslin & ano as receivers 108.00
16 Greenstein, Bernard S-F B Woodbury 147.01
19 Gottlieb, Louis-Cath M Meserole 5,026.76
19 same-Ann S Meserole 6,221.10
19 Gleason, Erwin S-Title G & T Co 106.90
19 Grodsky, Chas-M Heilbrun 21.57
19 Gregory, Geo W-R L Nixon 84.70
20 Gesolde, Nicholas G-Lazell Dally Co 49.34
20 Gegggenheimer, Wm-E P Morse 906.22
20 Gallagher, Thos A-Tillie Shedlow 924.37
20 Greenberg, Saml-B Greenwald 17.40
15 Hynes, Jno A-Natl Casket Co 175.61
15 Halpin, Jas N-H Graf 116.03
15 Hyland, Thos F-N Y Importation Co 90.72
16 Hoffman, Fredk & Richd-N Y Tel Co 19.84
16 Hillebrand, Henry-the same 49.38
16 Hellman, Morris L-M Cohen & ano 133.40
16 Hall, Henry J-Miller & Hyams 109.24
16 Hollander, Henry-Jno M Wolf Co 68.10
16 Henninger, Albt-J S Sells & ano 1,556.45
16 Huhn, Adolph-Ellen Britton 176.99
17 Harris, Fred-S J Park et al 215.10
17 Huttel, Jno L-Carters Ink Co 106.05
19 Heins, John L-W W De Bevoise & ano 22.58
19 Hingler, Bernard-J McLaughlin 274.42
19 Heit, Elias-C L Weeks & ano 864.56
19 Haims, Rebecca-H Schenker 267.40
20 Hanson, Harold-Richd E Thibaut Inc 22.92
20 Holstein, Frederick-Frances A Weddell 38.72
20 Hirsch, Herman-L Kerchhoff 790.62
20 Hamilton, Jos-Nassau Electric R R Co 46.22
20 Hennessy, Wm M-Same 46.22

16 Israel, David—Mary J Simmons. 883.43  
 17 Joyce, Wm—S J Park et al. 215.10  
 19 Jenkins, John G—Ann S Meserole. 6,221.10  
 15 Kelly, Jas M—H R Conklin & ano. 75.65  
 15 Korman, Max—S Raives. 38.90  
 15 Koehler, V Hugo—W E Mowbray. 119.41  
 16 Kelly, Valentine A—N Y Tel Co. 29.43  
 16 Kominers, Jacob—the same. 22.90  
 16 Ketselman, Herbt L—the same. 62.33  
 16 Krantz, Herman—Gussie Sencor. 83.47  
 16 Kinsella, Wm J—EQUITABLE TRUST CO. 420.39  
 16 Kutner, Rudolph H—Minck Bros & Co. 127.52  
 17 Kastendieck, Julian T W—Greenhut-Siegel Cooper Co. 67.42  
 17 Keller, Jos—1st Natl Bank, Jamaica. 360.68  
 17 Klein, Louis—Ora B Coates & ano. 223.38  
 19 Kahn, Joseph—F C Raynor. 25.40  
 19 Kerby, Wm—March Brownback Stove Co. 407.39  
 19 Kelly, Val A—Title G & T Co. 96.13  
 19 Komlos, Emery—American Contractor Pub. Co. 66.41  
 20 Kilroe, Robt—J McMahon. 78.57  
 20 Kahn, Paul—Tillie Shedlow. 924.37  
 20 Knabenschuh, Henry S—Franziska O Tomara. 194.17  
 20 Kinker, Fredk J—J W Place. 440.71  
 15 La Roche, Geo F—Swift & Co. 462.41  
 15 Levine, Chas—A Levy & Co. 97.85  
 16 Longhito, Frank—L Devita. 47.80  
 16 Longhito, Louis—the same. 47.80  
 16 Levine, Albt J—Superior Savgs & Tr Co. 84.22  
 17 Lichtenstein, Saml—A L Levi & ano. 27.40  
 17 Liederman, Jno E—1st Natl Bank, Jamaica. 360.68  
 19 Lawlor, Wm J—Wm F Conran, Jr. 49.95  
 20 Licata, Paul—F W Baldwin. 22.00  
 20 La Mura, Jos—Octograph Co. 157.15  
 20 Lewis, Morris—National Tailoring Co. 29.22  
 15 Moore, J Clifford—Sohl & Doscher. 50.36  
 15 Mislar, Morris—Standard Table Co. 89.15  
 15 McNeeley, Peter F—M S Lynch. 64.90  
 15 Moore, Chas J—Mary I Laffey. 565.74  
 15 the same—Margt Coyne. 141.61  
 15 the same—Cath Zestler. 470.70  
 15 Motta, Emanuel D—S Fritz. 50.95  
 16 Morje, Anna—N Y Tel Co. 63.45  
 16 Murray, Wm H—the same. 21.03  
 16 Moore, Jas—C R Van Buskirk. 172.40  
 16 Menjis, Morris C—M Belitzer. 1,426.18  
 16 Meyersohn, Maurice—L P Schein. 111.90  
 16 Miller, Mrs Nettie—H Friedman. 65.63  
 17 McDermott, Annie—F W Beattie. 171.82  
 17 McCarthy, Mitchel F—G C Hills. 3,581.90  
 17 Muller, Jno P & Jacob—Garfield Natl Bank. 2,034.53  
 19 Murray, Wm H—Natl Casket Co. 216.90  
 19 Miller, Geo J—J McLaughlin. 274.42  
 19 Mendlowitz, Herman—Barbara Downer. 50.00  
 19 Marro, Philip F—Title G & T Co. 71.85  
 20 McKegney, Geo B—National Casket Co. 274.96  
 20 Morris, Chas B—Cassandia M Morris. 53.60  
 20 Nager, Simon—B B Davis & Co. 155.37  
 20 Neufeld, Morris & Ida—Anne Field. 229.40  
 15 Netling, Wm F—D W Waugh. 530.65  
 17 Nally, Mary A—S Rosser. 2,579.70  
 16 Otto, Fredk A—H W Vogel & ano. 30.35  
 19 O'Byrne, Robt—Title G & T Co. 67.90  
 20 O'Connor, Cornelius J—Mabel F Weaver. 444.21  
 16 Pease, Leon W—N Y Tel Co. 42.65  
 16 Preston, Ernest J—the same. 62.33  
 16 Patterson, Jno P—Marie A Walter. 266.10  
 16 Piven, Frank—M Goldberg & ano. 32.42  
 16 Parks, Wm—Mary May & ano. 117.91  
 17 Praisner, Sol—Ex-Lax Mfg Co. 112.62  
 17 Phillips, David—Garfield Natl Bank. 2,034.53  
 20 Plate, Fredk H—Edw Lahey, an infant. 300.00  
 20 Pepe, Nicholas—T W Bennett. 49.40  
 20 Purdy, Percy W—P C Ertsaas. 5,762.47  
 15 Rhodine, Geo J—Title G & T Co. 162.81  
 16 Rosenblitt, Morris—D O'Connor. 44.00  
 15 Rockmore, Harry L—M Morrison. 34.04  
 15\* Roberts, Alban J—J J Hayes. 341.41  
 16 Reynolds, Alfred—J E Nugent. 84.82  
 16 Rankin, Jno M—A Gardner. 112.53  
 16 the same—E Tapking & ano. 283.75  
 16 Rosenthal, Sol—M Goldberg & ano. 32.42  
 19 Rosenwald, Jacob—S Sperber. 35.37  
 19 Reidy, Jas T—W C Osmond. 107.33  
 19 Rauch, Jacob—Chas Roberts & Co. 300.89  
 19 Rubin, "Nathan"—J Saltzman. 90.34  
 19 Rickert, Lena—H Wender. 63.57  
 19 Rosenblatt Bernard & Morris—H B Claffin Co. 291.61  
 20 Rurgak, Michl—Anna Janoski. 229.85  
 20 Rossa Carlo—I Reislar. 136.96  
 20 Reynolds, Wm H—P C Ertsaas. 5,762.47  
 16 Smythwick, Chas A—Title G & T Co. 25.60  
 16 Shearer, Thos J—N Y Tel Co. 25.17  
 16 the same—the same. 43.58  
 16 Smith, Laura G—the same. 21.65  
 16 Somers, Lawrence T—Chauncey Real Estate Co. 20.65  
 16\* Sporn, Saml—S Sporn. 93.40  
 16 Swan, Chas A—G T Stockham. 975.99  
 19 Stein, David A—A Bloch. 519.40  
 19 same—S Price. 477.18  
 19 Shindler, Maggie & Hubert—Eagle Savings & Loan Co. 2,061.25  
 19 Stevenson, David L—Joseph Stern & Sons (Inc.). 939.37  
 19 Somerville, Edw L—Cath M Meserole. 5,026.76  
 19 same—Ann S Meserole. 6,221.10

19 Smith, Whitmel H—H Reichard. 1,110.75  
 19 Stark, David—E W Butcher, Jr, as trustee. 164.21  
 19 \*Saas, Robt—American Contractor Pub. Co. 66.41  
 20 Steibel, Saml J—S Carola & ano. 96.10  
 20 Sonnen, Chaye—I Warm. 693.65  
 20 Silverstein, Isidor—B Robinson. 38.16  
 15 Tallis, Walter H—J M Palmer. 1,328.46  
 15 Tosto, Nicholas—Bklyn Heights R R Co. 115.20  
 15 Tomachevsky, Abr—M & D Levy. 172.45  
 15 Topp, Harry—B Pollack. 220.70  
 19 Turkington, Sarah—Natl Casket Co. 116.63  
 19 Titus, Alice—C Ritter. 225.18  
 19 Tilyou, Geo C—New York Coil Co. 113.42  
 20 Thomann, Henry—Margaretha Daseking as admtr. 108.25  
 15 Unger, Chas—W Abramson. 40.91  
 16 Von Rhymer, Ella M—H D Winans & ano. 108.42  
 15 Van Wagner, Geo B—H Schmidt & ano. 470.63  
 17 Valentine, Henry M—1st Natl Bank, Jamaica. 360.68  
 20 Vanderberg, Eliz M—Abraham & Strauss (confession). 150.57  
 15 Weiss, Ferdinand—R D Wolfe. 255.42  
 15 Weiss, Adolph—M Blumberg. 34.53  
 15 Whittmore, Fred—G Kamer. 39.58  
 15 Whittaker, Jno—Bklyn & Canarsie Realty Co. 1,547.01  
 15 Wedgeferth, Louis C—I Berkowitz. 519.40  
 15 Wilner, Alben J—N Dreeben. 90.06  
 15 Wise, Chas C—W B Wood & ano. 12,856.61  
 15 Wagner, Hyman—Gillen & Bardus. 169.41  
 16 Woodhull, Jesse C—W Flinn. 306.96  
 16 Woodhull, Gilbt B—Marie E Woodhull. 127.00  
 16 Whipple, Edw—Adelphi Silver Co. 137.33  
 19 Wolf, Max J—Natl Carbon Co. 122.93  
 19 Wolfgram, Jacob—N Tobachnick. 39.40  
 20 Whitehouse, Saml S—P C Ertsaas. 5,762.47  
 20 Wood, Eugene D—the same. 5,762.47  
 20 Wunk, Peter—S Pearson & Son, Inc. 115.00  
 20 Woldenberg, Harry—M McNamara. 65.07

CORPORATIONS.

15 Batchis & Motta—S Fritz. 50.95  
 15 Burns, Automobile Co—P Warsdale an infant. 200.00  
 15 Cosgrove Bros—G P Sherwood & Co. 319.26  
 15 Grand Realty Co—I Ravich. 138.30  
 15 L P Fries Co—S G Ornisbee. 113.13  
 15 Netling-Becker Co—D W Waugh. 530.65  
 16 Cornell Contracting Co—F Bengel. 85.92  
 16 Ernest, J Preston & Co—N Y Tel Co. 62.33  
 16 Furrer Constn Co—Cross, Austin & Ireland Lumber Co. 222.75  
 16 the same—the same. 318.25  
 16 Himmelstein & Arker Co—L P Schein. 111.90  
 16 Kosciuszko Polish Natl Assn—M Wojnarowski. 1,698.39  
 16 R Hoffman & Son—N Y Tel Co. 19.84  
 16 Windsor Bldg Co—J D'Amato. 100.65  
 16 Local Union No 11, Ladies Garment Makers Union—M Rodinsky. 50.00  
 17 Colonial Life Ins Co of Am—E A Becker as exr. 1,155.27  
 17 Joyce & Harris—S J Park et al. 215.10  
 17 Schult Cafe & Restaurant Co—Sales Zahn Co. 124.78  
 19 Williamsburgh Anton Storage Co—Natl Carbon Co. 122.93  
 19 Bedford Roanoke Co—S Less & ano. 20,575.22  
 19 International Giant Safety Coaster Co—Margt Smith as admtr. 2,684.92  
 19 Langill Fountain Pen & Brush Co—Wilkie Rubber Mfg Co. 940.93  
 19 Russo Barba Realty Co—B Getelman. 121.55  
 19 Standard Sash & Door Co—Annie Field. 77.00  
 19 Star Blue Point Co—E T Curran. 114.40  
 20 American Steel Barrel Co—Chas Lefler & Co. 161.90  
 20 Kahn & Gallagher—Tillie Shedlow. 924.37  
 20 Leonard, Moody Real Estate Co—Keshin Blitstein & Co. 2,830.93  
 20 Metropolitan Mercantile Realty Co—C E Toney. 556.31  
 20 Pacific Steam Cleaning & Dyeing Works—Natl Tailoring Co. 29.22  
 20 Redlick Chewing Gum Co—L Schulman & Co. 72.69

SATISFIED JUDGMENTS.

Manhattan and Bronx.

FEB. 17, 19, 20, 21, 23.

Anderson, Anna T—A M Frizzell; 1911. 100.26  
 Brinkman, Sebastian G—G F Schnatz; 1900. 279.16  
 \*Barney, Geo D—C D Durkee & Co; 1905. 19.61  
 Brook Ave Constn Co & Alessandro Medici—M Albanese; 1911. 155.98  
 Boyle, Emma L—N Bergstein; 1911. 25.36  
 Boyle, Emily E & Jos M—H Scher; 1911. 68.43  
 Brinkman, Sebastian G—Central Fireproofing Co; 1900. 1,190.86  
 Boehm, Lewis C & Harold D—Vaughans Seed Store; 1911. 633.78  
 Brinkman, Sebastian G—Eastern Agency Co; 1908. 99.22  
 Clinch, Alex—M Verhaeren; 1910. 174.90  
 Same—Jas K Livingston Constn Co; 1911. 254.65  
 Chait, Elias & Abr Michaels—V Werner et al; 1911. 317.15

