NEW YORK, MAY 10, 1913

THE BIGGEST MUNICIPAL DEBT IN THE WORLD

Gross Funded Debt of New York City Exceeds a Billion - Borrowing Limit Virtually Reached—New Methods of Financing Public Works Must Be Found.

-Article II, Part I-

By HENRY BRUERE, Director, Bureau of Municipal Research.

NEW YORK is the richest municipal corporation in the world, but it is also, and perhaps for this reason, the most heavily indebted. Measured in terms of population, the outstanding gross indebtedness of the city on March 31, 1913, was approximately \$225 per capita.

Taxpayers of today are paying for public works bequeathed to them by preceding generations of taxpayers, and are bearing their share of the cost of new undertakings which are to equip New York City for present convenience and

future growth.

The first article in this series showed that the major responsibility for the in-creasing cost of government is attributable to the growth of appropriations for interest and redemption of the city debt in the annual tax budget. This fact fully realized makes consideration of the present debt of the city, the method of its incurring, and the future use of the city's "faith and credit" of vast importance to taxpayers.

The interest, sinking fund and redemption items included in the city budget for 1913 amounted to \$54,977,381.34. These items have grown from \$40,454,-772.86 in 1908, or 35.9 per cent. The total increase in the entire budget in this time was \$49,139,174.99, or only 3.38 times the increase in city debt charges.

All sinking fund and interest payments on outstanding bonds are not made from budget appropriations. Dock, water and subway revenues, for example, are used for interest and sinking funds for dock, water and subway bonds. On the other hand, the entire appropriation for "debt service" purposes does not relate to the permanent debt of the city. In 1913, \$9,869,064.79 was included in this appro-priation for interest and redemption of short term bonds. Interest and sinking fund installments for permanent debt have increased from \$29,751,201.62 in 1908 to \$45,108.316.55 in 1913, or 51.62 per cent. Since 1911 there has been a diminution in the interest charges for short term indebtedness due to semi-annual collection of taxes inaugurated in that year on the initiative of Comptroller Prendergast. It is esti-mated that by collecting taxes in May as well as in October, and thus reducing the amounts borrowed in anticipation of tax collection, \$1,500,000 in interest is saved annually.

Table IV.—Appropriations for City Purposes Which Have Increased More Than \$1,000,000 During the Period 1903-1913.

Interest on city debt\$25,177,166.99
Department of education 15.143.829.19
Redemption of the city debt and
sinking fund installments 6,106,145.50
Police Department 5,171,391.04
Fire Department
Department of docks and ferries. ; †2,944,677.57

In this article Mr. Bruere brings out the startling fact that, through improvident fiscal management, the foremost city in America and the richest municipality in the world has virtually exhausted its constitutional borrowing power and must look for new ways of financing public works. On March 31, the net funded debt of New York City amounted to 7.01 per cent. of the assessed valuation of the real estate in the city, while contract and other liabilities increased the total indebtedness, exclusive of self-sustaining bonds, to 9.11 per cent. of the assessed valuation. As the debt incurring power of the city, except for certain income producing enterprises (water supply, docks, subways) is limited to 10 per cent. of the assessed valuation of the real estate in the city; as the current valuation is fully on a par with "market value," and as this value can not be expected to increase rapidly in the near future, it will be seen that the traditional fiscal policy of the city is no longer adequate to meet the necessity for expansion of municipal functions occasioned by the tremendous growth of population, a growth which has now attained a rate of about 200,000 a year. Mr. Bruere's article points out the choice of fiscal devices open to the city for taking care of its expanding activities. The present article, of which the second installment will appear next week, is the second of a series of five written by Mr. Bruere at the request of the Record and Guide, the purpose of the series being (1) to discover why taxes are increasing out of proportion to the growth of population and (2) to suggest available remedies.

Department of street cleaning	2,348,464,26
Health Department	2,331,828.02
Deficiency in taxes	
Payments to charitable institutions	
Department of public charities	1,819,316.22
Department of parks	
President Borough of Queens	1,068,108.78

*This takes no account of expenditures in the rough of Brooklyn from revenues of the de-

partment, it is a partment, it is in the partment, it is in the interest in expenditures, but a transfer to the tax budget of items formerly met by sales of corporate of items.

stock, ‡Was not included in the budget but was in-cluded, nevertheless, in the computation of the tax levy. §Excludes institutions, museums and care of public library buildings.

What the City Debt Is.

Not until 1909 could any one answer the question "What Is the City Debt?" In that year, as a by-product of Comptroller Metz' opposition to the approval of contracts for the Fourth Avenue subway, the Court of Appeals determined, after a long hearing before Referee Benjamin F. Tracy, a multitude of questions as to what was to be included in computing the city debt and what was to be excluded, which theretofore had been matters of doubt or confusion. Many of these questions were framed as the result of investigation of the city debt by the Bureau of Municipal Research for which four of the principal banking houses of the city provided the funds. Several questions which are still in doubt were not answered by the Court of Appeals, because the litigants either failed to present the facts to the Court in these respects or failed to present them with sufficient clarity. It cannot be said, therefore, that all the questions involved in determining the constitutional indebtedness of the city are now settled, but it can be said that the margin of uncertainty has been brought down to a very narrow limit. Some of these questions will be referred to again.

New York City's billion dollar debt does not include current liabilities to be paid out of current taxes or other revenues. It represents in major part the following classes of indebtedness:

1. Corporate stock and other long term bonds issued to provide funds for future improvements.

2. Assessment bonds issued by the city to provide funds for public improve ments, the cost of which are later to be defrayed either in whole or major part assessment on properties enefited. The holders of these bonds have recourse to the general credit of the city, and are not limited to any special fund created by the payment of assessment. ment bonds, therefore, must be included in the city's constitutional indebtedness.

3. Contracts chargeable against corporate stock or assessment bond funds, less cash balances in particular funds available for their liquidation.

4. Revenue bonds outstanding for five

5. Liability for lands taken by condemnation; judgments and open market orders.

The 10 Per Cent. Constitutional Limitation.

These classes of debt make up the total of the city's \$1,137,211,853.77 gross funded debt as of March 31, 1913. stitution says that the municipality may not become indebted in excess of 10 per cent. of the assessed valuation of its taxable real estate. The assessed valuation of the taxable real estate for 1913 was \$8,006,647,860, and 10 per cent., therefore, was \$800,664,786. Various constitutional amendments and court interpretations, however, permit certain deductions to be made from the gross funded indebtedness in computing the so-called "debt limit." Thus, there are deducted \$19,-698,222.48 of county bonds issued prior to consolidation on the theory that such obligations should not embarrass the greater city in the extension of its improvements. Likewise subtracted are \$145,512,393.60 for water bonds on the theory that these bonds will be redeemed out of the revenues derived from the sale of water and \$117,425,778.73 for rapid transit and dock bonds declared by the Appellate Division to be self-supporting under the constitutional amendment of 1909. These deductions foot up to a total of \$282,636,394.81, or 24.85 per cent. of the total funded debt. Every dollar of this indebtedness is a claim against the general credit of the city, but since the proceeds of these borrowings have been invested in revenue producing properties the bonds are properly disregarded in determining the extent to which the

city may increase its obligations.

Besides subtracting exempt bonds, an additional \$293,139,615.85 is deducted from the gross debt in computing the

peared. Until 1909 it was the practice, for example, to pay a portion of current expenses out of 50-year bonds. Forexpenses out of 50-year bonds. For-merly, horse collars and blankets, tin pails, etc., for the Street Cleaning Department were purchased from the proceeds of 50-year bonds under a foolish law which authorized the city to charge against corporate stock the plant and equipment of the Street Cleaning Department, and left to the whims of subordinates to determine what constituted

which will benefit successive generations may be apportioned with practical equity to those generations. For the 50-year bonds issued today are not paid in toto by the taxpayers of fifty years hence. Each year the city sets aside a sum which, with interest accumulations, will wipe out the total principal at the end of the term of indebtedness. Thus, the taxpayers of each year contribute their proportionate share to the extinguish-The principle is prement of the debt. cisely fair. An alternative which other cities are increasingly practicing is to issue serial bonds falling due in successive years. The imposition of the burden is exactly the same, although the method

employed slightly differs.

Scientific use of the city's borrowing power requires, first, that the term of bonds issued corresponds fairly closely to the estimated life of the property for whose acquisition they are issued, and, second, that the bonds be paid off by amortization or redemption by successive generations of taxpayers in proportion to their enjoyment of the property which

the bonds represent.

Table V.

Condensed Statement Setting Forth the Condensed as of March 31	, 1913.
Ten per cent. of assessed valuation of taxable real Gross funded debt	
Less \$282,6 Exemptions	36,394.81 39,615.85 575,776,010.66
Net funded debt	\$561,435,843.11
Net contract and land liability, judgments, etc	
Constitutional Debt Margin	
, arrono mantopar parpare	eso see 270 st

credit "margin" because this sum is held by the city in the form of cash and securities for sinking fund purposes. The sinking funds consist very largely of The city by holding 25.77 city bonds. per cent. of its outstanding indebtedness as sinking fund investments enlarges its power to add to its borrowings from other sources.

The Net Funded Debt.

After making the foregoing deductions the comptroller's statement of March 31 shows a "constitutional" or net funded debt of *\$561,435,843.11, or 7.01 per cent. of the assessed valuation of the real es-Liabilities of the city, tate of the city. consisting largely of contracts charge able against corporate stock funds and which will involve the issuance of further stock on March 31 of \$168,541,235.56, (including \$88,200,000, the amount of the city's proposed immediate contribution to the new subways), bring up the total indebtedness to \$729,977,078.67 or 9.11 per cent. of the assessed valuation of the city's real estate.

To find the borrowing margin, this sum must be deducted from 10 per cent. of the assessed total valuation. sult is \$70,687,707.33. But the Board of Estimate and Apportionment has set aside all except \$11,155,330.82 of this sum for specific purposes, thus \$6,006,323.24 for rapid transit, \$15,000,000 for docks and ferries and \$38,526,053.27 for various other municipal purposes.

What the Debt Represents.

That portion of the city's indebtedness which does not represent investment in subways, docks and water, has been expended to provide bridges, schools, parks and streets, courthouses, fire and police

stations and other more or less permanent structures of the city.

The Comptroller is still engaged in preparing the first inventory ever made of New York City's property. No one, therefore, now knows the exact value of this property nor what the assets are that offset the city's formidable indebtedness This inventory, now in preparation, will estimate the present value of structures built out of bonds issued 25 or 30 years ago. If an investigation were made it would undoubtedly be found that a very large part of property purchased out of the proceeds of corporate stock within the last 50 years has now totally disap"plant and equipment." Taxpayers are still paying heavy interest and sinking fund charges on "capital" outlays of this character.

\$70.687,707.33

Table VI.-Purposes of Bond Issues, 1898-1912.

	Grand	Per-	
	Totals	centum	
	Issued	of Cor-	
	from 1898 to	porate	
The state of the s			
General Purposes.	Dec. 31, 1912,	Stock	
	inclusive.	Issued.	
Corporate Stock:	Includitor	- LUCACA!	
Corporate Stock.	1 10 000 500 00	40 55 05	
For water	149,622,568.00	18.77%	
For rapid transit	93,162,337.28	11.69	
matal f	9049 704 007 99	20 4000	
Total	242,184,905.28	30.46%	
For Various Municipal			
Purposes:			
Schools and sites	\$96,132,036.44	12.06%	
Libraries and sites	11,773,660.00	1.48	
Parks and places	28,438,769.88	3.57	
Public buildings (other			
thenbe-ted ti			
than schools and li-			
braries)	47,935,299.61	6.01	
Bridges	89,599,260.77	*11.24	
Docks and ferries	84,332,637.38	10.58	
	01,002,001.00		
Streets and roads	112,393,511.61	14.10	
Health Department	3,704,561.18	.46	
Street cleaning	3,171,255.00	.40	
Street cleaning Police Department	3,964,384.71	.50	
Ponce Department			
Fire Department	6,318,672.19	.79	
Correction	750,613,07	.09	
Public Charities	3,409,102.48	.43	
Refunding old debts and		1.2.0	
Refunding old debts and		0.4	
matured bonds	1,883,800.73	.24	
Miscellaneous purposes.	7,725,126,75	.97	
	THE CONTRACTOR OF THE CONTRACT	- NO.	
Total, Corporate Stock			
Total, Corporate Stock			
for Various Municipal		100010100	
Purposes	\$501,532,691.80	62.92%	
For deficiencies in tax			
levies of 1904 and			
revies of 1304 and	040 000 000 00	0.050	
prior years	\$18,000,000.00	2.25%	
Total Corporate Stock			
for All Purposes \$	762 317 597 08	95.63%	
Assessment Denda	102,011,001.00	00.00 70	
Assessment Bonds			
For local improvements-		1.000.000.000	
street improvements	\$34.857.132.65	4.37%	
Grand Total	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Corporate Stock and As-	Secretary and the second		
sessment Bonds	\$797,174,729.73	100%	
General Fund Bonds	\$137,500,000,00		
denoted a min Dollas	.4201,000,000.00		
The second secon			

*Includes the outlay on the new municipal *Includes the outray of building.

†Does not include corporate stock notes as follows. viz.:
For various municipal purposes. \$17,174,691.74
For rapid transit. 966,683.94
For water supply 17,249,719.67

Total corporate stock notes out-standing Dec. 31, 1912......\$35,391,095.35

Unscientific Use of Borrowed Funds.

There is still injudicious use of proceeds of 50-year bonds. No classification has been made of the prospective life of different kinds of property acquired by the use of borrowed funds. The proceeds of 50-year bonds may be used to buy bed linen as a part of the original equipment of a hospital, or they may be used to buy a strip of real estate certain to enhance in value. The general theory under which long-term bonds are issued to pay for improvements is that by this means the cost of improvements

Taxpayers and the City Debt.

Taxpayers may not justly complain of the major part of the city debt burden, for taxpayers in a large measure have directed the expenditure of funds which the debt represents. It is taxpayers who in new sections of the city insist upon the construction of schools in order that their properties may become attractive to tenants. It is taxpayers who want docks and water supply, and taxpayers who want parks, hospitals, courts, subways and bridges. The present debt of the city reflects expenditures necessitated by the period of its greatest growth, a growth that has brought unprecedented returns to many land owners. New York City is reaping the whirlwind of public improvement prodigality which came to its climax in the McClellan administration. Real estate speculators have tapped the city treasury to their hearts' content, for in the past improvements have been made in large degree as a result of local pressure and individual enterprise, and without reference to the general needs of the city.

Present Pressing Problems.

Consideration of the past, however, will profit no one except as it points the way to a right future course. More impressive than the mammoth proportions of the city's debt is the plain fact that if New York were today lacking its physical equipment of sewers, water works, parks, schools, etc., it could not, with its present resources, provide them. New York is confronted with a lean period in public improvements, for except as assessed valuations increase it will be compelled by the force of the constitution to stop spending borrowed funds for schools and other improvements. The tax department foresees a period of slow advancement in assessed valuations.

If this is true, taxpayers in Queens desiring improvements can no longer obtain them through burdening the taxpayers of the entire city. Taxpayers in The Bronx desiring subways can no longer escape paying the cost by pledging the "faith and credit" of the entire city. New York is now in a position where it must consider one of three alternatives-first the wider use of the principle of benefit assessments as a means of financing public improvements; second, the inclusion of capital outlays in current tax budgets, or, third, obtaining constitutional authority for using other means for financing improvements such as excess condemnation, the issue of specific lien certificates, etc.

(To be continued.)

^{*}After exemptions and sinking fund have been deducted.

BEDFORD AVENUE'S RECENT CHANGES

One of Brooklyn's Longest Thoroughfares—Its Fine Residential Part Is Vanishing and Trade Is Increasing There-The Business Section of the Avenue.

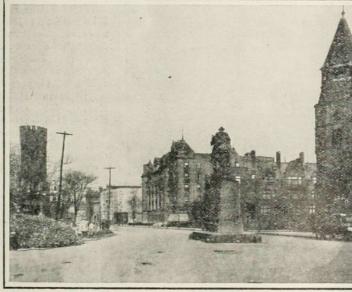
PENETRATING almost the entire width of Brooklyn, Bedford avenue is of variable character. It derives its name from the ancient village of Bedford, the center of which in Revo-lutionary days was at Bedford avenue and Fulton street. Bedford avenue originally extended from Eastern Parkway north to Division avenue, in the Eastern District. Twenty odd years ago it was extended northward to Manhattan avenue, in the Greenpoint section of the borough; and, subsequently it was ex-tended southward from Eastern Parkway to and through Flatbush practically to Coney Island. The invasion of the suburban area of Brooklyn by homeseekers and the great municipal im-provements that followed required the opening of Bedford avenue southward. Its opening south of the Parkway was marked by the erection of the immense armory of Troop C of the National Guard, on Bedford avenue. For a long distance south of Eastern Parkway Bed-

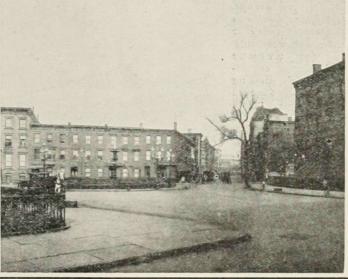
stretch of the avenue that is a divisor of other and built-up parts. Manhattan avenue, with which Bedford avenue directly connects, leads to the bridge across Newtown Creek to Long Island At Flatbush, Bedford avenue ostensibly ends at Foster avenue, but as a matter of fact East 25th street is a continuation of it due south to Sheepshead Bay or the ocean front of Brooklyn.

Once a Fashionable Section.

Probably the most notable change that has taken place on Bedford avenue is in the section from Flushing avenue north to the fountain at Division avenue, in Williamsburg. Most of this part of the avenue was for two generations an exclusive residential quarter of Brooklyn. Old mansions occupy nearly every corner, bespeaking an elegance that has vanished, for this part of the thoroughfare has depreciated to the extent that a different class of population has come in. Many of the old mansions have

for that purpose. Notable among the changes here was the demolition of the Dr. J. T. Brady mansion, at the southwest corner of Bedford avenue and Morton street. Thirty years ago or less, this building was considered one of the show residences of Brooklyn. Another house that was abandoned by its wealthy owner was that of the late Moses May, on the better part of Bedford avenue. He sold it a few years before his demise to move to a house on Jefferson avenue, in the part of Brooklyn near Fulton street and Bedford avenue, or part way across the borough. As this part of Bedford avenue has changed in residential tone, the intersecting streets that compared favorably with the avenue in character have changed accordingly. The open-ing of the Williamsburg Bridge, which is a short distance away, and the widen-ing of Taylor street in a westerly direction to Bedford avenue have tended to still more strongly accentuate the





BEDFORD AVENUE AT DEAN STREET.

BEDFORD AVENUE AT THE FOUNTAIN.

ford avenue is not improved to any extent, but in the immediate Flatbush section of Brooklyn the avenue is improved with fine detached homes. From Bergen street to the Parkway, Bedford avenue is improved principally with good apartment houses and with a sufficient number of stores to meet the demands of neighborhood trade. This part of the avenue is in one of the highest parts

of Brooklyn.

From Manhattan avenue to Broadway, in Williamsburg, Bedford avenue is a motley aggregation of old tenement houses and small stores, intermingled with light manufacturing concerns. Here the avenue penetrates a great industrial section of Brooklyn, where some of the largest industries in the greater city are situated. There is little if any tendency toward modern improvement in this part of Bedford avenue. From North 12th street to Manhattan avenue Bedford avenue passes through Greenpoint (McCarren) Park, a large municipal breathing space that is bounded by Berry street, Nassau avenue, North 12th street and Manhattan avenue. Consequently there is a long

either become boarding houses are occupied for studio purposes of different kinds. Some of them have been transformed into club houses, notably the one occupied by the Hanover Club, at the southeast corner of Bedford avenue and Rodney street. When the extensive structural improvements in Flatbush were commenced fifteen years or more ago the best part of the Williamsburg section was drawn upon for population for the new outlying district, with the result that many old families in Bedford avenue were among those who followed the southward movement.

So extensive was this residential change that one of the large churches of Williamsburg sold its property in that part of Brooklyn and built a new edifice in the Flatbush section, so as to hold its old parishioners. Business is now invading the part of Bedford avenue, in Williamsburg, immediately opposite the fountain. Old brownstone fronts, that once housed some of Brooklyn's notables, are being remodeled for business purposes and more are being advertised

changes on Bedford avenue. As the old Brooklyn Bridge changed the fine residential tone of a large part of Brooklyn Heights, so has the Williamsburg Bridge caused pronounced changes in the Bedford avenue neighborhood from Division avenue to Heyward street.

What the Vacant Stores Mean.

While dwellings on Bedford avenue are being altered for business purposes to a degree, an anomaly exists in the avenue blocks immediately to Bedford the north, or from Division avenue to the north, or from Division avenue to Broadway. Here there are numerous vacant stores which a few years ago were well rented. Undoubtedly the cessation of heavy traffic on lower Broadway, from Bedford avenue to the ferries at the foot of Broadway, have had much to do with the business changes in these blocks. Between South 8th street and South 9th street, in this part of Bedford avenue, there are seven vacant stores, while a large are seven vacant stores, while a large store at the southeast corner of South 9th street is also vacant. At the north-east corner of Bedford avenue and South 8th street is a 4-story department

store building that was abandoned as such a few years ago and is now used as a knitting mill. Smith, Gray & Company still maintain their original store at the southeast corner of Bedford avenue and Broadway.

A notable improvement in the old fine residential part of Bedford avenue is taking place at the northeast corner of Keap street, where the Williamsburg branch of the Young Women's Chris-tian Association is erecting a handsome large building to be used as its head-quarters. At 559 Bedford avenue, on the northeast corner of Rodney street, is the large residence where the late Mil-lard F. Smith lived. The house is four stories and 45x60 feet in size, while the plot is 45x100 feet, with a garage on the rear fronting in Rodney street. This house is on the market and will probably be altered either into a club house or studio building if it changes hands. In the vicinity of Heyward street, there are some fine apartment houses on Bedford avenue.

A Dividing Line.

A distinct improvement has been made on the west side of Bedford avenue in the block from Flushing avenue to Wallabout street. A row of 6-story brick and stone flats with

stores have super-seded the old Coe & Merritt carriage factory that long stood on the site. From Flushing avenue to Myrtle avenue there have been very few structural changes on Bedford avenue. Old frame dwellings and stores comprise improvements the Flushing avenue was always considered the dividing between Williamsburg and Brooklyn in the days of the separof ate existence those municipalities. The old edifice of the Bedford Avenue Baptist Church, on the west side Bedford avenue, between Myrtle and Willoughby avenues has just been bought by the Congregation Beth Jehuda and is

now used as a synagogue. This building marks the great change in This the kind of population in the vic-inity. There is a large plot at the southwest corner of Bedford and Willoughby avenues that is on the market. This corner was for many years used as a coal yard. From Willoughby avenue to De Kalb avenue Bedford avenue is made up of old dwellings and a few apartment houses that retain the same class of population they always had, as do also the dwellings on Bedford avenue from De Kalb to Lafayette avenue.

A Busy Trade Center.

From Lafayette avenue south to Fulton street, a distance of one-half mile or more, Bedford avenue is a busy trade center and there are some very good small stores there, with here and there a garage, as well as numerous automobile showrooms. The most prominent improvements on this part of Bedford avenue are the Bedford branch of the Young Men's Christian Association, at the northeast corner of Monroe street, the old Masonic Temple, at the northwest corner of Madison street and a block front of modern stores, offices and assembly rooms in one building, on the west side of the avenue from Madi-

son street to Putnam avenue. The oldest public school building in Brooklyn is at the southwest corner of Bedford and Jefferson avenues. During the last ten years many brownstone flats on Bedford avenue, between Jefferson avenue and Fulton street, have been altered into business buildings in their two lower stories. There is a great deal of pedestrian traffic on this part of Bedford avenue evenings, while afternoons also contribute a good quota of people.

South of Fulton Street.

Bedford avenue, from Fulton street south to Bergen street, is somewhat broken in character. Most of the dwellings in this part have been either remodeled or are used for business purposes, while the long block front on the west side of Bedford avenue, from Brevoort place to Atlantic avenue, is vacant. There were prospects, at one time, that the city would take this block for park purposes, but the plan was abandoned. The Union League Club of Brooklyn has a fine club house at the southeast corner of Bedford avenue and Dean street, in this part of the avenue. Nearby, Rogers avenue meets Bedford avenue diagonally, thus forming a square in front of the club

William Street Line-Wall street, Fulton street, Park place, Chambers street (express); Franklin street, Canal street, Houston street, Christopher street, 14th street (express); 18th street, 23d street, 28th street, Pennsylvania Station (express), and Times Square (express).

Flatbush Avenue and Eastern Parkway Line—Atlantic avenue (express), Bergen street, Prospect Park Plaza, Underhill avenue, Franklin avenue (express); Nostrand avenue, Kingston avenue and Utica avenue (express).

Nostrand Avenue Line-President street, Sterling street, Winthrop street, Church avenue, Beverly road, and Newkirk avenue.

Livonia Avenue Line-Sutter avenue, Saratoga avenue, Rockaway avenue, Junius street, Georgia avenue, Van Sick-

len avenue, and New Lots avenue. Steinway Tunnel Extension—Grand

Central, Long Acre Square. Steinway Tunnel, Queensboro Line-Vernon avenue, Jackson avenue, Van Alst avenue, Ely avenue, 12th street, and Queensboro Plaza (express).

Woodside-Corona Line-Rawson street, Lowery street, Bliss street, Lincoln avenue, Woodside (express); Broadway, 25th street, Elmhurst avenue, Junction

avenue (express); avenue. Sycamore Beebe avenue, Washington avenue, Broadway, Grand avenue, Hoyt ave-nue (express), and Ditmars avenue (express).

White Plains road Line-East 180th street (express), Burchell avenue, Pelham Parkway, Allerton avenue, Gun Hill road (express);
East 219th street,
East 225th street,
East 233d street,
East 238th street,
and Becker avenue (express).

Clark Street Line, Brooklyn-Henry street, Borough Hall.

Brooklyn Rapid Transit Com-

pany.
Nassau Street
Line — Chambers
street, Fulton street and Broad street.

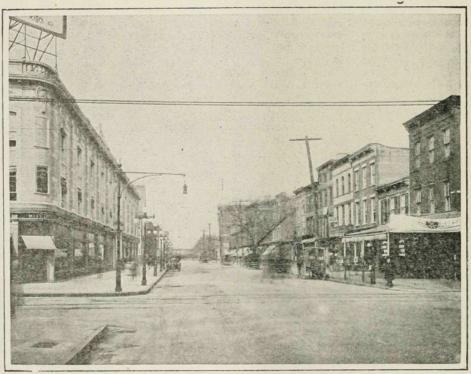
Broadway-59th Street Line-Whitehall street, Rector street, Cortlandt street, City Hall (express), Canal street, Prince street, 8th street, Union Square (exstreet, 8th street, Union Square (express); 23d street, 28th street, 34th street (express); Times Square, 49th street (express); 57th street, Fifth avenue, and Lexington avenue.

Canal Street Line—Broadway. 14th Street, Union Square, Eastern District Line—Sixth avenue, Manhattan; Union Square, Third avenue, First avenue, Bedford avenue, Graham avenue, Grand street, Morgan avenue, Flushing avenue, DeKalb avenue, Ridgewood, Halsey street, Central ave., Broadway.

Montague Street Line-Court street. St. Felix Street, Flatbush Avenue Line -Atlantic avenue and Seventh avenue.

New Utrecht Avenue Line—Ninth avenue (express), 44th street, 49th street, 55th street, 59th street, 62d street (express); 71st street, 79th street, 18th avenue, 20th avenue, Bay Parkway (express); 25th avenue, and Surf avenue.

Gravesend Avenue Line-Fort Hamilton Parkway, 13th avenue, Ditmas avenue, 18th avenue (express); Avenue J, Avenue N, Avenue P, Kings Highway (express); Avenue U, Avenue X, Neptune avenue, and Surf avenue.



A BUSINESS SECTION OF BEDFORD AVENUE.

house, in the center of which is a heroic size equestrian statue of General Ulysses S. Grant, which was presented to the city by the Union League Club many years ago. On the west side of this square some new apartment houses and stores have been erected. The armory of the 23d Regiment of the National Guard occupies the west block front of Bedford avenue, from Atlantic avenue to Pacific street. There are very few, if any, store vacancies in the strong business part of Bedford avenue.

NEW SUBWAY STATIONS.

Transit Companies and Public Service Commission Reach Agreement as to Exact Locations.

Agreement has been reached by the transit companies and Public Service Commission regarding the location of nearly all the new stations on the subway routes to be built under the contract adopted recently. The commission is preparing the final maps. The list of stations as it now stands is as follows:

Interborough Company.

South Ferry, Rector street and Cortlandt street.

APARTMENT BUILDERS OPPOSE AMENDMENTS

Extra Stairways Would Be Impracticable in a Small Flat—Besides They Would Add to the Cost of Construction—Will Appeal to Mayor Gaynor.

W HEN it became known that the bill providing for two independent means of egress in all apartment houses and otherwise amending the Tenement House Law had passed the Legislature and had gone to the Governor decided opposition to the measure began to appear among architects and speculative builders. In answer to a number of inquiries it was stated at the Mayor's office that a hearing would be granted as a matter of law and that the date would be announced in the City Record.

The bill gives the builders of future apartment houses the choice of providing either two independent stairways, a fire tower or an outside fire-escape. The extra stairway must under the terms of the bill be remote from the one already provided for by law, must be directly accessible at each story from each apartment without having to pass through the first way of egress and must be separated from the other by walls.

In the past the law has assumed that fireproof buildings were safe enough without being equipped with special fire-exits, but the public movement in behalf of fire-prevention has developed in official circles a belief that every apartment house hereafter erected should have at least two means of exit. While the pending measure does not relate to houses in being, it is not improbable that, should it be enacted, laws for the equipment of all other apartment houses similarly would follow in due time.

Increases Construction Cost.

The pending measure is objected to principally on the ground that it increases the cost of construction, and consequently will either reduce the net income from real estate holdings increase rentals to the pub public. Apartment house architects and builders interviewed on the subject mostly expressed repugnance to defac-ing the exteriors of costly apartment houses of the first class with iron stairs and balconies, and some of the principal builders opposed the extra interior stairways not only on account of their cost but for the further reason that they would be very wasteful of space and quite impracticable in houses planned for small suites of three or four rooms, as many are nowadays.

A firm of architects who have planned as many apartment houses of the first class as any other firm in the city during the past decade, said that they would certainly oppose the approval of the bill by Mayor Gaynor. They said further:

Needlessly Exacting.

"Regarding exits in fireproof buildings, it is the professional opinion that requirements are becoming needlessly exacting. The present law sufficiently safeguards the tenants in apartment houses up to twelve or thirteen stories in height. When a building exceeds this height, an additional exit should be provided and invariably would be by the owners and architects. It is very undesirable to put outside fire-escapes on a fireproof building, and within the last few years the owners have been building fireproof apartment houses that are exempt from fire-escapes, in preference to building non-fireproof buildings. Furthermore, what woman or child

would use a fire-escape eight or more floors up over the street?

"An additional flight of stairs either inside or outside would not be objectionable were it not for the fact that to meet the law when amended, these stairs must be directly accessible at each story to each apartment without having to pass through the first way of egress. Why not have a fire tower reached through the public hall if we must have another stairway?

"As an instance, consider a corner, say 100 by 100 feet, or 100 by 125 feet, made up of two, three, four and five room suites. One can readily see that the number of additional stairways that would be required, and if fire-escapes were provided—what an architectural monstrosity!

"Fire towers as permitted under the Tenement Law, without windows to the outer air, are a most undesirable means of exit (even though electrically lighted). Proper ventilation is a requisite and to secure ventilation, means a great loss of rentable area.

Caution Advised.

"Before the amendments become law, careful thought and study should be given to the problem, and architects and builders will readily agree that it will be an unnecessary and unwarranted hardship and extravagance in planning to put in all of these stairs and towers. Fire experts will tell you that in case of fire, people use only the exits they are accustomed to, instead of more. Let us make the one or two invulnerable.

"As we said before, builders have been going nine stories in height on 60 foot streets to avoid fire-escape requirements, etc., which has been a most desirable thing for the beauty of the city. The amendments to the law will in all probability bring them back again to six-story non-fireproof buildings with fire-escapes.

"We trust the entire matter can be carefully thrashed out before the amendments become law. If so, architects and builders will be most grateful.

"Careful consideration should also be given to all the other amendments, and those amendments in reference to the use of reinforced concrete, for building of embankment walls, etc., should be given some consideration by the Joint Committee of City Departments so that the Tenement House Act and the new Code (when we get it) will not be in conflict.

"The amendment in regard to retaining walls allows a maximum of 24 inches. The curb at the rear of the janitor's apartment is generally 7 feet 6 inches below the curb, and from the ceiling to the sill of the first-story window is generally 3 inches; therefore, the maximum of 24 inches allowed in the amendments would be good for only 8 feet high. This in itself requires careful consideration in order to meet the desired result, and to conform to the Building Code."

Extra Fire Exits.

In anticipation of the introduction of a measure such as this The Record and Guide interviewed some months ago a considerable number of architects and builders of prominence and discovered a strong feeling existing against exterior fire-escapes.

Ralph S. Townsend of Townsend, Steinle & Haskell, (Inc.) could not see of what use additional fire-escapes would be on houses constructed under the new amendment.

"The best fire-escape for practicability and safety," said Mr. Townsend, "consists of a stairway or stair tower enclosed in fireproof walls, with all openings protected by self-closing fire-boards, communicating only with public halls, on each floor. This gives a direct means of egress to all tenants, and, as these stairways are constructed and finished with fireproof material throughout, there is nothing in them to burn or cause conflagration.

"We therefore strongly object to the addition of outside fire-escapes, which, owing to the nature of the occupancy, cannot be protected from flames bursting out of the window on the various floors, which would probably compel fleeing tenants to pass through flames in order to reach the ground."

Charles Buek, architect and builder of high class houses for many years, said that exterior fire-escapes were makeshifts and excusable only where defective planning and faulty arrangement of the interior as to stairs and exits made provision of the kind unavoidable. The tenement house law as it stood wisely dispensed with them on fireproof buildings.

Alex Kahn of 220 Fifth avenue, one of the builders of the Hendrick Hudson, and partner of Frederick Johnson in many operations, voiced the opinion of himself and his associates that the rules and regulations heretofore laid down by the building and tenement house departments have sufficiently provided for the safety of tenants in fireproof apartment houses.

Capt. John P. Leo, architect, builder and a member of the Board of Examiners, was of the opinion that the only solution of the problem would be found in the installation of smokeproof towers containing stairs and accessible at each and every floor.

34th Street Route Cancelled.

The Public Service Commission rescinded a resolution previously passed laying down a rapid transit route in 34th street, Manhattan. This route was laid out by the commission for use as either a subway or a moving platform. Last summer, after protest from interested property owners, the commission withdrew the route from the Board of Estimate and Apportionment, where it had been sent for approval. This action leaves 34th street without a rapid transit route.

—Park avenue is making good on the best predictions for its future. The Ogden Goelet estate is the latest to start a building operation. At the southwest corner of 55th street they will erect a twelve-story apartment house from plans by Julius Harder, and Moore & Wyckoff will be the agents. It will be a house of big apartments. On three floors there will be but one apartment each of nineteen rooms, and on the other floors two apartments each.

AWARDS FOR THE COURT HOUSE SITE

Total Value of the 62 Parcels Taken Fixed by the Commissioners at \$6,126,000—And \$12,600 More for Trade Fixtures.

T HE commissioners to condemn the property for the new Court House, namely Abram I. Elkus (chairman), Henry Schneider and James J. Coogan, commissioners have filed their preliminary report fixing the value of the prop-

erties taken by the city.