Coleman, Jno S—Thos Gill Soap Co; 1911. 89.26  
 \*Cox, Wm F—L Prink; 1912. 5,414.14  
 \*Same—C M Ellingsworth; 1912. 26,733.75  
 Davidoff, Abr—E Smith; 1911. 84.41  
 Denton, Jno H—A Powell et al; 1908. 80.21  
 Ettinger, Frank & Frank E Klein—People & Co; 1911. 1,000.00  
 Edinburg, Saml J—K Markowitz; 1911. 138.71  
 Fleming, Wm H—N J Packard et al; 1911. 519.41  
 Franzblau, Le Bow Co—I Field et al; 1911. 187.01  
 Feldman, Marie—Quadriborough Land & Development Co; 1911. 39.59  
 Garfein, Louis—L Ober; 1911. 364.24  
 Granville, Taylor—B A Myers; 1912. 348.03  
 \*Hamilton, Francis—R F Whitmer; 1911. 486.47  
 Harris, Benj—L J Harris; 1904. 161.91  
 Heyman, Leopold—H L Lilienthal; 1912. 418.38  
 Hochbaum, Benj—J Oehler; 1908. 1,909.33  
 Hall, Cath—City of NY; 1905. 614.56  
 \*Jones, Jay S—R K Prentice; 1906. 604.81  
 \*Same—Mercantile Natl Bank; 1903. 5,520.19  
 Jacobs, Aaron I—A Miller; 1892. 340.51  
 Jenkins, Eliz R & Wm T—C H Ohly; 1909. 2,550.29  
 Kelly, Jno J—Emerald & Phoenix Bwg Co of NY; 1902. 163.46  
 \*Kadin, Saml—B W Rod et al; 1907. 1,139.12  
 Kadin, Saml—J Fleischman et al; 1909. 2,561.20  
 Kadin, Saml & Becky—Y Lefkowitz; 1909. 3,625.55  
 Larkin, Vincent L—J F Gorry; 1911. 689.86  
 Luddington, Lawrence M—M V Luddington; 1911. 119.45  
 Leider, Barney—H C Hallenbeck; 1912. 368.06  
 Levin, Morris—Voska, Folsch & Sidlo, Inc; 1912. 725.00  
 Levin, Morris—A Caspar; 1911. 1,127.75  
 Murray, Danl—Erie R R Co; 1912. 68.28  
 McDowell Anna M—C Lane; 1911. 95.33  
 McCabe, Thos—M N Clement; 1910. 1,820.97  
 Mackintosh, Bella—C Zacharias; 1911. 91.42  
 \*Marcus, Simon—F A Cauchois; 1909. 1,666.28  
 Opdyke, Eliz B—A M & J C Stewart; 1911. 78.65  
 O'Brien, Mary E—K L Bunn; 1911. 750.11  
 Perkins, Edw A—W H Rolston et al; 1911. 4,716.50  
 Parks, Jno H—Knickerbocker Trust Co; 1911. 176.15  
 Same—same; 1911. 111.35  
 Same—same; 1911. 120.45  
 Same—Natl Park Bank; 1912. 100.62  
 Penza, Raffaele—C Andreis; 1909. 150.04  
 Pastel, Wm & Jno Kords—W Kleine; 1912. 115.47  
 Quick, Henry C & Hudson Trust Co—W W Farley; 1912. 1,820.97  
 \*Rothschild, Simon—R A Knight; 1909. 1,089.18  
 Rosen, Frank—American Sign Co; 1911. 165.97  
 Robinson, Thos H & Chas L F—H de G Robinson; 1912. 38.72  
 \*Silverstein, Chas & Minnie Silver—People, & Co; 1912. 500.00  
 Stein, Saml—I Ringel; 1911. 143.65  
 Sipp, Geo A—F Oehl; 1912. 525.18  
 Sousa, Jno P—J M Reynolds; 1907. 9,197.12  
 Salzer, Josef M—S Bloomfield; 1910. 326.31  
 Scherer, Jacob—K Hamerschlag; 1912. 443.32  
 Scheff, Jonas S, Nathan Hutkoff & Nathan Lamport—State Bank; 1910. 2,758.90  
 Tepfer, Saml—C F Hubbs; 1908. 184.71  
 Tahl, Max—M L Simon; 1912. 44.11  
 Weisbecker, Arthur W—R M Owen & Co; 1912. 1,772.11  
 Weil, Markus & Sallie—M Goldmuntz et al; 1911. 118.61  
 Yates, Harry A—M L Valk; 1911. 125.08

CORPORATIONS.

American Bottlers Pub Co, Albt Ludroff & Richd E Schoder—W B Keller; 1910. 209.20  
 Same—same; 1911. 0.12  
 \*Geller Sand Co—City of N Y; 1912. 38.65  
 Kovner, Paper Box Co—A H Joline et al; 1911. 74.50  
 A Balcon & Co—S Katz et al; 1912. 53.73  
 Libman Contracting Co—M Weinstein; 1912. 3,529.03  
 Phoenix Specialty Mfg Co—M Platkin; 1912. 75.00  
 Jeanette Co—A De Santis et al; 1912. 392.67  
 Pulitzer Pub Co—L I Grossfield; 1911. 196.64  
 N Y, N H & H R R Co—H R Schaffner; 1910. 144.53  
 Same—same; 1909. 13,893.87  
 Same—same; 1912. 132.80  
 U S Frame & Picture Co—C S Horowitz; 1912. 121.84

Borough of Brooklyn.

FEB. 16, 17, 19, 20, 21.

\*Arvintz, Aaron N, Abr & Nathan—Graff Furnace Co; 1907. 364.46  
 Albin, Libbie—G Ditta & Son; 1911. 29.40  
 Belfere, Jno—G Johnson; 1911. 151.90  
 Brodbeck, Jno & Johanna—J C Bonn; 1903. 192.49  
 Baskin, Morris—B Miller; 1912. 290.90  
 Bonny, Fredk C—G H Bonny; 1906. 113.57  
 Best, Allan—Borough Bank; 1911. 274.70  
 \*Bennett, Thos—C I Karasik; 1911. 1,240.37  
 Cutler, Paul, Sam & Philip—Fannie Mottcutler, Paul, Sam—Philip—Fannie Moshinski; 1912. 1,385.35  
 Cisney, Geo W—Jennie Cohen; 1911. 26.65  
 Creed, Wm R—F L Entwisle as trste; 1911. 134.10  
 Same—same; 1912. 28.00

Cropsey, Garret W—same; 1911...	134.10
Same—same; 1912 .....	28.00
Clinch, Alex—Marie Verhaersen; 1909.	174.90
Ellender, Hyman M—Standard Lime Co;	106.64
1911.....	106.64
Francisco, Frank—Taishoff; 1912.....	156.80
Fleming, Wm H—N J Packard; 1911.....	519.41
Fleming, Wm H—Brokaw Bros; 1912.....	59.87
Feldhausen, Wm—W S Howell; 1909.....	131.81
Grafton, Johanna—B Miller; 1912.....	290.90
Hornor, Jos P—M & E Appel Co; 1910.	217.19
Hedrich, Anna—J A Schwarz; 1908.....	41.40
Hassberg, Isidor—Edison Elec Ill Co of	37.24
Bklyn; 1907.....	37.24
Hess, Peter—W Birg; 1906.....	318.75
Irwin, Alex—Boro Bank; 1911.....	274.70
Jones, Jay S—D Lloyd; 1909.....	1,027.75
Same—W J B Nodine; 1909.....	41.65
Jones, Jay S—Mercantile Natl Bank of	5,520.19
N Y; 1903.....	5,520.19
Same—R K Prentice as trustee; 1906.....	604.81
Kelly, Jno J—Emerald & Phoenix Bwg	163.46
Co; 1902.....	163.46
Keller, Augustus R—E V Slawson et al;	2,014.54
1911.....	2,014.54
Kelly, Jno J—Long Island Brewery;	218.07
1902.....	218.07
Loftus, Thos W—Wilhelmina Mezger;	94.13
1910.....	94.13
Melixa, Geo—State Comr of Excise;	500.00
1909.....	500.00
Marotta, Giacomo—same; 1909.....	500.00
McKinney, Walter M—F G Ashley; 1906	266.40
Maillie, Agnes I & Jno F—E Thompson;	354.39
1911.....	354.39
Noonan, Jas T—W Gleichmann & Co;	69.02
1912.....	69.02
O'Brien, Mary E—Kate L Bunn; 1911.	750.00
Parascondola, Jos—G Johnson; 1911.....	151.90
Peake, Corinne L—State of N Y; 1911.	500.00
Perrone, Vitalione—State of NY; 1911.	500.00
Rubin, Thos—A I Stark; 1908.....	14.40
Seminello, Jammie—Taishoff Bros; 1912.	156.80
Sturm, Fredk F—I Nemetz; 1911.....	25.50
Tuck, Jacob & Emma—Broadway Bank;	163.54
1910.....	163.54
Voorhies, Ralph J—Faith C Moore; 1912.	1,129.35

CORPORATIONS.

Berlin & Jones Envelope Co—J Hartman;	7,086.79
1911.....	7,086.79
Same—same; 1911.....	96.85
Pittsburgh Plate Glass Co—P Roth et	27.40
al; 1911.....	27.40
Commercial Const Co—C D Smith Jr;	102.70
1911.....	102.70
Grove Const Co—D Davis; 1911.....	349.40

JUDGMENTS IN FORECLOSURE SUITS.

FEB. 15.

98TH st, ss, 100 e Col av, 25x100.11; Julia E Cameron agt Kingsley Realty Co et al; Saml Riker Jr (A); Isidor Niner (R); due, \$26,734.38.

FEB. 16.

Ridge st, 30; Jos Rabinowitz agt Augusta Greenspan et al; H M & S Solomon (A); Walter R Herrick (R); due, \$2,664.33.

FEB. 17.

No judgments in foreclosure filed this day.

FEB. 19.

Ryer av, ws, 164.11 s 182d, 25.2x253; Frank S Gannon Jr agt Hester P Lord et al; Gannon, Seibert & Riggs (A); Hugo Wintner (R); due, \$2,102.00.

116TH st, ss, 335 w 1 av, 20x100.10; Hattie Moseler agt Jas A Cunningham; Flxman, Lewis & Seligsberg (A); Peter Gattens (R); due, \$3,867.50.

FEB. 20.

Av D, sec 8th, 25x75; Meyer Jarmulowsky et al agt Bernard Alexander; Henry M Stevenson (A); due, \$6,425.01.

Webster av, ws, 376.11 s Gun Hill rd, 25 x110; Annie E Burke agt Vincent Avallone et al; Austin & McLanahan (A); Isham Henderson (R); due, \$6,902.41.

LIS PENDENS.

Borough of Manhattan.

FEB. 17.

No Lis Pendens filed this day.

FEB. 19.

17TH st, 143 W; Frank Genninger agt Coffey Realty Co et al; action to foreclose mechanics lien; B J Kelly, atty.

2D av, 11-17; Francesco Cinigliaro et al agt Ernest Platt et al; action to enjoin, &c; Townsend & Mann, attys.

Nelson av, ws, 275.9 s 167th, 25.1x105.11; Nathalie Eichner agt Maria J Ventimiglia et al; foreclos of tax lien; A S Aaronstamm, atty.

13TH st, nes, 325 nw 8 av, 25x103.1; & property in Rockland County; Chas W Van Pelt agt Gertrude Munday et al; amended partition; Waldo & Ball, attys.

FEB. 20.

STH av, 2174 & 131ST st, ss, 285 e 8 av, 20x99.11; Gustave Levy et al agt Martin Levy et al; partition; Weed, Henry & Meyers, attys.

74TH st, 163-69 E; Donald McPherson agt Hyde Realty Co et al; action to foreclose mech lien; J R Locke, atty.

5TH av, 99S; Hall's Safe Co agt Century Holding Co; action to foreclose mech lien; E A Monfort, atty.

Lot 20, blk 2846, sec 11, tax map Boro of The Bronx; Elway Co agt Jas A Woolf et al; foreclosure of transfer of tax lien; H Swain, atty.

FEB. 21.

Rivington st, 28; Leon Kauffman et al agt Wm Simis Jr et al; action to declare lien; S M Kohn, atty.

57TH st, 118 E; Fannie A Hesse agt Eugenie Agassiz et al; partition; Katz & Sommerich attys.

FEB. 23.

Bronxdale av, ss, 240 w Milner av, 30.9 x116; Chas Shapiro agt Giorgianna McDonough; action to foreclose mech lien; F Eder, atty.

111TH st, 69-73 E; Max Sprung agt Abr Rothstein et al; action to set aside deed; Arnstein, Levy & Pfeiffer, attys.

Borough of Brooklyn.

FEB. 15.

S 3D st, ne Wythe av, 25x76; Title Guar & Trust Co agt Abram Shapochnik et al; J L Goodwin, atty.

Lafayette st, ns, 350 e Reid av, 25x100; Mary Schmalstich agt Lester B Freedman et al; J A Blanchfield, atty.

E 17TH st, es, 460 s Av J, 40x100; Carrie E Deshon as extrx agt Jno Watt et al; E Kempton, atty.

W 23D st, 281S; Julius Lehrenkrauss agt Antonie Carbone et al; C A Clayton, atty.

10TH st, ns, 250 e 3 av, 20x82.6; Sol Shirk & ano agt Anna E Keck et al; W H Smith, atty.

Ocean Parkway, es, 98.6 n Av R, runs at right angles with Parkway 180.1 to land of Clara Gerken xnw—xsw21.6x again sw103.3 to Parkway xs60 to beg; Catharine Gallagher agt Edw A McShane & ano; to reform a contract; Hector McG Curren, atty.

Grand st, ns, 200 e 6th, 20x100; Arthur L Jackson agt Louis A Skidmore et al; Coombs & Wilson, attys.

Troutman st, 195, nws, 100 sw Hamburg av, 40x100; Edw Fortenbach agt Francesco Sparacino et al; C S Amsel, atty.

Lot 5 on map of prop belonging to Jno Denyse near Fort Hamilton, bounded & described as follows: nw50 by Fort Hamilton av xne199xse50xsw202 to beg; Chas W Church, Jr, agt Wm James et al; to establish plff's title; J C Stemmermann, atty.

45TH st, 235; also MELROSE ST, 45; also E 10TH ST, 59-61; also DEKALB AV, 122S; Jos Kostler agt Anna M Zimmermann et al; specific performance; N D Shapiro, atty.

FEB. 16.

Cumberland st, es, 112.8 s Fulton, runs s20xe61.5xnw22.8xw51.5 to beg; Gustave Girard agt Mary J Hansett & ano; R J Kent, atty.

Penimore st, ns, 520 w Bedford av, 60x100; Bruce Stickle agt Gladys M Mott et al; Jno Z Lott, atty.

Ocean Parkway, ws, 340 e West av, runs w— to Coney Island Creek xn— to a bend in said creek xe— to Parkway xs— to beg; Jas E Morey & ano agt Wm Lott et al; partition; A A Wray, atty.

Lots 175 & 176 on map of building lots in the Village of Canarsie belonging to Bernardus Hendrickson et al (said map filed in Register's office May28'91); Henrietta Kraft agt Nathan Bernstein et al; Jay & Smith, attys.

STH av, nws, 60.2 ne 51st, 20x80; Kate C Henderson et al as trustee agt Wm R Brown et al; H C Ingraham, atty.

Lefferts st, ss, 427 w Rogers av, 20x102.6; Alwina C Speiss agt Wm Schwoerer et al; Coombs & Wilson, attys.

36TH st, ns, 282 w 5 av, 18x100.2; Emma R Tappen agt Cary C Barr et al; H A Ingraham, atty.

Columbia st, ws, 18 s Seabring, 18.1x86x16.1x79.7; Mary A Davies agt Mary Ursino et al; J H Lack, atty.

Livonia av, ss, 40 e Hopkinson av, 20x75; Title Guar & Trust Co agt Morris Lukashewsky et al; J L Goodwin, atty.

Plot begins where a line drawn parallel with & distant 470 n of Pitkin av would be intersected by a line drawn parallel with & distant 60 e Hopkinson av, runs e20xn112.8 to E New York av xsw21.1x105.10 to beg; Oswego City Savgs Bank agt Saml Hein et al; J L Goodwin, atty.

Union st, ss, 380 e Kingston av, 20x100; Cortland Savgs Bank agt Jessamine Realty Co et al; Cary & Carroll, attys.

33D st, ss, 180 w 4 av, 80x100; Eva B Fisher agt Florence E Pelletreau et al; T P McKenna, atty.

Monroe st, 77S; Jno C Gordon agt Harry Gordon et al; to set aside deed; P P Smith, atty.

Dean st, ns, 299.3 e Utica av, 16.8x107.2; Frances C Belds agt Alice Epps & ano; M J Grady, atty.

FEB. 17.

Belmont av, nec Thatford av, 50x100; Empire State Surety Co agt Siegfried Glass et al; Hirsh & Newman, attys.

Kosciusko st, 310; Edw Nessel agt Abr Fabricant et al; A A Spear, atty.

Fulton st, ss, 29.6 w Hoyt, runs s100.11x e19 to Hoyt, xs25xw87.6xn26xe30.6xn100 to Fulton, xe37.11 to beg; also BRIDGE ST, es, 325 s Willoughby, 25x100.3; also LINCOLN pl, ss, 170 w 8 av, 20x100; Josiah T Smith agt Geo F Smith et al; partition; C C Suffren, atty.

4TH pl, ns, 239.8 w Court, 20.4x100; Eliz Workman agt Margt Barry et al; K C & M V McDonald, attys.

E 21ST st, ws, 380 n Av P, 40x100; Merchants Co-operative Mortgage Co agt Anna M Kemble et al; Henry Weismann, atty.

Lexington av, 79S; Wm Shaw agt Daisy Wendle et al; Louis Karasik, atty.

58TH st, ns, 320 e 5 av, 20x100.2; Jno Schroth agt Carl E Kundsens et al; H D Merchant, atty.

Sands st, 172; Mason Contracting Co agt Hattie Meagher et al; to foreclose mechanics lien; Wm Solomon, atty.