The total value of the property taken as fixed by the commissioners is \$6,126,-050.63. The tenants who occupy portions of these different properties are to receive from the owners of the property—that is to say, deducted from this amount—the sum of \$46,224.17, being the value of their leasehold interests. These tenants are also to receive from the City of New York the sum of \$12,-

yers, among whom were George W. Hubbell, Bowers & Sands, Truman H. and George E. Baldwin, Michael J. Mulqueen, Edward W. Murphy, Weekes Brothers, Philbin, Beekman and Menken, Deyo and Bauerdorf, Rosenthal and Steckler, Zabriskie, Murray, Sage and Kerr and The City of New York by Assistant Corporation Counsel Charles D. Olendorf.

The record consists of 6,707 typewritten pages. There were about one hundred court sessions and the commissioners spent about twenty-five days in examining the property, reading the testimony and briefs and considering their

List of Properties, Owners and Awards.

Dar	mag		Owners.	
N	vos.	Street Nos.		
1	2	5	Wm. Dachshlager, lessee	\$1,387.37
			Jas. Vincent, sub-lessee	100.00
1		57-9 Centre St		A CONTRACTOR OF THE CONTRACTOR
- 4		514 Pearl st	Thos. P. Fitzsimmons	143,444.00
		61 Centre st	.M. L. Langbein	36,146.00
10		520 Pearl st	Kate Halk, et al	249,358.00
1	7	29-33 Lafayette st	Stuart Duncan	
	•	63 Centre st	C. F. Hubbs & Co., lessees	226,789.00 15,416.00
- 1		Triangular plot bet 35-7 Lafayette st.		
- 2		37 Lafayette st		1,500.00
		120 Worth st	C. F. Sweeney et al	59,000.00
2		35 Lafayette st	J. H. Barclay et al	59 000 00
		122 Worth st (J. II. Darciay et al	52,900.00
2	2	124 Worth st	E. M. Ward et al	38,500.00
_22a	-29	126 Worth st	H. H. Cammann and E. C Cammann,	
		65 Centre st	trustees	124,738.00
2		130-2 Worth st	John Vicario	73,100.00
- 2		134 Worth st	Lena Frank	45,000.00
2	e	73 Centre st		
		71 Centre st	B. F. Golden	32,000.00
2 2	8	67 Centre st	Est. of Morgan Jones	30,786.00
		515-17 Pearl st		29,889.00
-		119-21 Lafayette st and triangular plot }	Elise Boyd	142,187.00
		bet 21 Lafayette and 517 Pearl st	H. Hillebrand, lessee	5,500.00
- 3	2	513 Pearl st		20 M Ta 4 MAN
		47-49 Centre st	F. V. C. Parsons et al	65,000.00
3	3	43-5 Centre st	Samuel Green	122,000.00
- 2		15-17 Lafayette st		
3		88-90 Centre st, s e cor Leonard st	Bradhurst Realty & Constn. Co	114,600.00
36,		148-50 Leonard st	Jas. Boyd, trustee	
& 5		86 Centre st	Touch D. T. W.	
38-	39	152-4 Leonard st	Jacob B. Halk	60,932.00
4		156-60 Leonard st	Lowenfeld & Prager.	169,843.00
4		162-6 Leonard st	Simmons Realty & Const. Co Irving Baum	94,500.00
4		44-6 Baxter st	David Simmonetti et al	44,924.00 88,039.00
4		42 Baxter st	Louis Oliva and Dominic Gaussa	61.728.00
4	5	38 Baxter st	M. C. Cellilo	62 554 00
4		155-7 Worth st	Five Points House of Industry	397,704.63
4		145-7 Worth st	N. I. Dispensary	127,957.00
4	19	76-80 Centre st	Andrew Dougherty et al	282,595.29
-			Canneld Paper Co. lessees	624.80
	0	84 Centre st	Jas. Boyd	79,500.00
5	2	66-8 Centre st	Est. of A. C. Kingsland	160,400.00
	4	140 Worth st	E. Mezzadri	17,220.00
	100	142-50 Worth st	Est. of Wm. B. Dana	279,534.00
5	5	3-6 Mission pl	M. B. de Fock and Farmers L & T	-10,001.00
		1-2 Mission pl	Co., trustees	94 707 00
5	6	52-4 Park st	Abram M. Clonney	84,707.00 124.560.00
			Oberly & Newell, lessees	3,750.00
5	7	50 Park st	Georgiana Maclay and Robt, McClay	3,100.00
			Bull	44,648.00
5	8	46-8 Park st	Alex. Campbell and Josephine B.	
-			Campbell	85,754.00
-	n	502 Pearl st		2,752.00
	9	504 Pearl st	Detrials Mussi	55,000.00
	31	506 Pearl st	Dennis Shea	52,514.00
	33	58 Contro of	.John A. Weekes and B. F. Golden	69,884.00
	14	508 Pearl st. 58 Centre st. 60 Centre st.	.E. V. Swift	79,557.00
	35	60 Centre st	. K. L. Howell	88,636.00
-	100	62-4 Centre st	Henry Wendt	87,859.00

602.82 being the value of their trade fixtures which the city destroys or injures by reason of taking their property. The total amount which the city will have to pay, therefore, according to this report, will be \$6,138,653.45.

This proceeding was begun on June 7, 1912, and the commissioners immediately began hearings. There were 62 parcels acquired in the proceeding, comprising about 73 city lots. Most of the parcels are improved, and some of them with large buildings from six to twelve stories in height.

The property owners were represented by no less than thirty-five law-

Herewith is printed a complete list of the properties taken, with names of owners and lessees, and awards as fixed by the commissioners.

LAW OF CITY CONTRACTS.

Contractor Not Liable for Damage Caused Through Subcontractor.

A trial of great interest to contractors working for the city has just ended before Justice Vernon M. Davis and a jury in the Supreme Court in this County.

The Lord Electric Company sued the

City of New York, through Eidlitz & Hulse, its attorneys, to recover the sum of \$28,138.56 with interest, being the balance due for work that it performed in the erection of the Manhattan Bridge, in this city.

The City of New York set up in its defense that a fire on the bridge in March, 1910, resulted in damage to the city equal to the amount claimed by the contractor. The city claimed further that, while the fire was caused by the negligence of the sub-contractor of the Lord Electric Company which was engaged in asphalt work upon the bridge, the primary obligation was between the city and the contractor, and that it was the contractor's duty to look to the sub-contractor for reimbursement to the extent that the city claimed damage against the contractor.

In support of this contention, Assistant Corporation Counsel Martin, relied upon two provisions of the contract and specifications. The first is contained in Article Y of the usual form of contract between the city and contractors and reads in part, as follows:

And he will indemnify and save harmless the city from all suits or actions and damages or costs of every name and description to which the city may be subjected or put by reason of any injury to the person or property of another, resulting from the negligence or carelessness on the part of the contractor, his servants or agents, in the delivery of the materials and supplies or by or on account of any act or omission of the contractor, his agents or servants.

Upon this branch of the case, Mr. Hulse, on behalf of the contractor, argued that the words "servants or agents" did not include "sub-contractors" and that only some act or omission to act on the part of the employees of the Lord Electric Company would give the right to the city to claim damages against the contractor.

The second provision relied upon by the city is in paragraph 18 of the specifications, which says: "The contractor shall be responsible for all injury to persons or property due to his opera-

tions."

The Corporation Counsel contended that this provision meant the operations not alone of the contractor but of all sub-contractors employed by the contractor.

In reply to this, Mr. Hulse argued that the words "his operations" meant only the operations of the contractor itself and not the operations of any sub-contractor engaged upon the work, even though he was a sub-contractor under the general contractor, who held a con-tract with the city; that the contract also contained a provision that no subcontractor should be employed upon the job except with the written approval of the Department of Bridges; that the Department of Bridges, having consented in writing to the employment of the asphalt paving company as a subcontractor upon the work, it made the asphalt company an independent contractor, for whose negligence the general contractor was not responsible; and the city, therefore, was relegated to its remedy of prosecuting an action against the sub-contractor, the asphalt paving company, for the damage sustained by the city.

Justice Davis ruled that these contentions, on behalf of the contractor, were sound, and directed the jury to find a verdict in favor of the contractor and against the city for the amount claimed, \$28,138.56 with interest.

This seems to be the first interpretation given by the courts of this state in relation to these particular provisions of the city contracts, and it will be of interest to note whether the appellate courts agree with the rulings made by the trial court, if an appeal is taken.

REAL ESTATE RALLYING.

Enormous Interest in the Conservation Movement-Selecting Committees.

Committees are being selected by the temporary committee engaged the taxpayers' ganizing revolutionary movement for the conservation of the city's resources and the emancipation of real property. Chairman Chese-brough expects to be able to announce the full list next week. The declaration of principles is being signed by thoucitizens in all the boroughs. sands of Five hundred copies are in circulation.

.Brands from the main conflagration have started other fires in several places. Apartment house builders have raised a protesting voice against the proposed amendments to the Tenement law, especially the one requiring two means of exit from every apartment, on the ground of impracticability and unnecessary expense. General contractors are awaiting the appearance of the new building code with some anxiety, to see whether it will increase building costs or not.

The work of organizing the taxpayers in the five boroughs of the city is making rapid and steady progress.

yard, Jr., John G. Milburn, James Speyer, W. Brenton Welling, Henry Heide, Henry E. Coe, Henry Corn.

The following real estate organiza tions have joined as organizations:

United Real Estate Owners Association, representing 5,000 members; Brooklyn Real Estate Board of Brokers, representing 75 members.

Announcement is made by Chesebrough, temporary chairman of the new taxpayers' movement, that acceptances have so far been received from the following named gentlemen to act as committeemen for the Borough of Manhattan: Clarence H. Kelsey, Alex-ander J. Hemphill, William B. Cardozo, Henry Morgenthau, B. Aymar Sands, Allan Robinson, Adolph Bloch, Robert E. Dowling, Alfred E. Marling, Oak-leigh Thorne, H. S. Black, E. A. Tredleigh Thorne, H. S. Black, E. A. Tred-well, Wilbur C. Fisk, Ernest Flagg, Fisk, Ernest Louis V. Bright, Richard M. Hurd, Clinton R. James, L. J. Horowitz, Joseph P. Day, Lawrence Elliman, Albert B. Ashforth, Walter T. Rosen, Dr. Abraham

NEW 5TH AVENUE BUILDING.

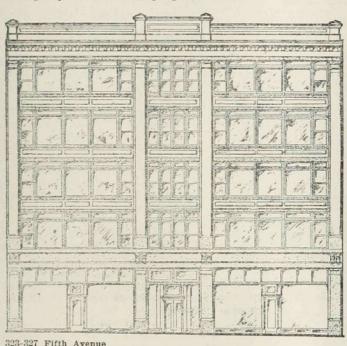
W. W. Astor Responds to Popular Feeling Against More Tall Buildings.

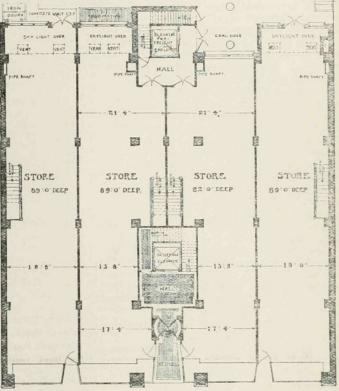
A loft building with features of unusual interest is to be erected by John Downey for William Waldorf Astor, Esq., on plot Nos. 323-327 Fifth avenue, between 32d and 33d streets, the site of the old residences recently occupied by William Baumgarten & Co. In the first place it will not be a skyscraper, but will con-form to the new public preference for low buildings on Fifth avenue.

The plans prepared by Mr. J. F. Burrowes, architect, call for a five-story, fireproof building with four stores on the street floor. The four lofts will be leased to high-class tenants only, and no manufacturer will be permitted in the building.

All shipping and receiving of goods will be done from the rear, a large yard being provided with a driveway to 32d street. Employes will also use this entrance.

As a result of the yard space and sev-





323-327 Fifth Avenue Burrowes, WILL BE ERECTED FOR WILLIAM WALDORF ASTOR. IT WILL RE SPO. TO THE NEW PUBLIC SENTIMENT IN FAVOR OF MEDIUM HEIGHT BUILDINGS ON FIFTH AVENUE. THIS BUILDING

few of the most recent signers not heretofore published, are as follows:

Alexander J. Hemphill, W. A. Reade & Company, Henry C. Tinker, Wilbur C. Fisk, Robert C. Ogden, Robert H. Mc-Curdy, J. Horace Harding, Henry Sanderson, Edgar L. Marston, William N. Cohen, McDougall Hawkes, William B. Ellison, John E. Parsons, Abram I. Elkus, J. Edgar Leaycraft, George F. Butterworth, Edward J. Hancy, Albert G. Milbank, Jacob J. Shubert, Walter E. Maynard, Henry Lane Eno, Jacob Wertheim, Theodore Roosevelt Pell, Wortheim, Theodore Roosevelt Pell, Wortheim ington Whitehouse, Ranald H. Mac-Donald, Remsen Johnson, C. H. P. Gil-bert, Lispenard Stewart, Charles C. Bull, T. Oakley Rhinelander, Philip Rhinelander.

Equitable Office Building Corporation, by T. C. DuPont, President; Norman Henderson, Lyttleton Fox, Charles E. Manierre, 50 Broad Street Company, J. W. Dimick, A. Gutwillig, Jacob Hirsh, Robert T. Oliver, Edward Hubbard Robert T. Oliver, Edward Hubbard Litchfield, The Brooklyn Improvement Company, The American Lithographing Co., B. K. Bimberg, Oppenheim, Collins & Co., Harris Mandelbaum, Fifth Avenue Building Company, Marc Eidlitz & Son, J. C. Lyons, Kaskel & Kaskel, Jere Johnson, Jr., Company, Edmund L. Bay-lies, Olin J. Stephens, Lewis Cass LedKorn, Irving Ruland, Joel S. DeSelding, Joseph Schwab, Charles Schnelle, ter Lindner, Frederick M. Hilton, Bryan L. Kennelly.

The list is far from complete because the invitations were sent out only a day or two ago, and sufficient time has not elapsed to receive a more general response.

The following acceptances have so far been received as members of the Brooklyn Committee: David Porter, Howard C. Pyle, Frank H. Tyler, Arthur J. Waldron, William E. Harmon, Thomas Krekeler, Isaac O. Horton.

The following acceptances have been received as members of the Bronx Committee: J. Clarence Davies, William A. Cokeley, Frederic Johnson, Edward B. Boynton, Robert E. Simon, Jacob Leitner, Elmer D. Coulter, Sigmund Feust, J. Harris Jones.

-Following objections made by the Allied Real Estate Interests and the Citizens' Union to the proposed \$8,000,000 filter plant for the Croton water, the Board of Estimate postponed action on the bid of the Keystone State Construction Company. Later the Citizens' Union served a temporary injunction upon the members of the board, restraining them from taking action.

eral surrounding courts in the rear, the lofts and stores will be unusually well lighted and ventilated. Rear windows and doors will be fireproof.

The front will be limestone and semiglazed face brick, and is designed to give a maximum of window area.

Exit facilities will be ample, consisting of two fireproof interior stairways in fireproof enclosures and an outside iron stairway in the rear. The building will be ready for occupancy about Novem-

Advantages of Low Buildings.

It will be noticed that in this instance the owners have adhered to their general practice of not erecting a high ing. In their opinion a well proportioned building of moderate height is preferable in many ways to the usual skyscraper type so common in New

This idea seems to coincide with the recently aroused public sentiment in favor of medium height buildings on Fifth avenue.

A low building has also certain advantages which should appeal to the occupant. The halls and elevators are never congested, fire risks are greatly minimized, and freight is shipped and received without delay.

THE LEGISLATIVE SESSION.

A Notable One from a Social Standpoint -Many Radical Measures Enacted.

The session of the Legislature which ended last week was in some respects a notable one. It enacted an unusual number of bills of the first importance from a social standpoint-bills regulating the conduct of business and safeguarding the interests of employees. The body of the legislation of this sort was unquestionably demanded by public sentiment and the provisions it contains are, on the whole, equitable. The Legislature deserves credit not only for what it accomplished but also for much of what it declined to do. It left in committee many bills of a radical nature out of harmony with American traditions and institutions, though dictated by humanitarian impulses.

The dominant feeling among representative leaders of the real estate pro-fession in this city with respect to the work of the Legislature was, it is believed, expressed in the following sentiment by an officer of the Real Estate Board of Brokers:

"The new legislation for the most part is in acordance with the spirit of progress. It imposes new burdens upon property and upon business enterprises, but the burdens were made as reasonable as could in fairness be expected. Both the Legislature and the Governor showed themselves open to argument and in a number of instances modified needlessly severe provisions without changing the main purpose of the measures in which the objectionable provisions were Thus, the bill which origincontained. Thus, the bill which originally called for fireproof walls to enclose stairways in old factory buildings was changed to permit walls of slow burning construction instead. If the bill as originally drawn had been enacted, it would have been necessary to suspend manufacturing in thousands of factories while buildings were being practically reconstructed. Walls of slow burning construction will serve every purpose contemplated by the bill in its first and unreasonably severe form.

"The same is true of others the very important bills amending the Factory Law, the Fire Insurance and other existing laws as well as those providing for entirely new statutes, as, for example, the Liabilities Insurance measures. Of these measures there were perhaps half a dozen, but the one passed by the Legislature was undoubtedly the best. With respect to the fire insurance amendments, they will serve to protect both the community and legitimate applicants for insurance; and if they achieve this, brokers should not complain about a little increase of red

tape in writing policies.

"Finally, the open-minded attitude of the Governor was shown by the fact that he abandoned more than one contemplated piece of legislation when he found that his first judgment had been based on insufficient knowledge of actual conditions, as was the case with the Stock Exchange program which he announced upon entering office."

Indeed, if it had not been for the Stillwell incident, the circumstances surrounding the bill exempting from taxation certain outstanding State bonds and some other matters that are hard to explain away, the session would be open to but little criticism, except such criticism as is based on differences in political convictions. This, at any rate, appears to be the verdict to-day, in advance of full knowledge concerning the mass of "thirty-day bills" left in the left in hands of the Governor. Of these there are several hundred, and it is quite possible that some of them may contain

"jokers" slipped in during the hurry of the last few days of the session without the cognizance of the majority members, as rumor declares; but the Governor's friends are confident that he will permit no measure to become law without having had it carefully examined. It is felt also that any error, in-tentional or otherwise, may be corrected by the extra session that is to convene on June 18.

Important General Measures.

Among the more important acts passed by the Legislature are the following, of which that relating to woman's suffrage is perhaps the most radical:

The ratification of the amendment to the constitution of the United States providing for the direct election of United States Senators.

The adoption of a concurrent resolution proposing an amendment to the constitution which will extend the right

of suffrage to women.

The establishment of a State Board of Estimate, to consist of the Governor, Lieutenant Governor, temporary President of the Senate, chairman of the Finance Committee of the Senate, Speaker of the Assembly, chairman of the Ways and Means Committee of the Assem-Controller and Attorney General, which will take up for the first time in the history of the State the preparation of a budget in a scientific way for sub-

mission to the Legislature.

The establishment of a Department of Efficiency and Economy to make a study of the State offices, institutions and departments. The Commissioner Commissioner will be a member of the Board of Estimate and will receive statements of appropriations needed for the several de-

partments.

The reorganization of the Highway Department with the provision for a

single headed commission.

The reorganization of the Labor Department, with many additional powers in the way of inspection and creating an Industrial Commission.

The enactment of twenty bills proposed by the State Factory Commission, which experts declare give New York better progressive labor laws than any other State in the country. The laws other State in the country. The laws are particularly directed against child labor and the employment of women in night work.

The enactment of a home rule law, which gives the cities more power to govern themselves than they have ever had, and which it is believed will reduce the number of local bills introduced by

more than eighty per cent.

Giving the Controller the power of audit over all expenditures by State de-partments, and which, it is predicted, will effect a saving of millions of dollars each year.

Comprehensive reform in the insurance and banking laws by series of bills introduced at the request of the department heads.

Harlem Ship Canal.

Senator Anthony J. Griffin's Harlem Ship Canal Bill, appropriating \$1,100,000 the purchase of the land necessary to straighten the Harlem Ship Canal, has been signed by Governor Sulzer. The betterment of the Harlem River is an imperative necessity to the Barge Canal traffic and that of the great Inland Canal System from Boston to Florida.

Notaries Public.

Two measures were enacted by the State Legislature amending the executive law in relation to the powers and duties of notaries, being known as Chapters 208 and 248, both of which were introduced in the Senate by Senator Grif-fin. Chapter 208 was formulated by George W. M. Clark, one of the attor-

BRONX ECONOMICAL.

While Population Has Increased 11 Per Cent., Appropriations Decreased 23 Per Cent.

The present administration of the Borough of The Bronx took office January 1, 1910. In 1903 the budget appropriation for current expenses for the Borough of the Bronx was \$1,026,000; 1908, \$1,512,975, an increase of 47.46 per cent., and in 1913 it was \$1,157,826.17, a decrease of 23.47 per cent. The appropriation for 1913 is less than for any year between 1906 and 1910 inclusive. Population increased in the Borough between 1903 and 1908 at an average rate of about 11 per cent. a year, and between 1908 and 1913 at an average rate of about 12 per cent. a year, or 60 per cent. in the five years between 1908 and 1913. It is to be noted, therefore, that while population increased 60 per cent. in the Borough from 1908 to 1913, expenditures decreased 23.47 per cent. In 1903 the cost of borough government per capita was \$3.82; in 1908 it was \$4.62; and in 1913 it is \$1.98, a decrease of 93 per In 1903 the cost of borough govcent. ernment compared with the assessed valuation was .427 per cent.; in 1908 it was .343 per cent.; and in 1913 it is .181 per cent.

Taking \$1,512,975, the budget appropriation of the year 1908 as a standard, we find the budgets of the four years beginning with January 1, 1910, as fol-lows: 1910, \$1,225,466; a saving of \$287,-509; 1911, \$1,115,468; a saving of \$397,-507; 1912, \$1,128,332; a saving of \$384,-643; 1913, \$1,157,826; a saving of \$355,-149

The saving in the four years amounts to \$1,424,810.

Out of the foregoing appropriations, the following sums were unexpended and were returned to the City treasury: From appropriations, 1910, \$113,481; 1911, \$62,043; 1912, \$34,403. The total savings were \$1,634,739.10.

neys for the American Real Estate Company, and for many years connected with the office of Woodford, Bovee & Butcher, attorneys for the Metropolitan Life Insurance Company. This law, which went into effect April 4, permits a notary to take affidavits and acknowledgments anywhere within the State of New York, without the filing of County Clerk's certificates in the County in which the acknowledgment may have been taken; the only limitation being that the notary must either have qualified or have filed a certificate of qualification within the county in which the deed is to be recorded.

This will permit a notary public who resides in Kings County, for instance, and has an office in New York County, to take the acknowledgment of an instrument affecting property within his home county, without the need of a certificate from the Clerk of New York County, certifying that he has qualified in New York County as was necessary

under the old law.

The other amendment applies merely to notaries residing in The Bronx and appointed for the County of New York. It permits all such notaries to continue in authority provided they shall file their certificates with the Clerk of the new County of The Bronx, prior to January 10, 1914, and permits them to continue to act for the full length of the term for which they have been appointed. act also confirms the official acts subsequent to the passing of the act creating Bronx County, which eliminates certain questions raised by some of the title companies as to the sufficiency of acknowledgments taken before notaries residing in The Bronx.

EDWIN K. MARTIN DEAD.

Was One of the Founders of the American Real Estate Company.

Edwin K. Martin, for many years President of the American Real Estate Company and one of the most prominent figures in the New York real estate field, died at his home in Park Hill, Yonkers, on Sunday morning, May 4, after a protracted illness.

Mr. Martin had been actively identified with New York real estate interests for more than twenty-five years and was one of the organizers and directors of the original and oldest corporation now doing business in this field in the city, the American Real Estate Company, in 1888. He not only took an important part in the building of this large corporation but also figured as an individual operator both in this city and in Yonkers.

One of Mr. Martin's greatest and best known operations was the development Park Hill district of Yonkers, the which he transformed from a hilly, rocky forest into one of the most beau tiful suburban developments in the world. He laid the property out along original lines, following the topography of the land and preserving its natural beauties in every way possible. He was a great lover of nature and this attractive development will stand permanently as a monument, not only to his imagination and love of the beautiful but to his practical business ability as well.

As President of the American Real Estate Company, Mr. Martin was one of the first to realize the possibilities which would be offered in upper Manhattan and The Bronx in the development of the subway system, and under his direction this company bought extensively of the old estates lying along the projected transit lines. These in past few years have been transformed into city property and are today

thickly populated.

Before rounding out his life with a successful business career in this city, Mr. Martin had led a most interesting and useful existence. He was born in Millersville, Lancaster county, Pa., sixty-nine years ago. He was a student at Phillips Andover Academy when the Civil War broke out. He at once returned home and enlisting in the 79th Pennsylvanian Volunteers, though but sixteen years of age, left almost immediately for the front. He served throughout the war and took a useful part in many of its most active campaigns, fighting under General Thomas Chickamauga. At the dedication of his regimental monument on that memorable field a few years ago Mr. Martin delivered the dedicatory address. For some time he was on General Sherman's staff and while there he organized the system of distributing mail on trains which was subsequently adopted by the United States Government and is in effect that which is now in use.

At the close of the war Mr. Martin returned to Phillips Andover, took up his studies where he had left off and completed his course. He attended Princeton University for a year, going then to Amherst, where he graduated three years later. After graduation he attended Columbia Law School and practised for fifteen years in Lancaster, Pa., taking a prominent part in the poli-

tics of his state.

Mr. Martin became interested in the New York real estate field through a former college classmate and he moved to this city 25 years ago, when he and his associates organized the American Real Estate Company. He later became president of this corporation and held that position for fourteen years,

retiring from active business five years He remained as president of smaller real estate companies, the Penn Realty Company and the Amherst Re-

alty Company.

Mr. Martin was very active in the af-fairs of the City of Yonkers and did a great deal to assist in the development of that flourishing suburb. He was not only interested in public affairs but was a man of broad interests and sympathies along many lines. He was a great lover of the out-of-doors and was prominent in the organization of the Park Hill Country Club and the Dunwoodie Country Club, at different periods oc-cupying the presidency of both these organizations. He was also a member the Campfire Club and devoted to out-of-door sports of every kind. He was a great reader, with a particular literary appreciation for historical and philosophical subjects, and was the author of the recognized monograph on the German Quaker sects in America, dealing particularly with the Mennonites. He was one of the founders of the Pennsylvanian German Society of New York and a member of the Pennsylvania Society, Alpha Delta Phi, the Hardware Club, the Yonkers Chamber of Commerce and the North Side Board Trade, and a former President of the Yonkers Board of Trade.



THE LATE EDWIN K. MARTIN.

Mr. Martin was also a trustee of St. John's Riverside Hospital and a mem-ber of the Park Hill Reformed Church Yonkers. He is survived by his wife, who was Miss Caroline A. Varick of Jersey City, and two daughters, Mrs. Gilbert H. Wildman of Yonkers and Mrs. Royal Victor of New York.

New York Title Insurance Co. Moves.

The officers and directors of the New York Title Insurance Company sent out invitations to the real estate interests of the city to inspect the company's new offices on the ground floor of the Title Insurance building, 135 Broadway, into which they will move to-day.

inconvenience experienced by those having business with this company in having to ascend to the second floor prompted the officials to move its administrative offices to the ground floor, which has been equipped with every device for facilitating the handling of a constantly increasing volume of business and where its clients may quickly and easily find the departments they seek. An important feature of the new offices is the employment of an indirect lighting system to afford a uniform degree of illumination regardless of whether the day is clear or cloudy.

CITY REAL ESTATE.

Thirteen Million Hundred Dollars' Worth Exempt From Taxation.

Comptroller Prendergast has compiled from the list of tax-exempt properties a schedule of all pieces of real property therein belonging to the The schedule contains as far as possible names of the grantors of the premises, the date of acquisition, the cost of site, and the cost of structure, etc.

Much difficulty was experienced gathering dependable information relative to waterfront properties. Many of these properties, originally owned by the city, had been alienated by it under the quit-rent system, and were later re-ac-quired by it. Owing to the many changes in the boundaries of these properties and in the water line itself because of the great improvements made, been exceedingly difficult to identify the various parcels under the present lot and block description. It is believed, however, that in time all the necessary information can be obtained. While the cost of these properties un-

doubtedly aggregates a very large sum, no attempt has been made to tabulate the costs, for the reason that the figures would have no real significance. Many of the properties were acquired under the charters of 1686 and 1730, and others again for a merely nominal consideration, while the cost of construction of many of the older buildings is not now obtainable. For accounting purposes present values are used, based upon the assessed valuations officially determined by the Commissioners of Taxes and Assessments.

For the current year they are as follows:

Department of Education	\$116,134,350.00
Department of Parks	669,503,355.00
Water Department (City)	52,030,370.00
Water Department (Suburban).	
Board of Water Cupply	14,904,354.32
Board of Water Supply	2,990,276.78
Fire Department	8,287,965.00
Police Department	7,149,300.00
Bridge Department	97,723,500.00
Borough Presidents	111,733,545.00
Armory Board	14,536,800.00
Health Department	
Health Department	1,082,350.00
Public Libraries	24,113,300.00
Docks and Ferries	107.825,190.00
Public Service Commission	87,941,000.00
Department of Street Cleaning	1,040,075.00
Department of Correction	
Department of Coffeetion	26,398,000.00
Department of Public Charities.	28,280,350.00
Fire and Police electric system.	1,385,000.00

\$1,373,059,081.10

Washington Heights Houses Well Occupied.

Butler, White & Hill, real estate, of 4231 Broadway, at 180th street, report that the percentage of occupancy in the Fort Washington section is good. The production of new houses was small last year and few have now more than one or two apartments vacant. Tenants seem to be satisfied with their quarters, and agents do not look for much changing about next fall. Comparatively little moving was done on the Heights last week.

For many years the section around the subway station at 181st street was the most active in the entire borough. Reginald Pelham Bolton once counted five hundred buildings either in course of erection or planned—all at one time -in that center. Last year was the most inactive for builders in a decade, but meanwhile tenants have been steadily moving in, and the percentage of occupancy for apartments is higher than ever

-In none of the boroughs have the plans filed so far this year equaled the record made last year. But last year But last year was a big one in Manhattan, and a recession in heavy construction is quite in order at this date, and besides it strengthens the technical position of the

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

BUILT-IN FURNITURE.

Tenants in High-class Houses Learning to Expect It.

Built-in furniture is a subject of growing interest among architects and builders in some other cities, where the fashion has been carried to considerable length, not only in designing private residences but more particularly in designing modern apartment houses of an artistic quality. The fact is being forced on builders in these days of high rentals that tenants who pay the first-class rates are entitled to more than is provided in most houses. An elevator and an imposing entrance hall are no longer accepted as full equivalent for the higher rates.

By built-in furniture is meant something more than a narrow little bookcase. Building managers who oversee the planning of apartment houses and apartment hotels for the estates in their charge are thinking a great deal about built-in furniture, and tenants are learning to look for it. Economic conditions in New York City are changing. Young women have entered business Young marrowed the opportunities of young men here, and have reduced the average wages paid to young men in clerical occupations.

New Economic Conditions.

The consequence is that in order to make a home financially possible for many a young married couple in the city, the young wife continues to be a breadwinner as well as the husband. Their combined salaries enable them to live in better apartments than if they had to depend on the husband's wages alone. Indeed, if it were not for the willingness of the young women to continue at work, matrimony would not be possible in a great many instances.

Under these circumstances it is necessary and desirable to reduce house-keeping to the minimum amount. Luncheon is always, on week days, partaken of downtown, and the principal meal of the day comes in the evening at a neighboring restaurant. A charwoman comes in to clean the apartment—on stated days, so there is little or no household drudgery for the young wife. This is the type of family that is creating the demand for small suites and has caused the owners of many houses planned with large flats to make them over into smaller suites.

Both single men and women are demanding better accommodations than they have had in the past, and for but little more outlay—and they're going to be supplied, if not in one part of the city, then in another. They will get, in other words, hotel comforts for boarding-house prices. It will be found also that built-in furniture will help to keep apartment houses filled with good tenants when plain houses are left with many vacancies.

What to Do and How.

Bookcases of just the right kind will be found of great utility, and when these are installed in a house at the time it is built the cost will be consideraby less than the cost of portable bookcases. Sideboards and china closets make the dining-room truly charming, no matter how simple and inexpensive they may be, providing a little thought is expended on their arrangement.

Comfortable Seats.

In regard to built-in seats, a writer in the Pictorial Review recently said that often such a seat can be built in a corner where the wall forms one end, thus leaving only the other end to be provided. Seats should be boxed in to provide chests for storage, and covers should be provided which can be raised to give access to the storage space. Have the front board under a seat recessed so that in sitting down you will not kick the heels against the front. A comfortable sloping back should be provided and all dimensions should be carefully worked out—broad, low seats usually being the most comfortable. Seats 24 inches wide and 12 inches high will be found very satisfactory when cushions three inches thick are added, making the total height 15 inches. Drawers are frequently built in under a seat.

Built-in Sideboards.

With a little skill it will be found possible to design and build a sideboard in the dining-room which will be much cheaper than a ready-made sideboard. This will have the added advantage of "fitting the house." The easiest way is to provide an alcove for the sideboard by taking a little jog off the kitchen and building a simple chest of drawers below with cupboards for china above. Ornate sideboards of queer design will of course find no place in homes of good taste; but a simple design will be found very attractive as well as convenient, and such a piece of furniture undoubtedly pays the builder for his outlar.

lay.

China closets can be built in at about half the cost of ready-made china closets. In some houses two china closets are provided, being built in two corners with a window between. This is a very good arrangement. If the dining-room is small no sideboard is needed other than a simple chest of



CHARLES E. HORTON.
President Building Managers' Association, which
will meet at Cincinnati June 10 to 14.

drawers between the closets. The price of simple cabinet work of this sort is surprisingly low when it is included in the contract for the house.

Wardrobe Door Mirrors.

In the room of the husband and wife it is a good idea to provide two built-in wardrobes, so that each person may have ample storage place for his or her clothes. An excellent arrangement is to have a chest of drawers built into the space between the two wardrobes with shelves above. To carry out the scheme to the point of greatest comfort have full length mirrors applied to the panels of the two wardrobe doors. These mirrors take the place of an expensive cheval mirror and they will prove most convenient, as the woman can view both the front and back of her gown at the same time by swinging the doors to catch the reflection.

ELECTRIC SERVICE.

Owners and Managers Can Save Costs by Providing for It at the Right Time.

Illumination engineering has devised so many improvements in electric lighting facilities in recent years that a building of any character, but especially a residence or apartment house, that was planned more than five years ago, is deficient in lighting facilities, unless it has been done over and brought up to date. With the introduction of the tungsten high-efficiency lighting units an immediate change was found necessary in the scheme of locating and supporting lamps, and to-day we find in properly designed installations more outlets of a minimum candlepower and always high enough to prevent a direct glare from the lamp into the eyes.

Portable Lamps.

In addition to permanent fixture outlets for lighting, it has become necessary, because of the socket being close to the ceiling, to provide plug outlets for portable lamps.

Portable table, piano and stand lamps are on sale, not only in the lighting-fixture stores, but in hardware stores and department stores, and you can hardly find a home using electricity that has not at least one, and usually several, portable lamps. Therefore, the architect and owner should provide for the convenient connection of such portable lamps.

"Strange as it may seem," said an illuminating engineer recently, "the architect specifies Underwriters' inspection and a certificate for the original installation, and then, by not providing for convenient connection of portable light, heat and power devices, endangers the owner's property when temporary and unsightly connections are used for such devices. It is acknowledged to be a fact that there is danger in the temporary wiring, when used for permanent connections."