Winthrop st, ns, 112.11 w Nostrand av, 18x106; also WINTHROP ST, ns, 148.11 w Nostrand av, 56.10x106; also WINTHROP ST, ns, 224.9 w Nostrand av, 111x106; also WINTHROP ST, ns, 411.9 w Nostrand av, 146.1x106; also ROGERS AV, nwc Winthrop, 60x96; also HAWTHORNE ST, swc Rogers av, 96x122; also WILLOUGHBY ST, ss, 17.6 e Lawrence, 36.4x60; also 5TH AV, ws, 100 s 16th, runs w180xs43.8 to land of Peter Wyckoff, xe— to 5 av, xw47.6 to beg; Jos P Casey agt Danl Doody et al; to enforce a trust; G F Harriman, atty.

Bay Parkway, es, 100 n Benson av, 50x96.8; Edw Fisher & ano agt Alice C Evans & ano; to foreclose mech lien; Irving Sherman, atty.

STH av, s cor 2d, 95x95.9; United Cities Realty Corp agt Thos G Carlin (a corp) et al; J G Harris, atty.

13TH av, ws, 60.2 n 43d, 20x80; Herbt N Warbasse agt Martense Home Co et al; H N Warbasse, atty.

13TH av, ws, 120.2 n 43d, 20x80; Grace H Warbasse agt same; same atty.

13TH av, ws, 100.2 n 43d, 20x80; Same agt same; same atty.

13TH av, ws, 80.2 n 43d, 20x80. Grace H Warbasse agt Martense Home Co et al; H N Warbasse, atty.

13TH av, nwc 43d, 20.2x80; Same agt same; same atty.

13TH av, ws, 40.2 n 43d, 20x80; Same agt same; same atty.

13TH av, ws, 20.2 n 43d, 20x80; Same agt same; same atty.

Bay Ridge av, ss, 278.4 w 4 av, 20x99.4 x20x98.6; Graham Home for Old Ladies agt Lena Malsin et al; C C Suffren, atty.

FEB. 19.

76TH st, ns, 120 w 7 av, 80x100; Edw C Van Alena agt Maziroff-Bloomgarden Co et al; Ehlers & Abberly, attys.

Adelphi st, ws, 33.9 s Park av, 24x100; also PLOT begins on the n line of above lot, 100 w Adelphi, runs s27.10xw14xnw 28.5xe8.4 to beg; Nathan J Packard & ano agt Wm E Winant et al (interior lot); J D Tobias, atty.

Grand st, ss, 64 e Havemeyer, runs s62.4 xe9xs3xe3xn65.4 to Grand xw12 to beg; Sol L Getz agt Henry Emener et al; G A Logan, atty.

44TH st, ns, 100 e 14 av, 150x100.2; Chas S Conklin agt Jas W Coogan Constn Co et al; E J Ludvigh, atty.

39TH st, 1256; Henry Baum agt Abr Aronowitz et al; Saml Wolbarst, atty.

3D av, es, 29.4 s 79th, 20x100; Patk Dowd agt Helen C Keeling & ano; McGuire, Delaney, Niper & Connolly, attys.

6TH av, swc 73d, 20.8x85.3x18.10x80.4; United States Title Guar Co agt A W Todebush Co et al; Hirsh & Rasquin, attys.

6TH av, ws, 20.8 s 73d, 20.4x90.1x19.8x 85.3; same agt same; same attys.

6TH av, ws, 41 s 73d, 20.4x94.10x19.8x 90.1; same agt same; same attys.

6TH av, ws, 61.4 s 73d, 20.4x99.8x19.8x 94.10; same agt same; same attys.

6TH av, ws, 81.8 s 73d, runs w99.8xs20.3 xe20xn5 inches xe84.6 to av xn20.1 to beg; same agt same; same attys.

6TH av, ws, 101.11 s 73d, 20.4x89.7x19.8x 84.6; same agt same; same attys.

6TH av, ws, 122.3 s 73d, 20.4x94.8x19.8x 89.7; same agt same; same attys.

6TH av, ws, 142.7 s 73d, 20.4x99.9x19.8x 94.8; same agt same; same attys.

6TH av, ws, 162.11 s 73d, 20.4x104.10x19.8x 99.9; same agt same; same attys.

6TH av, nwc 74th, 20.4x104.10x19.8x 109.11; same agt same; same attys.

Willoughby av, ns, 85 e Tompkins av, 20x100; Peoples Trust Co as trustee agt Louis Meyer et al; Cary & Carroll, attys.

Sackett st, ns, 180 w Bond, 20x100; Lea Luquer et al as exrs agt Celia Golding et al; G F Warren Jr, atty.

Atlantic av, 320; Magdalena Leser agt Barnett Socolow et al; S F Strongin, atty.

Pacific st, 2250; Laurent S Mitchell agt Alessio Accardi et al; J G Giambalvo, atty.

80TH st, sws, 220 nw 20 av, 60x100; Mary Jean Mac Nicol agt Hattie Wilson & ano; partition; Chas J Ryan, atty.

Prospect av, nes, 65 se 3 av, runs se 60xne27.7xsw60xsw25 to beg; Adolphus J Outerbridge as trustee agt Frank L Sliwinski et al; E Kempton, atty.

Carlton av, es, 262.3 n Myrtle av, 25x100; Mary R Schelshorn as trustee agt Lillian F Wyckoff et al; I N Williams, atty.

82D st, ns, 350 w 17 av, 20x100; Grace H Warbasse agt C J Marius Constn Co et al; H N Warbasse, atty.

Union st, ss, 360 e Kingston av, 20x100; Henry R Wood agt Jessamine Realty Co et al; Cary & Carroll, attys.

FEB. 20.

Ocean pkwy, ws, 190 s Ditmas av, 30x150; Washington H Taylor agt Archibald C M I Stewart et al; J B Golden, atty.

Maujer st, ss, 127 e Union av, 73x125; Margt Wells as extrx agt Julia Quinlan et al; J A Holsapfel, atty.

Sutter av, ss, 20 w Ashford, 20x90; Meyer Epstein & ano agt Alex Warshauer et al; Isidor Solomon, atty.

17TH av, ses, 40 ne 81st, 20x43; Orrie P Cummings agt Elevated & Subway Realty Co et al; E W Tyler, atty.

12TH st, ss, 114.6 e 4 av, 16.8x100; Lucille D Albere agt Ella L Drescher et al; Eastman & Eastman, attys.

S 1ST st, sws, 195 nw Marcy av, 40x100; Barwin Realty Co agt Philip Leizerkowitz et al; H A Ingraham, atty.

S 1ST st, sws, 235 nw Marcy av, 40x100; same agt same; same atty.

Manhattan av, nwc Ainslie, 25x100; Eliz Hamburg as extrx agt Bessie Rosenberg et al; Chas Reinhardt, atty.

58TH st, ns, 160 w 16 av, 30x100.2; Mentz Realty Co agt Jacob Weiner et al; H J Rubenstein, atty.

St Marks av, ns, 100 w Hopkinson av, 139x127.9x136.11x127.9; Florence A Haws agt Isaac Miller et al; E Kempton, atty.

Feimore st, ns, 245 e Rogers av, 40x100; Meyer D Siegel as trste agt E Lincoln Rockefeller et al; to establish ownership; A W Duckworth, atty.

Greenwood av, ns, 31.4 e E 2d, runs n53 x again n49.4xe5xs100 to av, xw20 to beg; Frank K Scott agt Lena Rosenzweig et al; H E Heistad, atty.

Floyd st, 194; Jacob Frank agt Eva Byttman et al to set aside deed; Goetz & Jacoby, attys.

10TH av, ws, 85 s 15th, 50x97.10; Gustaf Swanson agt Mary F Tarpey et al; J M Wellbrock, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

FEB. 17.

69TH st, 327-9 W; two actions; Miln P Palmer trste agt Jos Lippman et al; Baylis & Sanborn, attys.

Bailey av, es, 225 n Albany rd or Boston av, 75x87.7; Prospect Investing Co agt Roma Constn & Engineering Co et al; S W Collins, atty.

Grand av, es, 305.5 n 184th, 15.1x90.3; Walter L Crow agt Maurice J McCarthy et al; DeWitt, Lockman & DeWitt, attys.

76TH st, ss, 223 e Av A, 25x92.1x irreg; Chas Hammel et al agt Josef Kolisch et al; J J Baker, atty.

3D av, 406S; Chas A Hammant agt Herman J Katz et al; Miller & Bretzfelder, attys.

FEB. 19.

2D av, es, 75.4 s 49th, 33.4x100; Orphans Home & Asylum of the Protestant Episcopal Church in NY agt Michele Voccoli et al; DeWitt, Lockman & DeWitt, attys.

Grant av, es, 107 s 166th, 25x100; Ida V Ambrose agt Chas Kuhn et al; Butts & Vining, attys.

Overing st, nes, 320.3 nw Frisby av, 22.6 x94.11; Wellman Finance & Realty Co agt Pelham Impt Co; R H Arnold, atty.

Overing st, nes, 240.3 nw Frisby av, 20x94.11; Wellman Finance & Realty Co agt Pelham Impt Co; R H Arnold, atty.

Overing st, nes, 280.3 nw Frisby av, 20x94.11; Herman Wolfson agt Pelham Impt Co; R H Arnold, atty.

Overing st, nes, 300.3 nw Frisby av, 20x94.11; Herman Wolfson agt Pelham Impt Co; R H Arnold, atty.

3D av, sec 97th, 62.11x51; N Y Life Ins Co agt Wm W Moore et al; Cary & Carroll, attys.

3D av, es, 26.6 n 170th, 26x100; also 3D AV, es, 156.7 n 170th, 26x100; also 3D AV, es, 282.7 n 170th, 26x100; three actions; German Savings Bank in the City of NY agt Wm H Zeltner et al; Amend & Amend, attys.

Overing st, nes, 260.3 nw Frisby av, 20x94.11; Wellman Finance & Realty Co agt Pelham Impt Co; R H Arnold, atty.

Overing st, ses, 217.9 nw Frisby av, 22.5 x94.11; Wellman Finance & Realty Co agt Pelham Impt Co; R H Arnold, atty.

Spring st, —c Elizabeth, 25.3x89; Laurence Curnen agt Patk A Fogarty et al; W F Clare, atty.

2D av, nec 6th, 51.9x87; State Bank agt Abr Rosen et al; J A Kohn, atty.

FEB. 20.

Lots 183, 188 & 189, map of lots of Century Investing Co located bet Aqueduct av, Macombs rd & Featherbed la; three actions, Bronx; Max Hirsch agt Italian Estates et al; A Knox, atty.

Lenox av, 433-35; Abr Velleman agt Wm M Hoes et al; Strasbourger, Eschwege & Schallek, attys.

Grand st, 35; Chas Wernecke agt Nicholas Meyer, adm et al; Wood, Cooke & Seitz, attys.

53D st, 224 E; Sarah E Moran agt Wm H Loughran et al; P Condon, atty.

114TH st, 341 E; Jos J Asch agt Jacob Bloch et al; amended; Wolf & Kohn, attys.

Boston Turnpike rd, ns, adj lands of Geo Feile & Thos Secord, containing abt two acres, Bronx; Mt Vernon Trust Co agt David F Jordan et al; F Gescheidt, atty.

104TH st, ns, 100 e Park av, 35x100.11; Esther Seymour et al agt Hyman Romm et al; W M Powell, atty.

Crotona av, ws, 231.10 s 182d, 30x219.4x irreg; Guaranty Trust Co of N Y trste agt Giugliano Realty & Constn Co et al; Hamilton, Gregory & Freeman, attys.

10TH av, 329; Theone A Koppel agt Mary A McElhinny et al; M Auerbach, atty.

Teller av, es, 325 n 166th, 105.5x97.9x irreg; Charlotte L Pritzkow agt Leo Levinson et al; W D Cameron, atty.

128TH st, 124 E; Jos H Schwartz agt Albt E Hankinson et al; Krakower & Peters, attys.

FEB. 21.

Grifford av, ns, 305.8 e Balcolm av, 25x100; Augustine Muller agt Eugenie M Peterson et al; Matthies & Eisner, attys.

West st, ss, lot 10, map of Wardsville, Bronx; Prospect Investing Co agt A Warren Constn Co et al; S W Collins, atty.

Lot 303, w 1/2, map Village Wakefield; Chas Kaufmann agt Vincenzo Avarello et al; Frankenthaler & Kaufmann, attys.

2D av, 1846; Hahnemann Hospital of the City of N Y agt Nathan Gross et al; amended; J H Seymour, atty.

Lots 79, & 80, map of L G Morris Est, Bronx; Lewis G Morris agt Ernest M Welch et al; J D Peabody, atty.

37TH st, 522 W; Central Bldg Impt & Investment Co agt The Johan P Thomas M D Co; E Jacobs, atty.

Amsterdam av, nwc 157th, —x123; Chas R Buckley et al agt Cathleen Turney et al; W P & R K Prentice, attys.

Decatur av, es, 155.3 s 198th, 37x100.7; Ada M Saurman agt Chas C Warren et al; H Swain, atty.

131ST st, ss, 90 e Old Bway, 85.2x62.11x irreg; two actions; Abner T Bowen agt Eliz M Blachbery et al; Niles & Johnson, attys.

132D st, 51-55 W; Sigmund Ashner agt Morris Levy et al; Goldfogel, Cohn & Lind, attys.

Front st, 359 & South st, 382; Auguste Gahren agt Clarence Cohen et al; A Cohen, atty.

St Paul's pl, sec Washington av, 100x40.2; N Y Life Ins & Trust Co agt Max Tannenbaum et al; W T Emmet, atty.

119TH st, 29-35 W & 119TH st, ns, 257.5 w 5 av, 50x97.7; two actions; State Bank agt Jacob Cohen et al; W T Kohn, atty.

Elliott av, ws, 75 n Juliana, 25x100; Herman N Freedman agt Jos Poldow et al; H J Rubenstein, atty.

FEB. 23.

71ST st, 416-18 E; Henrietta M Picabia agt Adolph S Miller et al; amended; Middleton S Borland, atty.

Crotona av, ws, 201.10 s 182d, 30x231.9x irreg; Martin J Grossman et al agt Giugliano Realty & Constn Co; L S Goebel, atty.

84TH st, 441 E; Chebra Holche Zedek agt Max Roux et al; H Swain, atty.

132D st, ss, 184.11 e 7 av, 19.10x183; Herbert L Hoguet et al agt Rosie Yaeger et al; W Brundage, atty.

Lot 15, map Harrington Est on Ft Schuyler rd, Bronx; Dutchess Finance Co agt Chester Impt Co et al; C W H Arnold, atty.

Henry st, 233-35; N Y Life Ins & Trust Co agt Saml Mandel et al; W T Emmet, atty.

241ST st, swc Richardson av, 100x100; also 241ST ST, nec Bronx Blvd, 50x100; also 239TH ST, swc Catherine, 100x100; Eugene F Crowe agt Wm W Penfield et al; F C Leubuscher, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

FEB. 17.

Tibbett av, es, 90 n 244th, —; Louisa Dash loans Jno C & Estelle B Updegrave to erect a —sty bldg; — payments, 9,300

FEB. 19.

Arnold av, es, 100 s Libby, 25x125.5; Frank Gass loans Ellen Ward to erect a —sty bldg; — payments, 4,000

Eagle av, ws, 126.3 s Westchester av, 50x100; Manhattan Mtg Co loans Sinnott Co to erect a 5-sty apartment; 14 payments, 35,000

Madison av, sec 29th, 98.9x100; N Y Life Ins Co loans Thos Addis Emmet Realty Co to erect a 16-sty store & loft; 10 payments, 600,000

FEB. 21.

28TH st, 141-43 W; Chelsea Realty Co, loans Twenty-Fifth Constn Co to erect a —sty bldg; — payments, 200,000

Fulton av, ws, 100 s 171st, 75x139; Jas G Wentz loans Bethel Constn Co to erect a —sty bldg; — payments, 45,000

FEB. 23.

Av St Nicholas, swc 148th, 24.11x100; Rembrandt Realty Co loans Harry W Perelman to erect a 6-sty apartment; 10 payments, 35,000

Houghton av, ss, 205 w Castle Hill av, 199.9x108; Eliz K Dooling loans Baxter Howell Bldg Co to erect eight 2-sty dwgs; 3 payments, 28,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 15.

Chicago Musical Times; Musical Courier Co; \$5,000; E A Alexander.

FEB. 16.