Plug Outlets.

This engineer recommended the following installations for plug outlets: Entrance Hall—At a convenient point, a stand or table lamp for general illumination.

-Piano lamp, also table lamp. Living-room-Table lamp in center of room, desk lamp for writing desk and lamp for lighting book-case.

Dining-room-Stand or table lamp for

general illumination.

Bedrooms-Table or bed-clamp lamps. These few plug receptacles will cost very little when installed during the construction of a house, and will make a better job with a minimum length of attachment cord to the portable lamp.

The engineer advises that a separate circuit be installed for the ceiling lamps and a separate circuit for the brackets, toilet or plug outlets. With the advent of innumerable heating and cooking devices, the blowing of a circuit fuse has become a regular thing, not from any fault of the lighting system, but entirely on account of overloading the fuse by adding a device that was not intended to be connected to the circuit in addition to the lamps, and the owner will appreciate the benefit of a second circuit in the room when the fuse blows out on the first one.

QUESTIONS and ANSWERS

Architects' Fees.

Can you advise me regarding the cus-

tomary fees of architects?

Answer.-The architect's fee is based upon the total cost of the work and the minimum fee is 6 per cent. The total cost comprehends all the material and labor necessary to make the structure complete, plus the contractor's profits and all articles purchased under his direction. When the architect is not retained to supervise the work consultation fees and professional advice are to be charged according to the services rendered. The services of specialists are separate from the architect's commission, the entire fee is payable in the following proportions: Preliminary studies, 1; drawings, 2; specifications, 1; permits, 1; equalling 3 per cent. of the total cost, in addition to detail drawings, 2; supervision, 3; making a total of ten apportionments, equal to 6 per cent. of the total cost of construction. This fee is for ordinary professional work and does not include specialized services. Exceptions are made as follows: Dwellings, costing less than \$5,000, the commission is 10 per cent.; lofts not requiring special planning for machinery, 5 per cent.; alterations to dwelling, 12 per cent.; alterations to business buildings, 10 per cent.

Wind Pressure.

Can you tell me how wind pressure is figured on sides of buildings?

Answer.-Architects figure that a fresh breeze blowing 10 miles an hour exerts a wind pressure of 0.49 pounds per square foot; a stiff breeze at 20 miles an hour, 1.97 pounds; a strong wind blowing at 30 miles an hour, 4.43 pounds; a high wind blowing 40 miles an hour, 7.87 pounds; a storm blowing 50 miles an hour, 12.304 pounds; a violent storm blowing 60 miles an hour, 17.733 pounds; a hurricane blowing 70 miles, 24.153 pounds, and a violent hurricane blowing 100 miles an hour, 49.200 pounds.

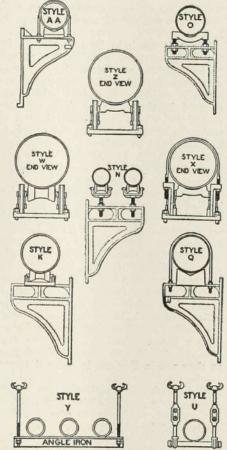
The wind is considered as blowing in a horizontal direction, but the resulting pressure upon the roof is always considered as being at right angles to the slope and, as ascertained by the United States Signal Service, is as follows: 10 miles, .4; 20 miles, 1.6; 30 miles, 3.6; 40 miles, 6.4; 50 miles, 10.0; 60 miles, 14.4: 80 miles, 25.6; and 100 miles, 40.0.

USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

New Pipe Hangers.

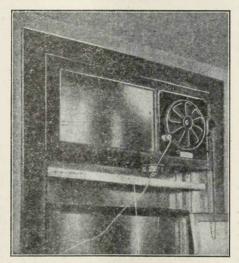
The Crane Company, 30 Church street, is introducing some specialties in pipe carriers for use in all types of buildings. Some of the new designs are shown here-



with. The importance of using proper pipe hangers for different kinds of pipe and under different conditions should never be lost sight of by architects. For that reason the accompanying cuts will show what progress has been made in that line.

Fresh Air on Tap.

The American Blower Co., 141 Broadway, is introducing a mechanical device which provides abundant fresh air for



stores and offices, as well as in other places where great heat or a large amount of carbon-dioxide gas is generated. It can be set into the top sash of a window, transom, or end of a skylight, providing positive ventilation at all seasons of the year. The chief feature of this device is that it can be installed quickly, and its operating cost is remarkably low, this feature having

been worked out carefully to the minutest detail by the company's engineering department. Another novel feature about this device is that the flow of air can be directed at any angle from floor to ceiling without stopping the motor, and the air can be forced in or reversed, and the bad air forced out by merely pulling a chain. It should commend itself very favorably to those having trouble with the ventilating problem.

A New Gauged Shingle Hatchet.

Carpenters and others having to do with shingle work or lathing will be interested in a hatchet of distinctive merit that L. A. Sayre & Son, of 8 Oliver street, Newark, N. J., are putting on the market. It is equipped with a No. 144 head with 169 points. On its shank a gauge is set in such a way that it can not slip and is readily changed. The hatchet is also made with a No. 44 overhead with 81 points milled surface, and they can be purchased with milling, ranging from 64 to 225 points.

Atomizing Engine Fuel.

The Remington Oil Engine Co., of 120 Broad street, has something new in the form of a fuel atomizer, as a separate part of its well known engine, which does away with hitches in fuel feed. This consists of a patented nozzle thoroughly water jacketed to prevent the formation of carbon within the nozzle while the fuel is being atomized into the cylinder. This construction allows the water jacket spaces and fuel spaces to be open for inspection. Any person having use for an oil engine will do well to consider this feature in connection with power engine, especially in cases where they are used for pumping seepage in basements of buildings, or in raising water in auxiliary systems to upper floors. It is especially important where oil engines are used to drive dynamos in isolated plants.

Prevents Theft of Lamps.

Building managers seem to have been picked out as the special victim of the petty larcenists all over the country, simply because until recently inventors have been lax in perfecting a locking device for incandescent lamps. Pass & Seymour (Inc.), of 178 Fulton street, have a socket on the market that positively locks lamps so that they cannot be stolen. The cost of these sockets is said to be very low, but the protection is positive, because the lamp cannot be taken from the socket by a dishonest person without destroying the globe.

A Gasoline Hoist.

It is frequently impossible for a contractor to make use of a steam hoist unless he can carry to the work a cumbersome boiler or use electrice equipment. In such cases, where more power is required than can be easily obtained by manual labor, the gasoline hoist is a

The gasoline hoist developed and now being put on the market by the American Engineering Co., Philadelphia, has a patent friction drum arrangement, control levers all located on one side of the machine within easy reach of the operator, and spur gears protected by guards. In addition, the machine carries a winch head on the outside end of the drum shaft, so that a separate rope can be handled without using the drum.

Removing Tight Screws.

To remove a stubborn screw from a piece of wood, heat any sound piece of iron red hot and hold it against the screw head for a little while. Wait for the screw to cool down, when it will be found that it can be removed quite easily with the same screw-driver that just previously would not budge it,

RECORD AND GUIDE.

Devoted to Real Estate

Building Construction and Building Management
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday
By THE RECORD AND GUIDE CO.

F. W. DODGE, President
F. T. MILLER, Secretary-Treasurer
11-15 East 24th Street, New York
(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyright, 1913, by The Record and Guide Co.

TABLE OF CONTENTS

(Section One.)

Biggest	Municipal	Debt	in	the	World;	
Henry	Bruere					981
Bedford	Avenue's	Recent	Cha	nges		983
Apartme	nt Builders	Oppose	An	nendn	ents	985
Awards	for Court H	louse Si	te .			986
The Leg	islative Sess	ion				988
	Furniture .					
		100 1110 100				

Advertised Legal Sales	.1006
Advertisers, Classified List3d	cover
Attachments	
Auction Sales of the Week	
Building Loan Contracts	
Building Management	
Building Material Market	
Chattel Mortgages	
Current Building Operations	
Departmental Rulings	
Directory of Real Estate Brokers	
Foreclosure Suits	
Judgments in Foreclosure Suits	
Leases	998
Lis Pendens	1009
Mechanics' Liens	.1010
Orders	.1012
Personal and Trade Notes	. 1014
Real Estate Sales of the Week	996
Real Estate Notes	.1000
Satisfied Mechanics' Liens	.1012
Statistical Table of the Week	994

According to report, the contracts in the sale of the Carnegie plat at Fifth avenue and 91st street will be signed "in a few days." Hope no dispute over reform spelling will upset the deal.

Owing to rapid advance of industry, emigration from the German Empire has decreased from 220,902 in 1881 to 18,545 in 1912. Ninety-three per cent. of the emigrants in the former year came to the United States, while only 70 per cent. of those of last year were bound for America.

Comptroller Prendergast submitted a schedule to the Sinking Fund Commission this week, showing that the 5,500 parcels of property owned by the city are worth \$1,300,000,000. The funded indebtedness of the city is \$820,000,000, so that it has an equity of \$480,000,000. The value of the equipment of personal property is more than \$40,000,000. It is considered likely that within a few years the value of the parks alone will offset the entire present funded debt.

The award to Borough President Mc-Aneny of the medal of La Societe des Architectes Diplomes par le Gouvernement, the principal architectural society of France, is a very unusual distinction for a public official in America. The medal will be presented through the American group of the society at a dinner at the University Club on May 27. It comes to the Borough President because of his "work in connection with the erection of the civic centre, the limitation of the height of buildings" and his "efforts in upholding on every occasion the high standard of architecture" in this country.

Reduce Building Costs.

There is no single man in New York whose opinions in respect to the improvement of the Building Code are worth such careful attention as are those of Mr. Ernest Flagg. His recommendations are always disinterested and they are always based upon a thorough understanding not merely of local conditions, but of the practice of large European cities. There can be little doubt that the method of regulating the height of buildings, which Mr. Flagg proposed some years ago combines more advantages with fewer disadvantages than any other method of meeting the problem.

There is much to be said also in favor of his general opinion that unnecessary burdens are imposed upon property owners and builders by the extremely rigid requirements which are exacted in the name of fireproof construction. The object should be not to make buildings entirely fire-proof at any cost but to make them sufficiently fire-proof at a cost which would not be excessive and which could be applied alike to all city buildings.

There is also much to be said on behalf of his protest against the excessive specification of detail, which has always characterized New York building regulations. This minute specification assumes that there is only one right way of building properly, whereas there are often many ways of attaining a result. Furthermore, even if one way is better than other ways at the time the code is adopted, improvements in building methods will usually provide before long a better substitute. Building regulations should, consequently, be drawn, as they are in Europe, in general terms, leaving to the administration of the law the discretionary authority to decide whether as a matter of fact any particular method conforms to the standard

established by the law.

Mr. Flagg is right in claiming on behalf of such a system the great virtue of elasticity. At present a code, no matter how fairly and skillfully drawn soon loses its availability because of the rapid improvement in building methods. A strong prejudice has always existed in this country against conferring much discretionary authority on administra-tive officials, because of the danger that the power might be exercised in a spirit of favoritism. But no municipal Build-Superintendent could exercise grosser favoritism than has resulted in the past from the automatic operation of the code merely because of its rigidity, and a builder or a building material manufacturer could be prohibited against discrimination by an appeal to the Board of Examiners. Every at-tempt to make a law independent of its own proper administration must fail in the long run.

The Wasting of Public Funds.

The Record and Guide desires particularly to call the attention of its readers to the series of articles upon the cost of government in New York City which is now in course of publication from the pen of Mr. Henry Bruere. There is no one in the city who is better qualified to analyze the causes of the increase in the cost of the New York municipal government than is Mr. Bruere. He has for years been a Director of the Bureau of Municipal Research and has followed the financial administration operations of the city in every detail with patience and with care. He is in addition a recognized expert on the general problems of city government and has made valuable contributions to the practical solution of those problems.

The work of his bureau has attracted much attention throughout the country and has resulted in the organization of similar bureaus in other cities. Any contribution which he made to the discussion will consequently be authoritative and will deserve careful consideration.

Property owners should scrutinize carefully the various tables, published by Mr. Bruere in which the expenditures of the city are analyzed and an attempt made to trace the responsibility for the largest increases which have taken place during the past ten years. The analysis of such tables does not make very exciting reading but no taxpayer who wishes to do his small part towards remedying the evils and abuses of the present systems can afford to neglect this work. It is essential to the effective protection of his own interests and to the proper performance of his duty as a citizen. It is all very well to talk about economy and efficiency in general, and such talk doubtless some value, because economy and effiare general ideals as well as practical arts. But the important question is: How can substantial economies be effected?

A city administration which proposed to reduce the budget by a general cutting down of appropriations to fourfifths of their present amount would be saving money; but it would certainly be saving money at the expense of the public service. It would be putting the relatively efficient and the relatively inefficient branches of the service in the same class and treating them both in the same drastic manner. It would consequently be punishing and discouraging efficiency. Once admitting the existence of an effective desire for administrative economy this whole ques-tion becomes one of detail. To be sure these details must be left in the long run to experts who have the time, the equipment and the experience to make exhaustive investigations which must precede any intelligent separation of the relatively efficient and the relatively inefficient branches of the government, but if the work of these experts be permanently valuable is to must be understood and checked by more intelligent part of the local public opinion. It is because tax-payers in the past have been indifferent to the details of their local government that they have been obliged to pay the enormous costs of extravagance, and the absolutely necessary foundation in public opinion for a really economical government must consist in an active and intelligent interest by property owners in the detail of the methods and results which are used or obtained by the different branches of the city gov-

For this reason it is very much to be hoped that the new taxpayers' association which is now being organized with so much success, will appoint a Committee on Economy and Efficiency. Such a committee should not be constituted merely for the purpose of meeting a temporary emergency. It should one of the important permanent committees of the association and its work should consist of investigating on behalf of the association the conduct of the various departments and the value of any proposal made in the direction of improved policies or methods. committee could report to the association the result of its labors and members of the association would thus have a research bureau of its own, upon whose recommendation it could depend. Of course the committee, in order that it might not duplicate work which was

already being performed by other agencies would naturally cooperate with any existing instruments which were en-gaged in similar work, such as the Bureau of Municipal Research. Its sential task would be to awaken Its esproperty owners a lively and an intelligent interest in the prosaic and intricate details of the municipal administration and to keep them informed as to its needs and possibilities.

It is much to be hoped that if such a committee is established the work will be performed not chiefly by a paid secretary, but by members of the association. Nothing is more necessary in order to create a mutually helpful relation between the city government and public opinion than the familiarity with the details of the local administration by prominent and responsible citizens. The English system of bestowing municipal authority on a common council that works by means of committees, brings this about naturally, because the members of the council are frequently changed, and in the course of time a large number of local business men befamiliar by experience with the details of the administration. But the New York system of concentrating power in a Mayor and a Board of Estimate does not provide any machinery for keeping property owners interested in the details of the city's business and well informed about it. The same sult can be accomplished in New York in case the Chamber of Commerce, the Merchants' Association and the new property owners' association do by unofficial means the work for which no official provision is made.

THE WEEK IN REAL ESTATE.

The real estate market was brightened in some measure by a few large deals involving valuable properties and a number of sales of old buildings, whose ownership has been unchanged for many years. The most notable feature of the week's trading was the \$1,000,000 exchange of a Convent avenue apartment house for a large vacant Riverside Drive plot, which is to be improved with a 10-story apartment house. Another important transaction which furnished a strong tone to the mid-town loft section, was the sale of part of the old sanitarium holdings of the late Dr. William T. Bull, which passed into the hands of a well known firm of active operators in the loft district. Other prominent transactions were the additions to the Clark holdings on West 72d street which probably means the erection of a commercial structure; the re-sale of the Garden Restaurant property in exchange for an upper Harlem apartment house; the purchase of a row of old flats in the Columbus Circle district for improvement into an elevator apartment building, and the sale of the Andrew Carnegie plot at the northeast corner of Fifth avenue and 91st street. An interesting phase of the week in real estate was the sale of the old brick building at 33 Catherine street, which has been in the Rutgers and Crosby families for over 165 years. It was one of the last remaining parcels of a big farm of several acres in that region, be-fore the War of the Revolution. Tene-ment property on Forsyth street which been in the Valentine family for nearly a century, was also disposed of.

The Bronx and Brooklyn markets were fairly active, investors making strong demands for flat and apartment houses in both boroughs. The suburban districts contributed largely to the week's activities, many summer homes being bought or leased. Trials of a Property Owner.

Editor of the RECORD AND GUIDE:

I was very much interested in reading in your issue of April 19th a statement of Mr. B. Aymar Sands, that no one was buying real estate any more and he

didn't see why they should.

I agree with him. The trials, troubles and tribulations that real estate owners have to submit to are almost unbearable. I do not wonder that real estate is dull and depressed; it would be a miracle if it were not. I have one house, but never again will I touch another. Any broker who tries to sell me anything stands a good chance of being murdered. My experience may have been typical, or it may have been unusual, but it is enough for me.

Nine months ago, having some spare money and being out of business, I was induced by a broker to purchase a fivestory double tenement, four families on each floor, two stores on ground floor, cold water, tubs, quarter meters, no hot water or ranges. The house was full when I bought it and has been fairly well filled ever since, with the stores usually rented. The property was owned by an estate, to whom I paid \$21,000 for it. There is a mortgage of \$14,000, which is due June first. I put in \$7,000 cash.

Shortly after I purchased the house the Tenement House Department notified me to change certain braces on the fire-escapes and to paint the fire-escapes. This was done, but I was three months getting a dismissal of the violation. The other day I received an order to paint the fire-escapes again; I will not

do it twice in one year.

About twice every month I get orders from the Tenement House Department. Almost all are for trivial things and do not amount to anything, but all take time to look after, and annoy one. instance, the last order reads: "Replace broken pane of glass in third hall; clean rubbish from cellar." There was absolutely nothing in the cellar, except some chips left by tenants who chop their wood there. I have had orders from the Board of Health, and orders from the Building Department, because a tenant put up a small board partition in the store without a permit. This caused me to make several trips to the department. The man I should see was always out. Finally, in disgust, I took the partition down, and the tenant moved out. The result was I lost two months' rent before the store was rented again.
Inspectors from the Water Depart-

ment notified me that seven faucets in the house were leaking, and if they were not fixed I would be fined. I took my plumber and found that the faucets were in perfect condition, but the tenants had not turned them off. About a week after the inspectors came around and found three of the faucets still running, owing to carelessness on the part of the tenants. When I got my last tax bill, I found "arrears" on it. I investigated and found that I had been fined \$2 each for three leaking faucets; this is an absolute injustice, but what can I

Inspectors from the State Factory Bureau compelled me to dispossess two tenants on the fourth floor and one on the fifth floor because they did private dressmaking, which it seems is illegal above the second floor.

My janitor was arrested and fined \$2 because ashes and garbage were mixed in the cans. Last week I was served with a summons to appear in court for the same reason. I told the judge that separate receptacles were provided, and that the tenants brought down their own ashes and garbage, but that it was simply impossible for me or the janitor to stand there and see that they were put in proper cans. The policeman who in proper cans. served the summons then lied about it and said the cans did not have covers. The judge told me to do all that I could to see that the ashes and garbage were kept separate, and discharged me. I was summoned to be in court at nine o'clock and it was nearly one o'clock before I was called, practically a whole day lost.

Inspectors from the Water Departcompelled me to put in a meter for stores only, although in one store there is no water, and in the other store only one faucet. This cost me \$90 and was an entirely unnecessary expense. The water bill for the last six months for this meter amounted to \$2.20.

I received a notice from the Fire Department to make four flues smokeproof. found nothing the matter with the flues; it was entirely the fault of the tenants' ranges; but after considerable trouble I could not convince the department inspector of this fact, and, rather than have them commence an action against me, which they threatened to do, I had the flues lined with castiron pipe, lead caulked, which cost me -entirely unnecessary. About was served with another week ago I order to make the same flues smokeproof, work that was done last October.

Another annoyance: I have had occasion to dispossess tenants. In every case the tenant has got from three days to a week's grace, and in some cases, where the tenant did not appear and the marshal looked up the warrant, he found that the papers were marked as being postponed for a week or ten days. Tenants have bragged that they pay some court officer to get this done.

My mortgage is due June 1st, and when I went to the holder of it to see if he could extend it for three years he referred me to his attorney. torney said that he would extend it for I told him I would not pay him a cent, but would pay off the mortgage. He said that would suit him as well, as he could get a commission for reloaning the money.

My experience is that a property owner has absolutely no redress against the raft of inspectors that make his life a bur-I could tell you a whole lot more.

My house was assessed at \$22,000, but this year the valuation for tax purposes was jacked up to \$23,500. The net return on my \$7,000 for the past nine months has been a whole lot of trouble and just 31/4 per cent., and if I was not in a position to pay off the mortgage I would have to pay \$210 of this to a lawyer to have it extended.

LAURENCE BENET.

New York, May 2, 1913.

April and Four Months' Building.

Building operations continue to expand as the spring season advances, but the preliminary returns to Bradstreet's for April (109 cities reporting) fail to equal the enlargement over a year ago shown in the first three months of the year. Indeed, based upon the 109 cities' returns, a slight decrease from April a year ago is to be reported, though this decrease bids fair to be converted into a gain when the remaining cities' returns are received. It of course needs to be remembered that April, 1912, saw the greatest expenditure for building ever recorded in any month, and any gain, however slight, over this total must be regarded as indicative of exceptional activity in building, the more so, in fact, in view of the general complaint of scarcity of capital for new enterprises, which is voiced in so many lines at

present. In reality, to judge from the sustained activity in building and the known higher rates charged on these loans than are paid in other enterprises, it would seem that it is not so much a scarcity of money as it is a question of rates. In other words, money can be had—at a price; but the price is higher, and money, like all other commodities, is worth more than it was some time

The total expenditure for building in April at 109 cities reporting to Bradstreet's at this early date in the month was \$79,667,407, as against \$82,,366,731 in April a year ago and \$65,942,553 in March, 1913. There is here indicated an increase of 20.8 per cent. over March, but a decrease of 3.2 per cent. from April last year. Despite the decrease in the total from April, 1912, however, it is worth noting that fifty-seven cities out of 109 show gains, while fifty-two show decreases. Furthermore, it is found that the falling off at New York in building, as in clearings, is accountable for the decrease, small as it is, in the country's aggregate. Thus, New York excluded the country's building total is over 10 per cent. larger than in April a year ago.

Last of the Drexel Building.

Housewreckers began to take down the Drexel-Morgan Building at Wall and Broad streets on Monday. The plans for the building were filed in 1872. A. Gillman was the architect. Forty years of metropolitan progress have sufficed to render obsolete this once beautiful edifice. It was the second fireproof building of importance to be erected here, the Equitable being the first; and it was one of the last of the French type of business structures. Though for many years its walls have been darkly discolored, they were built of pure white marble, and contained seven stories, topped by a Mansard roof. In design and construction it was representative of the best form of utilitarian building of the era. It had a steam elevator, without which it would not have been built so high.

The first of the really high office buildings did not appear until the Western Union was built, in 1873, from plans of George B. Post. Smith & Rogers were the builders. Ten and a half stories high, with the three topmost ones in a Mansard roof, this was the ones in a Mansard roof, this was the tallest building of the time. Two elevators, one of them a water-balance, rendered its "great height" possible of utilization. Only two months later the Tribune Building, from plans by Richard M. Hunt, was started by Peter B. O'Brien, the general contractor. For many years this was the most conspicuous architectural work in the downtown section. Travelers coming by the second section. Travelers coming by the sea and the rivers could see it miles away, just as in later years they observed the tower of the World Building over all the rest.

-The proceedings and papers of the Second National Conference on Housing, held in Philadelphia, December 4, 5 and 6, 1912, have been gathered together in a well-indexed book, entitled "Housing Problem in America." The importance of this volume from the standpoint of philanthropy is, of course, apparent, but the fact may not be so obvious that many of the technical papers are of great practical value to architects and builders, particularly in the matter of suburban houses. The book may be obtained from John Ihlder, field secretary of the National Housing Association, 105 East 22d street.

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANE	IATTAN.	4-11
Conv	eyances,	
	1913	1912
Ma	y 2 to 8	May 3 to 9
Total No	\$11,604,000	\$15,038,850
No. with consideration Consideration Assessed value	81 442 501	13
Assessed value	\$1,443,501	\$666,500
Ton 1 40	Mars O T.	an 1 to May 9
Total No.	2 993	3 497
Total No	\$182,128,772 421	\$282,600,895 323
Consideration	\$19,760,656 \$18,808,062	323 \$18,094,757 \$24,777,150
Mor	gages.	
May	y 2 to 8	May 3 to 9
Total No	114	126
Amount To Banks & Ins. Cos Amount No at 64	\$3,542,133	\$4,882,231
To Banks & Ins. Cos	32	31
No at 6s	\$2,529,000	\$2,006,000
Amount	\$550 406	\$338 824
No. at 51/2%	4	2
Amount	\$1,253,500	\$314,000
Amount	81 078 477	21 424 159
No. at 4166	10	\$1,434,152
Amount	\$428,000	\$940,400
No. at 4%	1	
Unusual rates	\$5,000	******
Amount		\$294 130
Interest not given	18	41
Amount	\$226,750	\$1,560,625
Jan. 1 Total No	to May 8 J	an. 1 to May 9
Total No	1,966	2,334
Amount	\$97,521,163	\$140,128,023
Amount.	\$63 421 900	\$08 049 071
Mortgage	Extensions	900,012,011
	ay 2 to 8	May 3 to 9
Total No	38	59
Total No. Amount. To Banks & Ins. Cos Amount	\$1,509,083	\$1,465,200
To Banks & Ins. Cos	10	8
Amount	\$949,800	\$278,500
Jan. 1	to May 8 Ja	n. 1 to May 9
Total No	753	939
Amount	\$32,236,918	\$27,270,910
Amount	\$20,005,700	291
Jan. 1 Total No. Amount. To Banks & Ins. Cos. Amount Building	Permits.	\$20,111,200
New buildings	1ay 5 to 5	May 4 to 10
Cost	\$1 677 825	\$3 474 000
Alterations	\$340,492	\$575,298
Jan. 1 to New buildings Cost	May 9 Jar	1. 1 to May 10
New buildings	259	312
Cost	\$24,857,810	\$46,735,375
Alterations	\$3,963,213	\$4,873,789
BR	UNA.	
Conve	yances.	
M	yances. ay 2 to 8	May 3 to 9
Total No No. with consideration Consideration	143	117
Consideration.	905 110	10
In 14	080,116	\$71,879
Total No.	o May 8 Ja	n. I to May 9
No. with consideration	2,380	2,598
Jan. 1 t Total No No. with consideration Consideration	\$2,649,646	\$3,210,115
		40,210,110
For Improving	the Harlen	River.

Congressman Joseph A. Goulden has introduced a bill in the House of Representatives, requesting an appropriation of \$850,000 for the improvement of the Harlem river, with a view of straightening the channel at the curve near the Johnson iron works. The money is to be expended under the direction of the Secretary of War, but the title to the property will be acquired by the State of New York through action by the Legislature. The improvement of the Har-1em river is very necessary in connection with Barge Canal traffic and the project for an Intercoastal canal system from Boston to Florida.

-Riverside Drive, with all its attractions as a real estate proposition, has had some vicissitudes. The burning of soft coal and the storing of cattle on the tracks of the New York Central, along the residential section of Riverside Drive, must cease, according to a decision of Justice Page,

	District Management of the Control o
Mortgages.	
May 2 to S	M 2 4- 0
May 2 to 8 Total No. 91	106
To Banks & Ins. Cos \$860,401	\$913,595 9
Amount	\$78,000 35
Amount	\$218,595 11
Amount	\$75,200 30
Amount\$169,800 Unusual rates	\$334,700
Amount	\$24,000 28
Amount	\$261,100
Total No. 1,636 Amount \$17,219,964 To Banks & Ins. Cos. 171 Amount \$3,278,179	1,856
To Banks & Ins. Cos 171	\$17,389,985 215
Mortgage Extensions May 2 to 8	May 3 to 9
Total No 10	16
Total No. 10 Amount. \$129,000 To Banks & Ins. Cos. 2 Amount. \$56,000	\$267,211
Amount \$56,000	\$30,000 n 1 to May 9
Jan. 1 to May 8 Jan. 232 Amount \$4,718,935 To Banks & Ins. Cos. 53	279
To Banks & Ins. Cos 53	\$4,981,406
Amount	\$1,525,000
	May 4 to 10
New buildings 29 Cost \$530,900 Alterations \$9,750	27 \$416.395
Alterations \$9,750	\$20,545
New buildings 407	515
Jan. 1 to May 8 Jan New buildings 407 Cost. \$10.424,491 Alterations \$345,545	\$13,269,770 \$499,650
BROOKLYN.	
Conveyances.	1010
1918 May 1 to 7 519 No. with consideration 512 Consideration \$172,798	May 2 to 8
No. with consideration. 519	594 31
Ian I to May 7 Iar	1 to Mare 9
Total No. 8,724 No. with consideration 672 Consideration \$4,437,229	8,924
Consideration\$4,437,229	536
	\$4,972,305
Mortgages,	
Mortgages,	
Mortgages,	
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 76 8Amount \$420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 420 78 78 78 78 78 78 78 7	May 2to 8 447 \$1,895,157 106 \$690,100
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6s 232 Amount \$904,497 No. at 53/6s 78	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6s 232 Amount \$904,497 No. at 53/6s 78	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250
Mortgages, May 1 to 7 Total No. 429 Amount. \$3,063,669 To Banks & Ins. Cos. 78 Amount. \$611,900 No. at 6≴ 232 Amount. \$904,497 No. at 5½≤ 76 Amount. \$427,600 No. at 5½ 93 Amount. 93	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685
Mortgages, May 1 to 7 Total No. 429 Amount. \$3,063,669 To Banks & Ins. Cos. 78 Amount. \$611,900 No. at 6≴ 232 Amount. \$904,497 No. at 5½≤ 76 Amount. \$427,600 No. at 5½ 93 Amount. 93	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 \$2,200
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6 ≤ 232 Amount \$904,497 No. at 5½ ≤ 76 Amount \$427,600 No. at 5 ≤ 93 Amount \$444,138 Unusual rates 3 Amount \$8,235 Interest not given 25 Amount \$1,279,199	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 \$2,200 22 \$137,606
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos 78 Amount \$611,900 No. at 6\$ 232 Amount \$904,497 76 76 Amount \$427,600 No. at 5\$ 93 Amount \$444,138 Unusual rates 3 Amount \$8,235 Interest not given \$25 Amount \$1,279,199 Jan. 1 to May 7 Ja Total No 6,283	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 2 \$2,200 \$2,317,606 n. 1 to May 8 6,746
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6\$ 232 Amount \$904,497 No. at 5½\$ 76 Amount \$427,600 No. at 5½\$ 93 Amount \$441,38 Unusual rates 3 Amount \$8,235 Interest not given 25 Amount \$1,279,199 Jan. 1 to May 7 Ja Total No. 6,283 Amount \$24,960,070 To Banks & Ins. Cos \$24,960,070	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 \$2,200 \$2,200 \$137,606 n, 1 to May 8 \$6,746 \$27,361,839
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6\$ 232 Amount \$904,497 To Amount \$427,600 No. at 5\$ 93 Amount \$444,138 Unusual rates 3 Amount \$8,235 Interest not given \$1,279,199 Jan. 1 to May 7 Ja Total No 6,283 Amount \$24,960,070 To Banks & Ins. Cos 1,486 Amount \$9,611,043	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$2,200 \$2137,606 n. 1 to May 8 6,746
Mortgages, May 1 to 7 Total No. 429 Amount \$3,063,669 To Banks & Ins. Cos. 78 Amount \$611,900 No. at 6\$ 232 Amount \$904,497 No. at 5½\$ 76 Amount \$427,600 No. at 5½ 93 Amount \$444,138 Unusual rates 3 Amount \$2,235 Interest not given 25 Amount \$1,279,199 Jan. 1 to May 7 Ja Total No. 6,283 Amount \$24,960,070 To Banks & Ins. Cos. 1,486 Amount \$9,611,043 Bullding Permits. May 2 to 8	May 2to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$1,37,606 n. 1 to May 8 6,746 \$27,361,839 \$11,149,273
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 2121 \$525,685 22,200 22 \$137,606 n, 1 to May 8 6,746 \$27,361,839 \$11,149,273 May 2 to 8
Mortgages, May 1 to 7 429	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 22 \$2,200 22 \$137,606 n, 1 to May 8 6,746 \$27,361,839 1,595 \$11,149,273 May 2 to 8 139 \$1,246,960 \$108,385
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$2,200 22 \$137,606 n. 1 to May 8 6,746 \$27,361,839 \$11,149,273 May 2 to 8 139 \$1,246,960 n. 1 to May 8
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$2,200 22 \$137,606 n. 1 to May 8 6,746 \$27,361,839 \$11,149,273 May 2 to 8 139 \$1,246,960 n. 1 to May 8
Mortgages, May 1 to 7 429	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$2,200 22 \$137,606 n. 1 to May 8 6,746 \$27,361,839 \$11,149,273 May 2 to 8 139 \$1,246,960 n. 1 to May 8
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$2,200 22 \$137,606 n. 1 to May 8 6,746 \$27,361,839 \$11,149,273 May 2 to 8 139 \$1,246,960 n. 1 to May 8
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 \$690,100 \$590,100 \$255 \$1,007,615 47 \$222,250 121 \$525,685 \$2,200 \$2317,606 n. 1 to May 8 \$27,361,839 \$1,595 \$11,149,273 May 2 to 8 \$139 \$1,246,960 \$108,385 n. 1 to May 8 \$2,326 \$16,444,243 \$1,479,619
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 255 \$1,007,615 47 \$222,250 121 \$525,685 22 \$137,606 n. 1 to May 8 6,746 \$27,361,839 1,595 \$11,149,273 May 2 to 8 \$139 \$1,246,960 \$108,385 n. 1 to May 8 \$1,446,44 \$2,326 \$16,444,243 \$1,479,619 May 3 to 9 131 \$352,025
Mortgages, May 1 to 7	May 2 to 8 447 \$1,895,157 106 \$690,100 \$255 \$1,007,615 47 \$222,250 121 \$525,685 \$2,200 22 \$137,606 n. 1 to May 8 \$27,361,839 \$11,149,273 May 2 to 8 \$1,246,960 \$108,385 n. 1 to May 8 2,326 \$16,444,243 \$1,479,619 May 3 to 9 131 \$352,025 \$23,120 n. 1 to May 9

	May 1 to 8	May 3 to 9
New buildings	\$821,205 \$18,600	\$352,025 \$23,120
Jan. 1	to May 8 Jan.	
New buildings	\$5,877,173 \$443,662	1,755 \$6,416,597 \$361,075

RICHMOND.

Bu	ild	ing	Permi	ts.

weitering.	r crmitin.	
May	2 to 8	May 3 to !
New buildings	37 \$100,795 \$19,136	\$80.903 \$4.000
Jan. 1 to	May 8 Jan	
New buildings Cost	\$558.007 \$91,013	\$1,330,618 \$139,554

BUILDING MATERIALS AND SUPPLIES

New Standards of Steel Specifications will Unify Fabricating-Building Material Exchange Optimistic-Prices Firmly Held.

Suburban Supply Dealers Seasonably Active— Prospective Code Revision Checks Building.

UILDING materials are fairly active in hand-to-mouth buying, but forward purchases are restricted. the week spot business was rather brisk between retailers and wholesalers, but the latter are moving gingerly as far as engaging supplies from the mills is concerned. The reasons for this attitude may be said to be two-fold; the weight of tariff talk and the apparent easing off of Eastern building opera-tions. It seems to be almost impossible to gauge the temper of the building market by either the current renting season or the condition of the buildingloan market, the two basic factors upon which building operations are based.