Pooley Furniture Co; Angelo Piano; \$485.35; W Solomon. Ricketts, Jas B; Natl Incinerator Co; \$4,000.75; Hawkins Delafield & Longfellow. Jaramillo, Alphonso et al; Chas Neilson; \$1,234.96; Burbank & Tryon.

FEB. 17, 19 & 20.

No attachments filed these days.

CHATTEL MORTGAGES.

Borough of Manhattan.

AFFECTING REAL ESTATE.

FEB. 15, 16, 17, 19 & 20.

Coleman, Jacob & Manhenna Bros. 49-51 W 135th. Consolidated Gas Co. Ranges. 138

Comfort Realty Co. nwc 162d & Bway. A Larsen & Son. Dumbwaiters. 268

Comfort Realty Co. nwc 162d & Bway. A Larsen & Son. Refrigerators, 36 at \$16, ea.

Emacker Realty Co. 605-09 W 142. Eureka Chandelier Co. Chandeliers, 1,135

Falco, M. 138 W 34th. Consolidated Gas Co. Ranges. 40

Gillespie, Lillian S. 34 W 136th. Consolidated Gas Co. Ranges. 75

Hendrick, Phillip E. 412-20 W 148th. Consolidated Gas Co. Ranges. 78

Kaufman, Jos. 515 W 187th. Consolidated Gas Co. Ranges. 123

Lentz Realty Co. swc Ams av & 175th. A B See Electric Elevator Co. Elevator. (R) 2,650

Manheimer & Colemann. 1422 Bryant av. Colonial Mantel & Refrigerator Co. Refrigerators. 204

Nina Realty Co. 100-02 E 111th. Consolidated Gas Co. Ranges. 93

News, Elizabeth. 433-35 E 80th. Consolidated Gas Co. Ranges. 84

Poldow Realty Co. Washington av nr 183d. Eureka Chandelier Co. Brackets. 190

Saranac Constn Co. 460 W 147th. Consolidated Gas Co. Ranges. 243

Schulz, Emilie. 123 E 59th. Duparquet H & M Co. Ranges. 129

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 15, 16, 17, 19 & 20.

Kerr & Cook Constn Co. Crescent cor Ridgewood av. Silberling Gas Fix Co. Gas Fix. 287

MECHANICS' LIENS.

Borough of Manhattan.

FEB. 17.

230TH st, ses, 255 e Barnes av, 50x114; Frank Pettinati agt Vincenzo Avarello (148). 140.00

Forest av, ws, 48.9 n 160th, 25x100; United Plumbers Supply Co agt Emma M S Mestaniz; renewal (149). 200.00

Forest av, nwc 160th, 87.6x75; Feli Angelor agt Emma M S Mestaniz; renewal (150). 125.00

FEB. 19.

8TH av, 2545; Louis Jonap agt Loeb Hill Realty Co (151). 239.25

57TH st, 429 E; Geo J Vogt agt Eliza A Hartog; Albt Hartog (152). 30.15

230TH st, ss, 350 e Barnes av, 50x114; Paul Schrul agt Vincenzo Avarello (153). 350.00

44TH st, 557 W; Conrad Becker agt Bernadina Gorgers (154). 389.40

Bleecker st, 170; Jacob Rubin agt Estate of N Low & Otto Melin (155). 291.50

Belmont av, swc Crescent av, 33x78.9; H W Bell Co agt Kitchen Impt Co & Bock & Schmidt (156). 23.50

Brook av, es, 77.7 s St Pauls pl, 48x85.4; H. W. Bell Co agt same (157). 98.32

77TH st, 340 E; Aug Bargande agt Julia Mendel (158). 34.75

Division st, 38; Harry Freed agt Goldberg Bros & Wolk & Abr Moskowitz (159). 40.00

Baxter st, nwc White, 50x75; Harry Freed agt Aronson & Baum; Abr Moskowitz & Louis Dwichen (160). 215.00

17TH st, 143 W; Emil Mueller agt Coffey Realty Co, St Anne Bldg Co & Julia & Cath D Coffey (161). 3,350.56

230TH st, ss, 305 e Barnes av, 50x114; Hudson Wood Working Co agt Vincenzo Avarello (162). 650.00

Undercliff av, ws, 290 n Washington Bridge, 136x142; Hyman D Shapiro agt Hope Constn Co; Louis Tagar & Jacob Katz (163). 217.50

107TH st, 102-06 W; Jno F Dalton agt Atlas Garage Co, Arthur M Bullowa, Jno Stewart & Henry B Pruser & Columbus Garage & Motor Co (164). 106.57

Delancey st, swc Mulberry, 100.1x35.1; Klenert & Rosenbluth Inc agt Michele Brigante (166). 650.00

122D st, 425 E; Isaac Glassman et al agt Caledonia Golf Cleek & Mfg Co & Beni M Goldberg (167). 991.00

FEB. 20.

**East Broadway, 181;** Kamerman & Co agt Jacob Richman & Frank Lippman & Otto Goodman (168). 432.84  
**179TH st, ns, 100 e Clinton av, 25x100;** Christiani Vondrans Sons agt Antonio Giliari (170). 150.00  
**230TH st, ss, 255 e Barnes av, —x—;** Gustav A Johnston agt Francesco Cerbone (171). 75.00  
**230TH st, ss, 305 e Barnes av, —x—;** same agt Vincenzo Avarello (172). 104.00  
**3D av, nwc 170th, 57.10x87.9;** Fritz Iron Works agt Abr Silverson & Wendover Bronx Co (173). 125.00  
**Same prop;** same agt Wendover Bronx Co & Abr Silverson (174). 273.95  
**Union Sq E, 30;** Jos R Potter agt Exhibitors Advertising & Specialty Co & Israel Goldsmith (175). 29.17  
**Nassau st, 86;** Jos R Potter agt A Pell & Co & Israel Goldsmith (176). 35.00  
**Matilda av, 4438-44;** H W Johns Manville Co agt Amelia R Muller & Star Pyro Mfg Co (177). 77.00

FEB. 21.

**230TH st, ss, 305 e Barnes av, 50x114;** G B Raymond & Co agt Vincenzo Avarello (178). 900.60  
**180TH st, sec Haven av, 147x100;** Wm McPherson & Co agt Minden Constn Co & Conforti Excavating & Foundation Co (179). 83.00  
**230TH st, ss, 255 e Barnes av, 50x114;** Chas Kling agt Francesco Cerbone (180). 1,125.00  
**Same prop;** Gustav A Johnston agt same (181). 165.00  
**Same prop;** G B Raymond & Co agt same (182). 1,038.06  
**Clinton av, nwc 175th, 90x119;** Higgins & Co agt Wiedhopf Constn Co; renewal (183). 825.00  
**St Marks pl, 45;** Louis Kleinfeld agt Nathan E Broder (184). 31.50  
**Pike st, 67;** Isaac Arker agt Coleman M Flaherty Est & Mollie Koronsky (185). 310.00  
**Riverside dr, nec 151st, 104x145;** Vossnack Lumber & Vener Co agt Sillon Construction Co; renewal (186). 1,079.51  
**1ST av, 1438;** Max Greenberg agt Esther B Littman (187). 125  
**174TH st, ns, 100 w Washington av, 50x 100;** Greenberg & Cohen Inc agt Ettar Realty Co (188). 1,150.00  
**Undercliff av, ws, 227.1 n Washington Bridge Park, 66x143.7;** Goodman & Arena agt Hope Constn Co (189). 50.00  
**Washington av, 1279-83;** Morris Hochberg agt Sarah Cohen (190). 40.00

FEB. 23.

**Park av, ws, 437.7 s 187th, 80x90;** Ideal Iron Works agt Hope Constn Co & American Forge & Iron Co (191). 1,325.00  
**Undercliff av, ws, 290 s Washington Bridge, 136x142;** Benj Besner agt Hope Constn Co (192). 140.00  
**55TH st, 147-49 W;** Phillip Poholsky agt Geo Backer Constn Co & Shtatz & Cantow Co (193). 597.43  
**Riverside dr, nec 99th, 100x100;** Robt Arnstein agt Highwood Realty & Constn Co (194). 779.10  
**Exterior st, nwc 69th, 100x192;** Thos C Wood agt Hammond Typewriter Co & Bellmer & Singer (195). 787.36  
**Charlotte st, es, 164.6 n Jennings, 91.10x 95.5x irreg;** Ferdinand Cioffi agt Regina Constn Co & Antonio Spadiccini (196). 890.56  
**5TH av, 548;** A Lincoln Cooper agt Andw Alexander & J C Vreeland Bldg Co (197). 65.00  
**225TH st, 843-47 E;** Giovanni Budetti agt Jno Maier (198). 275.00  
**Park av, ws, 437.7 s 187th, 80x90;** Ideal Iron Works agt Althea Realty Co & American Forge & Iron Co (199). 1,325.00  
**182D st, ns, whole front bet Park & Webster avs, 179.7x504x irreg;** Max Juster agt Frank J Mulgannon & Michl J Kelly & Jos Bornstein & Jaybee Impt Co (200). 280.00  
**131ST st, 152-54 W;** Jno J Gordon agt Sidney E Rosenberg & Miss M Hahn (201). 98.67

Borough of Brooklyn.

FEB. 15.

**Devoe st, 158;** Philip Lucks & ano agt Arthur E Hemmel. \$25.00  
**Herkimer st, 1368;** Thos Margaria agt Nora A Riley formerly Nora A Hogan & Mrs Schulte. 28.50  
**Sackman st, 10, sec Eastern Pkway, 111.9 x96x69, a triangle;** Yerkes & Blayman agt Eliz Goldbach. 255.00  
**Graham av, sec Varet, 50 x 100 (State Bank Bldg);** Martin Schaefer agt State Bank & Geo B Martin. 162.50  
**Liberty av, 1049;** Tema Kramer agt Henry A Prestler & H T Ford. 20.00

FEB. 16.

**St Johns pl, ss, 479.2 e Rochester av, 20.5 x120.5;** Israel Weinstein agt Strohhert Constn Co. 500.00  
**E 17TH st, ws, 420 s Av J, 40x100;** Jacob Levy agt Walter J Thurber & Norton Contracting & Supply Co. 112.50  
**Albany av, es, 20 s Park pl, 18x80;** Freidberg & Son agt Sylvester C Coffin & Henry Ginsberg. 30.00  
**E 8TH st, es, 100 n Av T, 342x100;** Eddy Glickman Bldg Concreting & Impt Co agt R & M Constn Co & Carrie M Newton. 755.50

**Newkirk av, 1408;** Farquharson Realty Co agt Newkirk Garage & Taxicab Co. 575.00

**Newkirk av, 1408;** Smith & Theis agt Newkirk Garage & Taxicab Co. 32.07

**Park pl, nec Nostrand av, 26x100;** Mathias Grossarth agt "Jane" Horsfield. "Jane" Frisbey & Jno H Ernst. 53.00

**Hull st, ns, 350 e Stone av, 107x100;** W R Craw Co agt Andw A Ayers & Rentar Bldg Co. 340.29

FEB. 17.

**St Johns pl, ss, 180 e Classon av, 104x 110;** Stein & Ellentuch agt Glaton Holding Co. 372.00

**Fort Hamilton Av Parkway, 3396;** Albt Mayhew agt Richd B Shannon. 240.50

**16TH st, ss, 203 w 4 av, 40x125;** Solomon Annenberg agt Himmelstein & Arker Co & Himmelstein & Arker. 175.00

FEB. 19.

**Bainbridge st, nec Patchen av, 25x100;** Thos H Pinnell agt Jos Schlesinger & A Edw Hemmel. 43.65

**Clifton pl, 267;** Archibald Buchanan Jr agt Loretta M Campbell. 17.00

FEB. 20.

**Sterling pl, 1089, 1091 & 1093;** Otto Melin agt Monaton Realty Investing Corp. 1,348.00

**Union av, 232;** Frank Pizza Co agt Pasquale & Caroline De Crescenzo. 136.00

**17TH av, es, from 56th to 57th, 200.4x 100;** Henry W Woodcock agt Birdie R & A C Cohen. 50.00

**35TH st, nwc 3 av, 200x100;** Sun Fireproof Sash & Door Co agt Natl Electric Signaling Co & G Moore & Son. 180.00

**Lincoln pl, ss, 100 e Albany av, 45.2x90;** Metropolis Lumber Co agt Rentar Bldg Co. 210.08

**33D st, ss, 260 w 4 av, 60x100;** Greenpoint Metal Covered Door Co agt Ferdinando Penna Const Co & Ferdinando Penna. 100.00

**7TH av, ws, from 77th to 78th, 200x100;** Paladino & Bros agt Morris Kornblum & Nick Pasquerello. 295.00

**Hull st, 193, 195 & 197;** Morris Pomerantz agt Barbara Bernstein, Louis Perlman & Hyman Blackman. 63.50

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

FEB. 17.

**STH av, 535;** Wm Levin agt Geo Quack- enbush et al; 1910. 15.00

**44TH st, 155 W;** Richd J Tierney agt May Irwin et al; 1911. 163.50

**Hoffman st, 2501-09;** Alex Thomson agt Pinicle Realty Co et al; 1911. 300.00

**La Fontaine av, ws, 112.6 n 178th;** Pasquale Taddio et al agt Weller Meeker Realty Co et al; 1912. 133.40

**Same prop;** Grossman Bros & Rosen- baum agt same; 1911. 200.00

**134TH st, ns, 200 w St Anns av;** Fritz & Roth agt One Hundred and Thirty- Fourth Street Co et al; 1911. 950.00

FEB. 19.

**127TH st, ns, 292 w Broadway;** Giuseppe Candello agt Abington Constn Co et al; 1911. 1,800.00

**Tremont av, 700;** Thos F Breen agt Francis Conlon et al; 1912. 104.64

**Broadway, 2561-67;** Dennis G Brussel agt Bway & 96th St Realty Co et al; 1912. 1,400.00

**37TH st, 130 W;** Jacob Rubin agt Roman Catholic Church of the Holy Inno- cents et al; 1911. 150.00

**Tremont av, 700;** Wm Klinkel agt Fran- cis Conlon et al; 1912. 51.00

**37TH st, 130 W;** Abr J Schlesinger agt Roman Catholic Church of The Holy In- nocents et al; 1911. 3,305.70

**37TH st, 130 W;** Roswell Starkey agt same; 1911. 792.00

**Same prop;** Hurwitz & Finkelstein Iron Works agt same; 1911. 215.00

**148TH st, 368 E;** Wittcoff & Altman Contracting Co agt Geo W Market Jr et al; 1912. 670.00

**134TH st, 539 E;** Wm Balkin agt One Hundred Thirty Fourth St Co et al; 1911. 600.00

FEB. 20.

**148TH st, ss, 121.5 e 3 av, Title Guar & Trust Co agt Geo W Markey Jr et al; Feb19'12. 21.00**

**Undercliff av, ws, 226 n Washington Bridge;** Tager & Katz agt Hope Constn Co et al; Jan3'12. 525.00

**Division st, 85;** Max Wexler agt Henry Newman et al; Jan31'12. 70.00

**Fulton av, 1469;** Robt Griffin agt Bethel Constn Co et al; Feb6'12. 232.70

**4TH av, 350;** Oriental Fire-proof Sash & Door Co agt Jno Doe et al; Feb5'12. 150.00

**Vyse av, es, 175 n 172d;** Isidor L Cohen agt Nelson-Black Construction Co et al; Oct20'11. 791.11

**Same prop;** M Altieri & Sons agt same; Nov22'11. 200.00

FEB. 21.

**4TH av, 248;** Geo F Root Co agt No 248 Fourth Ave Co et al; Feb9'12. 378.31

**226TH st, ss, 403.7 e Paulding av;** Edw F Leed agt Kath B Higgins et al; Feb20 '12. 314.20

**Washington av, es, 209 n 174th;** Ames Transfer Co agt Marcoen Constn Co et al; Jan25'12. 156.75

**STH av, 901;** Sedgwick Machine Works agt Alexander Cadoe et al; Feb8'12. 106.00

FEB. 23.