Bradstreet's reports labor well employed, securities holding firm, money quiet, loans large and bank clearings heavy, while Dodge Reports show a heavy building movement almost every-where throughout the country save in the East, where there is only a slight tendency to recover from the slump of the first quarter. The Building Department authorities here attribute most of the lassitude to a desire upon the part of the builders and investors to first ascertain the tone of the proposed new building code before going ahead with plans which they have almost completed and in many cases already have had the approval of the Bureau of Buildings. Speculative builders are hoping that certain proposed changes in the code will cut down the cost of construction, while others expect that the new code will increase construction costs. If the latincrease construction costs. If the latter result obtains the building department expects a big rush of building construction toward the latter part of the year resulting from the general desire builders will have to get their plans filed and approved before the new code becomes operative.

The new specifications for structural steel work just issued by the American Bridge Company covering the design, details of construction and workmanship of steel structures for buildings only, printed in another column of this page, not only makes for conformity with its own practice and high class shop facilities, but goes a long way toward unifying steel frame construction work throughout the entire metropolitan district. They clear up many features of construction not heretofore clearly defined in relation to construction work of this class.

The temperament of the Building Material Exchange this week was distinctly optimistic. The movement of Portland cement was good and the call for common brick was steadier than that of the last three weeks. Lumber continues to stiffen in certain lines and structural steel holds firm although pig iron interests report some backwardness in last quarter purchases. Lime and plaster are easy, but there is no sign of lowering of prices anywhere excepting for some street reports to the effect that brick was shaded five cents a thousand in certain quarters during the last ten days to temporarily ease the barges now lying about the city in large quan-tities awaiting a more active buying market. This shading was not general,

THE BRICK SITUATION. Buying a Little More Aggressive.-look Good.

C OMMON brick is showing a little more strength. Arrivals are still curtailed, but the supply in the market is sufficiently large to take care of demand. Practically all the yards are making brick now. Prices held firm although there was a report of a slight shading of less than a shilling a thousand. This, however, was not general.

Official transactions for North River common brick during the last week with records covering the corresponding week last year, follow:

1913.

Left Over, April 26—70.

		1	2	e:	ft	1	0	V	e	Г	,	A	I)1	ri	1	2		-70. rrived.	Sc	old
Monday												·							6	10	0
Tuesday														,					0		9
Wednesda																				2	4
Thursday		*	*						*			٠							4	1	2
Friday .	٠			٠															6	-	ş
Saturday				۰	٠			*			*								1	1	ŧ
Total .																			27 Prices	5	7

Condition of market, firm. Prices, Hudson river (basic), \$7 to \$7.25 (shaded). Raritans, \$6.87\footnote{2} to \$7.12\footnote{4}_0. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25 (stiff). Left over, May 3—40.

		I	16	ei	C		0	V	e	r	,	A	1)	D.	r	il		20)- A	-39. rrived.	Sold	
Monday .										Į.										20	24	
Tuesday .																				3	7	
Wednesda																					7	
Thursday																				.7	14	
Friday .																					16	
Saturday																				8	8	
																				-	-	

LUMBER MARKET FIRM. No Sign of Retrenchment As Far As the Wholesale Market is Concerned.

No Sign of Retrenchment As Far As the Wholesale Market is Concerned.

The wholesale lumber situation conforms to other departments of building material in that prices are not only holding firm, but there is a fair call for material. The suburban dealers are not especially active, but the call for heavy timber in this city is abnormally large. The May report of the lumber market as issued by the New York Lumber Association, shows a healthy condition and there is little indication that tariff talk is having a depressing effect upon business.

Hemlock is strong on a \$24.50 base for Pennsylvania and West Virginia and Southern stock, and very little stock is being sold at less than this base. As a matter of fact one West Virginia concern recently issued a \$25 base list.

Yellow pine is in good demand. Mill capacity is well employed and inquiry is plentiful. As a result of the season's activity prices show some readjustment on both long and short leaf.

Cypress is firm at the prices quoted. The demand is very firm and stock for the most part is held in strong hands.

Eastern spruce is very strong and the local market is absorbing all arrivals at firm prices. Lath has jumped to \$5 as previously reported. West Virginia spruce is in good demand and prices show no change from a month ago. Short spruce is also strong at list. All 1½x8, 2x2½ and 1x1½ and 2-in. show an advance of about \$1 from prices as previously quoted. List prices for short spruce can be reduced \$1 for boat delivery, on July shipment.

There is a good demand for North Carolina pine, particularly low-grade stocks. Mills have ample sawing in hand and ahead, and quite a few items are substantially oversold.

Oak maple and yellow pine flooring are very firm. Mahogany is in very large demand and supplies are shorter than they have been for years past, prices ranging commensurately strong.

STRUCTURAL STEEL STEADY. New Specifications of the American Bridge Co. Clarifies Existing Requirements.

Co. Clarifies Existing Requirements.

S TRUCTURAL steel interests, like many others, report some hesitancy in buying, but there is a volume of business going on that justifies optimism.

The Record and Guide presents this week the new specifications for structural steel work as revised for the design, details of construction and workmanship of steel structures, other than bridges, by the American Bridge Company. The revision was made to make uniform certain features in steel fabrication, shop work and assembling which heretofore have not been very clear. Most of the requirements agree with those of other leading specifications but there are several special clauses designed to cover features not generally clearly defined, which are described as follows:

For structures carrying traveling machinery, such as cranes, conveyors, etc., 25 per cent, shall be added to the stresses resultant from such live loads, to provide for the effect of impact and vibration.

Wind pressure shall be assumed acting horizontally in any direction, as follows: (1) For finished structures, a pressure of 20 lbs. per square foot on the sides and ends of buildings and on the vertical projection of roof surfaces, or (2) for structures in process of construction, a pressure of 30 lbs. per square foot on vertical surfaces and the vertical projection of inclined surfaces and all exposed metal or other framework.

The axial compression of gross sections of relumes for struct of lot the 190 section of relumes for structures of the lot of the sections of relumes for structures of the total projection of reconstruction, a pressure for all exposed metal or other framework.

work.

The axial compression of gross sections of columns for ratio of 1/r to 120 shall be (10,-000—100 1/r) with a maximum of 13,000, where 1 is the effective length of members in inches and r is the corresponding radius of gyration of section in inches. For ratios of 1/r up to 120 and for greater ratios up to 200 use the amount given in the following table.

	SAFE COLUM	N LOADS.	
Ratio.	Amount.	Ratio.	Amount.
60	13,000	130	6,500
70	12,000	140	6,000
80	11,000	150	5,550
90	10,000	160	5,000
100	9,000	170	4,500
110	8,000	180	4,000
120	7,000	190	3,500

For amounts intermediate ratios use proportional

110 5,000 190 3,500

For intermediate ratios use proportional amounts.

For bracing and combined stresses due to wind and other loading, the permissible working stresses may be increased 25 per cent., provided the section thus formed is not less than required by dead and live loads alone.

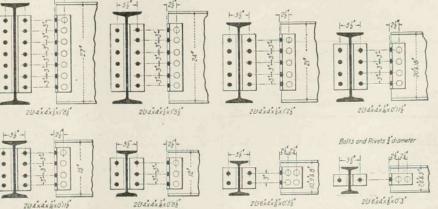
In proportioning columns provision must be made for eccentric loading. Beams and girders shall be proportioned by their moments of inertia thus making gross areas of top and bottom flanges equal.

The lateral unsupported lengths of beams and girders shall not exceed forty times the width of the compression flange. When the unsupported length, l, exceeds ten times the width, b, of the compression flange, the stress per square inch in the compression flange shall not exceed (19,000 — 300 1/b).

The latticing of compression members shall be proportioned to resist a shearing stress equal to 2 per cent. of the direct stress. The minimum thickness of lattice bars shall be for single lattice, one fortieth; for double lattice one-sixtieth of the distance between the end rivets. The minimum width shall vary between 1% and 2½-in. for different-size channels and rivets.

The specifications contain several very convenient tables, one of them being a comparison of values of compression loads for columns with 1/r varying by 5-ft. increments up to 200, as computed by the American Bridge Company, the American Railroad Engineers' Association, the Gordon formula and the formulae of the New York, Philadelphia and Boston building departments, thus affording quick comparisons of different values. A corresponding diagram is also given, with curves showing different values allowed by the formulae for stresses varying from 1,000 to 18,000 lbs. per square inch.

Other tables give the uniform allowable load on 1-beams of all depths up to 50-ft, spans. Sketches are also given of revised standard hitch-angle connections. These are proportioned in accordance with test results for bearing and shear, disregarding moment; also for beams, with a table of the



STANDARD HITCH ANGLE CONNECTIONS FOR I-BEAMS.

Cable Address

Established 1794 Incorporated 1903

Cruikshank Company

Successor to E. A. Cruikshank & Co.

No. 141 Broadway

REAL ESTATE

Agents

Appraisers

Brokers

OFFICERS:

Warren Cruikshank, President William L. DeBost, Vice-President William B. Harding, Sec'y & Treas.

E. A. Cruikshank Warren Cruikshank William H. Porter William B. Harding

Robert L. Gerry R. Horace Gallatin William L. DeBost

Cammann, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET

NEW YORK

BROKERS, APPRAISERS, AGENTS

FIRM OF

LEONARD J. CARPENTER

Brokers

Appraisers

25 LIBERTY STREET Branch, corner Third Avenue and 68th Street

Entire Charge of Property
D. Y. Swainson A. H. Carpenter C. L. Carpenter

JACOB APPELL

REAL ESTATE BROKER AND APPRAISER

271 WEST TWENTY-THIRD STREET TELEPHONE CALL, 373 CHELSEA

Wm. CRUIKSHANK'S SONS

BROKERS

APPRAISERS AND

The General Management

Real Estate

31 LIBERTY STREET

J. CLARENCE DAVIES

BRONX BOROUGH REAL ESTATE

149th STREET & THIRD AVENUE Branch Office, 156 BROADWAY

Member of Board of Brokers

EDGAR A. MANNING

REAL ESTATE

Telephone 6835 Bryant 489 FIFTH AVENUE

HAROLD W. BUCHANAN

Mortgage Loans & Real Estate

49 WALL STREET

THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building Loans, etc., Together With Brief Personal Items.

Nearly All Sections of the City Contributed to the Week's Business.

The news column this week shows trading in many sections of the city, being widely scattered. West Side apartments maintained chief interest by virtue of several large trans-The mid-town loft section was actions. enlivened by the acquisition of a site to be used for a large commercial struc-ture. Other big sales were effected, notably the purchase of the Carnegie plot on the north corner of Fifth avenue and 91st street. The Brooklyn market was active. In The Bronx, the market continues to be dull. An important feature of the week's business was the great number of leasing of business property in the suburban districts. erty in the suburban districts.

The total number of sales in Manhattan this week was 25.

The number of sales south of 59th street was 10 against 13 last week and 19 a year ago.

The sales north of 59th street aggregated 15 compared with 26 last week and 23 a year ago.

From The Bronx, 14 sales at private contract were reported, against 14 last week and 16 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week tan and Bronx auction sales this week was \$968,690, compared with \$583,687 last week, making a total since January 1 of \$21,534,433. The figure for the corresponding week last year was \$1,512,-174, making the total since January 1, 1912, \$19,056,065.

PRIVATE REALTY SALES.

Manhattan-South of 59th Street.

Manhattan—South of 59th Street.

BLEFCKER ST. 382-4, and adjoining dwelling at 94 Perry st, forming the southwest corner and nlot, 43x70, sold by Josephine A. Budke to Sandford & Green, who immediately resold to Leonard Weill, who will make extensive alterations to the old buildings. Both deals were negotiated through J. Irving Walsh.

CATHERINE ST. 33-35, 3-sty old brick dwelling, on plot 27.6x109, sold by the Crosby Estate to Bernard F. Golden. The property has been considered one of the oldest in the 7th Ward, and has been held by the Rutzers-Crosby Estate for over 165 years. The deal was made through Edward N. Crosby & Co., Bernard F. Golden being represented by James J. Golden.

FORSYTH ST, 141-43, two 5-sty tenements on plot 50x100, sold by Josephine V. Treat to the Public Service Realty & Mortgage Co., Samuel Hellinger, president. This is the first sale of the property since 1823.

READE ST, 165-167, 5-sty building on plot, 40

READE ST. 165-167, 5-sty building on plot, 40 x50x irreg, leased for a long term to the Brown-Root Co., sold by the S. S. Brown Co. to an investor. Robert R. Rainey was the broker in the deal.

investor. Robert R. Rainey was the broker in the deal.

3D ST, 374-78 East, 6-sty new law tenement on plot, 50x100, sold for Abraham Keve to S. T. Bien for investment, by Morris Goldberg.

33D ST, 33-43 East, betwen Mad'son and Park avs. 6 old dwelling houses, sold by the Madison Realty Co., controlled by Dr. John B. Walker and Dr. Virgil P. Gibney, to the No. 33 East 33d St. Co., George Backner and Arnstein & Levy, which will raze the present buildings and erect a 12-sty loft and store building. The property was part of the holdings of the late Dr. Wm. T. Bull, who used it as a private sanitarium. The houses have a total frontage of 115.6 ft. and depth of 98.9 ft. and were hold at 15500,000. The houses at 48-54 East 24th st, also owned by the Madison Realty Co., were not included in the deal. Albert B. Ashforth was the broker.

WEST BROADWAY, 425, 6-sty new law

WEST BROADWAY, 425, 6-sty new law buse, on plot 25x87, sold for Kate E. Zacke to whn M. Gardner, by Moses Rosenthal and J. B. 'cod.

Wood.

7TH AV, s w cor 50th, occupied by the Garden Restaurant, on plot 51.6v90, resold by Bing & Bing to Sam & Lee Shubert, the lesses of the Winter Garden, on the opposite northwest corner. The corner sold was one of the parcels lately taken by Bing & Bing for the Wells-

more apartment, on Broadway and 77th st, purchased by Mrs. Louise Livingston.

In part payment, Bing & Bing receive the 7-sty apartment house known as Pinkney Court, at 151-159 West 140th st, on plot 125x99.11.

STH AV, 975, 977 and 979, three 6-sty flats with stores, on plot 75x100, sold by the Zinwill Co. to Paul H. Zagat, president of the City structure at the northwest corner of 8th av and 57th st was recently secured under a long lease by Mr. Zagat, so that he now controls a corner plot 100.5x100. Plans are being drawn for altering the property into small suites and additional stores are to be added on the 8th av front. Elevators are to be installed and the property to be entirely modernized by Mr. Zagat for investment. The deal was negotiated by Henry M. Moeller and Harry Baer.

9TH AV, 771, 3 and 4-sty front and rear buildings, on plot, 25x100, about 50 ft. south of 52d st, sold by the Mary Kempf Estate to Islander Kempner and others, through Goodale, Perry & Dwight. This is the first sale in 50 years.

Manhattan-North of 59th Street.

72D ST, 152 West 4-sty dwelling on plot 20x 102.2, sold by Ella H. Remsen and others of Augusta, Ga., to Robert S. Clark of the Clark Estates. owners of the adjoining property 150 West 72d st. The house sold was formerly the residence of Dr. Tutt, a prominent Southern physician, who many years ago bought it for a permanent New York home. The transaction was for all cash and probably is the forerunner of a commercial building to take the place of buildings now used for school and residential purposes. The brokers were Frederick Fox & Co. in conjunction with Pease & Elliman.

75TH ST, 321 East, 5-sty flat, on lot 25x102, sold by Dr. Solomon Wiener to Sigmund Lewy, for investment.

80TH ST, 229 East, 4-sty and basement double

80TH ST. 229 East 4-sty and basement double flat on plot 26x102.2. sold for Gertrude Scheer to Mary Kelly, by Wm. Wolff's Son.

85TH ST. 16 West, 4-sty dwelling, on lot 20x102.2 sold by the Joseph Mosenthal Estate to Dr. George H. Semken, for occupancy.

20x1022 sold by the Joseph Mosenthal Estate to Dr. George H. Semken, for occupancy.

88TH ST, 261 West, 3-sty and basement dwelling, on lot 18x100.8, sold by Abraham C. and John A. Fiske, of Port Washington, L. I., to Harris and Maurice Mandelbaum. The brokers were Mooyer & Marston and I. Dittenhelmer.

89TH ST, 103 East, 5-sty and basement abartment house, with stores, on plot 26 8x100.8, sold for Edmund D. Broderick to H. N. Kohn for investment. Broker, John J. Kavanagh.

124TH ST, 63 West, 3-sty frame house, on lot 20.1x100.11, sold by Bessle T. Houghton to William A. Martin, who owns on the same block 53 and 55 West 124th st.

124TH ST, 534 West 6-sty building, on plot 50x100.11, resold by the Brown-Weiss Realties to Arthur M. Silver, a New York lawyer. The sellers acquired the property recently in trade for 6 lots on 79th st. Brooklyn. The brokers were Frederick Zittel & Sons.

131ST ST, 126 West, 3-sty private dwelling.

sellers acquired the pronerty recently in trade for 6 lots on 79th st. Brooklyn. The brokers were Frederick Zittel & Sons.

131ST ST. 126 West, 3-stv private dwelling, on plot 20x99.11 sold for Rebecca Schwabach to Mary Burns. by Senior & Stout.

138TH ST. 117 West, 5-sty flat on lot 26x100, sold for Hannah Friedman to Herman Grosskoff, by Clarence E. Hutchinson.

CONVENT AV, s w cor 149th st, 6-sty apartment house, known as "Convent Court," on plot 100x100, sold for Robert M. Silverman to a syndicate composed of Max Marx, A. M. Bendheim and Andrew J. Connick, which gave in exchange the vacant plot at the southeast corner of Riverside Drive and 150th st, fronting 102.8 ft. on the drive and 125 ft. on the st. The brokers were Frank E. Smith, with Arnold, Byrne & Baumann.

The same broker has also secured from the Metropolitan Life Insurance Company for Robert M. Silverman a building and permanent loan of \$375,000 for the erection of a 10-sty fireproof apartment on the Riverside corner. The entire transaction, including the cost of the new building, will involve over \$1,000,000.

1ST AV, 1501. 4-sty double flat, 20x94x irreg. sold for Adelaide Erstling to Joseph Kraus and Abraham Rosenberg, by Wm. Wolff's Son.

5TH AV, n e cor 91st st, plot 100 ft on 5th av and 153 ft on 91st st, sold by Andrew Carnegie to a buyer who will erect a private residence. The purchaser is believed to be 0tto H. Kahn, of Kuhn, Loeb & Co., but Mr. Kahn declined either to confirm or deny the reported ownership. The property concerned is flanked on the avenue side by the residence and grounds of I. Townsend Burden and on the street by the home of James A. Burden, both of whom purchased their sites from Mr. Carnegie, who acquired these and other neighboring properties to conserve the surroundings of his mansion from undesirable intrusions.

7TH AV, n e cor 121st st, 5-sty apartment, with stores, sold for Max Beck to Edward B. Corey, for investment, by the Lewis H. May Co.

from undesirable intrusions.

7TH AV, n e cor 121st st, 5-sty apartment, with stores, sold for Max Beck to Edward B. Corey, for investment, by the Lewis H. May Co. The property was held at \$70,000.

CATHEDRAL PARKWAY, s s. 200 ft west of Amsterdam av, on plot 100x70.11, 12-sty apart-

ment house, known as the "Cortlandt," sold by the Akron Building Co. (Bing & Bing) to William T. Evans, treasurer of the firm of Mills & Gibb. The building, containing two suites to a floor and fully rented, was held for \$450,-000. Slawson & Hobbs were the brokers.

Bronx.

156TH ST, 884 East 2 family house, on lot 24x97, sold for Catherine Farrell to H. Cording, an investor, by Desider Schoen.

180TH ST, n e c Honeywell av, two frame dwellings, on plot 35x96, sold for Ellen Thompson, of Utica, N. Y., and George W. Morris, of Sangerfield, N. Y., to Charles Herrmann, by F. J. Wood.

181ST ST, 646-650 East, two 5-sty flats, on plot 69.3x115x irregular, near Belmont av, traded by the Sole Realty & Construction Co. for the plot 200x100 on the north side of East 172d st, 150 ft. east of Boston road, owned by Abraham L. Lazarus.

Abraham L. Lazarus.

181ST ST. 867 East, 4-sty new law apartment, on lot 50x67, sold for R. L. Wolcott, to an investing client of Kurz & Uren, Inc., through that firm, in conjunction with Green & Epstein.

BARNES AV, 1827-9, two 2-sty dwellings, sold for Mrs. Black to William Wirth, by Charles Fetzer.

BATHGATE AV. s w cor 175th st, plot 34.4x 103.4, resold by Mollie Berman to A. Bornanno for a consideration of \$10,000. The Simplex Realty Co. negotiated the transaction.

BROOK AV, s w c 143d st, 5-sty flat and stores, on lot 25x90, sold for the estate of Hanna M. Hynes to the D. H. Jackson Co., by M. J. Grossman. The deal was an all cash transaction.

action.

COURTLANDT AV. 524, 3-sty frame building and store, 25x100, sold for Annie Hill and Katie Oetzman, to Samuel E. Jacobs, for cash, through Eugene J. Busher. This purchase gives Mr. Jacobs a plot 100x166 at the southeast corner of East 149th st and Courtlandt av, on which he will erect a large building.

HUNTS POINT AV, 828-830, two 3-sty brick dwellings with stores, sold for Adam Schaefer to Lewis Davis, by Samuel Cowen.

LONGWOOD AV, 875, 3-sty apartment house on lot 39x100 sold for Bunger & Corting to an investor, by Desider Schoen.

MORRIS AV, 2306, 3-sty dwelling, 18.7x117.6, near 183d st, resold for E. Brown to Hugo Helburn, by Alexander Selkin, in conjunction with David Mintz.

SOUTHERN BOULEVARD, east side, 125 ft. south of Jennings st, plot 75x100, resold through Joseph Bergman to the York Construction Corporation, which will erect two 5-sty houses. Joseph Shanske was the broker.

UNION AV, 997, 5½-sty apartment, on plot 45.6x164, sold for Joseph Vidotzky to Samuel Levy by Samuel Zipris.

WASHINGTON AV, 976-8, 5-sty flat, 50x100, sold for the Duminuco Construction Co. to Mrs.

M. Eimer, by Kurz & Uren, Inc.

Brooklyn.

ADELPHI ST, 103, 2-sty frame dwelling, on lot 25x100, sold for W. F. Barry to Thomas Bannigan, for occupancy. Broker, the Bulkley & Horton Co.

BAINBRIDGE ST, 514-18, three 3-sty double brick apartments, sold by Edward A. Maass to a client of Friday & Lehmann.

BUTLER ST and Manor av, plot 200x100, sold by the Westbury Manor Co. to Adelaide D. Ham-ilton, who will erect dwellings. Broker, Henry Pierson.

DECATUR ST, 720, 2-sty and basement brown-stone dwelling, sold by Sarah Wiggins to a client of Friday & Lehmann.

DECATUR ST, 700, 2-sty and basement brownstone 2-family dwelling, sold for M. H. Ford of Chicago to Dr. W. L. Applegate, through Friday & Lehmann.

HANCOCK ST, 190. 4-sty and basement brownstone on lot 37x100, sold for J. P. Logan to Dr. E. A. Parker for occupancy. Broker Harry E. Pearsall.

HERKIMER ST, S1, 2-sty frame dwelling, on lot 28x100, sold for Maurice Lawlor to A. C. Lawton, for occupancy. Broker, Harry E. Pearsall.

McDONOUGH ST 262. 3-stv and basement brownstone, on lot 18.5x100, sold for Emma Parker to a client of Harry E. Pearsall.

PACIFIC ST, 640, 346-stv frame dwelling, with shop in rear, sold by Susanna Etringer to Richard Tewes, for investment. The broker was Louis Arnold.

PROSPECT PL 920, 4-stv. 8 family apartment, on lot 25x100, sold for K. Schaffner to Mary E. Pearsall, through Harry E. Pearsall.

RUTLEDGE ST, 198, 2-stv and basement brownstone dwelling, sold for M. Emmerson to a Mr. Donoher by Robert McIlwaine.

SOUTH 2D ST, 261, 4-stv flat, on lot 25x78x 100, sold by William Kellner to Joseph Bernstein.

STERLING PL, 270, 3-sty and extension dwelling, sold for Jose Pando to Fred Schumm, b Henry Pierson & Co.

3D ST. n s, west of 8th av, lot 21.9x90. sold by the Kings & Westchester Land Co. to Frederick W. Starr. The sellers will erect for Mr. Starr a Kinko-duplex house.

10TH ST, 472. 2-sty and basement private brownstone residence, on lot 19x100. sold for George W. Salter of Ossining, N. Y.. to Anna Kunst for occupancy, through the Jerome Property Corporation.

41ST ST 671 two dwellings and authorities.

41ST ST. 671, two dwellings ond outbuildings on plot 50x100, sold for the Estate of Ellen Ross to a client of John F. Burke, for investment. This is the first sale of the property in 45

53D ST, 757, 4-family dwelling, on plot 20x 102, sold for Blanche M. Armroyd to Kath. E. Singlehurst, by Malcolm McKinnon.

80TH ST, 323, 2-family brick house, on lot 20x100, sold for L. Jenson to Charles Hayes for occupancy, through Frank A. Seaver.

BUSHWICK AV, 1307, 2-sty and basement 2-family dwelling, sold for Daniel Leibe to A. R. Physe through Friday & Lehmann.

GREENE AV, 143, 3-sty brick dwelling, on lot 20x60, sold for the estate of Margaretta Barber to Catherine Kinney, for occupancy, through Louis Arnold.

RIDGEWOOD AV, 349, 3-sty brick corner building, with stores, sold for G. Bauer to an investor, by Friday & Lehmann.

Queens.

LONG ISLAND CITY.—Burton Thompson sold for Louis Merckel 4 lots on the east side of 2d av, 125 ft. south of Pierce av, to a client, who is contemplating building a 5-sty apartment house and store.

LONG ISLAND CITY.—Burton Thompson, representing Richard B. Aldcrofft, Jr., has sold to the General Developers Land Corporation a plot 75x102 ft. by irregular on the west side of 2d av, 33 ft. north of Freeman av, Long Island City. The consideration was about \$14,000.

Near-By Cities.

JERSEY CITY, N. J.—Isaac Robbins sold to David Hertz a plot, 47x106, at the southeast corner of Jackson and Myrtle avenues, Jersey City.

City.

JERSEY CITY, N. J.—Frank Fleisig and Abraham Kasof sold to Marcus Singer 184 and 186 Warren st, Jersey City, two store buildings, on a plot 50x75.

JERSEY CITY, N. J.—Roll & Carr sold to Hary Woolsey 2358 Boulevard, Jersey City, a store building, on a lot 26x99.

JERSEY CITY, N. J.—The Jersey City Board.

JERSEY CITY, N. J.—The Jersey City Board of Finance appropriated \$190,000 to purchase from Charles Siedler and others about 50 acres of meadow lands in the Newark Bay, at Doyer's Point, Jersey City. It is the intention of the city authorities to reclaim the land and build city piers. This is the first step to save the city property fronting on the Newark Bay.

JERSEY CITY, N. J.—George H. Budge sold to Henry G. Hahlo and Harold G. Aron 394 to 400 Claremont av, a factory building, on a plot 100x100.

NEWARK, N. J.—Property at 149, 151, 153
Plane st, having a frontage on that street of 57
Plane st, having a frontage on that street of 57
Plane st, having a frontage on that street of 57
Plane st, having a frontage on that street of 57
Plane st, having a frontage on that street of 57
Plane st, having a frontage on that street of 57
Plane st, having a cafe and dwelling, sold for
Fred'k A. Borcherling to Fred'k F. Spiegel,
through Louis Schlesinger. The same broker
has sold for the estate of Joseph Colyer the
property at 229-225 Halsey st, southwest corner
of Maiden lane, being a plot 95
Pt. front by 123
Pt. in depth, having thereon old brick buildings
which were at one time used by Colyer & Co.
as a carriage repository. The buyer is the
Warranty Realty Company.

NEWARK, N. J.—Edward P. Hamilton & Co.
have sold the 5-sty apartment house at 24 Camp
st for Henry Van Arsdale to Mrs. E. Hoyt
Parker as an investment.

Rural and Suburban.

CONVENT, N. J.—Pease & Elliman sold for Marcus L. Force about 11 acres at Convent, N. J. The property has a frontage on Woodland avenue of about 700 feet. This sale completes a tract of about 56 acres which they have been assembling for a client.

been assembling for a cilent.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. A. Murphy a plot 100x128, Carnation av; to H. O. Jeffrey a plot 40x100, Espen and Birch sts; to M. Donovan a plot 40x111, Spruce st; to J. King and F. Scherrer a plot 40x100, Oak st; to J. Pomohrett and W. Skodak, each a plot 40x100, Irls av; to M. Quinn a plot 40x100. Clover av; to K. Jannings, J. Nielson and F. Hoegberg, each a plot 40x100; to E. F. Schimeyer a plot 20x100; to P. Coughlan plot 20x112, Plainfield av.

GARDEN CITY, L. I.—John W. Miller sold

Plainfield av.

GARDEN CITY, L. I.—John W. Miller sold residence on 8th st, Stewart Manor to James Morrisey. The Duross Co. were the brokers.

GARDEN CITY, L. I.—Douglas L. Elliman & Company, Inc., in conjunction with William J. Roome & Company, have sold for Urban H. Broughton his country place at Garden City. L. I. The house, which was recently purchased by Mr. Broughton, previous to the death of his father-in-law. H. H. Rogers, is sold completely furnished. The house was decorated by Baumgarten, and represents an outlay of nearly \$60,000. The house is a 3-sty frame structure, on a plot facing 230 ft on Hilton av by 200 ft GREAT NECK, L. L. The Market in the sold process.

a plot facing 230 ft on Hilton av by 200 ft in depth.

GREAT NECK, L. I.—The McKnight Realty Co. sold to John R. Corbin, the well-known Brooklyn builder, plot having a frontage of 148 ft. on Magnolia dr, with a depth of 150 ft.; plot having a frontage of 147 ft. on Sycamore dr with a depth of 167 ft.; plot having a frontage of 120 ft. on Magnolia dr, with a depth of 200 ft.; plot having a frontage of 130 ft. on Magnolia dr.; plot in the hilltop section overlooking the water with a frontage of 183 ft. on Ridge dr west: plot of 131 ft. on Vista dr with a depth of 115 ft.; plot having a frontage of 114 ft. on Vista dr with a depth of 156 ft.; plot having a frontage of 112 ft. on Cedar dr with a depth of 217 ft.: plot having a frontage of 113 ft. on Ridge dr East with a depth of 164 ft.

There are 15 other plots included in this sale, bounded on the west by Gateway dr and on the east by Vista dr and between Cedar dr and Gould Brokaw's estates. The total sale to Mr. Corbin amounts to \$125,900, and the purchaser intends to immediately begin the erection of a number of high-class suburban homes. The same company sold to the Morris Building and Construction Co. of New York and Great Neck a plot having a frontage of 110 ft. on Cedar dr

Established in 1853

Horace S. Ely & Company

Real Estate

Entire management of Estates for owners and trustees is our specialty, as well as the purchase, sale and appraisal of properties in the Boroughs of Manhattan and Bronx.

21 LIBERTY STREET and 27 WEST 30th STREET

DIRECTORS

Alfred E. Marling, President Charles H. Clark, Vice-Pres. Clarence W. Eckardt, Vice-Pres. & Treas Homer Foot, Jr., Secretary Oliver H. Corsa, Assist. Treas. F. A. M. Schieffelin

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS BROKERS and APPRAISERS

45 William Street New York City Management of Estates a Specialty Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

E. DE FOREST SIMMONS

REAL ESTATE

Tel., 837-838 Plaza

2 EAST 58th STREET

Established 1887

CHAS. S. KOHLER REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St. Highest References Tel., 5504 Riverside

A. V. AMY & CO.

REAL ESTATE

AGENTS-BROKERS-APPRAISERS RENTING-SELLING-MANAGEMENT Member of Board of Brokers

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

YES, YOU COULD CONDUCT YOUR REAL ESTATE OR BUILD-ING BUSINESS WITHOUT THE RECORD AND GUIDE, LIKEWISE YOU MIGHT BE ABLE TO GET ALONG WITHOUT A TELEPHONE -BUT IN EITHER CASE IT WOULD BE MIGHTY HARD SLEDDING.

J. ROMAINE BROWN CO.

Established 1856

REAL ESTATE

J. Romaine Brown, Pres. Chas. Griffith Moses, V. Pres. Elliott L. Brown, Treas. Eugene S. L. Moses, Sec.

105 to 111 W. 40th St. 55 Liberty St. . . . } New York City

JOHN C. R. ECKERSON

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK Wallack's Theatre Building

PORTER & CO.

REAL ESTATE

George W. Short Charles F. Porter 159 W. 125th STREET Telephone Connections

J. Edgar Leaycraft & Co.

Real Estate Agents, Brokers, Appraisers FORTY-SECOND STREET BUILDING 30 EAST 42d ST., S. W. Cor. Madison Avenue

Renting and Collecting a Specialty

JOHN P. KIRWAN

REAL ESTATE and MORTGAGE LOANS MANAGER OF ESTATES

Telephone 341-342 Bryant 138 WEST 42nd STREET

FRED'K FOX & CO. **Business Building Brokers**

14 W. 40th STREET and 793 BROADWAY

O. D. & H. V. DIKE

Midtown Business Property

CANDLER BUILDING, 220 WEST 42D ST.



Send for one of our Pocket Calendars

Very useful

Remsen Darling 170 Broadway Tel. 3500 Cortlandt Member Real Estate Board of Brokers

Private Realty Sales-Manhattan.

with a depth of 130 ft.; a plot having a frontage of 130 ft. on Bayview av with a depth of 142 ft. and a plot having a frontage of 175 ft. on Sycamore dr with a depth of 122 ft. It is the intention of the Morris Building and Construction Co. to build high-class residences on the villa plots and to do a general contracting business as well.

the intention of the Morris Building and Construction Co. to build high-class residences on the villa plots and to do a general contracting business as well.

GREAT NECK, L. I.—Douglas V. Eskell has purchased from Mrs. Sara Shields her residence, located on Highland av, Great Neck, L. I. It is a 2-sty Colonial dwelling on a plot of seven lots. The house was built by Mrs. Shields from plans by Edward King about, two years ago. Joseph B. Day was the broker.

GREENWICH, CONN.—The Edgewood Inn, at Greenwich, Conn., one of the best-known summer hotels on the north shore of Long Island Sound. has been sold, with its 20 acres of ground, for about \$200,000 to Alfred S. Amer, vice-president and manager of the St. Charles Hotel, New Orleans, and formerly connected with the Waldorf. Mr. Amer will make several improvements to the Edgewood Inn before opening for the season at the end of this month. The property was sold for the estate of Nathaniel Wetherell by Pease & Elliman.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to H. L. Kerris a plot 20x125, Franklin av; to J. Connolly a plot 60x100; to T. Keating a plot 40x100, Miller st; to M. Davis and A. Wallerstein, each a plot 40x100, Windsor Parkway; to M. A. O'Connor and H. and J. McAuliffe, each a plot 40x100, Botsford st; to M. McNamara and A. Cluff, each a plot 40x100, Windsor Parkway; to M. A. Davis and A. Wallerstein, each a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Allen st; to P. Plunkett and M. Dunn, each a plot 40x100, and S. McGarry a plot 128x91x91, Frazier st; to P. H. Boyle a plot 40x100, Grand av; to J. and M. Barry a plot 40x100, Allen st; to P. H. Boyle a plot form, each a plot 40x100, and S. McGarry a plot 128x91x91, Frazier st; to P. H. Boyle a plot 60x12, on the northwest corner of Jerusalem and Holy avs. to M. and G. Gardaina, and plot, 40x100, on Greengrove av, near Webster av, to John G. Foy.

LYNBRO

NEW CANAAN, CONN.—Payson McL. Merrill and F. E. Green have sold to Julius Kruttschnitt, chairman of the Board of the Southern Pacific Railroad, the Charles E. Merrill property. consisting of 15 acres with a large stuccodwelling, gardener's cottage, stable, garage and other outbuildings, at New Canaan, Conn. The property has a large frontage on Oenoke av and Lambert road.

OCEANSIDE, L. I.—The Windsor Land & Improvement Co. sold to R. M. Hedelund a plot 40x100, and to D. Lutjen a plot 80x100, Yost Parkway; to B. Ackerman, G. Collins, E. Goldach, L. D. Brown, A. Edler, K. Gruber and S. A. Bernard, each a plot 40x100, Perkins av; to W. C. Elze a plot 40x100; J. Luca and O. W. Brantley, each a plot 60x100, Merrifield av; to E and A. Clyde a plot 40x100, Ebert av; to A. Wilson, J. C. Riley and C. G. Thompson, each a plot 40x100, Perkins and Fulton avs; to P. H. Butt a plot 20x84, Bayside av; to H. Schrieder a plot 60x100, Lawson and Ebert avs; to M. Kriete a plot 60x100, Ebert av and Yost Parkway; to C. Linke a plot 20x123, Hoke av.

ORANGE, N. J.—Mrs. E. Hoyt Parker sold residence and grounds at Lincoln and Hillside avs to a Newark client of Edward P. Hamilton & Co.

ROSEDALE, L. I.—The Windsor Land & Impt. o. sold to R. Landau and E. and L. Wicks, each plot 40x100, Concord av; to P. J. Keane a ot 60x100, Stratford Road and Booth av.

a plot 40x100. Concord av; to P. J. Keane a plot 60x100. Stratford Road and Booth av.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to H. Eagleston a plot 40x100. Harvard av; to J. C. Miller a plot 50x 100. Messick Road and State st; to V. Reda a plot 40x100. New York av and State st; to R. Von Earstel a plot 40x100 on Davison av, and a plot 100x100, Bedell st and Fox av.

VALLEY STREAM. L. I.—The Windsor Land & Impt. Co. sold to C. A. Weigler a plot 60x100; to E. A. Smithers a plot 40x100. Euclid st; to S. Priester a plot 100x100; K. Fitzpatrick a plot 40x100, Morris Parkway; to E. Hogan, two plots, each 40x100. Grove av and Argyle st; to R. O'Brien a plot 60x100, Albermarle av; to C. Wirth a plot 40x100. Lamberson st; to A. Hix a plot 40x100. Beverly Parkway; to J. Allwgra a plot 40x100. Euclid st of A. Priester a plot 60x100, Allwgra a plot 40x100. Argyle at 100x100, Fenimore st and Rockaway Parkway; to M. Boland a plot 40x100. Argyle st; to J. Dorris a plot 40x105, Hamilton av.

LEASES.

Manhattan and Bronx.

Manhattan and Bronx.

ALBERT B. ASHFORTH, INC., leased space in 14 and 16 East 33d st to the Bausch Picture Frame & Moulding Co., of 16 East 33d st. and Hoopes & Langtree, successors to Samuel Buckley & Co., of London and N. Y., Ltd.

JOHN W. BRETT leased from the United States Trust Co., as trustees, the 4-sty dwelling at 19 East 49th st for a term of years. Douglas Robinson, Charles S. Brown Co. were the brokers.

GUSTAVE BRITT leased for John Garrison the upper part of house at 1 Horatio st to Peter McCreesh: for A. D. Moran, the store and basement in 532 Hudson st, to Jacob Grocof; for P. McInerney, the stable at 651 Water st, to Louis Goldstein.

CORN & CO. leased for the Midwest Realty Co., 7,500 sq. ft. in 159 to 163 West 35th st to the Royal Petticoat Co., of 159 West 25th st; for Samuel K. Jacobs, the store and basement in 47 East 28th st to Harry Perelson and for Ewald Mommer, space in 118 East 28th st to the Covic Electric Co., of 1133 Broadway.

THE CROSS & BROWN CO., in conjunction with H. L. Moxley & Co., leased the 11th loft in 38 to 42 East 32d st to the Phoenix Auto & Rain Coat Co., of 116 West 14th st, for a term of years.

J. B. ENGLISH leased to Maurice Herrmann, leatrical costumer, the 3-sty dwelling at 166 'est 48th st. After alterations are completed, r. Herrmann will occupy the building for his

Mr. Herrmann will occupy the building for his business.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented for the 101 Fifth Ave. Co. space on the 10th floor of 99 and 101 5th av to the Lacey Import Co., of 136 5th av, and for the Nine East 37th St. Co. the 7th loft in 9 and 11 East 37th St to Emil Majert Co., of 28 West 27th st for a long term of years.

M. & L. HESS leased for the Midwest Realty Co., from the plans, to Regina Kobler, of 12 West 32d st, the 13th loft in the building now in course of construction at 22 to 26 West 32d st, size 75x100; also for Sherman Townsend, the 4th loft in 11 East 17th st to Jacob Goldstein; also for the Levitt Realty Co., the 9th loft in the building just completed at 128 to 132 West 46th st, size 80x100, to Wm. R. Laidlaw, Jr., of 218 West 47th st; also the 10th loft in 41 and 43 West 35th st to the J. M. S. Lace Co., and space in 49 to 53 East 21st st to the Forst Manufacturing Co., of 81 Greene st, the Rex Fashion Co., of 1133 Broadway and the High Art Embroidery Works, of 34 East 10th st. LOWENFELD & PFEIFFER leased for Sol. Lowenfeld the private dwelling at 203 East 63d st; also the store in 1907 3d av, for Sol. Lowenfeld to Ira G. Lane, of 207 East 64th st; also the store in 1566 Park av to Berl Rothman.

LOUIS KEMPNER & SON rented to Mme. Morris the store in 2297 Broadway; to Cheung

the store in 1566 Park av to Berl Rothman.

LOUIS KEMPNER & SON rented to Mme.

Morris the store in 2297 Broadway; to Cheung
Sai Co. the 2d floor at the southwest corner of
Broadway and 96th st; the store at the northwest corner Broadway and 91st st to Bon Ton
Tailoring Co., of 595 Columbus av; and the
basement to C. M. Henne, of 649 Amsterdam av;
for Helene & Tabor, 2289 Broadway to J. C. H.
Woebke, of 2287 Broadway; also the corner
store at the northwest corner Broadway and
95th st to John G. Klein, Jr.

THE MARGOLUES REALTY CO. leased to

95th st to John G. Klein, Jr.

THE MARGOLIES REALITY CO. leased to the Interboro News Co., of 221 Fulton st, the 5-sty building at 306 and 308 West 45th st. The lease is for a term of 5 years with the privilege of renewal for a similar term.

THE CHARLES F. NOYES CO. leased the four entire lofts at 72 Cliff st and 46 and 48 Ferry st for a long term of years for Rodolfo G. Barthold to Moritz Gluck; also lofts in 109 Nassau st to Robertson & Sons; in 124 Maiden lane to Abraham Lowenthal, and to Charles J. Lederman, and in 215 Pearl st to Louis Barth, of 178 Water st.

ALBERT & PLATT leased for Joseph B. Jaffe

of 178 Water st.

ALBERT & PLATT leased for Joseph B. Jaffe to Silverman & Steinberg, for five years, the northeast corner of Bradhurst av and 150th st, a 7-sty apartment house, on plot 100x112.6, containing 82 families, and renting for more than \$23,000 a year.

AMES & CO., INC., leased for A Messer the 5th loft in 20 West 31st st to P. Semmel & Co.; the 4th loft in 26 West 31st st for the Terminal Realty Co. to Steell & Highman, of 26 West 31st st; for Frederick Hussey the store in 453 7th av to J. Jarrett, and store in 455 7th av to M. Markos, of 288 Lenox av.

ALBERT B. ASHFORTH leased the store and

ALBERT B. ASHFORTH leased the store and basement in 93 Washington st to A. Francis; also space in the Tilden Building, at 105 to 111 West 40th st, to Wm. A. Larney, of 501 5th av; W. Shalton Swallow Co., of 507 5th av; the Rome Builders Corporation, and Frederick H. Hitchcock, of 105 West 40th st.

BARNETT & CO. leased stores in 170 East 125th st to the Metropolitan Hat Cleaning Co.; also in 64 East 125th st to a Miss Bish; also in 28 West 125th st to the Kinney Shoe Co., and in 20 East 125th st to the Sherick Rain-

coat Co.

MYER BONDY leased the store and basement in 30 and 32 University pl to Levy & Meyrich, of 170 Greene st; a loft in 21 East 8th st to Saffin & Nikop; a loft in 13 to 19 University pl to the Carusa Feather Co., of 815 Broadway; a loft in 37 West 19th st to Jacob Ober, of 355 West 36th st; a loft in 6 to 10 Great Jones st to Adelson Bross; a loft in 40 West 14th st to Simon & Seide, of 325 Canal st, and the store and basement in 120 3d av to the La Grand Lunch Room.

THE CROSS & BROWN CO. leased space in

Grand Lunch Room.

THE CROSS & BROWN CO. leased space in the U. S. Rubber Co. Bldg., at the southeast corner of Broadway and 58th st. to A. R. Gormully; Lowe Valveless Engine Co.; Kennedy & Anglada; Wadsworth Co., of 150 Nassau st; T. B. Bicker, and the Rowland Adv. Agency, of Broadway and 76th st; also for the Jandorf Automobile Co., the entire building at the northeast corner of 11th av and 58th st, to the United States Rubber Co., of Broadway and 58th st, for a term of years.

P. J. CURRY leased the store and the southeast corner.

P. J. CURRY leased the store and basement in 9th av to Barrett Brothers.

THE DUROSS CO. leased 15 Christopher st for Mary E. Lackey to Ginevra Bergonzini for a term of years; also the store in 467 West 14th st for John Leonard to Isaac Zimmerman, of 467 West 14th st.

THE J. C. EINSTEIN CO. leased for a long term of years, at an aggregate rental of \$75,000, for Pauline & Jose Kulhke, the store and basement at the northwest corner of 25th st and 6th av to Michael Callahan, who will open a cafe on the premises. A. C. G. Hupfel represented the lessee.

HORACE S. ELY & CO. leased to Adolph Triedler the 2-sty brick building at 4 Sniffin Court for ten years. Mr. Treidler will alter the property into a studio.

FOLEY & HUGHES rented 217 West 14th st for Adelaide Lagasse to Guth Manufacturing Corporation, of 217 West 14th st; also 223 West 13th st for Mrs. William Murray to Mrs. L. Heimroth.

L. Heimroth.

FREDERICK FOX & CO. leased for Charles Kaye to Gittler, Meadow & Gittler the 11th loft in 12 and 14 West 21st st, for a term of years; also for David Spero the Sth loft in 16 to 20 West 19th st for a term of years to Cohn & Friedlander, of 54 East 11th st; for the 29 West 35th St. Co. the 9th loft in 29 to 33 West 35th st to Aaron Kram; for the Selkirk Realty Co. large space in 29 and 31 East 22d st to the Outlook Co., of 287 4th av; for Cohn & Friedlander the 10th loft in 54 East 11th st to Ashpls & Ellentuch, and for Ida L. Churchill the 3d loft in 147 West 26th st to George Luter, of 48 West 26th st.

West 26th st.
G. R. GIBBONS leased the dwelling at 180 West 10th st to Dr. John T. Harrison, of 180 West 10th st; and the dweling at 182 West 10th st to Sarah E. Hotaling.
F. GOUGET leased for F. Tucket the dwelling at 108 East 17th st to E. Fergnoell.
MOOYER & MARSTON leased the dwelling at 21 West 121st st for the Farmers' Loan & Trust Co. to Dr. Addisone Boyce, and the 1st loft in 45 West 46th st for Eugene Southack to Barnet Fabricant, of 115 West 45th st, ladies tailor.

THE CHARLES F. NOYES CO. leased 312 Pearl st for the Schieffelin Co. to B. Donadio, of 53 Rose st.

of 53 Rose st.

PEASE & ELLIMAN and Frederick Fox & Co. rented a loft in 110 West 40th st to the Erickson Duplex Filter Co.; also 3 East 41st st, 22x100, immediately adjoining 5th av, for John Hoge to Mrs. C. E. Taylor for the Peg Woffington Tea Room; also 34 East 63d st, a 4-sty dwelling, on a lot 20x100, for Mrs. S. Fisher Johnson to William E. Lowe, who recently sold his dwelling at 65 East 66th st; also leased 54 East 77th st, a 4-sty dwelling, in a lot 12.6x98.9, for the Justa Realty Co. to Alfred D. Bell.

L. J. PHILLIPS & CO. leased the stores in

L. J. PHILLIPS & CO. leased the stores in 3863 and 3865 Amsterdam av to James Butler for the Dowd Construction Co. The property is located at the foot of the 207th st subway sta-

LEWIS B. PRESTON leased space in 487
Broadway to the Crown Jobbing Co; M. J.
Daniel, of 487 Broadway; Fitchburg Horn Goods
Co.; Scholl Dry and Dress Goods Co.; Levine
Brothers; E. M. Adams, of 487 Broadway, and
the Dodge Dent Co.

GEO. R. READ & CO. leased for Howe &
Orvis, lessees of the Hotel Lorraine, 5th av and
45th st, two of the five stores in the Fifth avenue site, for five years from October I, with the
privilege of five additional years, to Henry S.
Schendel, of 15 West 42d st, and Paul A.
Meyrowitz, of 389 5th av.

LOUIS C. SCHLIEP leased the store and
basement in 122 University pl to Philip Mankowsky.

SLAWSON & HOBBS rented the following

SLAWSON & HOBBS rented the following private houses: 255 West 72d st, for A. W. Rossiter to J. A. Snart; 140 West 86th st, for Carl Callman to C. A. Silberman; 55 West 85th st, to A. J. Lawrence for the Clark estates; 114 West 87th st, for Charles Lyon to P. Devin; 155 West 85th st, for Andrew Demetre to Dr. J. Fisher.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased space in the Builder's Exchange, at 30 to 34 West 33d st, for Emily B. Hopkins to Charles Sanders.

VAN VLIET & PLACE leased the 3-sty house at 44 Grove st to Henry Avellino, for Lowenfeld & Prager, and the stores in 377 and 379 Bleecker st for 5 years.

Bleecker st for 5 years.

THE H. M. WEILL CO. leased the store in 14 East 42d st, to Philip Liberman, of 141 Broadway; also the store and basement in 154 West 35th st to the Stephens Auction Rooms, and the parlor store in 264 West 34th st to the Novelty Embroidery Works, of 256 West 23d st. C. F. W. JOHANNING leased for Charles H. von Dehsen to Fred and Pauline Fischer, for a term of years, all the building above the store floor at 2149 and 2151 8th av.

MOORE, SCHUTTE & CO. leased for J. J. Schwartz, 428 West 147th st, a 3-sty private dwelling to Captain D. J. Roberts, for a term of years.

of years.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD, INC., leased for the Nassau Ferry Co., its property at the southwest corner of Tompkins and East Houston sts, to John Dunbar, of 124 Worth st, manufacturer of boxes. The present buildings will be extensively altered by the lessee who has taken the plot for a long term of years.

by the lessee who has taken the plot for a long term of years.

M. & L. HESS leased for the Colony Construction Co. the 6th and 9th lofts in the recently completed building at 63 and 65 West 38th st. running through to and including 62 and 64 West 39th st. containing about 12,000 sq. ft. to the floor, to the Bonhotal Co., of 598 Broadway, and Richard Sentner, of 625 Broadway; for John J. Mitchell the 10th loft, containing 5,000 sq. ft., in 41 and 43 West 25th st. to the J. M. S. Lace Co., and space in 49 to 53 East 21st st to the Forst Mfg. Co., of 81 Greene st; Rex Fashion Co., of 1133 Broadway, and the High Art Embroidery Works, of 34 East 10th st. THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased offices in downtown buildings as follows: Banking space in the Lord's Court Building to C. H. Venner & Co., and offices to Alfred W. Fitch, Norman J. Fitzsimmons, C. Merrill, Vanderveer & Co., and Edward P. Wheeler; offices at 50 Pine st to Bovey & Wilson; in 79 Wall st, to Tea and Coffee Trade Journal Co., G. Washington Coffee Refining Co., William J. Griffiths, Frank Lyman, Edward S. Beardley and Earl Ryan; in the New York Produce Exchange to Coulter-Soper & Boggert, Henry F. Bruning, Gross & Co., Hecker Cereal Co., William J. Griffiths, Frank Lyman Thallon & Co., Ansel S. Lee, Edgar C. Challenger, Vulcan Asbestos Manufacturing Co., Benjamin Parr, Albert H. Erikson Co. and Samuel Cross; in 40 and 42 Wall st, to Tor-

rance, Marshall & Co., Peck, Rasmus & Truesdale, Joseph Milbank, W. H. Rickards & Co., Dawson & Lyons and the Mining & Engineering Co., of Pennsylvania; in 74 Broadway, 6th floor to John Muir & Co.; also offices to F. B. Cochran, Winter Fussell, Spaulding, McLean & Co. and Hibbard, Tanner & McCoy; in the American Exchange Bank Building, 127 Broadway, to Coggeshall & Hicks, G. W. Walker & Co., and Charles H. Keys; in the Bankers Trust Co. Building to R. T. Wilson & Co., Oliver Humphrey and Elk Horn Fuel Co.; at 1 Wall st, 9th floor to H. H. Siever & Co., 11th floor to Harold B. Weaver & Robert Harne, one-half floor to H. Duncan Buckley; at 37 Wall st, 3d floor to L. Von Hoffman Co. and 71 Broadway to Butte Electric & Power Co.; also a loft at 23 Bond st to Buller & Weiser; a store and basement at S31 Broadway to S. B. Davega Co.; a building at 92 Vesey st to Statis & Esomplis; a store at 129 West 37th st to William J. Kahn; a loft at 64 University pl to Commercial Binding Co.; 65 University pl to Commercial Binding Co.; 65 University pl to I. Hammer; 164 5th av to W. S. Naudlinger; a store at 95 Broad st to the Mercer Rubber Co.; the building at 157 Water st to Walter Dubrow; a loft at 8 Greene st to M. Tobey & Brother; the store and basement at 364 7th av to Braude Brothers; part of 364 and 366 7th av to C. A. Beaumont; store and basement at 68 Greene st to Aaron Mendlowitz; at 11 Burling Slip to Henry Oppenheimer; a loft at 11 Burling slip to Louis Laks; at 149 Spring st to Richman & Schlessel; at 708 Broadway, running through to 402 Lafayette st, to A. Hocheimer & Co.; in 114 Water st to Thomas E. Rush; offices in 15 and 17 West 38th st to A. E. Vaughan & Go.; 23 and 25 East 26th st to the Charles Advertising Service, B. Lobin, Leon Ferenbach Silk Co., Cooperative Building Bank, H. Burr, Hotel Construction Co. and store and basement in 33 Amsterdam av to M. Katzen.

Katzen.

WILLIAM J. ROOME & CO., INC., leased space on the Sth floor in the Architects' Building at the northeast corner of 40th st and Park av to the E. E. Smith Contracting Co., of 71 Broadway, builders of the Philadelphia subway and now erecting the elevated line from the Queensboro Bridge to Corona, L. I.; also the 4-sty dwellings at 250 West 52d st for the Gilmore Estate to I. Lundequist and 241 West 19th st to L. Curtin.

LOUIS SCHRAG leased for Mary Tiernan the 4-sty dwelling at 251 West 21st st, to Bridget Donohue; for Jeremiah J. Wright, the 4-sty dwelling at 215 West 22d st to Philip Loria, for a term of years; for Robert Alexander, the 4-sty dwelling at 215 West 22d st to Nellie Fogarty, for a term of years.

JAMES A. SHEERAN leased to Joseph Knaster the 3-sty dwelling at 110 East 85th st.

garty, for a term of years.

JAMES A. SHEERAN leased to Joseph Knaster the 3-sty dwelling at 110 East 85th st.

HERBERT A. SHERMAN leased offices in the Forty-second Street Building, 42d st and Madison av, to J. C. Lyons Sons, of 4 East 42d st.

SPEAR & CO. rented for M. & L. Golde 4 lofts in 2 to 6 East Broadway to the Eagle Waterproof Co., of 62 East Broadway; for Alfred Duane Pell the 2d loft in 626 Broadway to Turner & Ryeback, of 117 Bleecker st; for Robert Colgate Co., the store and basement in 133 and 135 Green st to the N. Y. Folding Box Co., of 206 Centre st; the 1st loft in 17 and 19 Waverly pl to Chas. Stein; two lofts in 11 West 17th st for E. W. Browning to Paris Cloak Co. and Hamermesch & Fuchs, of 116 Wooster st.

E. TANENBAUM REALTY CORPORATION have made the following leases in the Hudson Building at 80 5th av.: Large office spaces to The Lacey Import Co., of 136 5th av, importers of marabou, nettings and scarfings; The Pentacle Silk Garment Co., of 80 5th av; Austrian Woolen Co., of 80 5th av; E. Schwarz, woolens; Strassner & Nauheim, neckwear; The Flasher Co., electrical flashers; Bernhard Guttmann, artist studio; Kaplan & Fishkind, architects; The American Service School, and Licht Bros., of 133 Crosby st; also for Mrs. Helen Julliard, 3d loft in 140 5th av, 27x140, to Wasserman & Beckhard, importers of linens, etc.

L. TANENBAUM, STRAUSS & CO., INC., leased to the Central Free & Bonded Warehouse Co. the entire 6-sty building at 80 to 86 9th av, for Edward W. C. Arnold for a term of years.

TUCKER, SPEYERS & CO. leased in the Springs Building at 29 to 33 West 38th st, space to Max Schachnow & Co., Inc.; also for Carstein & Linnekin, space in 320 and 322 5th av to A. M. Perna & S. Gedder.

S. OSGOOD PELL in conjunction with Le Roy W. Johnson leased to the Modart Corset

A. M. Perna & S. Gedder.
S. OSGOOD PELL in conjunction with Le
Roy W. Johnson leased to the Modart Corses
Co., of 17 East 45th st, the 3d floor of 553 5th
av for a term of years.
JOHN V. S. ODDIE, in conjunction with
Huberth & Huberth, leased the top floor and
basement in 536 and 538 5th av for Jacques
Krakauer to the Campbell Studios, Waldorf Astoria Hotel.

G. W. BARNEY leased to the Empire Engineering and Supply Co of 227 Fulton st the top loft in 483 and 485 Greenwich st; also to Samuel Grunfeld of 640 Broadway the 1st loft in 870 Eroadway; also to Alexander Arons the store in 859 Broadway.

THE DUROSS CO. leased to Lutz & Schramm of Pittsburgh the 5-sty building at 97 North Moore st for a term of years.

PEASE & ELLIMAN leased for a term of years the store and basement in 90 Fulton st, for a client, to Spreng and Deutsch, to be occupied for lunch-room purposes.

STEPHEN H. TYNG, JR., & CO. in conjunction with Anthony Lo Forte, leased the 4th loft in 102 and 104 5th av to Jules Henri Venon of 43 West 4th st.

of 43 West 4th st.

J. IRVING WALSH leased for C. F. Miller the buildings at 235 and 237 West Broadway and 2 White st to M. Nass, for 5 years, who will extensively alter the premises for his business.

THE CHARLES F. NOYES CO. leased offices in 49 and 51 West 23d st to Boyle & O'Brien; offices in 130 and 132 Pearl st to A. H. Ney; offices in 15 to 19 East 26th st to Lowenstein & Goldstein; offices in the "Smith-Gray Building" to Grace M. Chamberlain; offices in 61 Beekman st to G. Freud; offices in 261 Broadway to David Bernstein; a portion of the 11th

AN **EXCEPTIONAL OPPORTUNITY**

The LAWYERS MORT-GAGE COMPANY has improved income producing properties taken through foreclosure which it will sell at a sacrifice.

The policy of the Company is to hold no real estate, and from time to time its properties are offered at low prices to insure quick sales. A large purchase money mortgage will be taken back at 5% for 5 years with no expenses to the borrower. List on application.

If interested communicate with

WILLIAM F. STANHOPE **59 LIBERTY STREET NEW YORK CITY**

TELEPHONE 7905 CORTLANDT

WEBSTER B. MABIE & CO.

REAL ESTATE, MORTGAGES, INSURANCE BROKERS AND APPRAISERS MANAGEMENT OF ESTATES

1178 BROADWAY Corner 28th Street

ESTABLISHED 1867

RULAND & WHITING CO.

REAL ESTATE 5 BEEKMAN ST. Telephone Cort. 1132

Irving Ruland, Pres.

J. S. Anderson, Treas.

Specialists in Business Property

BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1843

The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers

Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Brooklyn Board of Real Estate Brokers New York Board of Real Estate Brokers

Telephone $\begin{Bmatrix} 44 \\ 45 \end{Bmatrix}$ Bedford

Established 1884

Member Brooklyn Board of Real Estate Brokers New York Board of Real Estate Brokers Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser

Manager Expert Testimony Mortgage Loans

1183 FULTON ST.

BROOKLYN

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent Broker, Appraiser

APPRAISER FOR
The State of New York
The City of New York
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.
The Home Trust Company, etc., etc.

189 MONTAGUE STREET

Telephone, 828 Main

BROOKLYN, N. Y.

J. D. H. Bergen

De Hart Bergen

J. D. H. BERGEN & SON

Real Estate Mortgages Loans

Hill Section Heights and South Brooklyn Our Specialty

63 Lafayette Avenue 314 Court Street at Fulton Street Near Sackett Street

BROOKLYN

Pros.4770-4771-TELEPHONE-Hamilton698-699

Firm Established 1874

CORWITH BROS.

Greenpoint Real Estate

FACTORY SITES A SPECIALTY

Mortgage Loans, Appraisals, Insurance Entire Management of Property

851 Manhattan Avenue, Brooklyn

CLARENCE B. SMITH

Real Estate

Broker, Appraiser and Manager Bstablished 1890

Phone, 661 Bedford

1424 FULTON ST.

Private Realty Sales—Manhattan.

floor of 37 and 39 Liberty st to the Fire Adjustment Corporation of America, and has subleased in the U. S. Realty Building for the Rock Island Lines to Stearns-Roger Mfg. Co. a suite of offices on the 11th floor; also for the Trustees of the Masonic Hall and Asylum Fund in the new 19-sty building at 71 West 23d st, a large portion of the 6th floor to the Simone Cap Co. of 71 West 23d st for a long term of years; also a portion of the same floor to George Beinert; space in the 7th floor to Mendelson Bross, and a large suite of offices on the 12th floor to the Liberty Trading Stamp Co. The agents report that the building above the ground floor is practically rented, only one entire floor now being available; also the 2d loft of 78 to 80 Beekman st to Edwin Whitaker, and the 3d loft of the same building to Smith & Thompson of 58 Broad st. Both leases are for a period of seven years. The same brokers have also leased the 2d loft of 118 and 120 Maiden Lane to Powers & Schuckman; the 4th loft of 59 Ann st to Andrew Wilson; the 3d loft of 46 Fulton st to Becker & Heine Mfg. Co.; the 3d loft of 162 William st to Sugarman & Epstein, and the 1st loft of 192 Pearl st to M. Grabensteter; also for Rodolfo G. Barthold the store and basement of 72 Cliff st to Gustave Schroeder for a long term of years at a rental of about \$2,000 per annum. This lease completes the renting by Mr. Barthold of 70 and 12 Cliff st and 46 and 48 Ferry st, a group of three buildings at the corner.

Bronx.

WILLIAM J. GABEL leased for Henry Hunneke to J. W. Kaufhold the 3-sty house at 749 Crotona Park North; also to Emil Bauchwitz the 2-sty house at 747 Crotona Park North, both for a term of years.

both for a term of years.

THE JACKSON DEMOCRATIC CLUB, of the Thirty-fourth Assembly District, leased the 2d floor in the Community Building, erected on the former Barry estate property, in Boston road, between 167th and 168th sts, by the Weissager Amusement and Construction Co., for ten years, at \$1,500 per annum. The club occupied the old Barry dwelling, and since its sale and subsequent improvement has been located at 1112 Jackson av. quent impri Jackson av.

H. J. RADIN leased for the Zarland Realty Co. to D. I. Tobias, for a term of 2 years, the plot on the east side of 3d av, between 174th and 175th sts, 200x100, with a 1-sty building, containing 15 stores and a moving picture theatre.

Brooklyn.

Brooklyn.

CHARLES E. RICKERSON leased 609 Carlton av, a 3-sty and English basement, brownstone dwelling, for Mrs. Annie J. Miller to Austin L. Beaujon for a term of years; 637 Baltic st, a 2-sty and basement, brick dwelling, for a client to Harry A. Bennett.

THE BUSH TERMINAL CO. leased in their South Brooklyn terminal buildings 9,000 sq. ft. in Building No. 20 to Arthur Delapierre, Inc., of 19 Warren st, Manhattan, manufacturers of handles for farming instruments; 7,000 sq. ft. to Murphy & Stevenson, Ltd., of 38 White st, Manhattan, linen goods; 4,500 sq. ft. in Building No. 1 to the Terminal Ornamental Iron Works, a new corporation; 9,000 sq. ft. in Building No. 1 to United Handle Mills, of 59 Pearl st, Manhattan, Building to J. J. Little & Ives, publishers, printers and binders; 5,000 sq. ft. in Building No. 1 to United Handle Mills, of 59 Pearl st, Manhattan, manufacturers of wood handles; Merchants Engineers Corporation, of 30 Church st, Manhattan, distributors of engineering equipment and supplies.

HARRY E. PEARSALL leased the northerly half of the store in 546 Nostrand av, for the Estate of William H. Lyons to Jose Molina, Inc., for a term of years.

HOWARD C. PYLE & CO. leased the store in 346 Fulton st, for the Kings County Trust Co., to a client for a term of years; also the entire 2d floor approximating 2,500 sq. ft., for the Fidelity Phoenix Fire Insurance Co. to the National Progressive Party of Kings County for their headquarters.

their headquarters.

THE BULKLEY & HORTON CO. leased the Automobile Show Rooms at 1281 Bedford av to E. J. Montigny, agent for the Stutz Motor Car Co., for a term of years.

FRANK A. SEAVER leased one-family frame detached house with plot 60x100, at the corner of 13th av and 79th st, for a client, to C. North for two years; a 2-sty limestone house at 6911 Ridge Boulevard, for A. Voss, to H. Haldane; a one-family semi-detached house at 432 81st st to Jos. Heifer; the upper floor of two-family, detached house, corner Shore rd and 70th st, for a client, to R. Browne; the 2-sty one-family house at 158 Senator st to the Rev. E. M. Schisa; the one-family house at 81 71st st to Mr. Schuyler for Thos. Bennetts.

Queens.

HERMAN FRANKFORT rented at Far Rockaway for Mrs. C. Fitzharris to L. Fisher, a cottage on Roanoke av; for R. D. Isaacs to M. Doblin a cottage on Roanoke av, and for Mrs. C. Mulhearn to I. Plough a cottage at Mills and Senera sts.

Suburban.

Suburban.

DE BLOIS & ELDRIDGE leased for Mrs. Julian McCarty Little her cottage in Ayrault st, Newport, R. I., to Henry Pierrepont Perry, of this city, for the season.

H. T. GURNEY leased to William Loeb, Jr., a cottage on the Burgess estate, Oyster Bay, L. I. JULIA BEVERLEY HIGGENS leased Frank Potter's place, Aratoma Farm, at Katonah, N., to Mrs. William Draper; also the George Chapman place at Mount Kisco to R. W. Mead. PAYSON McL. MERRILL rented for Mary C. Rutherford to George C. W. Low her house adjoining the Rockaway Hunting Club in Albro lane, Cedarhurst, L. I.

PEASE & ELLIMAN let for W. K. B. Emerson his country place known as "The Hermitage," fronting on the Sound at Milton Point, Rye, N. Y., to a client for the summer season; also leased for Mrs. William H. Burgess her large estate at Oyster Bay, L. I., to a client for the season.

JOHN F. SCOTT rented for Mrs. W. H. War-ner her cotage at Lawrence Beach, L. I., to Mrs. Virginia W. Toler.

Virginia W. Toler.

MATT J. WARD & CO. leased the Hotel Winthrop, Asbury Park, N. J., for the owner, Morris May, to Frank C. Jones, of this city, for many years proprietor of the Hotel Columbia, Belmar, N. J.

WILLIAM LOBE, JR., Collector of the Port, leased the cottage on the Burgess estate, at Oyster Bay, L. l., formerly occupied by W. S. Gurnee, Jr. H. T. Gavney was the broker.

PAYSON McL. MERRILL rented for a term to Louis H. Ingraham a house in course of construction on the Lord estate property, on West Broadway, between Cedarhurst and Woodmere, L. I.

L. E. REED & CO. leased through the state of the construction of the Lord estate property.

L. E. REED & CO. leased through the Mort-gage Security Co. the Pannaci Hotel, at Sea Bright, N. J., for 5 years.

Bright, N. J., for 5 years.

THE COLUMBIA THEATRE, Newark's oldest show house, has been leased by Louis Schlesinger to Alexander R. Boyd, a theatrical man of Philadelphia, Toronto, Buffalo and St. Louis. The theatre is to be used for moving pictures by Mr. Boyd, who has taken the place for 20 years at a rental of \$12,000 a year. The Columbia is at the northwest corner of Washington and Marshall sts and covers a plot 110x207. It has accommodation for 2,000 persons. George Jacobs, a promoter of melodrama, bought the property 5 years ago.

REAL ESTATE NOTES.

JOSEPH TOCH has associated with Harry H. Uhlfelder at 5 Beekman st, to conduct a general real estate business.

THE CHARLES F. NOYES CO. negotiated the recent sale of 10 Dover st, for Mary Healy to the Hanover Supply Co.

LOUIS H. LOWENSTEIN and the offices of the Maxtow Realty Co. and associate companies, are now located at 110 West 40th st.

LEROY W. JOHNSON, real estate and mort-gage loan broker, formerly at 500 5th av, has removed his offices to 542 5th av.

removed his offices to 542 5th av.

MARY GEER is the buyer of the dwelling at 248 West 72d st, sold recently by Earle & Calhoun for Mrs. Lucy A. Ledwith. Mrs. Geer owns the two adjoining houses at 244 and 246.

LOUIS LEVY has removed his offices from 1133 Broadway to 220 Broadway.

ADOLF HIRSCHFELD, of 2228 Broadway, has removed to 15 and 17 East 40th st.

E. S. WILLARD & CO. have removed their offices to 52 William st.

THE DUROSS CO. were the brokers in the sale of the Crittenton Mission property at 21-23 Bleecker st, to Max Teitelbaum, who will alter the building for business purposes.

ALFRED J. ROWANTREE, lately with L. Tanenbaum, Straus & Co., is now associated with Mark Rofalsky & Co. at their 5th av and 4th st office.

SAMUEL FIELD, for the past 5 years with

SAMUEL FIELD, for the past 5 years with L. J. Muhlfelder, is now associated with the Fifth av office of Mark Rafalsky & Co.

M. FORMAN, formerly with the Fleischmann Bros. Co., and Louis Zurck, lately with the Friend-Lewi Co., have formed a partnership under the title of M. Forman & Co., for the transaction of a general real estate business.

HENRY I. COOPER has removed his office from 200 Broadway to the Union building, at 33 Union Square West, of which he has been appointed agent.

HENRY E. LONEY formerly with the United.

HENRY E. LONEY, formerly with the United States Title Guaranty Company and the Lawyers' Title Insurance and Trust Company, is now associated with the M. Morgenthau, Jr., Company pany

pany.

NATHAN L. OTTINGER is now associated with John J. Clancy & Co.