**Vyse av, es, 375 s 173d;** Indiana Floor- ing Co agt Nelson Black Constn Co et al; Oct25'11. 562.39

**Woodlawn rd, es, 25.5 s 207th;** Hudson Wood Working Co agt Rudolph J Helbing et al; Jan26'11. 383.00

**Vyse av, es, 175 n 172d;** P J Heaney Co agt Nelson Black Constn Co et al; Oct19 '11. 991.82

**Same prop;** Gersman & Lozner Inc agt same; Oct21'11. 375.00

**Same prop;** Benj Goldsmith agt same; Oct25'11. 550.00

**Same prop;** Progress Marble Works agt same; Oct26'11. 363.00

**Same prop;** Alex Obright agt same; Nov 3'11. 165.00

**Same prop;** Hudson Woodworking Co agt same; Oct24'11. 1,200.00

**Broadway, 2128-30;** Morrow & South- well agt Hubert & Stern et al; July22'11. 275.00

**Same prop;** Miller Haas & Co agt same; June17'11. 1,519.54

**Clark st, 16-18;** J Wesley Johnson agt Lillian Keller et al; Jan17'12. 775.00

**Same prop;** same agt same; Jan17'12. 363.12

**Same prop;** Clyde F Howes agt same; Jan16'12. 508.00

**Same prop;** Grossman Bros & Rosen- baum agt same; Jan15'12. 100.00

**Clark st, 16-18;** Murtha & Schmohl Co agt Lillian Keller et al; Jan15'12. 1,488.98

**Same prop;** Julius Mueller agt same; Jan 12'12. 14,000.00

**Washington av, es, 125 s 172d;** Ames Transfer Co agt L & S Constn Co et al; Jan26'12. 247.50

**Seaton av, ws, lot 63;** Alfonso Perry agt Anne Metzler et al; Jan30'12. 80.00

**Monohan av, es, 425 n Jefferson av;** Vincenzo Menenchino agt Anna L Baker et al; Feb6'12. 148.00

Borough of Brooklyn.

FEB. 15.

**72D st, ns, 100 e 8 av, 225x100;** David Davies agt Grove Const Co; July 22'11. 360.00

**63D st, ns, 100-e 18 av, 480x100;** Bklyn House Wrecking Co agt Norton Contracting & Supply Co; Feb1'12. 68.75

FEB. 16.

**71ST st, 1422;** Wm P McIntyre agt Cor- nelius E & May J Murphy; Feb7'12. 127.00

**Prospect pl, ns, 123 e Grand av, 128.6x 102;** Frank W Herter agt Reading Stone Works; April13'10. 200.00

**New York av, 70;** Wm F Burton & Son agt Gilbert E Youmans; Jan22'12. 88.50

**40TH st, 1266;** Fiske & Co agt Ray Hel- man, Mackitzka T Tovah; Feb5'12. 140.00

FEB. 17.

**E 7TH st, es, 160 s Av O, —x—;** Annie Cohen as extrx agt Drucker Const Co; Jan8'12. 1,006.85

**Same prop;** Same agt same; Jan10'12. 1,006.85

FEB. 19.

**West st, ws, bet Church av & Av C, —x—;** American Mantel Mfg Co agt Hum- phries Constn Co; Nov23'11. 134.00

**Maple st, ns, 380 e Nostrand av, 100x100;** Harry Feinberg & ano agt Appelbaum Constn Co; Jan9'12. 420.00

**Maple st, ns, 320 e Nostrand av, 160x100;** General Cornice & Roofing Co agt Jno Ap- plebaum & Applebaum; Jan6'12. 130.00

FEB. 20.

**Newkirk av, nwc Rogers av, 100x100;** Audley Clarke Co agt Martin Bldg Co & Harry Green; Feb8'12. 1,255.03

**57TH st, swe 4 av, —x—;** Benj Krupsky agt Max Belinsky & Belinsky Constn Co; Feb14'12. 165.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

ORDERS

Borough of Brooklyn.

FEB. 15.

**Eastern Parkway, nec Bklyn av, —x—, 4 houses;** Eastbrook Constn Co on Lawyers Title Ins & Trust Co to pay A Weiss & Co. \$500.00

FEB. 16.

**11TH av, swe 53d, 100.2x220;** Louis W Beveridge, Inc, on Robt Ward, Jr, & Louis F Hollenbach to pay Burpee & Co. 700.00

FEB. 17.

No Orders filed this day.

FEB. 19.

**E 35TH st, es, 280 n Church av, 200x 100;** Hazel Constn Co on Title Ins Co of NY to pay Spatt Plumbing Supply Co. 400.00

**71ST st, ns, 93 e Narrows av, 40x100;** Andw G Gulkisen on Title Guar & Trust Co to pay Colwell Lead Co. 126.81

FEB. 20.

No orders filed this day.

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# RECORDS SECTION

of the

## REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. LXXXIX No. 2293

New York, February 24, 1912

(33) PRICE 20 CENTS

### BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

8-45	707-pt lt 20	1309-20	1748-64	2046-60
24-25	731-83	1342-16	1755-17½	2047-21
68-6	776-11	1359-3	1796-36½	2063-23½
98-53	797-63	1397-6½	1801-4	2099-36
172-15, 17-20, 25-26	809-15	1361-32	1875-18	2111-104
238-23	815-39-40	1386-51-52	1885-55	2116-pt lt 17
243-17	833-63	1404-6	1901-29	2120-24
285-35 & 54-55	914-46-49	1408-53¼-53½	1905-21	2123-57-58
303-4 & 30-31	932-49-51	1411-14	1907-47	2124-43
325-25	952-6	1433-14	1915-46½	2144-38-40
350-54	1000-33	1446-12	1917-51	2177-28 & 216
360-67	1039-58	1462-27	1925-55	
392-54	1046-46	1486-51	1952-23-24	<b>WILLS.</b>
400-36	1058-5	1503-41	1953-26	54-21
405-6	1067-47	1544-15	1959-47	202-12-14
407-29-31	1115-47	1576-41-42	1960-45	206-31-33
413-4	1135-49½	1579-2½	1963-16	830-62 & 66
428-5	1199-59	1585-13	1966-78-79	832-26
461-37	1202-61	1590-46	1981-1	1005-28
466-16 & 21	1204-20	1598-46	1982-71	1271-18 & 57
481-4	1224-37	1621-20	2027-14	1375-13
511-6	1271-22½	1710-2	2028-6	1506-18
591-43	1286-40½	1731-55½	2030-8	1903-58
610-4-15	1294-12	1736-52-54	2045-60	2032-4 & 64
612-13	1305-59			

#### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$80,000 indicates the as-

essed 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.

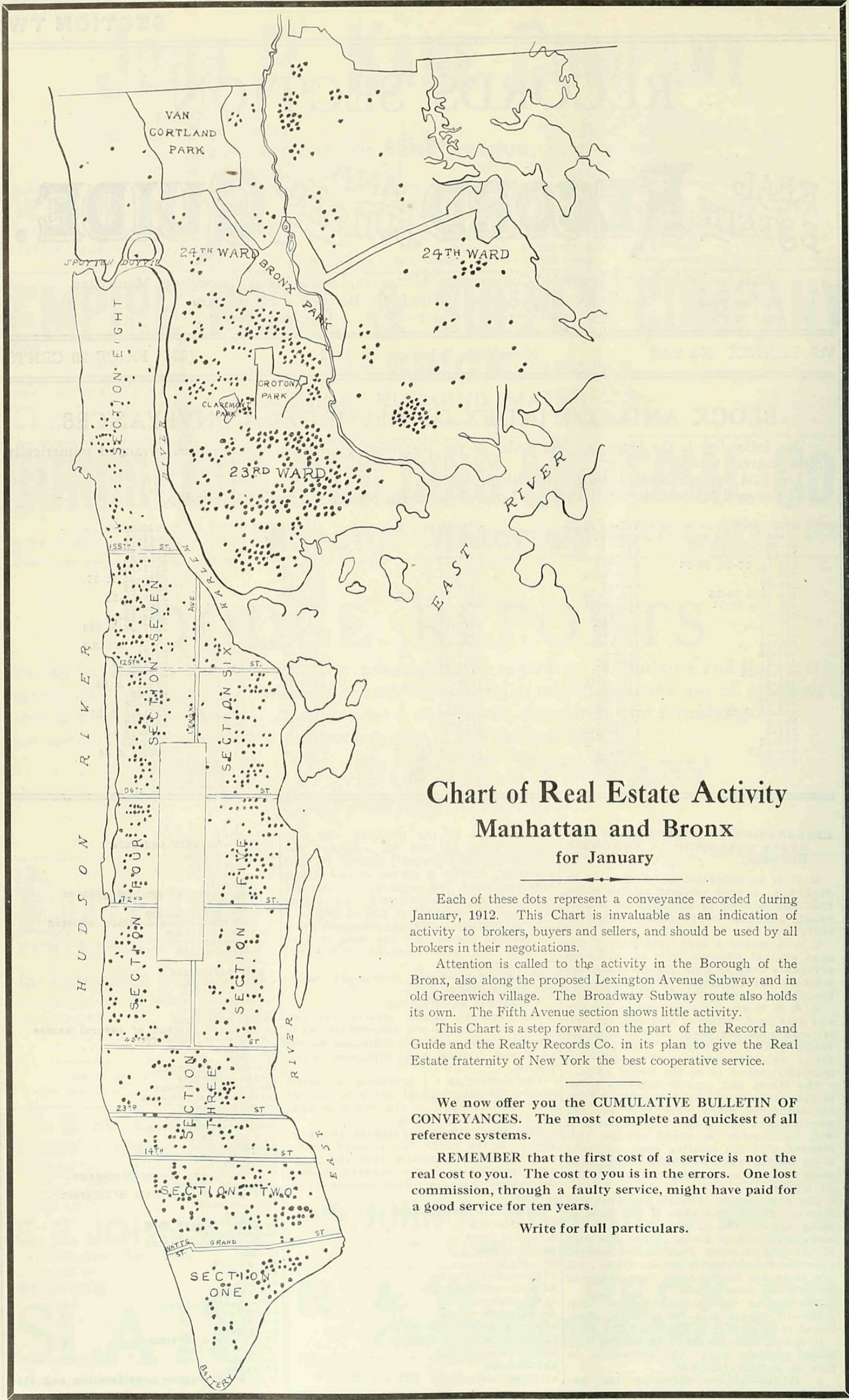
The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

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  
ano—another  
av—avenue  
admr—administrator  
admtrx—administrator  
agmt—agreement  
A—assessed value  
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  
mtg—mortgage  
mos—months  
mfg—manufacturing  
Nos—numbers  
n—north  
nom—nominal  
pl—place  
PM—Purchase Money Mortgage.  
QC—Quit Claim  
R T & I—Right, Title & Interest  
(R)—referee  
rd—road  
re mtg—release mtg  
ref—referee  
sobrn—subordination  
sl—slip  
sq—square  
s—south  
s—side  
sty—story  
sub—subject  
strs—stores  
stn stone  
st—street  
TS—Torrens System  
tns—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100



## Chart of Real Estate Activity Manhattan and Bronx for January

Each of these dots represent a conveyance recorded during January, 1912. This Chart is invaluable as an indication of activity to brokers, buyers and sellers, and should be used by all brokers in their negotiations.

Attention is called to the activity in the Borough of the Bronx, also along the proposed Lexington Avenue Subway and in old Greenwich village. The Broadway Subway route also holds its own. The Fifth Avenue section shows little activity.

This Chart is a step forward on the part of the Record and Guide and the Realty Records Co. in its plan to give the Real Estate fraternity of New York the best cooperative service.

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**83D st, 613-9 E** (5:1590), ns, 198 e East End av, 91 to East River, x—x106x102.2; AT to land under water in front above; PM; Feb15; Feb19'12, 3y5%; 83D St Co to American Bank Note Co, 70 Broad, 40,000

**87TH st, 70 W** (4:1200); ext of \$21,000 mtg to Apr1'17, at 4½%; Feb15; Feb19'12; Millicent T Roelker with Union Trust Co, 80 Bway, nom

**88TH st, 447-9 E** (5:1568), ns, 107 w Av A, 40x100.8; Feb19; Feb21'12, 3y6%; Rosie wife of & Ike Cohen to Jacob Minikofsky, 27 Howard; Jno L Bernstein, 5 Beekman, 3,000

**88TH st, 58-60 E** (5:1499), ss, 147.11 w Park av, runs s53.7xe3.10xs47.1xw66.5xn 100.8 to st, xe62.7 to beg; Feb20; Feb21'12, due, &c, as per bond; Maze Realty Co, 148 E 149, to Trust Co of America, 37 Wall 67,000

**88TH st, 58-60 E**; certf as to above mtg; Feb20; Feb21'12; same to same.

**97TH st, 142 E**, see Lex av, 1501.

**100TH st, 158 W** (7:1854), ss, 200 e Ams av, 25x100.11; Feb21'12, 5y5%; Mina S Karl, 318 W 113, to Lawyers Mort Co, 59 Liberty, 19,000

**100TH st, 158 W**; sobrn agmt; Feb21'12; same and Lina Strauss with same, nom

**100TH st, 330-6 E** (6:1671); ext of \$25,000 mtg to Feb16'17, at 4½%; Feb15; Feb17'12; N Y Life Ins & Trust Co with Ida wife of Sigmund Ashner, 1058 Coney Island av, Bklyn, nom

**107TH st, 213 E** (6:1657), ns, 360 w 2d av, 25x100.11; pr mtg \$12,000; Feb16; Feb17'12, 1y6%; Rebecca Isear to Abr & Louis Davis, 241 W 113, 2,000

**107TH st, 22 W**, see Manhattan av, 150.

**109TH st, 211 E** (6:1659), ns, 168.6 e 3 av, 19.4x100.11; pr mtg \$11,000; Feb16; Feb19'12, installs, 6%; Gertrude R Mittleman to Mutual Alliance Trust Co, 268 Grand, 2,400

**110TH st, 55 E**, (6:1616) ns, 94.6 e Mad av, 25.4x100.10; Feb20'12, 5y5%; Mendel Hirsch to Estelle Scholle, gdn Edith Scholle, 11 E 76, 21,000

**110TH st, 55 E**; sobrn agmt; Feb16; Feb20'12; Saml Sandler with same, nom

**112TH st, 136 W**, (7:1821) ss, 150 e 7 av, 25x100.11; ext of \$21,000 mtg to Feb15'17 at 5%; Feb15; Feb19'12; Lawyers Mtg Co with Leah Strauss, nom

**114TH st, 15-7 W** (6:1598), ns, 245 w 5 av, 2 lots, each 25x100.11, 2 mtgs each \$2,000; two pr mtgs \$24,000 each; Feb1; Feb19'12, 2y6%; Frank De Caro to Dominick Abbate, 374 W 116, 4,000

**116TH st, 232 E** (6:1665), ss, 232 w 2 av, 39x100.11; ext of 5,000 mtg to Feb19'15, at 6%; Feb19; Feb20'12; Florence Bernard with Lazar & Bernard Margulies, 18 Wash pl, nom

**116TH st, 228-30 E** (6:1665), ss, 271 w 2 av, 39x100.11; ext of \$5,000 mtg to Feb19'15, at 6%; Feb19; Feb20'12; Sam Bernard with Lazar & Bernard Margulies, 18 Wash pl, nom

**119TH st, 74 W** (6:1717), ss, 169 e Lenox av, 16x100.11; Feb19'12, 5y5%; Newton Holding Co to Lawyers Mtg Co, 59 Liberty, 10,000

**119TH st, 74 W**, (6:1717); certf as to mtg for \$10,000; Feb19; Feb20'12; Newton Holding Co to Lawyers Mtg Co.

**125TH st, 17-9 E**, (6:1750); ext of \$65,000 mtg to Oct4'15 at 5%; Feb15; Feb16'12; Peter Doerr with J Rutgers Le Roy trste for Amelia Le Roy, 14 Rue Clement Marot av, Montaigne, Paris, France, & Olivia E Houghton, daughter Frank R Houghton, nom

**125TH st, 313-15 W**, (7:1952) ns, 200 w 8 av, 50x110; PM; Feb20'12, 5y5%; Picker Bros Realty & Impt Co to Emil C Bondy, 10 W 40, 90,000

**125TH st, 313-5 W**; certf as to above mtg; Feb19; Feb20'12; same to same.

**125TH st, 313-5 W**; pr mtg \$90,000; Feb20'12, 10y6%; same to Max Marx, 419 Convent av, 27,000

**125TH st, 313-5 W**; certf as to above mtg; Feb19; Feb20'12; same to same.

**131ST st, 128 W**, (7:1915) ss, 410 e 7 av, 20x99.11; Feb20'12, 5y5%; Jno M Schmidt, 128 W 131 to Emigrant Indus Savings Bank, 9,000

**139TH st, 300 W**, see 8 av, 2609.

**141D st, 291 W** (7:2028), ns, 125 e 8 av, 25x99.11; also 142D ST, 293 W (7:2028), ns, 100 e 8 av, 25x99.11; PM; pr mtg \$46,000; Feb15; Feb17'12, 5y6%; Isaac N Jacobson to Jonas Weil, 21 E 82, & ano, 6,600