THE HUDSON REALTY CO., Woodmere Realty Company, Banister Realty Company, Banister Realty Company, Maximilian Morgenthau, Samuel E. Jacobs and James Frank have removed to the Forty-second Street Building. 30 East Forty-second street, corner of Madison avenue, Manhattan.

BERT G. FAULHABER & CO. have been appointed agents for "Kelvin Hall," 560 West 18th st; "Bonny Castle," 601 West 191 st; "Highland Court," 600 West 192d st; 830 and 832 St. Nicholas av; 291 West 147th st, and 211 West 117th st.

F. DE R. WISSMAN, formerly at 149 Broad-ay, has removed his offices to 30 East 42d st.

ASHLEY M. HERRON, formerly manager of the office of Mooyer & Marston, has opened an office at 66 Beaver st for the transaction of a general real estate brokerage business.

SAMUEL KRONSKY has removed his office from 49 Liberty st to 55 Liberty st.

SIDNEY B. KLEE has removed his office om 299 Broadway to 200 Broadway.

JOHN P. KIRWAN was associated as broker with the Brande-Papae Co., in the recent sale of the plot of \$1.4x66.5x irreg on the south side of Hamilton pl. 135.8 ft east of Broadway to the Domain Realty Co.

LOWENFELD & PFEIFFER have moved from 1511 3d av to 19 East 116th st.

CROSS & BROWN and William A. White & Son were the brokers in the sale of 236 and 238 West 126th st, by Wilbur Larramore, for the Badley estate, to Arthur Brisbane.

HARRY J. SCHUM has been appointed agent of 437-439 West 30th st, 351 West 36th st, 503 West 46th and 463 West 57th st.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known Easy Housekeeping Homes in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates

162 REMSEN ST. BROOKLYN Telephone 6480 Main

Money to Loan on First Mortgages 41 and 5%

Joseph T. McMahon

REAL ESTATE and MORTGAGE LOANS

188 and 190 MONTAGUE STREET BROOKLYN Telephone 834 Main

SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Members Brooklyn Board of R. E. Brokers

HOWARD C. PVLE

GEO. H. GRAY

General Brooklyn Real Estate Brokers

Howard C. Pyle Co.

Real Estate Mortgage Loans

Expert Appraising Insurance

199 Montague Street

BROOKLYN

Telephone, 3385 Main

WM. H. SMITH

Real Estate Auctioneer Broker and Appraiser

Special attention given to Auction Sales of Real Estate, for Executors, Trustees, Receivers, Partition, Foreclosure or Voluntary Sales, with best possible results.

REAL ESTATE BUILDING 189 Montague St. Brooklyn

Telephone 1963 Main

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Stuyvesant Section Properties Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick

BROOKLYN

THE FABIAN CONSTRUCTION CO. has procured a building loan from the Metropolitan Life Insurance Co. of \$20,000 on the building now in course of construction at 31-33 East 28th st.

T. A. BAFFA & CO. announce the removal of their office from 270 Broadway, Brooklyn, to the Huber Building, 217 Havemeyer st.

CHARLES F. JOHNSON is the buyer of 117 East 83d st, sold recently by John B. Simpson. THE DIRECTORS of the New York Real Estate Bureau, Inc., recently incorporated with a capital stock of \$100,000, are M. J. Thyrg, J. L. Beal and E. S. Pease.

capital stock of \$100,000, are M. J. Thyrg, J. L. Beal and E. S. Pease.

DUFF & CONGER have been appointed by Recking & Vallender agents of the store and apartment house building at 1105-7 Amsterdam av, between 114th and 115th sts.

£. M. KRULEWITCH is negotiating to purchase from Colonel Orvis, a member of the banking nrm of Orvis Brothers, 35 to 39 West 81st st, a plot 75x100, facing Manhattan Square and the Museum of Natural History. A 12-sty apartment house will be erected if the deal goes through. Two of the lots are covered with 4-sty dwellings, and the other is vacant.

THOMAS A. WILSON has removed his offices from 200 Broadway to 320 Broadway.

WM. WOLFF'S SON was the broker in the sale last week of 146 East 81st st, for George Forschner to Francis L. Tooley.

L. F. HALL, formerly with John R. Davidson, is now associated with William S. Baker at 149 Broadway.

WALTER L. FRANK has removed to 433 Lenox av.

DOUGLAS L. ELLIMAN & COMPANY, INC., have been appointed agents for the large apart.

Lenox av.

DOUGLAS L. ELLIMAN & COMPANY, INC., have been appointed agents for the large apartment house, known as the "Hanover," at 981 Park av, n e cor 83d st.

AT A MEETING of the stockholders of Douglas L. Elliman & Company, Inc., the following directors were re-elected: Douglas L. Elliman, Robt, Argyl R. Parsons and Roland F. Eiliman, Robt, Grier Cooke, president of the Fifth Av Association, and Heroert R. Lawrence, late of the firm of Lawrence & Wolff, were also added to the directorate.

Grier Cooke, president of the Fifth Av Association, and Herbert R. Lawrence, late of the firm of Lawrence & Wolff, were also added to the directorate.

DAVID KRAUS was the broker in the recent sale of 1639 Topping av.

HARRY PARKER, of 30 East 42d st, has been elected to membership in the Real Estate Board of Brokers.

WM. A. WHITE & SONS have placed, among others, the following loans, aggregating over \$1,000,000.

For the Canal Street Building Company, \$170,000 at 4½ per cent., on the west side of Broadway, between Lispenard and Canal sts; for M. Doran, \$10,000 at 4 per cent. on 1004 Madison av; for T. Simons, \$15,000 at 4½ per cent. on 264 Grand st; for the Henslo Construction Company, \$190,000 at 5 per cent. on 19-25 Arden st; for Faour Brothers, \$19,000 at 4½ per cent. on 263 West 30th st; for the Montrose Realty Company, \$25,000 on second mortgage on the one-half undivided interest in the property at the northwest corner of 66th st and Broadway; for the Twenty-ninth Street Construction Company, \$180,000 at 5 per cent. on 105-7 East 29th st; for A. Lederer, \$48,000 at 5½ per cent. on 334-6 East 114th st; for Golde & Cohen, \$30,000 at 5 per cent. on 1332-4 Park av; for John H. Bodine, \$63,500 at 5 per cent. on 1330-2 Madison av; for John H. Bodine, \$31,500 at 4½ per cent. on 236-8 East 80th st; for the owner, \$70,000 at 5 per cent. on 226-8 West 126th st; for the owner, \$180,000 at 4½ per cent. on 63-7 West 35th st, and for W. H. Wheeler, \$87,500 at 4½ per cent. on 26 West 38th st.

New Subway Station.

A mass meeting was held under auspices of the Vyse Estate property Owners' Association last Monday, at the Superior Theatre, 172d street and Southern Boulevard, for the purpose of advocating a subway station at this point on the Lenox avenue branch. The meeting was largely attended, and pictures were shown, illustrating the congestion caused by the great numbers of people using the stations north and south of the suggested site.

After the speakers favoring the proposed station had been heard, the chairman, J. J. Haggarty, extended an invitation to anyone present who was opposed to the station to express his views, as there were city officials present who would like to hear both sides. After a few minutes wait and no response, Alderman Herbst arose to say that he would introduce a resolution at the next meeting of the Board of Aldermen which he has done, and which resolution has been passed without comment.

The Real Estate Show.

The Real Estate Show.

Westchester County made the star exhibit at the real estate show this year. Twenty-five firms clubbed together and financed a plan for producing eight large panoramic paintings of the county, of exquisite workmanship and a topographical model of the entire county. The Canadian Pacific Railroad exhibited a series of panoramic paintings of real estate developments along its lines. Fewer exhibits came from Long Island than last year, but the McKnight company was well represented. Motion pictures of landscapes in the neighboring suburbs were very interesting features. It was noted that the counties on the west side of the lower Hudson river—Orange, Rockland and Ulster—figured prominently in the show for the first time. When the new Interstate park and the west shore is made accessible there is likely to be more activity in that quarter than

New Taxpayers' Booklet.

New Taxpayers' Booklet.

The Woodlawn Heights Taxpayers' Association has published a booklet called the "Taxpayers' Manual and Directory," which is intended to be of value to property owners throughout the city, particularly in The Bronx. It contains in concise but complete form, a summary of the law as to taxes, water charges and assessments, together with a taxpayers calendar, showing when the various taxes are due and payable.

ESTABLISHED 1879

William P. Rae Co.

Main Office 180 MONTAGUE STREET

Uptown Branch 400 Nostrand Av., adj. Gates Av.

MANAGERS APPRAISERS AUCTIONEERS

BROOKLYN AND QUEENS

WE REPRESENT

JAMAICA HILLCREST SEA GATE N. Y. HARBOR OFFICE ON EACH PROPERTY

> Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET Brooklyn

Tel. 2738-9 Main

Branch, 177 Seventh Avenue

Firm Established 1853

John B. Fickling President

Albert A. Watts Vice-Pres. & Treas.

DAVENPORT REAL ESTATE CO. HILL SECTION SPECIALISTS

Cor. Fulton and S. Oxford Sts. BROOKLYN NEW YORK

TELEPHONE, PROSPECT 2978

Members -Brooklyn Board of Real Estate Brokers

BROOKLYN ESTATE MANAGERS

CHAS. L. GILBERT, President

NOAH CLARK, Inc. REAL ESTATE INSURANCE

Water Fronts, Factory Sites, Appraisals

Main Office 837 Manhattan Avenue

Branches 545 Morgan Avenue 753 Nostrand Avenue BROOKLYN, N. Y.



HARRY M. LEWIS

REAL ESTATE

Mortgages

189 Montague St., Brooklyn

Telephone, Main 808

WILLIAM G. MORRISEY

BENSONHURST and 30th WARD PROPERTIES

189 MONTAGUE STREET

Established 1879

Telephone Main 5856

MORRIS PARK AUCTION.

Some Expect It Will Be a Bargain

Some Expect It Will Be a Bargain Sale.—Clubhouse Will Be Used.

If any of those who are interested in improving the breed of horses happen to be in the neighborhood of Morris Park on May 31, they will see a good many things that will cause them to rub their eyes in wonder.

They will probably see more people in the old clubhouse than were ever there at one time in the palmy days of racing, but they may have to search hard to find familiar faces. In everybody's hand will be a small pamphlet, much as there used to be in the old racing days, but it will not be a program of the races, but a book map of the 3,019 lots into which the famous old property has been subdivided. In the crowd will be many persons ready to figure the value of a 25x100 lot, but very few who have the slightest interest in how fast a horse can get over that same bit of ground.

Not the least interesting feature of the coming auction sale of Morris Park is that J. Clarence Davies and Joseph P. Day have decided to hold the sale in the clubhouse which was for years the favorite meeting place of turf magnates and society notables. Here the Whitneys and the Keenes, the Morrises and the Custom the relative merits of their strings of horses, and from here, also, to the nearby betting ring went many a commission large enough to buy several lots at the approaching auction sale.

Racing began at Morris Park in 1889 and continued until 1904. During that time it was recognized as the favorite and foremost center of the sport in the country. It also enjoyed prominence in a social way to a greater extent than any other race course around New York, with the result that it was not only well patronized by society folk during the racing season, but its clubhouse was the scene of many brilliant entertainments at other times. The clubhouse represented an investment of \$500,000 and is practically the only thing about the old track that looks just as it did when the horses came thundering down the stretch to the shouts of thousands.

The old clubhouse has been kept in a good

of thousands.

The old clubhouse has been kept in a good state of repair and the immense hall on the ground floor will make an ideal place for the big auction event. The hall itself has a seating capacity of 2,000, and with one side opening on a broad veranda, it is possible to see almost the whole of the property from any point in the room.

Now that the real estate community has had an opportunity to recover from the surprise occasioned by the first announcement that Morris Park is to be sold at auction, there has been much speculation as to the probable outcome of an attempt to dispose of so large an offering at one time. Heretofore an offering of 300 or 400 lots has been announced with some misgiving as to the market's ability to absorb so much property at once—this, too, at times when there has been a far greater public demand for real estate than there is at present. The State Banking Department has not been influenced by this

phase of the situation, for it has ordered that the Morris Park sale shall continue until every lot has been sold. With a sale of such magni-tude under these conditions, shrewd market ob-servers are freely predicting that May 31 and the succeeding days will be the bargain days of recent real estate history.

Opposed to Central Purchasing Plan.

Borough President Miller of The Bronx asserts that the scheme for a central wholesale purchasing agency for the city is an "iridescent dream".

that the scheme for a central wholesale purchasing agency for the city is an "iridescent dream."

He says it will receive enthusiastic support from persons who have never run a city department. To save money is its design; to waste it will be the probable result.

"All the supplies used by the city can be bought in the city," adds the Borough President. "Real estate for storehouses is expensive; civil service laws and red tape increase the cost of the goods handled. A series of storehouses means long lists of employees and much trucking of goods to and from the storehouses, not to mention the interminable delays which such a system entails. The day has gone by when economic distribution may be had by carting supplies to a central storehouse and carting them away. Future economic methods will require them to be taken directly from the manufacturer to the place of use.

"It probably is true that open market orders for supplies costing less than \$1,000 have been issued by the departments to the amount of \$3,568,797, and that many of the goods have been

Why The Evening Post Leads

All other New York evening papers in Real Estate Advertising Gains.

BECAUSE: - The Evening Post has a Bona-Fide Home Circulation. Every page from first to last is read with Live Advertising is Live News! great interest. Saturday Real Estate Section of The Evening Post carries more Real Estate News than any other Evening paper.

The 1913 Record of Real Estate Advertising

Shows that The Evening Post leads all the New York evening papers in Real Estate Advertising gains.

January, February, March, April The Evening Post Gained 30,700 Evening Sun.... 2,698 Telegram 1,082 Evening World..... Lost 19,336 Evening Journal.... 32,162 94,324 Evening Mail

Advertising in The Evening Post is characterized by efficiency of service, and is an introduction to the strongest, most representative and distinguished clientele in the world. It is the logical medium for advertisers who must reach people who have the ability as well as the inclination to become purchasers.

The Evening Post

New York

New York

bought at retail prices without competition, but this is no reason for the establishment of a central purchasing agency, with all its expense and loss of time. I venture to say that the loss of time alone to the city attendant upon waiting for supplies from the central purchasing agency by the various departments of the city will amount in dollars and cents to more than the average of the central purchasing agency through buying by wholesale.

"It seems to me that a far more practical solution of the difficulty would be in the creation of a supply bureau which could prepare specifications for the standardization of the various things used by the city. Every three months it could advertise for the supplies needed for the next quarter year.

"By this method the benefits of buying by wholesale and through open competition would be gained by the city, while the expense entailed by a central purchasing agency would be avoided. No storehouses, no trucking, no long list of employees, no bookkeeping, no delays, no red tape—it seems too good to be true!"

Westchester Avenue Assessment.

Westchester Avenue Assessment.

A resolution of the Board of Estimate for reapportioning the cost and expense of acquiring title to Westchester av, from West Farms rd to Eastern Boulevard; to Lane av, from Westchester av to West Farms rd, and to the public place bounded by Lane av, West Farms rd and Westchester av, Bronx, was referred, on Thursday, to the Borough President of the Bronx, for a public hearing.

The special committee of the Board of Estimate to which the matter was referred, recommended the re-apportionment of the cost of acquiring title, so as to place 75 per cent. on the Borough of the Bronx, and 10 per cent. on the Borough of Manhattan.

Opportunities in the Wholesale Section.

Opportunities in the Wholesale Section.

Speaking of real estate opportunities in the old wholesale section, Aaron Rabinowitz, president of Spear & Co., real estate agents at 713 Broadway, said the great need there is for modern buildings.

"Analysis of the causes that have brought about existing conditions reveals," he said, "the fact that the majority of buildings are owned either by trustees, wealthy estates, or very substantial families whose holdings are unencumbered by mortgages, and who would neither sell nor modernize their holdings to meet the needs of tenants or appeals of brokers.

"The Sailors' Snug Harbor, owning the land bounded by Broadway, University place, Eighth and Tenth streets, by its very inability to sell, combined with its own reluctance to build and grant long ground leases, has done much to speed the northward movement.

"At the moment there is urgent need for new buildings of large area. A spirit of unrest prevails in the clothing and millinery trades, and unless new buildings are forthcoming trade conditions will force a shifting to other centres bidding for these industries.

"Proof of the present need for better quarters is found in the fact that practically all the more modern buildings are fully rented, as, for instance, the O. B. Potter Trust Building, at Astor place; the Raleigh Building, in Broadway, opposite Bond street; the Mason estate property, at Broadway and Fourth street; the Randolph Guggenheimer commercial building block and the Ward Building, at 709 Broadway. These are all excellent paying investments. Capital should find a profitable field for investment in the erection of tall loft buildings on the Wanamaker plot, opposite Waverly place, and the Ayer plot, near Houston street."

The Growing Biltmore.

The Growing Biltmore.

Many people pause when passing near the Grand Central Depot to watch the forces of the George A. Fuller Company putting together the new Hotel Biltmore. The rapidity and smoothness with which the work is carried forward, but without apparent haste, is generally remarked.

The Fuller Company, which is in charge of the construction work, also built the Plaza in this city, the Copley Plaza in Boston, the new Ritz in Montreal, the new Fort Garny in Winnipeg, the Bellevue-Stratford in Philadelphia and the Blackstone and La Salle in Chicago. The steel framework goes down into the ground for a depth of five floors and will rise to a height of twenty-two stories. All of this great task must be accomplished by November, so that the hotel can be furnished and put in shape for the formal opening on New Year's Eve.

Several new things that the internal economy of the Biltmore will contain have been disclosed by the Hotel Register: The system first put in use by George C. Boldt in making each floor a hotel in itself will be followed at the Biltmore. Once a patron has registered he or she need never go to the main office again, but on leaving the hotel can leave the room key with the floor clerk and take the elevator directly to the street. This floor clerk can be reached at any time of the day or night, and any request can be carried out in less than half the time it would take if sent to the main office.

The telautograph will be installed throughout, and every order, no matter how small, will be recorded in black and white for future reference if necessary.

One of the principal entertainment features of the Biltmore will be the palm room. This will be decorated magnificently with subdued lighting and remarkable color effects. A portion of the hotel will be reserved for the tired business man. This is on the main floor, on the 43d street side, and will be an Eveless Eden in every sense of the word. This will be equipped with a dining-room, minus music, a club lounging room and a library.

The New Yo

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000

SURPLUS \$5,500,000

160 Broadway, Manhattan 1425 St. Nicholas Avenue, Manhattan 381-383 East 149th Street

188 Montague St., Brooklyn 1354 Broadway, Brooklyn 367 Fulton St., Jamaica



Approved Fire Appliances

Safety Fire Bucket Tank Safety Fire Extinguisher

LABELED HOSE WATCHMAN'S CLOCKS GASOLINE CANS

HOSE RACKS WASTE CANS FIRE AXES and HOOKS

Send for Catalogue and Prices

SAFETY FIRE EXTINGUISHER CO. 291-3 Seventh Ave. Tel. 3356 Mad. Sq. New York





is a perfect flat Finish for the interior decoration of the home, office, church, hospital, theatre, school, hotel and public buildings in general. **LU-CO-FLAT** is washable and sanitary. The rich, varied tints and shades give opportunities for color combinations, plain, stencilled or frescoed effects that are not

equalled by any other interior decorative materials. Put up in all sizes from barrels, fifty gallons to half pint cans.

luteas & 521 WASHINGTON STREET, NEW YORK

We Make a Specialty of

ALTERATIONS

STORE FRONTS

STORE FIXTURES

OFFICE PARTITIONS ARCHITECTURAL WOODWORK

C. SANDHOP

771 LEXINGTON AVENUE, N. Y. CITY

Phone, 5729 Plaza

If you own or operate buildings you need

Scientific Building Operation

It is the only book ever published about Building Management.

Its 260 pages are crammed full of comparative costs and valuable suggestions on operating buildings, all written by building owners and managers.

Gladly sent on approval

Price \$2.50 Postpaid

PATTERSON PUBLISHING COMPANY

918 CITY HALL SQUARE BUILDING, CHICAGO

Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

Agency Dept. Manager

seeks connection with high-grade office or estate. Good negotiator with executive ability; 12 years' similar capacity prom-inent up-town firm. BOX 118, Record & Childs

Guide.

WANTED—An active man, experienced in the management of business and apartment property, who can handle the agency department of a well-known real estate firm. In answer state qualifications. BOX 120, Record and Guide.

WE are entirely out of the New York Edition of the Record and Guide of March 7, 15 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. This offer will expire on May 13, 1913. Record & Guide Company, 11 East 24th St., New York.

FOR NEARLY HALF A CENTURY

we have been selling, buying, renting, managing and appraising real estate. We have seen competitors come and go while we have progressed. There's a reason. Let us serve you and you will discover the reason.

BULKLEY & HORTON CO.

414 Myrtle Ave., near Clinton Ave. 585 Nostrand Ave., near Dean St.

JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT Real Estate Appraiser **Broker and Auctioneer**

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

Officers and Directors of the Brooklyn Board of Real Estate Brokers



DE HART BERGEN -THOMAS HOVENDEN · Vice-President
· Treasurer WILLIAM H. SMITH EUGENE J. GRANT Treasurer Secretary

DIRECTORS

DeHart Bergen H
Isaac Cortelyou E
William P. Rae
William P. Rae
Thomas Hovenden D
Frank H. Tyler A
Wm. G. Morrisey F
C. O. Mollenhauer
Fenwick B. Sm

Howard O. Pyle
Eugene J. Grant
John F. James
David Porter
A. J. Waldron
F. B. Snoov
William H. Smith
Small

DIRECTORS EX-OFFICIO

John Pullman

Arthur B. Gritman

Make your advertisements talk-Just as your salesmen must talk-Then, they will pull business.

BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

Electrical Engineers.

The April number of the Proceedings of the American Institute of Electrical Engineers is being distributed. (Price \$1 each. 33 West 39th st.)

A New Building Estimator.

The 1913 edition of the New Building Estimator is being distributed by Insurance Engineer (price \$3 net, prepaid. 80 Maiden lane). The book is designed to be of service to contractors, builders, architects, engineers, insurance adjusters and appraisers.

Isolated Plant Switchboard Panels.

The General Electric Co. has just issued Bulletin No. A4116 describing that company's isolated and small plant alternating current switchboard panels, both generator and feeder, for three-phase. 25 to 60 cycle circuit. The bulletin is made up principally of dimension and connecting diagrams, and miscellaneous data referring to the various panels and equipment.

Electricity in the Packing Industry.

Bulletin No. A4119, just issued by the General Electric Co. is devoted to the application of electricity to the operation of packing establishments. In the bulletin are illustrated various applications of the electric motor.' Among the applications mentioned are those of John Morrell & Co., North Packing & Provision Co., Swift & Co., of Chicago, John P. Squires & Co., etc.

Selection of Explosives.

List No. 18 for April of new publications issued by the Department of the Interior, Bureau of Mines, containing Bulletin 48, "The selection of explosives used in engineering operations," by Clarence Hall and S. P. Howell; and Bulletin 55, "The commercial trend of the gas producer in the United States," by R. H. Fernald, are ready for distribution. Not more than one copy will be given free to anyone person. In asking for publications order them by number and title, and address the Director of the Bureau of Mines, Washington, D. C.

Lupton's New Catalog.

Lupton's New Catalog.

David Lupton's Sons Co., of Philadelphia, Pa., is issuing its new No. 7 catalog, which will be sent free upon request. Special emphasis is made of the unusual installation of its products and adoption of its system of roof lighting as shown in an insert of the catalog. A description is also given of the company's new motor driven Pond operating device. The catalog is improved and enlarged and should be on every architect's shelves, because it contains specifications and detail drawings showing the various kinds of fanlight and continuous sash operators in various kinds of buildings.

The Story of Joint Pipe.

Anybody who is interested at all in the problem of carrying water in difficult places will want to read the second edition, enlarged and revised, of the National Tube Company's book on Matheson joint pipe. The 1913 edition of this book is not only a work of art but it is of practical value in that it describes intricate ways in which pipe is laid. The chief value of this booklet to architects and engineers here in New York City lies in the fact that it is particularly adaptable to carrying high pressure loads in buildings where vibration tends to loosen joints. Copies will be sent upon application to the general offices at Pittsburgh, Pa.

Concrete Construction.

Concrete Construction.

The Universal Portland Cement Co., 72 West Adams street, Chicago, is distributing a new book, "The Concrete House and Its Construction," published by the Association of American Portland Cement Manufacturers. It has 224 pages, 159 ilustrations and is sold for \$1 per copy. The index of chapters indicates its scope; "The Advantages of Concrete for House Construction"; "Architectural Design and Treatment of Concrete Houses"; Details of Construction"; "Operations in the Field"; "Calculations for Determining the Strength and Design of Reinforced Concrete in House Construction"; "Calculations for Determining the Strength and Design of Reinforced Concrete Beams and Slabs and the Determination of Size and Reinforcement"; "Tables for Designing Reinforced Concrete Construction and Their Use"; and "Concrete Block Houses." Persons desiring the book will receive one prepaid by sending \$1 to the Universal Portland Cement Co., Chicago, Pittsburgh and Minneapolis.

—In the year 1909 the cost of coal consumed by the Department of Water, Gas and Electricity amounted to \$613,806. The cost of coal in 1910 was \$491,292, showing a saving of \$125,514 over the cost of the previous year, a condition which resulted from more economical and efficient means of purchasing and handling coal. In addition, there was 2.5 per cent. more water pumped in 1910 than during the previous year. Standard specifications and contracts for coal have been adopted.

Home mortgages are among the soundest investments. Usually the home owner will not let go until he is torn loose by adverse circumstances of the severest kind and when the other fellow walks the floor—you don't have to.—R. E. Board of Brokers' Bulletin.

LAW DEPARTMENT

The rule of law that when the time specified in a contract for its performance has been waived neither party can thereafter rescind the continued on account of delay without notice to the other that it will be rescinded unless completed within a reasonable time, to be specified in the notice, applies as well to contracts wherein no time is specified for completing the work. In the latter case, if the work has extended beyond a reasonable time the notice is a prerequisite to an action to rescind. A conversation between the parties in which complaint was made of the delay, but no definite time specified for a completion of the work, is not such a notice as the law requires. The Court of Appeals of this State so decides. If Taylor and Andrews against Goelet. If Andrews, Dainiffs and Andrews against Goelet. Andrews, Dainiffs for a term of twenty verse at an under the parties of the parties of the building was completed to lease the premises to the plaintiffs for a term of twenty verse at an annual ground rent of \$42,000, and in addition an annual rental of 6 per cent. on the cost of the building. The contract provided that the building should be erected according to plans and specifications prepared by the plaintiff Andrews, who is an architect, and approved by the defendant. The plaintiff agreed to take a lease of the premises for the period and at the rental mentioned on the completion of the building, and in the meantime, beginning with the date of the contract, to pay the defendant \$2,500 a month.

There was a provision in the agreement fixing the sum of \$60,000 as liquidated damages for a breach of contract by the plaintiffs, and the payments of \$2,500 a month were to be applied in the satisfaction of such liquidated damages if liability for the same accrued. The contract required the plaintiffs to furnish security for the rent, and on the execution of the monthly payments of \$2,500 a month were to be applied in the satisfaction of such liquidated damages if liability for the same according to the defendant th

The consolidation of the Bureau of Water Supply, under one head instead of under six independent heads, as formerly, resulted in a yearly reduction in salaries of over \$300,000, and in the elimination of proposed works which would have cost the city about \$1,800,000. The substitution of other work effected an annual economy in operating and maintenance charges of \$200,000.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 9, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

"Broome st, 375, ss, 50.8 w Mott, 25.4 x118.3x25.4x116.5, 6-sty bk tnt & strs; voluntary; bid in at \$45,000.

"Catharine st, swc Madison, 70x64.7, 3-sty bk church; voluntary; bid in at \$59,-

^aDry Dock st, 19 (*), swc 12th (722-8), 75x84, four 3 & one 4-sty bk tnts & strs; due, \$25,298.63; T&c, \$1,734.30; Marie J. Myers.

**Myers.

**Greene st, 171-3 (*), ws, 140 e Bleecker, 40x100, 6-sty bk loft & str bldg; due \$78, 765.68; T&c, \$1,244.40; Rosie Bernheimer. 50,000

*Kingsbridge terrace, 2748, e Kingsbridge rd, 25x125, 3-sty voluntary; James March.

"Madison st, 68-70; withdrawn.

^aMott st, 318-20, see Bleecker, 26-30. ^aOliver st, 46, see Mad, 68-70.

aWooster st, 43-5, ws, 96.4 s Broome, 50x100, 6-sty bk loft & str bldg; voluntary; withdrawn.

**52D st, 248 W, ss, 204.2 e 8 av, 20.10 x100.5, 3-sty & . sth dwg; voluntary; Thos V McLaughlin. 35,500 **

**62D st, 16 E, ss, 118 w Madison av, 23,100.5, 5-sty & b sth dwg; voluntary; bid in at \$75,000.

a1018T st, 56 E (*), ss, 150 e Mad av, 20x100.11, 5-sty bk tnt & strs; due, \$16,-077.85; T&c, \$675; Margt T Westcott. 15,000

*104TH st, 63-5 E, ns, 130 w Park av, 25x100.11, 2-3-sty & b stn dwgs; voluntary; bid in at \$10,600.

**106TH st, 157-9 W, ns, 100 e Ams av, 50x100.11, two 5-sty bk tnts; voluntary; Mtnele Realty Co. 60,900 **
**108TH st, 122-4 E, ss, 100 w Lex av, 50x100.11, two 5-sty bk tnts; voluntary; Leonard Weill. 16,000

*113TH st, 215-21 E, ns, 204.6 e 3 av, 102x100.11, four 5-sty bk tnts; voluntary; bid in at \$87,600.

*118TH st, 56 E, ss, 100 e Madison av, 20x100.11, 5-sty bk tnt; voluntary party in interest, 21,750

*118TH st, 130 E, see Lexington av, 1896.

*120TH st, 301 E, see 2 av, 2340-2.

*134TH st, 352 E, ss, 243.1 e Alex av, 16.8x100, 3-sty & b bk dwg; voluntary; bid in at \$5,750.

*136TH st E, sec 3 av, see 3 av, 2486.
*136TH st E, swc Lincoln av, see 3 av,

137TH st, 230 W (), ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg; due, \$13,-257.90; T&c, \$160.40; Germania Life Ins Co.

**137TH st, 250 W (*), *ss, 525 w 7 av, 8x99.11, 3-sty & b stn dwg; due, \$13,-77.60; T&c, \$14; Germania Life Ins Co.

^a171ST st, 400 E, see Webster av, 1476. ^a189TH st, nw Washington av, see Washington av, nwc 189.

*240TH st, nwc Katonah av, see Katonah v, nwc 240th.

av, nwc 240th.

*Alexander av, 126-8, es, 79.10 n Southern blvd, 39.7x89.11x—x91.10, two 4-sty bk thts & strs; voluntary; Selara Holding Co. 16,550

*Alexander av, 130-2, es, 119.5 n Southern lvd, 39x89.9, two 4-sty bk this & strs; luntary; H M · eenberg. 16,100

*Alexander av, 134, es, 22 s 134, 20.5x89.8, 4-sty bk tnt & str; v x20.5x89.8, 4-G L Maggio.

*Arthur av, 1838, es, 117.1 s 176th, 17.11 x100, 3-sty fr tnt; due, \$7,267.53; T&c, \$455; sub to a tax lien of \$1,692; Mary Reul.

^aAudubon av, nec 176th, 99.11x100, 6-sty bk tnt & strs; voluntary; bid in at \$169,-000.

*Bowery, 208, ws, 193.11 n Spring, 16.1 x100x16.7x100, 3-sty bk str; Louis Green field. 16,100

*Katonah av, ws, 40 s E 241, 80x85, va-ant; withdrawn.

⁶Katonah av, nwc 240, 40x85; vacant, withdrawn,

"Lenox av, 151, ws, 81.3 s 118th, 20.1x75, 4-sty & b stn dwg; voluntary; bid in at \$21,250.

*Lexington av, 1896, nwc 118 (No 130), runs s17.7xw55xs83.4xw20xn100.11 to 118th xe75 to beg; 2 & 3-sty bk dwg; bid in at \$22,000.

^aLongfellow av (*), ws, 150.5 n Garrison av, 50x100; vacant; due, \$4,532.98; T&c, \$32.94; Charlotte A O'Shea. 4,500

*Madison av, 2024, ws, 37.11 n 128th, 18x70, 3-sty & b stn dwg; voluntary; bid in at \$11,000.

*Morris av, 2308, es, 134.6 n 183d, 18.9x 117.6, 3-sty bk dwg; due, \$8,187.98; T&c, \$350; withdrawn.

**Pleasant av, 314, adj May 21.

**Oakley av, 1303 (*), ns, 143 e 216th, 25x100, Wakefield; due, \$3,636.64; T&c, \$191.42; Michl F Sweeney. 3,000

"Undercliff av, 1758, es, 611.7 n 176th, 25x 130.9x—x127.2, 2-sty fr dwg; voluntary; J Boelsen. 9,250

J Boelsen. 9,250

aWashington av, nwc 189th, 100x95; vacant; voluntar party in interest. 17,000

aWebster av, 1476, sec 171st, (No. 400), 25x99.6x—x98.4, 5-sty bk tnt & strs; voluntary; bid in at \$33,000.

a2D av, 2340-2 (*), nec 120th (No 301), 40.11x80, 6-sty bk tnts & strs; due, \$12,-458.75; T&c, \$597.40; Emanuel L Spellman. 55,000

^a3D av, 2486 (*), sec 136th, 26.10x105.10 to Lincoln av (No 179), x26.10x99.9, two 3-sty fr tnts & strs; due, \$7,869.61; T&c, \$401.80; Jno S Murphy.



Governor Hughes

Had the laws changed making it possible.

Governor Sulzer

Has had it carried into practical effect for the benefit of all the people.

When a Bank Failed

formerly a Receiver was appointed to dispose of the assets. A few individuals with plenty of ready cash obtained the bargains and made the money.

Governor Hughes had the law changed and the State of New York Banking Department takes charge of and liquidates all failed Banking Institutions.

Governor Sulzer's administration has ordered that if there are to be any opportunities for making money from the assets of failed Banking Institutions, all the people should be given an equal chance.

The Banking Department of the State of New York realize perfectly that such a large tract as 3019 separate lots of the Morris Park Race Track cannot be sold without sacrificing their value.

But the Property Must Be Sold—

There is no alternative.

That is what is meant by the

State of New York giving you

The Opportunity to Make Money

The sale takes place

May 31st, and succeeding days

70% can remain on mortgage.

Titles insured free by Lawyers Title Ins. & Trust Co.

For maps and particulars apply to

J. Clarence Davies, 149th Street and 3d Avenue, New York City Joseph P. Day, 31 Nassau Street, New York City

Agents and Auctioneers

WINDSOR LAND and IMPROVEMENT CO.

D. Maujer McLaughlin, President

Modern Home Developments on Long Island at FLORAL PARK, OCEANSIDE, HEMPSTEAD, VALLEY STREAM, ROCK-VILLE CENTRE, LYNBROOK, EAST ROCKAWAY, ROSE-DALE and ST. ALBANS.

MAIN OFFICE, Times Building, 42d Street and Broadway, New York City BROOKLYN OFFICE, Temple Bar Building 44 Court Street
PENNSYLVANIA TERMINAL OFFICE,

224-226 W. 34th Street, N. Y. City

Moving Day

Moving day discloses the fact that most of the moving vans are depositing their loads in front of buildings equipped for electric service.

Modern families demand electric light in their homes. They know its many advantages and conveniences and go where they may enjoy them.

The home electrically equipped rents more readily and sells at a higher price.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main

Auction Sales of the Week, Manhattan and Bronx-Continued.

HENRY BRADY.

^aWyatt st, 1150 (*), sec Bronx Park av, 25x100; due, \$5,413.10; T&c, \$850; Henry Breslauer. 5,000

^a148TH st, 502-4 W (*), ss, 100 w Ams av, 41.8x99.11, 5-sty bk tnt; due, \$10,087.35; T&c, \$1,305.70; Sigmund Ashner. 41,526

a238TH st. E, swe Katonah av, see Katonah av, 4325,
aBronx Park av, see Wyatt, see Wyatt,

aHoe av, es, 179.5 n Freeman, 25x100; withdrawn.

withdrawn.

aKatonah av, 4325 (*), swc 238th, 25x85,
2-sty fr dwg; due, \$5,886.03; T&c, \$165.
Central Mtg Co.

aStory av, 2159 (*), ns, 199.9 w Castle
Hill av, 49,3x103.1, Unionport; due, \$4,290.42; T&c, \$243.04; Sol Libman, exrs.

4,800

"Theriot av, ws, 150 n Gleason av, 25x 100; withdrawn.

"Verio av (*), es, 164.8 n 236th, 85.5x153 x14.8x168.7, vacant; due, \$3,612.10; T&c, \$248.60; Wm A Martin.

SAMUEL MARX.

10TH st, 66 W (), ss, 103.4 e 6 av, 25.1 x92.3, 5-sty bk tnt; due, \$4,686.12; T&c, \$802.10; sub to mtg of \$33,000; Wilson Marshall.

Marshall.

10TH st. 6S W (), ss, 78.1 e 6 av, runs s
46.1xe.05xs46.1xe24.10xn92.3xw25.3 to beg,
5-sty bk tnt; due, \$4,682.12; T&c, \$802.10;
sub to mtg of \$33,000; Wilson Marshall.
37,500

^a170TH st, E, nwe Fulton av, see Fulton v, nwc 170.

v, nwc 170. *172D st, 506 W (*), ss, 125 w Ams av, 8.4x95, 5-sty bk tnt; due, \$12,260.72; T&c, 998; sub to 1st mtg \$36,000; Caecilie 38,500

^aFulton av (*), nwc 170th, 189x280x 187.7x280, 1, 2, 3, 4 & 7-sty bk & fr bldgs of brewery; due, \$75,968.13; T&c, \$22,-485.77; Chas Frazier et al. 50,000

D. PHOENIX INGRAHAM.

*73D st, 503-5 E, ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & strs; due, \$12,219.10; T&c, \$___; sub to a p.-or mtg of \$27,000; Shetland Co.

*73D st, 507 E, ns, 135.6 e Av A, 37.6x 102.2, 6-sty bk tnt; due, \$12,590.42; T&c, &___; sub to a prior mtg of \$27,000; Shetland Co.

GEO. PRICE.

^aCrotona pl, es, abt 100 s 171st, se Fulton v, 1473-9 on map 1471-3.

av, 1473-9 on map 1471-3.

**Fulton av, 1473-9 (*), on map 1471-3. ws, 100 s 171st, 75x141.11 to Crotona pl, x75.1x 137.3 two 5-sty bk tnts & vacant; due, \$15,836.11; T&c, \$805.84; sub to 2 mtgs aggregating \$45,000; V Bernard Ploch.

50,000

^aWhite Plains rd, 1737, ws, 100 s Morris Park av, 25x45, Van Nest; due, \$1,209.29; T&c, \$312.36; sub to mtg \$1,000; Leo E Georgi.

BRYAN L. KENNELLY.

**Monroe st, 284 (*), ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; due, \$26,-563.38; T&c, \$4,100; Amelia A Purdy. 29,500

al64TH st W, see St Nicholas av, see St Nicholas av, 1064-74.
aSt Nicholas av, 1064-74 (*), see 164th, 149.3x97.4x139.10x149.6, two 2-sty & b bk dwgs & vacant; due \$93,788.68; T&c, \$3,-439.65; Jas Butler.

Total \$968.690
Corresponding week, 1912 1,512,174
Jan. 1, 1913, to date. 21,534,433
Corresponding period, 1912 17,926,234

Borough of Brooklyn.

The following are the sales that have taken place during the week ending May 7, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

LORIMER st, es, 80 s Richardson, 20x75; withdrawn.

MONTGOMERY pl, sws, 278.10 se 8 av, 16.9x 100; withdrawn.

W 5TH st, ws, 252 n Av T, 18x100; Frank G Webb. 2,000 W 7TH st (*), es, 400 n Av U, 20x100; Florence L Smith. 2,000

W 28TH st, es, 180 s Neptune av, 200x118.10; Lafayette Trust Co. 100 61ST st, nes, 160 nw 21 av, 320x100; Chas S Conklin. 8,700

8700 62D st (*), sws, 100 nw 24 av, 27x100; 62D st, sws, 154 nw 24 av, 27x100; 62D st, sws, 208 nw 24 av, 162x100; Chas H Finch. 27,000 71ST st (*), nes, 405.1 se 18 av, 18.6x100; Jas W McDermott. 2,500

78TH st, nes, 517.6 nw 18 av, 55.1x100.1; withdrawn.

BELMONT av (*), ss, 80 w Milford, 20x90; ewis Strohson. 2,400

Lewis Strohson. 2,400

EASTERN Parkway, ss, 140 w Brooklyn av, 40x120.7; A B Roberts. 26,000

NEW UTRECHT av, ws 81.9 s 40th, 20x78.10x
88.8x22.2; Urban Securities Co. 1,000

NEW UTRECHT av, ws, 101.9 s 40th, 20x
68.11x22.2x78.11; Urban Securities Co. 1,000

SCHENECTADY av (*), ws, 194.9 s Av L, 23.6x100; Edw S Atwater. 2,000

WM. P. RAE.

JEFFERSON st (*), ss, 150 w Irving av. 25x 100; Stewart B Close. 7,000 NOSTRAND av, ws, 22 s Hawthorne, 16.11x 90; A B Roberts. 4,500

NOSTRAND av, ws, 55.7 s Hawthorne, 16.8x 4.500
NOSTRAND av, ws, 72.3 s Hawthorne, 16.8x 4.500
NOSTRAND av, ws, 72.3 s Hawthorne, 16.8x 4.500

NOSTRAND av, nwc Kosciusko, 22.2x75; withdrawn.

PARCEL of land beg at a point formed by the intersec s line lot 38 & w line of right of way of Brooklyn, Bath Beach & West End R R, -x -; Wm E Butler.

—; Wm E Butler. LOTS 567 to 590, 594 to 635, 829 to 844, map of property of Bensonhurst Land Co; J R Smith. 30,439

CHAS, SHONGOOD.

CENTRE st (*), ns, 139 e Columbia, 20x100; 592 E 10TH st (*), es, 540 s Caton av, 20x100; 4,500 Merchants Co Operative Mtg Co. 4,500 53D st (*), ss, 180 e 7 av, 20x100.2; Jennie Simon. 3,250

JAS. L. BRUMLEY.

DEAN st, ss, 365.4 e Howard av, 134.7x107.2; Jno J Nolan. 5,500

60TH st, sws, intersec nws 21 av, 480x200; Chas S Conklin. 18,500

THE CHAUNCEY REAL ESTATE CO.

RUBY st. ws, 201.1 s Liberty av, 100x40.3; RUEY st, es, 181.1 s Liberty av, 120x40.3; GLENMORE av, swc Ruby st, 101.5x301.1; GLENMORE av, sec Ruby, 201.1x301.1; DREW av, ws, 301.1 s Pitkin av, 101.1x228.3; RUBY st, ws, 101.1 s Pitkin av, 301.1x irreg to Belmont av; withdrawn.

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

MAY 15.

JOSEPH P. DAY.

FRONT st, 132, swc Pine, 6-sty bk office & str bldg.

r bidg.
UNIVERSITY pl, ws, bet 9th & 10th sts, sty bk office t& str bidg.
13TH st, 538 E, 3-sty bk tnt & str.
20TH st, 241 W, 4-sty bk tnt & str.
134TH st, 700 E, 5-sty bk tnt.

AMSTERDAM av, 590-2, two 5-sty bk tnts &

Strs.

BAINBRIDGE av, 2774-6, two 2-sty fr dwgs.
BAINBRIDGE av, ws, 214.11 n Gun Hill rd.
vacant.

COLUMBUS av, 982, 5-sty bk tnt.
GUN HILL rd, nec Rochambeau av, 2-sty fr

BRYAN L. KENNELLY.

MAY 14.

ACADEMY st, ws, 25 s Vermilyea av, 50x100, vacant.

CHRYSTIE st, 67, ws, 49.11 s Hester, 25.2x 84.5, vacant. 133D st E or Southern blvd, ns, 195 w Brown pl, 75x100, vacant.

147TH st, 533 W, ns, 325 e Bway, 17x99.11, 3-sty bk dwg.

SOUTHERN blvd, sec 147th, runs s213.6xe135.4 xn77xe32.6xn100 to 147thxw48.2 to beg, vacant.

MAY 15. 96TH st, 165 E, ns, 170 e Lexington av, 25x100.11, 5-sty bk tnt & trs.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

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 Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

46TH st, 235 E, ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Philip Bardes—Mary J Bornemann et al; Joshua A Haberman (A), 132 Nassau; Wm L Turner (R); due, \$6,711.72; T&c, \$1,255; sub to two mtgs aggregating \$14,500; J H Mayers

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Catherine O'F Duffy—Wm Hig-gins et al; Wm F Clare (A), 135 Bway; Wm S Bennet (R); partition; Joseph P Day. 215TH st E, swc Barnes av, see Barnes av, 215.

BARNES av. 215, swc 215th, 25.6x74.5x25x 69.7, Wakefield; Robt A B Dayton—Geo Zuelch et al; Robt A B Dayton (A), 15 William; Benj Tuska (R); due, \$4,424.43; T&c, \$234.38; Samuel Goldsticker.

FRANKLIN av, 1230, es, 35 n 168th, 22x100, 2-sty fr dwg; Geo B Price gdn—Abr H Westervelt et al; Chas F Bishop (A), 67 Wall; Harry Bijur (R); due, \$4,957; T&c, \$300; J H May-

MANHATTAN av, 503, ws, 18.5 s 121st, 15x 80, 3-sty & b stn dwg; Danl Seymour et al exrs—Andw Colvin et al; Danl Seymour (A), 29 Wall; Robt F Wagner (R); due, \$11,965.24; T&c, \$467.45; Joseph P Day.

6TH av, — c18th, lots 94 to 105, map of property of Jno Tonnele, —x—; 6TH av, sec 18th, lots 106 to 108, same map, —x—; 14TH st, —s, lots 16 & 17; 15TH st, —s, lots 30 & 31, same map, —x—; Sheriff's sale of all right, title, &c, which Edith Tonnelle had on Mar17'10, or since; Sidney L Josepthal (A), 19 Cedar; Julius Harburger, sheriff; Henry Brady.

MAY 13.

MAY 13.

IRVINE st, swc Garrison av, see Garrison av, 1144-8, on map 1112-6.

BASSFORD av, 2319, ws, 42.3 n 184th, 20.1x 85, 2-sty fr dwg; Annie J Hicks—Hugh P Kelly et al; Wm C Roe (A), 370 Fulton, Jamaica, L I; Wm E Sengens (R); due \$2,-887.26; T&c, \$1,104.31; Henry Brady.

57TH st, 541 W, ns, 475 w 10 av, 25x100.5, 5-sty bk tnt; Sara C Hadden, extrx—Irving Bachrach et al; Addison Gardner (A), 160 Bway; Jas F Donnelly (R); due, \$15,933.24; T&c, \$505; J H Mayers.

BOWERY, 119, es. 100.2 s Grand, 25x103.2x

\$505; J H Mayers.

BOWERY, 119, es, 100.2 s Grand, 25x103.2x 25x102.11, 3-sty fr bk ft tnt & str & 1-sty ext; Callahan Estate—Charlotte Fleischer et al; Martin, Fraser & Speir (A), 20 Exchange pl; Lewis J Conlan (R); due, \$35,823.27; T&c, \$707.30; Joseph P Day.

GARRISON av, 1144-8 on map 1112-6, swc Irvine, 57.4x21.5x50x49.4, 1-sty bk strs; Fredk Meyer—Hebe Cooper et al; Wm H Giegerich (A), 203 Bway; Nathan Burkan (R); due, \$2,965.63; T&c, \$—; sub to 1st mtg of \$10,-000; Joseph P Day.

MAY 14.

ALLEN st, 173, ws, 50 s Stanton, 25x87.6, 3sty fr bk ft tnt & str & 5-sty bk rear tnt; Louise M Lee-Rosa Rappaport et al; Wm C Orr
(A), 51 Chambers; Anthony M Menkel (R);
due, \$17,065.91; T&c, \$1,166.24; Herbert A

Sherman.

REED'S MILL la, es, — s Boston Post rd, 42.3x100.8x124.3x56.7, Eastchester; Hudson P Rose Co—Jno Adamo et al; Edgar C Beecroft (A), 27 Cedar; Maurice Deiches (R); due, \$544.50; T&c, \$91.53; sub to prior mtg of \$2,-500; Chas A Berrian.

9TH st, 612 E, ss, 193 e Av B, 20x93.11, 4-sty bk tnt & str & 3-sty bk rear stable; Max Schwartz—Moses Gross et al; Leopold Moschcowitz (A), 320 Bway; Alfred Steckler, Jr, (R); due, \$1,849.81; T&c, \$486.95; sub to 1st mtg of \$12,000; Joseph P Day.

95TH st, 220 E, ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Chas G Moller et al, tristes, &c—Lillian B Koepke et al; Middleton S Borlan. (A), 31 Nassau; Saml C Herriman (R); due, \$16,-027.90; T&c, \$384.70; Joseph P Lay.

114TH st, 337-9 E, ns, 225 w 1 av, 40x100, 5-sty bk tnt & strs; Minnie J Douglass—Frank Pittelli et al; Geo H Hyde (A), 41 Park Row; Lewis S Marx (R); due, \$5,584.7; T&c, \$82; sub to a 1st mtg of \$40,000; Joseph P Day.

168TH st E, nec Union av, see Union av, nec 168.

168.H st E, nec Union av, see Union av, nec 168.

175TH st, 315 E, nwc Anthony av, 1801, 90x45, 4-sty bk tnt; Fredk N Du Bois et al—F A Ten Brook Co et al; Phillips & Avery (A), 41 Park Row; Francis W Pollock (R); due, \$1,951.98; T&c, \$823.75; D Phoenix Ingraham.

209TH st W, nec Col av, see Col av, nec 209. AMSTERDAM av, es, 36.1 n 167th, 50x100, vacant; Minnie Low, extrx—McKinley Realty & Constn Co et al; Willard A Mitchell (A), 141 Bway; Fredk C Hunter (R); due, \$15,740.81; T&c, \$1,483.96; Henry Brady.

ANTHONY av, 1801, see 175th, 315 E.

BOSTON POST rd, ns, adj lands of David Smith, runs sw36.4xsw206.3xsw89.9xsw306.6xnw 746.7xne697.2xse27.2xse143xse47.3xse23.9xse20.5xse29.11xse7.7xse31.1xse 40.3xse52.2 xse18.1xse41.2xse29.2xse60.6 to beg, containing 10.862 acres; Sheriff's sale of all right, title, &c, which Michl J Kelly had on Feb5'13, or since; Vincent S Lippe (A), 150 Nassau; Julius Harburger, sheriff; Henry Brady.

COLUMBUS av, nec 209th, 99.11x100, vacant;

COLUMBUS av. nec 209th, 99.11x100, vacant; Laurence D Rumsey et al, exrs—Frances Kee-gan et al; Harris & Towne (A), 258 Bway; Maurice S Cohen (R); due, \$19,274; T&c, \$1,-209.21; L J Phillips.

HUGHES av. 2308, es, 150 n 183d, 25x100, 4-sty bk tnt; Augusta E Reese—Nicola Trionfo et al; Chas P & Wm W Buckley (A), 141 Bway; Chas A Hickey (R); due, \$14,396.65; T&c, \$583.21; Henry Brady.

LONGFELLOW av. 1421, ws. 200 n Freeman, 25x100, 2-sty fr dwg; Helen O'Connor—Margt Falvey et al; Jno Lotito (A), 302 Bway; Lawrence S Greenbaum (R); due, \$3,099.09; T&c, \$156.79; sub to pr mtg of \$4,500; J H Mayers.

UNION av. nec 168th, runs n166.5xe160xs40xw 60xs126.5xw100 to beg, vaacnt; Jenny A Carew —Jas Dailey et al; Edgar Whitlock (A), 2 Rector; Edw D Dowling (R); due, \$41,658.61; T&c, \$1,300; Bryan L Kennelly.

VALENTINE av, 2868, ses, 180.9 ne 198th, 25x 99.1x25x99.2, 2-sty fr dwg; Wm Sohmer compthabr Kaufman et al; Thos Carmody (A), 299 Eway; Alphonse G Koelble (R); due, \$7,206.92; T&2, \$162.66; Mtg recorded Oct9'09; Joseph P

MAY 15.

15.TH st, 538 E, ss, 170 w Av B, 25x103, 3-sty k tnt & str & 2-sty bk rear stable; Julia P McSwegan—Robt Gilchrist et al; Clarke & Clarke (A), 51 Chambers; Abr Goldsmith (R); Jurtition; Joseph P Day.

133D st or So Boulevard, ns, 165 e Willls av, 100x100, vacant; Dave H Morris—Edwin R Maslen et al; Irwin & Orr (A), 203 Bway; Ellsworth J Healy (R); due, \$23,558.57; T&c, \$670.02; Joseph P Day.

137TH st, 118-20 W, ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; Metropolitan Life Ins Co-Libbie A Michelson et al; Woodford, Bovee & Butcher (A), 1 Mad av; N Taylor Phillips (R); due, \$33,991.27; T&c, \$1,246.35; Henry Brady.

188TH st E, swc 3 av, see 3 av, swc 188.

RYER av, 2072, es, 59.7 s 180th, 25.2x101x21.6

x101.9, 2-sty fr dwg; Bronx Savings Bank—
Stephen A Whisten et al; David B Simpson
(A), 165 Bway; Jas A Lynch (R); due, \$5,733.70; T&c, \$525; Mtg recorded Nov17'09;
Henry Brady.

RYER av, 2074, es, 34.6 s 180th, 25.2x102.9x 21.6x101.8, 2-sty fr dwg; same—same; same (A); same (R); due, \$5,733.70; T&c, \$525; mtg recorded Nov17'09 Henry Brady.

(A); same (R); due, \$5,733.70; T&c, \$525; mtg recorded Nov17'09 Henry Brady.

3D av, swc 188th (formerly 189th). 58.3x 104.4x55.10x75.11, vacant Peter Otten—Geo Keller Constn Co et al; Albt A Hovell (A), 177 Montague, Bklyn; Adrian T Kiernan (R); due, \$6,385.19; T&c, \$1,611.70; Joseph P Day.

MAY 15.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70x69,7-sty bk loft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Welles Stump (R); due, \$132.320.67; T&c, \$5,405.12; Henry Brady.

HUDSON st, 455-7, ws, 100 n Morton, 50x 100, one 2 & one 3-sty bk tnts & strs; Pincus Lowenfeld et al—Trinity Constn Co et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Alfred D Lind (R); due, \$15,973.74; T&c, \$734.80; Joseph P Day.

LAWRENCE st, 16-18, ws, 158.7 n 126th, 73x

D Lind (R); due, \$15,973.74; T&c, \$734.80; Joseph P Day.

LAWRENCE st, 16-18, ws, 158.7 n 126th, 73x 76.11x50x46.6, 2 & 3-sty fr bldgs; David D A Outcalt—Mary A Williams et al; Cannon & Cannon (A), 135 Bway; Saml J Wagstaff (R); due, \$11,875.91; T&c, \$662.98; Joseph P Day.

MULBERRY st, 280-2, es, 131.6 s Houston, 40 x90.7x40x89.7, 6-sty bk tnt & strs; Abram Morris et al—Michl Brigante Co et al; Reuben Greenbaum (A), 74 Bway; Harold H Herts (R); due, \$9,920.76; T&c, \$941.20; sub to 1st mtg of \$44,000; L J Phillips.

99TH st, 260 W, ss, 100 e West End av, 25x 100.11, 5-sty bk tnt; Oscar Kress—Hearn J Power et al; Wm S Haskell (A), 111 Bway; Franklin Brooks (R); due, \$4,742.76; T&c, \$337; sub to pr mtg of \$29,000; J H Mayers.

144TH st, 164 W, see 7 av, 2477-9.

149TH st, 418 W, see Convent av, 433.

CASTLE HILL av, nwc Newbold av, see Westchester av, swc Castle Hill av.

CASTLE HILL av, swc Westchester av, see Westchester av, swc Castle Hill av.



We invite inspection of our show rooms. Write or'phone for colored art catalogue or our representative will call with full details.

IT IS EASIER TO RENT OR SELL YOUR PROPERTY WHEN YOU USE

Mindowphanie

"Makes Stained Glass out of Plain Glass"

ITS RICH EF-FECT

At a trifling cost Windowphanie gives the effect of expensive stained glass. It admits a flood of rich, warm light and gives privacy. It does not fade, peel, or blister, if you get the genuine.

ITS USES

On windows, glass doors and partitions it adds greatly to the beauty of the rooms and makes other more expensive decoration less necessary.

SHUTTING OUT UGLY VIEWS

It shuts out ugly views and gives privacy in bathrooms, air shafts, etc.

ITS RENTING AND SELLING VALUE

Outward appearances, decorations, always make the deepest impression. This is so well recognized that builders often neglect necessary and substantial things in order to concentrate on the decoration.

ITSECONOMY

Considering its big effect, it is the cheapest decoration you can get.

THE SERVICE OUR EX-OF

Our staff of experts is at your disposal with helpful suggestions and thousands of designs and will estimate on contract work.

The Great Success of Windowphanie has Brought out Many Inferior Imitations

Herman A. Malz, 19 E. 14th St., N. Y. Telephone, 3149 Stuyvesant

Advertised Legal Sales, Manhattan and Bronx (Continued).

CONVENT av, 433, sec 149th (No 418), 99.11 x100, 6-sty bk tnt; Abel King et al—Wilhelmina How et al; Lese & Connolly (A), 35 Nassau; Jerome H Buck (R); due, \$28,514.88; T&c, \$1,935.83; Joseph P Day.

CENTRAL PARK W, 464, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; Mary A Cohnfeld—Margt Furlong et al; J Philip Berg (A), 99 Nassau; Shirley Shackelford (R); sale of dower; Joseph P Day.

WESTCHESTER av swc Castle Hill av, 73.11

WESTCHESTER av, swc Castle Hill av, 73.11 x105x103x130.4; also CASTLE HILL av, nwc Newbold av, —x—, Unionport; Dollar Savings Bank of the City of N Y—Jos Wagner et al; Lexow, Mackellar & Wells (A), 43 Cedar; Theodore K McCarthy (R); due, \$36,132.66; T&c, \$3.561.16; James L Wells.

7TH av, 2477-9, sec 144th, (No. 164), 42.11x 100, 5-sty bk tnt & strs; Cornelia G Chapin— Harris & Son Realty Co et al; Jno H Judge (A), 261 Bway; Denis O'L Cohalan (R); due, \$62,600.63; T&c, \$1,600; Joseph P Day.

MAY 17.

No Legal Sales advertised for this day.

MAY 19.

INDEPENDENCE (Palisade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank City N Y—Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, \$773.50; T&c, \$1,250; sub to 1st mtg of \$30.000; Joseph P Day.

597H st, 347 W, ns, 125 e Col av, 25x100.5, 5-sty bk tnt & strs; U S Trust Co of N Y, exrs & trstes—Edw T Walsh et al; Action 1; Stewart & Shearer (A), 45 Wall; Francis S McAvoy (R); due, \$27,533.26; T&c, \$1,249.75; Henry Brady.

59TH st, 345 W, ns, 150 e Col av, 25x100.5,

59TH st. 345 W, ns, 150 e Col av, 25x100.5, 5-sty bk tnts & strs; same—same; Action 2; same (A); same (R); due, \$27,538.44; T&c, \$1,261.05; Henry Brady.

BRONX boulevard, 3666. es, 100 s 216th, 45 x100, Wakefield; Chas S Whitney, exr—Jno J Zuelch et al; Jos W Middlebrook (A), 82 Beaver; Melvin H Dalberg (R); due, \$1,766.42; T&c, \$194.14; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 10. No Legal Sales advertised for this day.

MAY 12.

MAY 12.

OCEAN Parkway, ws, 160 s Ditmas av, 30x 150; Solon J Liebeskind—Mary V McKeon et al; Nathan Kalvin (A); 55 Liberty, Manhattan; Thos A Gallagher (R); Chas Shongood.

STH av, nec 43d, 20.2x90; Chas T Branch—Matil Falkenberg et al; Chas C Branch (A), 149 Bway, Manhattan; Fredk Durgan (R); Wm P Rae.

MAY 13.

HAWTHORNE st, cl, 731.7 e Flatbush av, runs s136xe49.10xn136xw49.10 to beg; Fannie Karlsik—Abner M Bradley et al; Louis Karasik (A), 44 Ceurt; Simon M Seley (R); Wm H Smith.
ROEBLING ST, es, 50 n N 6th, 25x100; Jos A Burr—Eliz Hayward et al; Jno T Bladen (A), 44 Court; Loren E Harter (R); Wm H Smith.

Wm H Smith.

ST JOHNS pl. ns. 358.4 e Underhill av. 41.8x
123.6; Alfred B Potterton—Beecher Realty &
Construction Co et al; Brewster & Farries (A),
165 Bway, Manhattan; Mortimer W Byers (R);
Jas L Brumley.
56TH st, ss, 120 w 7 av, 20x100.2; South
Brooklyn Savings & Loan Association—Patk
Sweeney et al; Wm J Bolger (A), 149 Bway;
Lorenzo Ullo (R); Wm P Rae.

55TH et ps 160 w 2 av 20x100.2; Francis

Lorenzo Ullo (R); Wm P Rae.

58TH st, ns, 160 w 3 av, 20x100.2; Francis H McCormick—Cobern Construction Co et al; Andrew F Van Thun, Jr (A), 189 Montague; Benj Marvin (R); Wm H Smith.

76TH st, sws, 380 nw Ridge Boulevard, 80x 109.4; Mary E Seaman—Donald Campbell Co et al; Henry J Davenport (A), 375 Pearl; Percival G Barnard (R); Wm H Smith.

78TH st, swc New Utrecht av, 95x100; Thos H Dusenbury et al—Grace E Bucher et al; Allen & Dean (A), 149 Bway; Louis R Bick (R); Wm H Smith.

(R); Wm H Smith.

HOPKINSON av. ws. 201.3 s Hegeman av. 20x100; Mahlon W Newton—Harry Langsam et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

HOPKINSON av. ws. 261.6 s Hegeman av. 20x100; Mahlon W Newton—Benj Mustin et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

(R); Wm P Rae.

HOPKINSON av, ws, 281.6 s Hegeman av, 18.6x100; Mahlon W Newton—Annie Levey et al; Clarence F Corner (A), 375 Pearl; Geo F Elliott (R); Wm P Rae.

HOPKINSON av, ws, 180.8 s Hegeman av, 20.7x100; Mahlon W Newton—Leonard Bronner et al; Clarence F Corner (A), 375 Pearl; Geo F Eliott (R); Wm P Rae.

RIDGEWOOD av, swc Cleveland, 100x85; Otto E Reimer—Anna Frankel et al; Sackett & Lang (A). 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

ST MARKS av, ns. 100 e Howard av, 20x90x 20x86.11; Margarite Emrich—Jacob Siegel et al; Jay & Smith (A), 204 Montague; Henry S Rasquin (R); Wm H Smith.

MAY 14.

ECKFORD st. es. 150 s Engert av. 25x95.9x
29.10x125; NEWTON st. nws. 180 sw Graham av.
25x62.7; FROST st. ns. 125 e Manhattan av.
50x100; Louis Bossert et al—Le Shen Realty Co
et al; J Stewart Ross (A), 44 Court; Ernest
P Seelman (R); Wm H Smith.

KEAP st, nws, 163.10 ne Lee av, 19.2x100; Edw C Wright exr &c—Katle Goldberg et al; Wm H Good (A), 44 Court; Michael Furst (R); Wm H Smith.

PACIFIC st, nes, 195 nw Hoyt, 20x90; Fredk Johnson—Mary E Cullen et al; Caldwell & Holmes (A), 44 Court; O Grant Esterbrook (R); Wm P Rae.

WEST 5TH st, ws, 440 n Av U, 40x100; Kate Murphy—Maria G Depalo et al; Harvey O Dob-son (A), 189 Montague; Geo R Adams (R); Wm H Smith.

WM H SMItch.

23D st, ns, 150 e 6 av, 50x100; Sophy L McCann—Hedwig G Batcheller et al; Action No
1; Sackett & Lang (A), 99 Nassau, Manhattan;
Jas T Williamson (R); Wm H Smith.

AV Q. cl., intersec es East 38th, runs w 923.7xs1643.2xe1093.10xn1364.3 x w208.3 x n230.1, containing 40 acres; Cornellus Dwyer—Coleraine Real Estate Assn et al; Jno Z Lott (A), 164 Montague; Fortescue C Metcalfe (A); Jas L Brumley.

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirshkind—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Sam Littman (R); Wm P Rae.

E NEW YORK av, ss, 75.3 e Barrett, 26.4x 42.1x25x33.7 Sam Akseezer—Meyer Berschadsky et al; Isidore Solomon (A), 302 Bway, Manhattan; Alfred A Schlickerman (R); Chas Shongood.

GREENWOOD av, ns, 75 w East 4th, 25x100; August Potrykus et al—John Strong et al; Daisy Gaus (A), 497 Halsey; M Shaler Allen (R); Jas L Brumley.

(R); Jas L Brumley.

HOPKINSON av, ws. 40.2 s Livonia av, 20x75;
Louis Guttman—Marcus Heker et al; Israel
Grunstein (A), 116 Nassau, Manhattan; Cornelius B Van Brunt (R); Chas Shongood.

NORMAN av, swc Baker, —x—; Tax Lien Co
of N Y—Richd M Henry et al; Wm Lustgarten
(A), 68 William, Manhattan; Thos Troy (R);
Wm H Smith.

MAY 15.

BOERUM st, ss, 150 e Lorimer, 50x100; State Bank—Jennie Cohen et al; Jerome A Kohn (A), 1400 5 av, Manhattan; Abr Rockmore (R); Wm H Smith.

DEAN st, ss, 146.7 w Rochester av, 20x100; United States Mortgage & Trust Co-Morris Schwartz et al; Harry L Thompson (A), 175 Remsen; Wallace R Foster (R); Wm H Smith.

Remsen; Wallace R Foster (R); Wm H Smith.

McDONOUCH st, sec Patchen av, 20x80;
Marie L Harrisson—Wm H Osborn et al; Cary & Carroll (A), 59 Wall, Manhattan; Chas F
Murphy (R); Jas L Brumley.

STERLING pl. ns, 100 w Howard av, 125x
127.9; Empire City Lumber Co—S & J Holding
Co et al; Chilton & Morgan (A), 26 Court;
Jno McCrate (R); Wm H Smith.

ST JOHNS pl. ns, 225 w Howard av, 25x112.9;
Onslow Moore Co—Abr Hainer et al; Gilbert Elliott (A), 44 Court; Isaac Roth (R); Wm H Smith.

EAST 2D st, es, 220 n Av Q, 20x100; Jennie Dole—Eliz E Doremus et al; Edw B Thompson (A), 166 Montague; Chester T Krouse (R);
Wm H Smith.

DUMONT av, nwc Linwood av, 90x125; Peo-

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co-Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

JAMAICA av, ns. intersec nes Bushwick av, runs nw102.2 to Pellington pl xn128.10xnw12.3xe 238.4xs142.11xsw192.2 to beg; Thos G Field—H A F Holding Co et al; Strong & Cadwalader (A), 40 Wall, Manhattan; Theodore L Frothingham (R); Wm H Smith.

ingham (R); Wm H Smith.

PARCEL of land bounded on the s by land of Fredk Seeler, e by land of Lydia Lott, w by land of Jeremiah Lott, n by land of Edw Smith, containing five acres; PARCEL of land bounded on the e by land of Christopher Lott, n by First Division, w by land of Cath Oechsler, s by the Third or New Lotts Division; Alfred Gutwillig—Louis Celler et al; Max Stern (A), 64 Wall, Manhattan; Myles Purvin (R); Wm PARCEL of land here to the land here to th

H Smith.

PARCEL of land beg at cl of a ditch separating grant of Mary Vanderveer intersec cl Av V, runs s — to meadow lots of Vanderveer Clapp xsw— to Gerritsens creek, xsw351.6xnw 82.6xne91.11xnw—to cl Av V xne— to beg; Title Guarantee & Trust Co—Laura E Fitzgerald et al; Harry L Thompson (A), 175 Remsen; Wm C Rodger (R); Wm H Smith.

STERLING pl. ns. 100 w Howard av. 125x127; Jeanette Selinger—S & I Holding Co et al; Sam A Telsev (A). 44 Court; Edw R Rayher (R); Chas Shongood.

VANDERBILT st, ns. 20 e 19th, 20x90; Eversley Childs—Siegel Hines Realty Co et al; Action No 1: Edw E Marcells (A), 69 Wall, Manhattan; Henry C Eldert (R); Jas L Brumley

VANDERBILT st, ns, 40 e 19th, 20x90; same -same; Action No. 2; same (A); same (R); Jas L Brumley.

VANDERBILT st, ns, 60 e 19th, 20x90; same —same: Action No 3; same (A); same (R); Jas L Brumley.

Jas L Brumley.

BUFFALO av. es, 152.9 n Park pl, 25x100;

LORIMER st. es, 25 s Bavard, 25x75; Construction Material & Coal Co—Pasquale Pasnozzi et al; Stewart Engel (A), 260 Bway; Wm R A Koehl (R); Chas Shongood.

HOPKINSON av. ws, 241.6 s Hegeman a 20x100; Minnle Stone—Benj Mustin et a Reuben Stone (A), 791 Bway; Sidney W Weinberg (R); Chas Shongood.

Weinberg (R); Chas Shongood.

LENOX rd, ss, 120 e Albany av, 40x90;
Leverett A Reeve—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Wm J Pape (R); Wm H Smith.

SNYDER av, ns, 74.6 w Lott, 18.6x42.3;
Evelvn M Breslin—Brettschneider Realty Co et al; Action No 2: Dorman & Dana (A), 48 Wall, Manhattan; J Gardner Stevenson (R);
Wm P Rae,

7TH av, ws, 34 n 20th, 25x80; Gustave Niederehe—Claris Realty Co et al; Grover M Moscowitz (A), 189 Montague; Maxwell Wychoff (R); Chas Shongood.

No Legal Sales advertised for this day.

MAY 19.

EAST 5TH st, es, 225 s Caton av, 40x100; Andrew Gray—Helen E Rauscher et al; Thos Downs (A), 44 Court; Frank McCaffry (R); Wm P Rae.

BAY 23D st, sec Bath av, -x-; Harry Zirinsky—Chas F Cromwell et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

49TH st, sws, 360 nw 15 av, 40x100; GLEN-MORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P

Hae.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to East 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Sheriff's sale of all right, title, &c, which Thos G Carlin had on Decl4'11, or since; Chas B Law, sheriff; Wm P Rae.

NEW JERSEY av, es, 225 n Fulton, 25x100; Sheriff's sale of all right, title, &c, which Christina Fuchs had on Jan17'13, or since; Chas B Law, sheriff; Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant,

Manhattan and Bronx.

MAY 3.

No Foreclosure Suits filed this day.

MAY 5.

6TH st, 806-12 E; two actions; Minnie Wollner—Elias Senft et al; A O Ernst (A).