**142D st, 293 W**, see 142d, 291 W.

**144TH st W**, (6:1742) ns, 550 e Lenox av, 75x99.11; ext of \$8,000 mtg to Jan1'17 at 5%; Dec26; Dec29'11; Peter Duffy with Jno C Rodgers, 121 W 125. Corrects error in issue of Jan6, when location was 144th st, ss, 550 e Lenox av, nom

**146TH st, 238-40 W**, (7:2031) ss, 287.6 e 8 av, 37.6x99.11; ext of \$32,000 mtg to Feb15'17 at 5%; Feb15; Feb21'12; Lawyers Title Ins & Trust Co with Geo H & Chas W Schumann, nom

**148TH st, 415 W**, (7:2063), ns, 137 e Convent av, 18x99.11; PM; Feb21'12 due Sept26'14, 5%; Arthur G Reynolds, 527 W 124, to Morris S Thompson, 76 W 86, & ano, trstes Mary A & A Woodcock, 11,000

**146TH st, 234-6 W**, (7:2031) ss, 325 e 8 av, 37.6x99.11; ext of \$32,000 mtg to Feb15'17 at 5%; Feb15; Feb21'12; Lawyers Title Ins & Trust Co with Geo H & Chas W Schumann, nom

**146TH st, 230-2 W**, (7:2031) ss, 362.6 e 8 av, 37.6x99.11, ext of \$32,000 mtg to Feb15'17 at 5%; Feb15; Feb21'12; Lawyers Title Ins & Trust Co with Sam S Glauber Inc, nom

**155TH st, W**, (8:2116) ss, 450 w Ams av, 50x99.11; PM; Feb15; Feb16'12; due, &c, as per bond; Lamermoor Realty Co to Jacob Aaron, 182 St Nicholas av, 24,750

**164TH st, 455 W** (8:2111), ns, 250 e Ams av, 25x139.6x25.2x142.11; Feb17; Feb19'12, 3y5%; Thos Beatty to Commonwealth Savings Bank, 2007 Ams av, 5,000

**165TH st, W**, see Bway, see Bway, nec 165th.

**165TH st, W**, see Bway, see Bway, nec 165th.

**166TH st, W**, see St Nich av, see Bway, nec 165th.

**167TH st, 440 W**, see Colonial Pkway, swc 167th.

**174TH st W** (8:2130), ss, 175 w Ams av, 25x100; Feb16; Feb21'12, due, &c, as per bond; Jos P Fallon to Abr S Gilbert, 310 W 93, 4,500

**178TH st W**, see Northern av, see Northern av, nec 178.

**179TH st E**, see Northern av, see Northern av, see 179.

**184TH st, 518 W**, (8:2155), ss, 70 e Audubon av, 40x99.11; sobrn agmt; Feb19; Feb20'12; Emma W Cone with Edw M Johnston, 89 St James pl, Bklyn, nom

**184TH st, 518 W**, (8:2155), same prop; ext of \$39,000 mtg to Feb20'16 at 5%; Feb20'12; Edw M Johnston with West 184th Street Constn Co, 35 Nassau, nom

**Av A, 1558**, (5:1579) es, 41.5 n 82d, 20x 78; Feb20; Feb21'12; due, &c, as per bond; Cath Wacker & Aug Schmidt to Title Guar & Trust Co, 8,500

**Av A, 1558**; pr mtg \$8,500; Feb20; Feb21'12; 3y6%; same to Mary Phillips, 507 W 159, trste for Mercedes Wynne, 500

**Av B, 64** (2:400) ws, 80.3 s 5th, 15.11x 73.9; PM; Feb19'12, 3y5½%; Jacob Fish to Lawyers Mtg Co, 59 Liberty, 12,000

**Amsterdam av, 1484-6** (7:1987), ws, 119.10 s 134th, 40x100; ext of \$9,500 mtg to Feb21'15, at 6%; Feb21'12; Amalie November with Louisa Rice, nom

**Bowery, 283** (2:456), es, 23 n Houston, 26.10x70.1x27.2x70.1; Feb21'12, 3y4¾%; Ernst F Plath to Elsa M Mehlin at Maywood, NJ, et al, 24,000

**Broadway**, see 166th, see Bway, nec 165th.

**Broadway, 2841-7** (7:1894), nwc Cathedral Pkway (Nos 601-13), 90.11x175; ext of \$750,000 mtg to Nov1'17, at 5%; Feb14; Feb16'12; American Real Estate Co, 527 5 av, with Met Life Ins Co, 1 Mad av, nom

**Broadway** (8:2124), nec 165th, 219.6 to 166th, x122.8 to St Nich av, x283.10 to 165th, x268.7 to beg; PM; pr mtg \$300,000; Feb16; Feb17'12, due Jan2'22, 5%; Wm Fox Entertainments Co, 116 E 14, to Franklin Pettit, 340 W 88, 238,500

**Broadway, 859**, (3:846) ws, 27.6 n 17th, 25.6x99x24x107.6; Feb8; Feb20'12, due Jan 20'13; 6%; Sarah E Parker to Harry J Washburn, at Manhasset, LI, 1,100

**Broadway, 2731**, (7:1896), ext of \$60,000 mtg to Feb9'17 at 4½%; Feb9; Feb20'12; Greenwich Savings Bank with Tristram Coffin, Milton, NY, nom

**Colonial Pkway** (8:2111), swc 167th (No 440), 40.8x95.1x—x11.8; PM; Feb20; Feb21'12, 1y5%; O J Schwarzler Co to E Louise Sands, 11 E 84, 16,000

**Lexington av, 1105**, (5:1412) es, 35.2 n 77th, 16.8x70; PM; Feb15; Feb16'12; due, &c, as per bond; Paul R Reynolds, Scarsdale, NY, to Edna H Moore, 2008 Bway, 14,000

**Lexington av, 1501** (6:1624), see 97th, (No 142), 25.11x76; pr mtg \$25,000; Feb 20; Feb21'12, 1y6%; Clarence Realty & Constn Co, 206 Bway to Geo Ehret, 1197 Park av, 5,000

**Lexington av, 1501**; certf as to above mtg; Feb20; Feb21'12; same to same.

**Madison av, 343-5** (5:1279), es, 25.5 n 44th, 50x100; Feb19; Feb21'12, 5y4¾%; Schmitt Brothers, a corp, to Union Trust Co, 80 Bway, 20,000

**Madison av, 343-5**; certf as to above mtg; Feb19; Feb21'12; same to same.

**Madison av, 89-95** (3:858), see 29th (No 26), 98.9x100; certf as to mtg for \$600,000; Jan29; Feb19'12; Thos Addis Emmet Realty Co to N Y Life Ins Co, nom

**Manhattan av, 150** (7:1842), see 107th (No 22), 100.11x25; ext of \$30,000 mtg to Feb17'17, at 4½%; Feb16; Feb17'12; Augusta wife Diedrich Brakman with No River Savings Bank, nom

**Madison av, 778-80** (5:1381); ext of \$145,000 mtg to May 1'15, at % as per bond; Feb15; Feb19'12; 780 Madison Av Co with Union Dime Savings Bank, 701 6 av, nom

**Northern av**, (8:2177) nec 178th, 92.6x 100; pr mtg \$110,000; Feb16'12; 3y6%; Birch Realty Co to Gussie Raabe, Riverside dr, ws, bet 162 & 163, 15,000

**Northern av**, (8:2177); same prop; certf as to above mtg; pr mtg —; Feb16'12; same to same.

**Northern av**, (8:2177); same prop; ext of \$110,000 mtg to Feb15'15 at 5%; Feb 15; Feb16'12; Title Ins Co of NY with Birch Realty Co, 319 W 64, nom

**Northern av**, (8:2177) see 179th, 92.6x 100; pr mtg \$110,000; Feb16'12; 3y6%; Birch Realty Co to Gussie Raabe, ws Riverside dr, bet 162 & 163, 15,000

**Northern av**, (8:2177); same prop; certf as to above mtg; Feb16'12; same to same.

**Northern av**, (8:2177); same prop; ext of \$110,000 mtg to Feb15'15; at 5%; Feb 15; Feb16'12; Title Ins Co of NY with Birch Realty Co, 319 W 64th, nom

**Pleasant av, 429**, (6:1810) ws, 65.11 n 122d, 15x66; pr mtg \$3,000; Jan5'12, 3y 5%; Hannah Randall, 429 Pleasant av, to Erna Holzinger, 411 E 120; corrects error in issue of Jan12, when property was Av A, 429, 200

**Sherman av**, (8:2221) swc 207th, late Hawthorne, 100x110; pr mtg \$—; Feb 16'12; 3y6%; Timothy D Sullivan to J Allen Townsend, Irvington, NY, 20,000

**St Nicholas av, swc 166th**, see Bway, nec c 165th.

**1ST av, 525**, (3:936) ws, 49.2 s 31st, 24.9 x75; ext of \$14,000 mtg to Feb17'17 at 5%; Feb17; Feb19'12; Emma F Bussing & ano trstes Abr Bussing with Adolph Schlesinger, 7 Stanton, nom

**1ST av, 2267** (6:1688), ws, 71.11 n 116th, 29x78; pr mtg \$14,000; Jan12; Jan16'12, 2 y6%; Angiulina Parlato, 2250 1 av, to Eliza R Allien, 159 Glenridge av, Montclair, NJ; corrects error in issue of Jan 20, when location was 71.11 n 166th st, 2,000

**1ST av, 848**; (5:1359), es, 52.6 n 47th, 25 x80; Feb19'12; 5y5%; Angelo Legniti to German Savings Bank, 157 4 av, 13,000

**2D av, 787-91** (5:1316), ws, 25.4 n 42d, 75x80; also 72D ST, 161 E (5:1407), ns, 125 w 3 av, 25x102; Feb14; Feb17'12, due, &c, as per bond; Margt R, Mary K, Helen C, Irene, Luke & Madeline R Mulvany by Irving Woodworth gdn, & Edw P Mulvany to Danl V McCarthy, 247 W 109, 10,000

**2D av, 787-91 & 72D st, 161 E**; 1-7 pt; AT; pr mtg \$10,000; Feb15; Feb17'12, due, &c, as per bond; Edw P S Mulvany, of Larchmont, NY, to Emily M Roemer, 494 Greene av, Bklyn, 500

**2D av, 572** (3:937); ext of \$13,000 mtg to July10'17, at 4½%; Feb14; Feb17'12; Clara Wortmann with Simon L Newberger, 159 E 61, nom

**2D av, 1956** (6:1672), es, 50.11 s 101st, 25x100; ext of \$14,000 mtg to Apr14'17, at 5%; Jan8; Feb20'12; Anna Gubin with Adelaide H Munroe et al, nom

**6TH av, 364**, (3:824); ext of \$84,000 mtg to Dec20'14 at 5%; Dec20'11; Feb20'12; N Y Life Ins Co with 364 Sixth Av, a corp, nom

**6TH av, 870** (5:1265); sal Ls; Apr10'11, demand, 6%; Thos O'Connell to Jacob Ruppert, a corp, 1639 3 av; Feb21'12, 11,000

**6TH av, 839** (4:1000) ws, 80.5 s 48th, 20 x84; PM; Feb19'12, 5y5%; Henry Wahlers to Eugene I Murtha, Bronxville, NY, 30,000

**7TH av, 320** (3:777), sal Ls; Feb17; Feb 19'12, demand, 6%; Jas Kiernan to Lion Brewery, 104 W 108, 2,000

**8TH av, 2128**, (7:1830); ext of \$26,000 mtg to Jan28'15 at 4½%; Feb10; Feb16'12; Florence B Dike Reynolds & Alice M Dike exrs Lizzie M Dike with Fredk Augustus Schermerhorn, 101 University pl, trste Adeline Schermerhorn, nom

**8TH av, 2609**, (7:2041) swc 139th (No 300), 19.11x75.4; pr mtg \$—; Feb15; Feb 16'12; due Jan1'13; 6%; Philibert Combier to Louis Cerlian, 36 E 49, 2,250

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

**Certf as to chattel mtg** for \$375; Feb15; Feb16'12; Vassiley Confectionery Co to Thos E Greacen.

**New Brighton, B of R**; certf as to mtg for \$—; Feb12; Feb20'12; Wood Harmon Richmond Realty Co to Second United Cities Realty Corp.

**4TH Ward, B of Q**; certf as to three mtgs for total of \$4,800 & one mtg for \$3,000; Feb19; Feb20'12; Cavanagh Thompson Realty Co to Title Guarantee & Trust Co, 176 Bway.

## MORTGAGES

## Borough of the Bronx.

**Beck st, 744** (10:2707), nec 156th (No 991), 34x100; pr mtg \$32,000; Feb16; Feb 17'12, due Mar3'13, 6%; Beck St Realty Co to Maurice J Kraus, 38 W 76, 23,000

**Byron st (\*)** ws, 170 s 237th, 25x95; Feb 17; Feb21'12; due Jan1'14; 6%; Kate E McEneaney, 650 E 219 to Aug Brenzinger, 451 E 155, 510

**Crotona pl, es, abt 137.6 s 171st**, see Fulton av, ws, 137.6 s 171.

**Crotona pl, es, abt 100 s 171st**, see Fulton av, ws, 100 s 171.

**Fox st, 1056** (10:2726), es, 360 s 167th, 37.6x100; PM; pr mtg \$29,000; Feb16; Feb 17'12, due, &c, as per bond; Thos H Roff, 1042 Fox, to Rockland Realty Co, 509 Willis av, 5,000

**Fox st, 1056**; PM; pr mtg \$34,000; Feb 16; Feb17'12; 3y6%; same to same, 2,000

**Fox st, 655**, (10:2684) ns, 272.6 e Av St John, 10.7x125; Feb20'12; due, &c, as per bond; Maze Realty Co to Alfred S Brown, 14 E 44 & ano trste Mary N Mayo, 28,000

**Fox st, 655**; certf as to above mtg; Feb20 '12; same to same.

**Fairmount pl, 716** (11:2950); ext of \$14,000 mtg to Feb16'17, at 5%; Feb16; Feb20 '12; Jno R Planten with Olga Hirsh, 716 Fairmount pl, nom

**Fox st, 659**, (10:2684) ns, 313.1 e Av St John, 40.7 x 125; Feb21'12; 5y5%; Maze Realty Co to Title Ins Co of NY, 28,000

**Fox st, 659**; certf as to above mtg; Feb 21'12; same to same.

- Garden st, 708**, (11:3099) ss, 84.11 e Crotona av, 18.8x100; ext of \$5,000 mtg to Feb 10'15 at 5%; Feb'19; Feb'21'12; Christian Frank with Anna D Bartels, 708 Garden, Bronx. nom
- Home st (10:2662)**, ns, 227.1 w Tinton av, 20x100; pr mtg \$4,200; Feb'17; Feb'19 '12, due, &c, as per bond; Jno C Damm, 1239 Franklin av, to Anna A Schulz, 1410 Crotona Park E. 800
- Home st, nwc Hoe av**, see Hoe av, nwc Home.
- Jennings st, swc Vyse av**, see Vyse av, swc Jennings.
- Kelly st**, (10:2710) es, 616.8 n Longwood av, 33.4x100; Feb'21'12; 2y6%; Abr Frankel to Abr & Louis Davis, 241 W 113. 2,500
- Ritter pl (11:2896)**, ns, 96.4 e Union av, 50x102; ext of \$12,000 mtg to Feb'16'15, 6% Feb'16; Feb'17'12; Kate C Alton with 171st St & Brook Av Co, 115 Bway. nom
- Tiffany st, 1020 (10:2717)**, nec 165th (No 961), 25x98.5x18.7x100; pr mtg \$23,000; Feb'19'12, 3y6%; Tillie E Sigler, 2015 Creston av, & Louis Wienecke, 928 Faile, to Mary Ruhl, 243 Mt Hope pl. 4,000
- 134TH st E, nwc Walnut av**, see Walnut av, nwc 134th.
- 135TH st E, swc Walnut av**, see Walnut av, swc 135.
- 138TH st E, nec St Anns av**, see St Anns av, nec 138.
- 139TH st, 570 E**, see St Anns av, nec, 138.
- 145TH st E (9:2289)**, ss, 215 w Brook av, 100x102.2; pr mtg \$89,000; Feb'16; Feb'17'12, 5y6%; Joel Realty Co, 35 Nassau, to Fredk Lese, 133 E 80. 9,500
- 145TH st E (9:2289)**; same prop; certf as to above mtg; Feb'16; Feb'17'12; same to same.
- 154TH st E, nec Morris av**, see Morris av, 688.
- 156TH st, 991 E**, see Beck, 744.
- 156TH st E**, (10:2687 & 2695) sws, 53 nw Leggett av, 24.9x irreg x20x82.9; ext of \$4,250 mtg to Feb'9'17 at 5%; Feb'12; Feb'20'12; Josephine A Beyrodt with Nora Stanton, 878 Macy pl. nom
- 158TH st E, sec Trinity av**, see Trinity av, sec 158th.
- 160TH st, 376 E**, (9:2406) ss abt 200 w Melrose av, 25x100; PM; Feb'15; Feb'16'12; due, &c, as per bond; Henry Casey, 219 E 28 to Mary Niebling, 376 E 160. 7,000
- 160TH st, 825 E (10:2677)**, ns, 146.11 e Union av, 24.9x77.2; PM; pr mtg \$6,250; Feb'17; Feb'19'12, due, &c, as per bond; Kossuth Realty Co to Clorinda Massagli, 819 E 160. 1,000
- 165TH st, 961 E**, see Tiffany, 1020.
- 174TH st E, swc Webster av**, see Webster av, swc 174.
- 176TH st E**, (11:2945) sws, 150 se Arthur av, 25x100, except part for 176th; Dec'28'11; Feb'21'12; 3y6%; Richd J Fell, Watchung, NJ to Jno B Ryer, 1911 Arthur av. 1,000
- 179TH st E**, (11:3090) ns, 100 e Clinton av, 21.11x100x22.2x100; Feb'16'12; 1y6%; Antonio Galiani to Andw P Traber, 1814 Prospect av. 2,200
- 179TH st E (11:3093)**, ss, 100 w Prospect av, two lots each 36x95; two mtgs each \$5,000; 2 pr mtgs \$24,000 each; Feb'16; Feb'17'12; 2y6%; Ernst Keller to Louis Moenig, 959 Home. 10,000
- 180TH st E, swc Crotona av**, see Crotona av, swc 180.
- 180TH st E, sec Daly av**, see Daly av, sec 180th.
- 182D st E, nec Wash av**, see Wash av, nec 182d.
- 183D st E, swc 3 av**, see 3 av, swc 183d.
- 183D st E, swc 3 av**, see 3 av, swc 183d.
- 186TH st E, nwc Wash av**, see Wash av, 2385-7.
- 187TH st E, nwc Crescent av**, see Cambreling av, 2400.
- 187TH st, 681 E**, see Cambreling av, 2400.
- 204TH st, 405 E**, (12:3357) nec Webster av, 66.11x69.8x64x50; certf as to mtg for \$30,000; Feb'14; Feb'16'12; Chas T Streeter Constn Co to Mary E Goodwin & Jno J Lenehan trstes Jno Goodwin. nom
- 205TH st E, sec Matthews av**, see Matthews av, nec 205.
- 205TH st E, nwc Adee av**, see Matthews av, nec 205.
- 205TH st E, nec Matthews av**, see Matthews av, nec 205.
- 228TH st, 658 E (\*)** ss, 100 w Prospect ter, 27.5x114; Feb'21'12; installs; 10y5½%; Andw C & Vincent J Pfeifer to Title Guar & Trust Co. 2,000
- 233D st E, nec Webster av**, see Webster av, nec 233d.
- Adee av, nwc 205th**, see Matthews av, nec 205.
- Arthur av (11:3066)**, ws, 27.7 n 187th, 50x113x50x113.9; Feb'15; Feb'17'12, due Dec 5'13, 5½%; Antonio Cancro, 2411 Arthur av to Chas G Schmidt, 154 So 5 av, Mt Vernon, NY. 4,000
- Arthur av (11:3066)**; same prop; sobrn agmt; Feb'15; Feb'17'12; Louis Manfredi with same. nom
- Arthur av (11:3066)**, ws, 77.7 n 187th, 50x113x50x113.6; Feb'15; Feb'17'12, due Dec 5'13, 5½%; Antonio Cancro, 2411 Arthur av, to Mary Swartz, 154 So 5 av, Mt Vernon, NY. 6,000
- Arthur av (11:3066)**; same prop; sobrn agmt; Feb'15; Feb'17'12; Michl Manredi with same. nom
- Anthony av, 1678 (11:2889)**, es, 102.4 n 173d, 16.8x70.9x16.8x69.1; pr mtg \$3,500; Feb'19'12, due, &c, as per bond; Kath Ernst to Emma Busch, 677 Eagle av. 1,500
- Arnold av (\*)**, es, 100 s Libby, 25x125.4 to Pelham rd, x26.2x133.3; bldg loan; Feb'17; Feb'19'12, 3y5½%; Ellen Ward to Rudolf Leuchtenburg on Castle Hill av, s of Lafayette av. 4,000
- Arlington av, es, & ws, — s 261**, see Riverdale av, ws, — s 261.
- Arnold av (\*)**, es, 100 s Libby, 25x125.4x 26.2x133.3; pr mtg \$4,000; Feb'17; Feb'20'12, 2y6%; Ellen Ward to Geo Costar, 1922 E 177. 400
- Bailey av (11:3239)** es, 312.4 from beginning of curve of nec Bailey av & Heath av, runs e100xn16.8xw100 to es Bailey av, xs16.8 to beg; Feb'15; Feb'16'12; 3y5½%; Tessier Bldg Co, 37 E 28 to Edw McK Whiting gdn, Jno S Wilson, 606 W 116. 4,500
- Bailey av (11:3239)** same prop; certf as to above mtg; Feb'14; Feb'16'12; same to same.
- Bailey av (11:3239)** same prop; sobrn agmt; Feb'12; Feb'16'12; Hinkle Iron Co with Tessier Bldg Co. nom
- Brook av, 462 (9:2272)** es, 124.8 n 145th 24.11x100; PM; pr mtg \$12,000; Feb'15; Feb'16'12; due, &c, as per bond; Ida wife Louis Afromowitz to Henry Hillebrand, 515 Pearl. 5,000
- Briggs av, 2769 (12:3301)** ws, 280 n 196th 20x94.10x20x94.6; PM; pr mtg \$—; Feb'15; Feb'16'12; due, Aug 15; 6%; Inland Holding Co to Corporate Mtg Co, 55 Liberty. 1,000
- Briggs av, 2767 (12:3301)** ws, 260 n 196th 20x94.6x20x94.1; PM; pr mtg \$—; Feb'15; Feb'16'12; due, Aug 15; 6%; Inland Holding Co, 507 Tremont av E to Corporate Mtg Co, 55 Liberty. 1,000
- Bryant av (10:2756)** es, 190 s Bancroft, 40x100; certf & consent to ext of mtg for \$23,000 to Feb'20'15 at 5%; Feb'20'12; Usona Constn Co to City Mtg Co. nom
- Bryant av (10:2756)**, es, 270 s Bancroft, 40x100; sobrn agmt; Feb'19; Feb'20'12; Amer Real Estate Co with Mamie E Cohn, 64 E 66, & Leonard A Cohn, 58 Central Park W; Alfred E Cohn, 1070 Mad av, exrs Abr Cohn. nom
- Bryant av (10:2756)**, es, 133.4 s Bancroft, 40x100; sobrn agmt; Feb'19; Feb'20'12; American Real Estate Co with Curtis B Pierce, 56 E 133; exr Mary G Pinkney. nom
- Bryant av (10:2756)**, es, 190 s Bancroft, 40x100; sobrn agmt; Feb'20'12; American Real Estate Co with Chas D Williams, Millburn, NJ. nom
- Bryant av (10:2756)**; same prop; ext of \$23,000 mtg to Feb'20'15, at 5%; Feb'20'12; Chas D Williams with Usona Constn Co, 989 So Blvd. nom
- Briggs av (12:3302)** nws, 152.4 ne 198th, 25x100; ext of \$3,500 mtg to Feb'9'15 at 5½%; Feb'16; Feb'20'12; Wm J Pawcett with Emilie W Burger, 7 Clifton pl, Bklyn. nom
- Crescent av, nwc 187th**, see Cambreling av, 2400.
- Courtlandt av, 562 (9:2407)** es, 26.6 n 160th, 25x92, except pt for av; pr mtg \$6,000 Feb'10; Feb'16'12; due, &c, as per bond; Mathilde Freund, 414 E 77 to Bernard Kohn, 447 E 87. 1,000
- Cambreling av, 2400 (11:3090)** nec 187th (No 681) runs n120xe72.4xsl127 to st, xw 30.9 to beg; bldg loan; Feb'16'12; demand; 6%; Russo-Barba Realty Co to Jas G Wentz, 335 West End av. 44,000
- Cambreling av, 2400**; certf as to above mtg; Feb'16'12; same to same.
- Crotona av (11:3080)** swc 180th, 20.1x 100.1x21x100.1; Feb'16'12; 3y5½%; Northern Impt Co to Anna A Bradford, Lenox, Mass trste for Grace B Fairfax, will Wm H Bradford. 10,000
- Crotona av (11:3080)** same prop; certf as to above mtg; Feb'16'12; same to same.
- Commonwealth av (\*)** ws, 150 n Mansion, 25x100, except part for av; Feb'20; Feb'21'12, due Junel'17; 5½%; Rose Trainor to Hugh P Cogan, 111 E 102. 4,000
- Decatur av (12:3349)** ns, 345 w 205th, 25 x100; Feb'15; Feb'16'12; 2y6%; Maurice L Monash to Arnold Staheli, 225 5 av. 1,000
- Daly av (11:3127)**, sec 180th, 100.10x 38.9x100x51.8; ext of \$45,000 mtg to Feb'15'15, at 5½%; Feb'14; Feb'16'12; City Real Estate Co with Jno A Steinmetz, 912 E 182. nom
- Eagle av (10:2616)**, ws, 126.8 s Westchester av, 50x100; pr mtg \$—; Feb'13; Feb'19'12, due, &c, as per bond; Sinnott Co to Manhattan Mort Co, 200 Bway. 35,000
- Eagle av (10:2616)**; same prop; certf as to above mtg; Feb'13; Feb'19'12; same to same.
- Fulton av, ws, 225.4 s 171st**, see Fulton av, ws, 175.4 s 171.
- Fulton av (11:2927)** ws, 175.4 s 171st, 50x 100; also FULTON AV, (11:2927) ws, 225.4 s 171st, 50x100; asn rents; Feb'16'12; Bethel Constn Co to Packard & Co, 97 Nassau. 1,500
- Fulton av, 1393 (11:2925)**, ws, 84.8 s 170th, runs w96.4xsl42xne36.7xse0.6xpe27.9 xnw0.6xne17xne15.2 to av, xn42.11 to beg; pr mtg \$—; June 24'07; Feb'20'12, 3y6%; Chas Hauk & Geo H Leopold to Eliz Weiss; re-recorded from June29'07. 6,000
- Fulton av, 1350 (11:2931)**, es, 517.2 n 169th, 50x207.3x50x207.5; pr mtg \$42,000; Feb'15; Feb'20'12, due Dec'16'16, 5%; Gustav P Helfrich to Wm C Oesting, 1350 Fulton av. 5,000
- Fulton av, 1350**; pr mtg \$47,000; Feb'19; Feb'20'12, 3y6%; Geo H Leopold to Gustav P Helfrich, 1350 Fulton av. 3,000
- Fulton av (11:2931)** ses part lot 94, map Morrisania, begins at cl said lot runs ne along av, 50xse211xsw50xne211 to beg, except part for av; ext of \$42,000 mtg to Dec 16'16 at 5%; Feb'15; Feb'20'12; Wm C Oesting Sr with Gustav P Helfrich, 1350 Fulton av. nom
- Fulton av (11:2925)** ws, 84.2 s 170th, 42.10x irreg x42x96.4; ext of \$6,000 mtg to Feb'15'15 at % as per bond; Feb'15; Feb'20'12; Geo H Leopold & Fredk Strohmeier to Pauline E Leopold, 2929 Valentine av. nom
- Fulton av (11:2927)** ws, 100 s 171st, 37.6 x139.3 to es Crotona pl, x37.6x137.2, except pt for av; bldg loan; Feb'19; Feb'21'12; demand; 6%; Bethel Constn Co, 302 Bway to Jas G Wentz, 335 West End av. 22,500
- Fulton av (11:2927)**; same prop; Feb'19; Feb'21'12; due, Sept'11'12; 6%; same to V Bernard Ploch, 264 President, Bklyn. 12,000
- Fulton av (11:2927)** ws, 137.6 s 171st, 37.6x141.10 to es Crotona pl, x37.6x139.3, except part for av; bldg loan; Feb'19; Feb'21'12; demand; 6%; Bethel Constn Co, 302 Bway to Jas G Wentz, 335 West End av. 22,500
- Fulton av (11:2927)** same prop; Feb'19; Feb'21'12, due Sept'11'12; 6%; same to Anna O'Ryan, 510 W 124. 2,500
- Fulton av (11:2927)**; same prop; sobrn agmt; Feb'20; Feb'21'12; Anna O'Ryan with Jas G Wentz, 335 West End av. nom
- Fulton av (11:2927)** ws, 100 s 171st, 75x abt 139; certf as to two mtgs for \$22,500 ea; Feb'20; Feb'21'12; Bethel Const Co with Jas G Wentz, 335 West End av. nom
- Gleason av, 2132 (\*)**; ext of \$4,000 mtg to Feb'9'15, at 5½%; Feb'9; Feb'19'12; Augusta L DuVal, 829 Park av, with East Borough Impt Co, 509 Willis av. nom
- Grand Blvd & Concourse (11:3161)** es 152.6 s 181st, runs e47xne137 to Grand Blvd & Concourse, xs— to beg, gore, being part lot 219 map Prospect Hill Est at Fordham; PM; Feb'20; Feb'21'12; due, &c, as per bond; Wm C Bergen to Ellen E Coyle, 954 First pl, Guttenberg, NJ. 6,000
- Grand Blvd & Concourse (11:3161)**; same prop; PM; pr mtg \$6,000; Feb'20; Feb'21'12; installs; 6%; Wm C Bergen to Geo W Horton at White Plains, NY. 1,500
- Hermany av (\*)**, ss, 205 w Havemeyer av, 50x216 to Turnbull av, Unionport; Feb'15; Feb'16'12, due Dec'15'12, 6%; Jno J Lutz to Bronx Security & Brokerage Co, 258 E 138. 260
- Houghton av (\*)** ss, 205 w Castle Hill av; eight lots ea, 24.11x108; eight mtgs ea \$3,500; Jan'5; Feb'21'12; 3y5½%; Baxter Howell Bldg Co to Eliz K Dooling, 179 E 80. 28,000
- Houghton av (\*)** same prop; eight certfs as to above mtgs; Jan'5; Feb'21'12; same to same.
- Honeywell av (11:3122)** ses, 109 ne 178th, 44x112.6; pr mtg \$5,000; Feb'15; Feb'20'12; 2y6%; Ninfa Caputo to Alfonso De Salvo, 2972 Marion av. 1,200
- Hoe av (11:2970)** nwc Home, 91.2x25x 94x25.2; pr mtg \$12,500; Jan'26; Feb'21'12; due, &c, as per bond; Chas Geoghegan, 969 Home & Annie his wife to Margt Geoghegan, at Greenwich, Conn. 800
- Independence av, es, & ws, — s 261**, see Riverdale av, ws, — s 261.
- Intervale av (11:2973)** nws, 208.5 ne 169th, 25x184.10; also INTERVALE AV, (11:2973) ws, 183.5 n 169th, 25x184.10; pr mtg \$10,000; Feb'20; Feb'21'12; demand; 6% Lina or Lena Gass, 1223 Intervale av to Herman H Gerken, 724 Elton av. 3,396.95
- Intervale av, ws, 183.5 n 169th**, see Intervale av, nws 208.5 ne 169.
- Jerome av (11:2850)**, es, 50 n 175th, 90x 100; bldg loan; pr mtg \$—; Jan'8; Feb'19 '12, 1y6%; Ibrow Realty Co to Prospect Investing Co, Harrison, NY. 10,000
- Jerome av (11:2850)**; same prop; certf as to above mtg; Jan'6; Feb'19'12; same to same.
- Longfellow av, 1411 (11:2999)**, ws, 62.6 n Freeman, 37.6x100; pr mtg \$25,000; Feb'19; Feb'20'12, due, &c, as per bond; Peter Doerr to Frank R Houghton, 2626 Bway. 6,000
- Maitland av (\*)** nec Old rd, 128x50x132x 50.2; pr mtg \$—; Feb'14; Feb'16'12; due, Junel'15; 6%; Bartholdi Mfg Co to Geo Hauser, 1762 Walker av. 5,000
- Maitland (\*)** same prop; certf as to above mtg; Feb'14; Feb'16'12; same to same.
- Montgomery av, 1745 (11:2877-78)**, ws, 340 s Lees av, 25x100; pr mtg \$6,500; Feb'16; Feb'19'12, due Feb'1'14, 6%; Margt M Bezold, 960 Whitlock av, to Jno Rau, 1469 Metropolitan av, Bklyn. 1,000
- Morris av, 688 (9:2414)**, nec 154th, 32.6x 95.3; Feb'1; Feb'20'12, 5y5%; Antonio Marino to Rutherford Realty Co, 34 Nassau. 13,500
- Matthews av (\*)** nec 205th, — to point 100 s Burke, x40 to es Adee av, x41.6 to 205th, x40; also MATTHEWS AV (\*) sec 205th, —x40x—; additional mtg; Feb'10; Feb'21'12; demand; 6%; Michl J Mack to Empire City Savgs Bank, 231 W 125. 7,400
- Matthews av, sec 205th**, see Matthews av, nec 205.

**^Morris av.** (11:2897) sec 179th, 20x80; ext o \$8,000 mtg to Feb18'17 at % as per bond; Feb19; Feb21'12; Chas Reinhart with Lee W Groves & ano trste Maria L Groves. nom

**^Netherland av. es. & ws — s 261.** see Riverdale av, ws, —s 261.

**^Old rd. nec Maitland av.** see Maitland av, nec Old rd.

**^Old rd. (\*)** leading from Wmsbridge to Westchester adj land now or late Jno Wilkinson, runs se350xse34xse284xse298xsw 375.xne80xsw398 to Old rd, xne304.3 to beg, contains 3 869-1,000 acres, except part for White Plains rd; Feb20; Feb21'12; 3y 6%; Rita Realty Co to Saml Wertheim, 53 W 114. 6,000

**^Prospect av. es. abt 115.3 n 167th.** see Stebbins av, ws, 115.3 n 167.

**^Quimby av (\*).** ns, 304.10 w Castle Hill av, 100x108, Unionport; Feb17; Feb19'12, 1y6%; Wm Heinrich to Aug B Entress, 533 E 149. 1 000

**^Riverdale av** (13:3426), ws, —s 261st, 50x100; also RIVERDALE AV (13:3426), ws, —s 261st, 76x100; also RIVERDALE AV (13:3426), ws, —s 261st, 100x100; also RIVERDALE AV (13:3426), ws, —s 261st, 50x100; also NETHERLAND AV (13:3426), es, —s 261st, —x269 x irreg x132.5; also NETHERLAND AV (13:3426), es, —s 261st, 75x—x25x106.6; also NETHERLAND AV (13:3426), es, —s 261st, 50x89.1x50x—; also NETHERLAND AV (13:3426), es, —s 261st, 300x121.3x 300x89.1; also NETHERLAND AV (13:3426), ws, —s 261st, 1,100x145.2x1,100x 186; also NETHERLAND AV (13:3426), w s, —s 261st, 100x193.1x—x169.3; also ARLINGTON AV (13:3426) es, —n 256th x— x47.9x1,100x180; also ARLINGTON AV (13:3426), ws, —n 256th, 200v—v irreg x 276; also ARLINGTON AV (13:3426), ws, —n 256th, 136.3x150x131.5x210.5; also INDEPENDENCE AV (13:3426), es, —s 261st, —x179.6x232.6x158.3; also INDEPENDENCE AV (13:3426), es, —s 261st, 100x260.5x100x268.4; also INDEPENDENCE AV (13:3426), ws, —s 261st, 300x —x300x292.1; also INDEPENDENCE AV (13:3426), ws, —s 261st, —v384.9x—x 395, except part of lot 95 conveyed by deed recorded in L 2140, cp 26 NY County, and except part lot 82 lying w Independence av; also RIGHT OF WAY (13:3426), es, abt 150 s Sigma pl, 158x77x125x170; also PLOT 1 (13:3426) map (824), land Jos Rosenthal, at Riverdale, 125x120; Feb 15; Feb16'12, 3y5½%; Jos Auerbach EXR Jos Rosenthal & Maurice Rose to Wm L Condit at Hoboken, NJ. 57,500

**^St Anns av.** (10:2551) nec 138th, runs nw 200.1 to ss 139th (No 570) xe102.9xs100xe 27.9xs100 to 138th, xw125 to beg; PM; Feb 15; Feb16'12; due Dec15'14; 4½%; Zarland Realty Co to M Bayard Brown, Brightlingsea, Essex Co, Eng. 105,000

**^Sherman av** (9:2455), ws, 207.6 n 163d, two lots, each 45x100; two mtgs, each \$3,000; Feb16; Feb17'12, due, &c, as per bond; One Hundred & Eighty Second Street Realty Co, 220 Bway, to North Side Mtg Corp, 391 E 149. 6,000

**^Sherman av** (9:2455); same prop; 2 certs as to above mtgs; Feb16; Feb17'12; same to same.

**^Summit av, 924** (9:2524), es, 50 s 162d, 50x95; Feb17; Feb19'12, due, &c, as per bond; Machanlev Realty & Constn Co to Title Guarantee & Trust Co, 176 Bway. 34,000

**^Summit av, 924;** certf as to above mtg; Feb16; Feb19'12; same to same.

**^Stebbins av.** (10:2693) ws, 115.3 n 167th, runs n30xw37.3xw37.3 to Prospect av, xs 30xe33.3xe33.3 to beg; Jan6; Feb21'12; 5y 5%; Solmon or Solomon Weinstein, 1149 Stebbins av to Wm F Mott, Toms River, NJ. 4,000

**^Stebbins av.** (10:2693) same prop; sobrn agmt; Feb9; Feb21'12; same & Sarah A Vaden with same. nom

**^Southern Blvd.** (11:3114) ws, 86 n 185th, 45.6x100x45x100.6; Feb21'12; due June1'15; 5%; Cioffi Co to Dollar Savgs Bank, 2308 3 av. 28,000

**^Southern Blvd.** (11:3144) same prop; certf as to above mtg; Feb20; Feb21'12; same to same.

**^Trinity av.** (10:2636) es, 54 s 158th, 51x 98.6x51x98.7; Feb15; Feb16'12; due &c as per bond Polatschek-Spencer Realty Co to Dudley D Sicher, 15 E 80. 42,000

**^Trinity av.** (10:2636) same prop; certf as to above mtg; Feb13; Feb16'12; same to same.

**^Trinity av.** (10:2636) same prop; pr mtg \$42,000; Feb15; Feb16'12; 2y6%; same to David D Weinstein, 960 Prospect av. 7,000

**^Trinity av.** (10:2636) same prop; certf as to above mtg; Feb12; Feb16'12; same to same.

**^Trinity av** (10:2636), sec 158th, 54x98.7; Feb19'12, 5y5%; Polatschek-Spencer Realty Co to Josephine E Carpenter, Bar Harbor, Me. 53,000

**^Trinity av** (10:2636); same prop; certf as to above mtg; Feb13; Feb19'12; same to same.

**^Teller av** (11:2782), ses, 474.1 ne 169th, 25x80.9x25x80.11; ext of \$6,500 mtg to Feb 3'14, at 6%; Feb4; Feb17'12; Julius Pragline with Wm Prosnitz. nom

**^Tibbett av** (13:3415), es, 543.5 s 246th, runs e89.9xs58.7xw128.2 to av, xn87.6 to beg; bldg loan; Feb5; Feb17'12, 3y6%; Jno C Updegrave, 227 Riverside dr, to Louisa Dash, on es Waldo av, abt 300 s 242d. 3,300

**^Tinton av** (10:2661), ws, 150 n 166th, 40 x127.3; agmt as to share ownership in mtg Feb5; Feb19'12; Fanny Leopold with Lawyers Title Ins & Trust Co, 160 Bway. nom

**^Turnbull av.** ns, 205 w Havemeyer av, see Hermany av, ss, 205 w Havemeyer av.

**^Tiegan av. (\*).** es, & being lot 119 revised map Seneca Park; pr mtg \$—; Jan 23; Feb20'12, demand, 6%; Jno A Dannies to Tony Matlach, 3545 Boston rd. 600

**^Union av** (10:2582), ws, 142.10 n 147th, 157.1x100; bldg loan; Jan8; Feb19'12, 1y 6%; Ibrov Realty Co, to Prospect Investing Co, Harrison, NY. 100,000

**^Union av** (10:2582); same prop; certf as to above mtg; Jan6; Feb17'12; same to same.

**^Undercliff av** (12:2880), ws, 227.1 n Washington Bridge Park, 33x143x33x143.7 Feb15; Feb20'12, 3y5½%; Hope Constn Co to Eliz Coddington trste Andw C Coddington, at Zurich, Switzerland. 16,500

**^Undercliff av** (11:2880); same prop; certf as to above mtg; Feb15; Feb20'12; same to same.

**^Undercliff av** (11:2880); same prop; two sobrn agmts; Feb14; Feb20'12; same & Hamilton Securities Co with same. nom

**^Vyse av.** (11:2987), swc Jennings, 75x 100; pr mtg \$75,000; Feb16; Feb20'12, 1y 6%; Crispi Constn Co, 128 Bway, to Albt E Hartcorn, Atlantic Highlands, NJ. 6,000

**^Vyse av** (11:2987); same prop; certf as to above mtg; Feb16; Feb20'12; same to same.

**^Vyse av, 1536.** (11:2996) es, 175 n 172d, 50x100; Feb16; Feb21'12; 5y5%; Mayo Constn Co to Mary E Goodwin, 301 W 104 & ano trste Jno Goodwin. 35,000

**^Vyse av, 1536;** certf as to above mtg; Feb14; Feb21'12; same to same.

**^Vyse av, 1536;** sobrn agmt; Feb21'12; Sophie M Olsen with same. nom

**^Vyse av, 1489.** (11:2988) ws, 200 s 172d, 25x100; Feb21'12; due &c as per bond; Hugh McCreery to Title Guar & Trust Co. 6,000

**^Walnut av.** (10:2586) swc 135th, runs w 263.5xs172.10xse42.10xe89.2x n 98.2 to beg; PM; pr mtg \$38,000; Feb15; Feb16'12; due, &c as per bond; Abr S Phillips to Jno J Roche, 27 Oliver. 17,000

**^Webster av, nec 204th.** see 204th, 405 E.

**^Webster av.** (11:2889) swc 174th, 19.3x 34.7x16.6x35.9; Feb14; Feb16'12; due Mar 1'15; 5½%; Anna S Baumann wid, Lizzie Greene, Anna Briganti, all of Bklyn to U S Title Guaranty Co, 201 Montague, Bklyn. 1,500

**^Washington av.** (11:2902) ws, 202.6 s 171st, 37.6x140.2; pr mtg \$—; Feb15; Feb 16'12; 3y6%; Mondschlein & Co to Arthur Weiser, 19 W 117. 5,000

**^Washington av, 2267-9** (11:3038), ws, 140.6 s 183d, 44.9x179.4x44.7x183.1; Feb16; Feb17'12, due, &c, as per bond; Adolph Newman to Title Guaranty & Trust Co. 7,000

**^Walnut av** (10:2586), nwc 134th, 207.11x 322.5; ext of mtg for \$38,000 to Jan30'14, 5%; Jan18'11; Feb16'12; Mutual Life Ins Co of NY with Jno J Roche. nom

**^Webster av** (12:3399), nec 233d, Beckers Woodlawn Hotel; Sal Ls, chattels, &c; Feb 16; Feb17'12, demand, 6%; Louise Becker on premises to Haaren & Meinken, 338 Greenwich. 2,400

**^Washington av, 2385-7** (11:3040), nwc 186th, 50x91, except part for av; PM; pr mtg \$11,500; Feb16; Feb17'12, due, &c, as per bond; Wm J Ward to Philip W Saitta, 8510 Ridge Blvd, Bklyn. 2,000

**^Washington av** (9:2368), es, 50 s 164th, 50x101; sobrn agmt; Feb14; Feb19'12; Dumnuco Constn Co, 2317 Hughes av, & Corn Exch Bank, 13 Wm, with Lawyers Title Ins & Trust Co, 160 Bway. nom

**^Wilkins av** (11:2966), es, 500 n 170th, 50x100; pr mtg \$38,000; Feb19'12, 3y6%; Chas Herrmann & Co to Jno S Woodward (2d), 51 Eppirt, East Orange, NJ. 6,000

**^Washington av** (11:3050), nec 182d (Fletcher), 36.7x86.5x36x93; pr mtg \$28,000; Feb16; Feb19'12, due, &c, as per bond; Nora Constn Co to Harry A Munroe, 460 W 145. 6,000

**^Washington av** (11:3050); same prop; certf as to above mt; Feb16; Feb19'12; same to same.

**^Waterbury av (\*).** ss, 205 e Havemeyer av, 25x108, Unionport; given to secure note of \$1,000; Feb20'12, due Aug20'12, 6% Ida Heller to Wm G Rossignoe, Weehawken, NJ. 1,000

**^Zulette av (\*).** ss, 125 e Mapes av, 25x 100; Feb15; Feb19'12, 1y6%; Chas Holdorf to Edwd Regenhart, 443 Gregory av, Weehawken Heights, NJ. 200

**^3D av** (10:2620), es, 226.6 s 163d, 25.2x 123x25x120.1; Feb16'12, 5y5%; Kate wife of & Anthony Cuneo, 871 Forest av, to N Y Life Ins & Trust Co, 52 Wall. 24,000

**^3D av.** (11:3051), swc 183d, 94x58; Feb 16; Feb17'12, due Aug16'12, 6%; Pocano Realty Co to Wm R H Munro, Bayshore ter, East Elmhurst, Corona, LI. 1,650

**^3D av.** (11:3051); same prop; certf as to above mtg; Feb16; Feb17'12; same to same.

**^3D av.** (11:3051), swc 183d, 94x58; sobrn agmt; Feb19; Feb20'12; Wm R H Munro with Greenwich Mtg Co, 391 E 149 & Corn Exchange Bank, 13 Wm. nom

**^Lot 42.** (12:3363) map 1236, 63 lots, property David B Cocks, Woodlawn Heights; Feb17; Feb21'12; 2y6%; Richd J Fell of Watchung, NJ to Geo C Davison, 662 E 175. 1,500

**^Lot 41 & s ½ lot 40.** (11:2927) map of Julia Huerstel; sobrn agmt; Feb20; Feb 21'12; V Bernard Ploch, 264 President, Bklyn with Jas G Wentz, 335 West End av. nom

**^Lot 39 & n ½ lot 40.** (11:3927) same map; sobrn agmt; Feb20; Feb21'12; V Bernard Ploch, 264 President, Bklyn with Jas G Wentz, 335 West End av. nom

**^Lots 107-10.** blk 3237, map 1187, Bailey Est; Feb20; Feb21'12; due, &c, as per bond, Fordham Realty Co to May Terhune, 1040 Bryant av. 3,000

**^Lots, 107-110;** same prop; certf as to above mtg; Feb20; Feb21'12; same to same.

**W ½ lot, 41 map** (1106) Arden prop; Nov15'11; Feb21'12; 1y6%; Matthew Farrell to Margt Davoren, 200 W 128. 700

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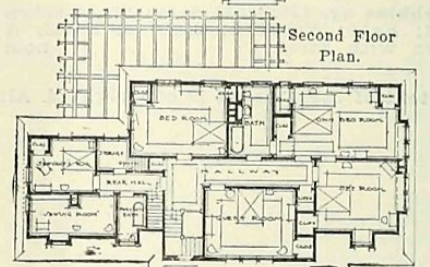
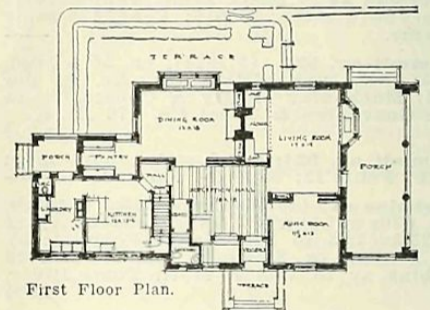
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