10STH st, 9 E; Saml Hirshfeld—Bridget Barrett et al; S Solomon (A).

rett et al; S Solomon (A).

132D st, 249 W; City Real Estate Co—Annie Sugarman et al; H Swain (A).

AV A, swc 67th, 40.5x100; Emily S Herrick et al—Athos Realty Co et al; Cary & Carroll (A).

DAVIDSON av. ws, 100 n 184th, 50x100; Emma Manson—Alban E Munson; F W Mat-tocks (A).

VILLA av, es, 375 n 204th, 16x100; Eleanor Storm—Eva Siegel et al; Carrington & Pierce

2D av, 1467-9; two actions; Kassel Oshinsky— Max Reiss et al; A A Feinberg (A).

MAY 6.

CHAMBERS st. ss, 75.2 e Church, 25.2x74.7;
Jno S Murphy et al—Alex Reiman et al; J J
Smith (A).

79TH st, 234 E; Simon R Weil trste—Fannie
Mandel et al; Geller, Rolston & Horan (A).

102D st, 302 W; Jas H Twamley—Grace M Birdsall et al; H A Knox (A). 121ST st, ns, 340 w Lenox av, 20x100.11; Frances J Gottschalk—Geo Barnett et al; Simpson & Cardozo (A).

MORRIS av, 1910; Ermine M Carruthers—Magda Operating Co et al; R G Babbage (A).
TEE TAW av, nec 188th. 105x33.10; also
TEE TAW AV, es. 135 n 188th. 150x119.2 to
Park View pl; Mary S Croxson—Richd M
Montgomery & Co, Inc, et al; G G Dutcher (A)

3D av, swc 174th, 100x121.1; State Bank—Harry Simon et al; J M Roeder (A).

MAY 7.
No foreclosure Suits filed this day. MAY 8.

136TH st, 122 W; Carrie Westerfield—Louis E Kleban et al; R E Rabell (A).

MAY 9.

KELLY st, 831: Elsie J Simon—Benj Locker et al; M Eisner (A).

1ST st, ss, lots 632 & 633, map of Laconia Pk; North Side Mtg Corp—Rosario Lo Bue et al; Clocke, Koch & Reidy (A).

10STH st, 9 E; Saml Hirschfeld—Bridgett Barrett et al; amended; S Solomon (A).

rett et al; amended; S Solomon (A).

124TH st. ns, 199.6 w Amsterdam av. 53x
100.11; Jennie A Rosenberg—Conservative Realty
Co et al; Ernst, Lowenstein & Cane (A).

BROADWAY, —c 256th, lots 166, 167, 224, 214,
215, 97, 98 & 99, map of Samler Est, Bronx;
four actions; Stuard Realty Co—Irene A Therry
et al; amended; A S Gilbert (A).

MARION av swy 108th 50x100 & Pollar Serve

et al; amended; A S Gilbert (A).

MARION av. swc 198th. 50x100.6; Dollar Savgs
Bank of the City of N Y—Latham Realty Co et
al; Lexow, Mackellar & Wells (A).

PARK av. nwc 121st, 100.11x20; Emigrant
Industrial Savgs Bank—Cornelia Hawes et al;
R & E J O'Gorman (A).

WALTON av. ws. 348.5 n 184th, 19.10x96.6;
Geo F Gifford—Liberty Investing Co et al; E
Hall (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 1.

UNDERCLIFF av, nwc 176th, 22.9x105.2; Regent Realty Co—Emile Utard; Lachman Goldsmith (A); Albt R Lesinsky (R); due, \$1,909.58.

BELMONT av, nec 181st, 80.8x51.1; Mary J McDonald—Jno Violante Realty Co; Robt L Wensley (R); due, \$6,019.47.

MAY 2.

7TH av, nec 110th, 70.11x100; Jno S Cram—Michael J Leahy; Geo E Weller (A); Melvin H Dalberg (R); due, \$78,135.42.

13TH st, ss, 158 w Av C, 25x103.3; Harry H Kohn—Jos Kreinik et al; Walter S Dryfoos (A); Jno J Hynes (R); due, \$17,997.31.

2D av, 2004; New Church Board of Publication—Anna Damico; Walter B Safford (A); Dean Nelson (R); due, \$14,154.90.

MAY 3.

BATHGATE av, es, 25 n 184th, 25x95.7; Eugene H Hatch—Scalzo Realty Co; Thos M Debevoise (A); Edmund J Tinsdale (R); due, \$14,721.38.

JEROME av, ws, 162.7 s Kingsbridge rd, 100x 114.2; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A); Richard W Hill (R); due, \$3,623.67.

MAY 5.

101ST st, 55 E; Saml A Goldschmidt—Victorine E Bowles et al; David F Toumey (A); Ellsworth J Healy (R); due, \$16,600.

130TH st, 53 W; Walter Longman—Albt E Henschel; Jno M Rider (A); Jos Beihilf (R); due, \$12,460.00.

MAY 6.

PLEASANT av, es, 80 n 116th, 20.10x98; Eliz F King—Annie M Keenan; Miller, King, Lane & Trafford (A); Wm L Cahn (R); due, \$8,808.13.

808.13.

PLEASANT av. es, 72.5 s 117th, 28.5x98; same —same; same (A); same (R); due, \$13,471.25.

3D av, swc 174th, 100x121.1; 3D av, ws, 100 s 174th, 100x128.8; Richard Eauer—Harry Simon et al; Fischer & Rosenbaum (A); Arthur M Levy (R); due, \$6,778.42.

MAY 7.

LOT 24, block 71, map of Morris Pk; Hudson Trust Co-Lyman A Cheney et al; Holm, Whitlock & Scarff (A); Alex Brough (R); due, \$1,476.73.

\$1,476.73.

LOT 22, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,249.64.

LOT 20, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,249.64.

LOT 25, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,704.00.

LOT 23, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,363.20.

LOT 21, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,249.64.

LOT 19, blk 71, map of Morris Pk; samesame; same (A); same (R); due, \$1,249.64.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

MAY 3.

HUDSON st. ws, 33.1 s Vestry, 92x100; St John's Park Realty Co—Paul C Uhlig et al; Bowers & Sands (A).

129TH st, 147 W; Frances A Reynolds—Julia S Flynn et al; F Sigel (A).

129TH st, 147 W; Jno N Kimpel—Julia S Flynn et al; A Lamont (A).

ARTHUR av, ws, bet 178th & 179th, lot 33; Tax Lien Co of N Y—Dennis W Moran et al; foreclosure of transfer of tax lien; W Lustgarten (A).

ST NICHOLAS av, nwc 117th, 25.2x107.11; Hugo E Distelhurst et al—Barnard Realty Co et al; Eisman, Levy, Corn & Lewine (A).

MAY 5.

53D st, 407 W; Marie Farrington et al—Louis Gordon et al; action to confirm title; G R Hawes (A).

181ST st, ns, bet Honeywell & Daly avs, lot 27; Harry Zirinsky—Lindsay Williamson et al; foreclosure of transfer of tax lien; S Zirinsky (A).

BOSTON rd, ws, 118.11 n 166th, 62.5x123.6; Weinstein Bros Inc—Co-Free Realty Co; action to foreclose mechanics lien; E A Isaacs (A).

MAY 6.

HOUSTON st, Nos 139-145 E; Minsker Realty Co—Max D Steuer et al; partition; H Joseph (A).

McCLELLAN st, ss, bet Jerome & Cromwell avs, lot 35; Saml Hollander—Wm W Astor et al; foreclosure of transfer of tax lien; B G Oppenheim (A).

penheim (A).

14TH st, 300; also 2D AV, 228; also HOUSTON ST, 208-10 E; also 1ST ST, 101-3 E; also HOUSTON ST, 240-36 E; also AV A, 2-4; also HOUSTON ST, 211-7; also HOUSTON ST, ss; 20 e Chrystie, 55x49.4; also CHRYSTIE ST, ws, 50 s Houston, 25x100; also HOUSTON ST, swc Chrystie, 20x49.4; also CHRYSTIE ST, ws, 75 s Houston, 89.9x100; Minsker Realty Co—Max D Steuer; partition; H Joseph (A).

MAY 7.

MAY 7.

44TH st, ss, 150 w 8 av, 50x100.4; Mutual Life Ins Co of NY—Peter J Ryan et al; F L Allen (A).

48TH st, ss, 275.6 e 8 av, 99.6x100.5; Union Estates Co—Adlon Constn Co et al; Eisman, Levy, Corn & Lewine (A).

114TH st, ns, 260 e 3 av, 25x100.11; J Thos Webb—Bertha Schonberger et al; Cannon & Cannon (A).

COLLEGE AV, sec 168th, 200x100; Wm F A Kurz—Thos H Roff et al; J F Frees (A).

MORRIS av, ws, 190.6 n 164th, 24.6x105; Esther H Eno—Abram W Herbst et al (amended); C Eno (A).

LOTS 68 & 69, map of Kingsland Estate, Bronx; Emigrant Industrial Savings Eank—Esther V F O'Brien et al; R & E J-O'Gorman (A).

Members of the

Real Estate Board of Brokers

City of New York (Incorporated)

E. A. TREDWELL, President CHARLES E. DUROSS, Vice-President ELISHA SNIFFIN, Secretary ALFRED V. AMY, Treasurer



BOARD OF GOVERNORS

E. A. TREDWELL CHARLES E. DUROSS ELISHA SNIFFIN ALFRED V. AMY GERALD R. BROWN WARREN CRUIKSHANK W. J. VAN PELT ALBERT B. ASHFORTH L. M. D. McGUIRE

FRANK D. AMES

BURTON J. BERRY Sec'y-Treas.

AMES & COMPANY

Real Estate Agents and Brokers
Telephone 3570 Madison Sq. 26 WEST 31st ST.

SIG. CEDERSTROM

Expert Appraiser
Complete Card Index Record of Deeds, Mortgages,
Auction Sales, Projected Buildings, Lis Pendens, etc.
Phone, 5732 Main 201 Montague St., Brooklyn

A. M. CUDNER REAL ESTATE CO.

Real Estate Brokers and Managers

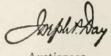
254 WEST 23D STREET

REMSEN DARLING

Mortgage Loans

Phone 3500 Cortlandt

170 BROADWAY



31 NASSAU STREET

DE SELDING BROTHERS

Real Estate, Loans, Appraisals

Telephone Connection

128 BROADWAY

DUROSS COMPANY

Real Estate—Mortgages 155 W. 14th St. 156 Broadway

AUSTIN FINEGAN

Real Estate-Insurance-Appraisals 35 NASSAU STREET Tel., 1730 Cortlandt

D. A. Clarkson

OGDEN & CLARKSON Estates Managed Real Estate

17 WEST 30TH STREET

EDWARD D. PALMER

Real Estate-Mortgage Loans

Insurance 179 COLUMBUS AVE., cor. 68th St.

LOUIS

Real Estate

SCHRAG

Established 1890
Tel. 1700-1 Chalcon Agent, Broker and Appraiser

142 W. 23d St.

FRANK E. SMITH

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

TUCKER, SPEYERS & CO. Real Estate

435 FIFTH AVENUE, NEAR 39th STREET

Telephone, 2750 Murray Hill

JAMES N. WELLS' SONS Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE William J. Wells James P. Eadie Established 1819 Phone, 5266 Chelsea

Frederick Zittel & Sons Real Estate and Insurance

Main Office: BROADWAY, S. W. COR. 79th ST. Uptown Office: 3453 BROADWAY, Nr. 140th St. Downtown Office: 114 NASSAU STREET

MANT your business story placed in the most conspicuous position possible, before the best Real Estate Brokers and Operators, or the Builders and Managers of Greater New York? Then, get in an order quick for a front cover. The sale is limited. Lis Pendens, Manhattan and Bronx (Continued)

MAY 8.

JEROME av, see Bedford Pk blvd, 57.1x107.8 Richd Carroll—Grover C Clark et al; secifi performance; J I Moore (A).

MAY 9.

No Lis Pendens filed to-day.

Borough of Brooklyn.

MAY 1.

INGRAHAM st, ss, 100 w Porter av, 200x100; ss A Burr & ano as exrs &c Andrew E Burr All-Boro Realty & Constn Co; Coombs & Wil-

INGRAHAM st, swc Porter av, 100x200 to arrison pl; same—same; same (A).

POWELL st, ws, 100 n Liberty av, 16x100; ay H Eagan—Celia Weiner et al; J C Judge

SEELEY st, swc 18th, 20x90; Title Guar & rust Co-Grace Hyde et al; Owens, Gray &

Trust Co-Grace Hyde et al; Owens, Gray Tomlin (A).

4TH pl, ss, 21 w Clinton, 21x133.5; Lilli L Kelly-Walter A Lane et al; partition; J Keogh (A).

J Keogh (A).

47TH st, nes, 380 se 16th av, 40x100.2; also 50TH st, sc 16th av, 20x100.2; Ralph W Long—Thos J Coffey et al; L B Cohen (A).
FOUNTAIN av, es 160 n Glenmore av, 20x100; Bond & Mtg Guar Co—Nathan Drucker et al; T F Redmond (A).

LIBERTY av, nec Shepherd av, 20x75; Mary J Schwartz—Antonio Competiello et al; T F Redmond (A).

OCEAN PARKWAY

OCEAN PARKWAY, ws, 160 s Ditmas av, 30x150; Solon J Liebeskind—Mary V McKeen & ano; N Kalvin (A).

ROCKAWAY av, es, 125 s Pitkin av, 25x100; Title Guar & Trust Co—Jos Schwartzman et al; T F Redmond (A).

TF Redmond (A).

SHEPHERD av, es, 75 s Sutter av, 25x100;
Eagle Savgs & Loan Co—Wm L Aydelotte et al;
J C McLeer (A).

SUTTER av. ns. 100 e Williams av, 50x100;
Title Guar & Trust Co—Gussie Rosenberg et al;
TF Redmond (A).

MAY 2.

BERGEN st, ns, 100 e Schenectady av, 50x 107.2; Mary Ludlam—Henry A Ludlam et al; to set aside deed; Burnstine & Geist (A).

BRISTOL st, ws, 60.1 s Dumont av, 20.1x100; Sarah Friedburg & ano—Aronson Realty Co et al; S S Schwartz (A).

COOKE st, ss, 50 e Evergreen av, 25x75x25x 77.10; Willis Dodge & ano as trstes Lucy A W Cronkhite—Jacob Simon et al; T F Redmond (A).

HERKIMER st, ns, 133.4 e Stone av, 16.8x100° ay O Healy—Hugh R Healy Jr; H W Booth

HERKIMER st. 879; Peter McMillan—Anna McMillan as admx &c Annie Marsh; to recover judgment; T Long (A).

Frost Jr (A).

WEST st, ws, 100 s Av W, 40x100; also Lots 809 & 810, map prop belonging to Ocean Breeze Bldg Lot Assn; Josephine Tice—Mary J Taylor & ano; A Snydecker (A).

S 1ST st, ns, 116 e Bedford av, 17.3x70; Mary C Mooney—Jacob Weitzer et al; Geo A Logan (A).

S 2D st, ns, 99.10 e Havemeyer T F Redmond

E 5TH st, ws, 145 n Cortelyou rd, 22.6x100; nas Weber-Max Hereth; Halbert & Quist (A). E 28TH st, es, 160 s Clarendon rd, 20x100; Mary Ludlam—Clara Bloodgood et al; to set aside deed; Burnstine & Geist (A).

49TH st, ss, 100 e 2d av, 25.7x100.2; Home Life Ins Co-Eliz Swezy et al; T F Redmond (A).

60TH st, ec 10th av 20x100.2; Cayuga County Savgs Eank—Chas Gahren et al; T F Red-mon (A).

55TH st, ss, 183.4 e 3d av, 16.8x100.2; Julie sgeler—Harry S Baker et al; J C Stemmerann (A).

S4TH st. nes, at int sc land Eliz Emmons, runs ne373xsw165xsw95.6xnw9xsw50xnw48.7xsw 100 to stxnw48.7 to beg; Tillie Lefkowitsh et al —Chas E Amerman as exr &c Peter O Monfort et al; J Schwartz (A).

ALBANY av, ws, 80 n Degraw, 20x100; Church Charity Foundation L I—Jas McGrath et al; Cary & Carroll (A).

ATLANTIC av, swc Warwick, 25x100; Henry ockrath-Wittmann Constn Co et al; F Cobb

MANHATTAN av nec Conselyea, 25x75; Title Guar & Trust Co—Rosa Losarro et al; T F Redmond (A).

Redmond (A).

ST MARKS av, sec Rogers av, 16.6x95; Dave Young & ano—Isaac M Holly et al; to set aside deed; Israel M Lerner (A).

ST MARKS av, ss, 383.6 e Buffalo av, 6.6x100; Plot 293.9 e Buffalo av & 100 s St Marks av, runs s41xe—xe—xn27.9xw300 to beg; R. Annie Armstrong & ano as exrs &c Roland D Armstrong—Geo W Heatley et al; R T Griggs (A).

1ST av, es, 75.2 n 57th, 25x100; Julia H Sherry—Fred P Huff et al; W Thorn (A).

LOTS 43 & 44. man Oakcrest: Margt Reilly

LOTS 43 & 44, map Oakcrest; Margt Reilly—Cecelia Reilly; partition; Peter P Smith (A).

LOTS 134, 136 to 138 & 140 to 148 & 125 to
132, blk 8280 map Sea View Ter; Waldemar
Co—Emma C Reichman; to set aside deed; H
S Stewart (A).

MAY 3.

COLUMBIA st, nwc Warren, 48.9x80x41.9x80.1; also WARREN st, ns. 103.6 w Columbia, 23.4x 83.10x23.5x84; Thos S Draper et al—Giuseppe Rapisarda et al; to establish a claim; Grover M Moscowitz (A).

DUMONT av, nec Bristol, 25x100; Nathan Kop-elowitz-Henriette Jacoby et al; Louis N Jaffe

JEFFERSON st, ss, 250 w Irving av, 25x100; Chas Myers as exr Geo C Freeborn (dec)— Mary J Rothenbach et al; Harry L Thompson

LINWOOD st. ws, 400 n Liberty av, 25x90; Frank Soviero—Guiseppe Soviero & wife; to create a trust; Ralph K Jacobs (A). 17TH st, ns, 133.4 w 7th av. 16.8x90; Hattie K Brown—Jno J Olsen et al; Wray & Bilsbury

CONEY ISLAND, ws. 75 n Ocean Pkwy, 50x200; Evelyn M Pettit & ano as extrx &c Louis C Pettit—Mary Diamond & ano; G H Pettit (A).

JEFFERSON av. ss, 240 e Throop av, 16.8x100; Julius Werner-Morris Leibowitz et al; J A Arnold (A).

TTH av, 570; Julius Kunkel—Meyer Davidoff; specific performance; H A Sperry.
KINGS LIS PENDENS

MAY 5.

CALYER st, sec Moultrie, 100x175; Williamsburgh Savings Bank—Andw N Petersen et al; S M & D E Meeker (A).

GARFIELD pl, ns, 150 w 7 av, 30x100: Bank rr Savings of Ossining—Saml J Flush et al; F Redmond (A).

2D st, ss, 138.3 e 5 av, 30x100; Marcus Bul-owstein—Max Corpuel et al; Ginzburg & Picker

E 51ST st, ws 365 s Rutland rd, 20x100; also E 51ST st, ws, 385 s Rutland rd, 20x100; Laura Opper—Margarita Dealy & ano; to set aside judgment; Lehmaier & Pellet (A).

BAY RIDGE av, ns, 84.9 e Colonial rd, 20x 100; Geo A Minasian—Louis Hueter et al; G A Minasian (A).

MERMAID av, ns, 100 w W 15th, 37.8x50; Sarah Ferguson—Francesco Coppola et al; S E Klein (A).

SUTTER av, nwc Barrett 99.11x100; Chest-nut Ridge White Brick Co—Barrett Constn Co et al; foreclosure of mechanics' lien; Saml Sel-derman (A).

UTICA av. es. 200.6 s Montgomery, runs s 155.3xne19.10xse20xsw130xe75xn65 to beg; Mary E Hughes—Danl J Lee et al; Kiendl, Smyth & Gross (A).

MAY 6.

DEGRAW st, ss, 156.4 e 4 av, 16.4x100; Emma C Inslee & ano as exrs, &c, Chas F Inslee decd—Giovanna Bonacci et al; T F Redmond (A).

Gecd—Giovanna Bonacci et al; T F Redmond (A).

DEAN ST, ss, 49.9 e Stone av, runs e90.7xs 107.2xw19.4xnw128.8 to beg; Bond & Mtg Guar Co—Carlo Corrado et al; T F Redmond (A).

PARK PL, ss, 88.8 w Albany av, 16x80; Jno T Andrews—Florence S Putney & ano; O H Stearns (A).

WALWORTH st, ws, 280.7 s Myrtle av, 31.3x 100; Wilhelmina A Owens—Walter Ryan et al; E K Van Beuren (A).

39TH st, sws, 20 nw 13 av, 20x95.2; Chauncey W Davis—Henry Baun & wife; T F Redmond (A).

S5TH st, ns, 280 e 22 av, 60x100; Jno A Cook—Nathan Edison et al; J M Zurn (A).

HIGHLAND av, ws, 66.2 n Manhattan av, runs nw60.2xsw140xse100 to av, xn66.2 to beg; also, HIGHLAND AV, ws, bet Maple av & Poplar av, runs n35.8xw47.4xsw—xe60.2 to beg; Harold D Watson—Jos M Creamer & wife; R S Kristeller (A).

JEFFERSON av, ss, 647 e Throop av, 18x 100; Jane W Chichester & ano as extrx. &c, Jeannette C Williams—Jos H Pratt et al; Howe, Smith & S (A).

LIBERTY av. ss. 107.7 e Thatford av. 23.10x 10; South Bklyn Savings Inst—Lena Rubin al; T F Redmond (A).

MERMAID av, ns. 30.6 e W 15th, 25x100; Benj Croner—Antonio Massa et al; M May (A).

MAY 7.

CARROLL st. sws, 97.9 nw Smith, 17.9x100; no B Luce—Washington J Brandt et al; E W Jno B Luce-Ditmas (A).

COLERIDGE st, es, 640 n Hampton av, 60x 100; Marvin Mtg Co—Geo Daniels et al; Wm E Euckley (A).

E Euckley (A).

FREEMAN st. ss, 275 w Oakland, 25x100;
Henrietta H Breishank—Leicester K Ely et al;
to bar defendants; O Richter (A).

11TH st, ns, 105.9 w 4 av, 20x100; Geo J
Thompson—Walter Thompson et al; Peter J
McGoldrick (A).

39TH st, ss, 40 w 12 av, 20x95.2; Chas H
Armstrong—Harry C Brandes et al; Chas S
Warbasse (A).

BATH av ss, 125.11 a Bay 11th 20x80; Mary

Warbasse (A).

BATH av, ss. 125.11 e Bay 11th, 20x80; Mary B Kellogg—Morris L Baird et al; Wilson, Barker & Wager (A).

BATH av, ss. 85.11 e Bay 11th, 20x80; Ruth A Bruce-Brown—Sallie Kaiser et al; Wilson, Earker & Wager (A).

NEW UTRECHT av, ws. 148 n 58th, 40x110; Bklyn Institute of Art & Sciences—Josephine R Glashoff et al; Thos F Redmond (A).

ST MARKS av, ns. 125 e Kingston av. 100x 155; Regal Holding Co Inc—Montague Mtg Co et al; for specific performance of a contract; LOT 105, map of "South Greenfald"; Co.

LOT 105, map of "South Greenfield"; Chas J Ryan-United Stock Holders Realty Corpn & ano; W H O'Hare (A).

PLOT bounded (A).

PLOT bounded (A).

Creek xe by Coney Island av xs by Neptune av xw by Iand now or formerly of Wm Greval; Realty Fee Co-Sarah E L Schenck ind & exrx of Tunis Schenck (deed) et al; partition; Henry A Ingraham (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 3.

72D st. 140 E; Jerry Sedlacek—Jane N Riddle, Blanch M Nolan, Frank J Nolan, R L Graham & A H Appel (22).

3D av, 2908; Ely J Rieser—Chas Schnabel (20).

5TH av, 1250; Jiffy Fire Hose Rack Co—Geo H Earle, Jas H Sullivan, Jno Koch Plumbing Co & H P Wright & Co (21). 174.50

8TH av, 2153-61; Morton F Kane—Jno Forster Earle & Calhoun (23). 296.00

MAY 5.

27TH st, 27 W; Herbt Samuels—Morris Glantz & Jas Hartley (28). 21.00
43D st, 147-51 W; Lustig & Weil—Keystone Constn Co & Forty Third Street Hotel Co, Inc, lessee (25). 230.00

76TH st, 356-60 E; Max Rosenthal—Edw Mc-Guiness, East Side Amusement Co, Julius M Schwartz, Monroe Building Co & Davis Levine Co (24).

103D st. 73 E; Wm Greenberg—Athos Realty 132.75

o (27). 114TH st, ss, 262.6 e 2 av, 18.4x100.11; Alex assa—Maddelena Colucci & Antonio Brescis 58.38

118TH st, 26 W; Wm Greenberg—Athos Real-7 Co (26). 65.50 DALY av, 1891; Harlem Wall Paper Supply— ramer Contracting Co & S B Blonstain & Sons 29). 184.83

MAY 6.

23D st, 114-6 E; Pennsylvania Cement Co— 114 East Twenty-Third St Co; Jacob A Zimmer-man; Macolithic Concrete Co (38). 1,569.38

53D st, 121-9 E; Jones & Laughlin Steel Co— 118 East 54th St Co; Milliken Bros (35). 1,672.69

58TH st. 223-7 W; J F Murphy Lumber Co— Jonas H Monheimer, estate of Andrews S Ben-nett, Wm J Bennett, Chas E Appleby—Lang Contracting Co (31).

74TH st, 218 E; Philip Eich—Mrs Cath McGarry & Jos Keegan (39).

76TH st, 356-60 E; Chas Hartenstein—Edw McGuiness; East Side Amusement Co; Julius M Schwartz (32).

76TH st, 354-60 E; F W Seagrist Co, Inc—Davis Levine Co; Julius M Schwartz (40).

(40). 72.45

76TH st, 356-60 E; Frank Goldberg—Edw Mc-Guiness; East Side Amusement Co; Monroe Building Co & Julius M Schwartz (36), 160.00 95TH st, ns, 127 e Broadway, 30x100; Hudson Toodworking Co—Kerloc Realty Co & Constn o (37).

Woodworking Co (27). 97.00

Co (37). 97.00

NORTHERN av. es. bet 178th & 179th, -x 100; Murtha & Schmohl Co—Birch Realty Co & Gussie Raabe; H Raabe & Sons (renewal) (34) 1,600.00

STEUBEN av E, Gun Hill rd, Bainbridge av 210th; block; Nadham Co-Monteflore Home; Eureka Soapstone Co (33).

MAY 7.

121ST st, 315 E; Christian Vorndran's Sons— Wm Collins Co; Wm Collins Constn Co (renewal) (43).

Win Collins Development of the Collins of Co

MAY S.

35TH st, 421 W; Wm Levine—Florence P Manning & Patk A Geoghegan (47). 99.50 35TH st, 418 W; same—same (48). 80.00 76TH st. 356-60 E; Max Greenberg—Edw Mc-Guiness, East Side Amusement Co, Monroe Bldg Co & Julius M Scheartz (45). 391.70

5TH av, 1250; Standard Plumbing Supply Co-Ronalds & Johnson Co, Inc, Geo H Earle Jr, Jas F Sullivan, H P Wright & Co, Inc, North Star Amusement Co, Inc, & Jno Koch Plumbing Co (44).

5TH av, 1250; United Plumbers Supply CoGeo H Earle Jr. Jas F Sullivan, North Star
Amusement Co, H P Wright & Co, Inc, & Jno
Koch Plumbing Co (46).

117.24

5TH av, 1250; Sam S Glauber, Inc-Geo H
Earle, Jr. Jas F Sullivan & Jno Koch Plumbing Co (50).

SAME prop; Dora Isseks—Geo H Earle Jr. Jas
F Sullivan, Jno Koch Plumbing Co & H P
Wright & Co, Inc (51).

10TH av. 427-41; Wm Levine—Wm Matthews 10TH av, 437-41; Wm Levine—Wm Matthews Patk A Geoghegan (49). 25.00

MAY 9.

GOERCK st, 63; Bernard Carneol—Realty Redemption Co of N Y & Adolph Lustgarten (56).

35TH st, 240 W; Wm Levine—Florence P Manning & Pat A Gelhegan; correction. 99.50 43D st, 310 W; Louis Appel—Romer J L Sil-leck (55). 204.50

54TH st, 19 W; P & F Corbin of N Y-Jno D Rockefeller Jr & Joe B Acken (60). 372.64

58TH st, 225-7 W; Jos H Goldblatt-J M Mendheimer & C H Lang Contracting Co (53). 1,285.00

95TH st, ns, 127 e Broadway, 30x100; Jacob Friedman—Kerloc Realty & Construction Co (54). 267.00

Directory of Real Estate Brokers

Real Estate Operators

ELIAS A. COHEN

Real Estate Operator

198 BROADWAY

Telephone, 5005-5006 Cortlandt

FISHER LEWINE IRVING I. LEWINE

Real Estate Operators

135 BROADWAY

HARRIS & MAURICE MANDELBAUM

Real Estate Operators

Telephone 8155 Cort.

135 BROADWAY

RUDOLPH WALLACH CO.

(Incorporated)

Real Estate Operators

68 WILLIAM ST.

Phone John 6120

LOWENFELD, & PRAGER

149 BROADWAY

Real Estate Operators
DWAY Tel. 7803 Cortlandt

Mount Vernon

Anderson Realty Company

William S. Anderson, President Mount Vernon and Southern Westchester

Mount Vernon and Southern Westchester
REAL ESTATE
TWENTY-TWO EAST FIRST STREET
MOUNT VERNON, N, Y.
The Busy Corner" Tel. 585 Mt. Vernon

"The Busy Corner"

The real cost to you, of an ownership service, lies in its errors.

Each error costs youanywhere from \$1.00 to \$1000, in lost time and opportunity. We can furnish you with an almost perfect system. A really good service is very expensive to prepare and we cater only to those who want the BEST.

Write for seven exclusive features in the Real Estate Directory, any one of which is worth the full subscription price—more complete than ever. You should examine a copy at once.

Realty Records Company

II East 24th St., New York

MANHATTAN

S. DEWALLTEARSS & HULL

Auctioneers, Appraisers, Brokers, Agents REAL ESTATE-LOANS

135 BROADWAY, Telephone 355 Cortland 18-20 WEST 34th ST., Telephone 379 Greeley

FROST, PALMER & CO. INVESTMENTS IN LOFT BUILDINGS

PENN DISTRICT 1133 BROADWAY, St. James Bldg. at 26th St. Phone 6735 Madison Square

GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

47 WEST 34TH STREET Telephone, 426-427 Greeley

ALLEN J. C. SCHMUCK

Real Estate Investments Rentals

Mortgage Loans Rens 47 WEST 34TH STREET Telephone, 2711 Greeley

JOHN ARMSTRONG

Real Estate Agent and Broker Tel., 211 Harlem. 1984 Third Ave., Cor. 109th St

W. & I. AXELROD CO., Inc.

Real Estate 547 West 110th Street, Cor. Broadway

Phone, Morningside 2419

FRANKLIN S. BAILEY

Real Estate and Insurance Management of Estates Est. 1832 162 E. 23d St.

JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser 402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

BRAUDE-PAPAE COMPANY
REAL ESTATE & LOANS INSURANCE
Management of Estates
BWAY. & 142d ST. Phone Audubon 6137

CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans
Established 1886 507 GRAND STREET
Phone 218 Orchard

GOODWIN & GOODWIN Real Estate and Insurance

Management of Estates a Specialty Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'I'm

BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker
156 BROADWAY Business Established 1847

BENJAMIN R. LUMMIS

Real Estate 25 WEST 33d STREET

THOS. F. McLAUGHLIN

Real Estate and Insurance THIRD AVE., NEAR 72d STREET

LOUIS V. O'DONOHUE

Real Estate and Insurance
Tel. 3555 Bryant 25 WEST 42d STREET

Philip A. Payton, Jr., Company Real Estate Agents and Brokers New York's Pioneer Negro Real Estate Agents Main Office: 67 WEST 134th STREET

POLIZZI & CO.

Real Estate, Loans and Insurance

JNO. M. ROYALL

REAL ESTATE AGENT and BROKER
21 West 134th Street. Phone 3565 Har

Phone 3565 Harlem

SCHINDLER & LIEBLER Real Estate and Insurance

Tel. 3436 Lenox. 1361 THIRD AVE., nr. 78th St. Branch, 3929 Bway.—Tel. Audubon 7232.

JAMES A. SHEERAN

Real Estate, Insurance, Mortgages 1250 Lex'ton Ave., above 84th St. Phone Lenox 1068

SPECIALISTS IN PENN. TERM. SECTION H. M. WEILL CO.
Real Estate Agents, Brokers and Appraisers
Cel. 3571-3572 Greeley. 264 WEST 34th ST

THE BRONX

A. G. BECHMANN

Real Estate and Insurance
Tel. 3975 Melrose. 1055 SO. BOULEVARD
One block from Simpson Street Subway Sta.

W.E. & W. I. BROWN, Inc. Est.

Real Estate Brokers and Appraisers 3428 THIRD AVE., bet, 166th and 167th Sts

WM. A. COKELEY Appraiser, East Room 3145 GRAND CENTRAL TERM, N. Y. 1325 FORT SCHUYLER ROAD, BRONX.

O'HARA BROTHERS

Real Estate and Appraisers BRONX PROPERTY
Tel. 615 Tremont. WEBSTER AVE. & 200th St.

EDWARD POLAK 7124 Melrose Real Estate, Broker, Appraiser A-RE-CO BLDG., 149th ST., Cor. 3d AVE.

GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser 138th St., Cor. Third Ave. Phone Melrose 572

JOHN A. STEINMETZ

RealEstate Wanted, Sold and Exchanged 1007 E. 180th St. BRONX PROPERTY Phone 942 Tremont LOANS NEGOTIATED

Telephone
36 Wmsbridge ULLMAN
Real Estate in All Branches
3221 WHITE PLAINS AVE., above 207th St.

WILBUR L. VARIAN

Real Estate 2777 Webster Ave., Opp. Bronx Park L Sta.

Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

Mechanics' Liens Manhattan and Bronz (Continued.)

168TH st, ss, 70.7 w Fulton av, 133.6x irreg Fulton av; Louis C Rose—Wm J Diamond 4,000.00

(61).

185TH st, ns, whole front bet Washington av & Eathgate av, 200x100; Carl L Rieger—Maurice Frank & John H Vaughan (58).

LAFONTAINE av, 2086-8; Carl L Reiger—O'Grady Estate & Jno H Vaughan (57).

T ANNS av. 650; Abr Goldner—Estate of 25.00

5TH av, 1250; Standard Plumbing Supply Co—Geo H Earle Jr & Jas F Sullivan, North Star Amusement Co, H P Wright & Co & Jno Koch Plumbing Co (52).

Borough of Brooklyn.

MAY 1.

MILFORD st, ws. 170 n Belmont av, 40x100; aac Barrow—Aaron Raskin. 180.00 E 14TH st, es, 140 s Av X, 60x100; Jno Hill

—Pearl Constn Co& H L Isacson as pres.

105.00

W 17TH st, es, 180 n Mermaid av, 40x119; Coney Island Constn Supply Co—Frank Fer-rante & Michele Di Bitetto & Dominick As-promonte.

HAMBURG av, 274; Emanuel Stone & ano— Abe Goldinger & Bessie Long. 9.75 HAMBURG av, 270; Emanuel Stone & ano— Abe Goldinger & Bessie Lang. 9.75

WILLIAMS av, ws, 100 n Dumont av, 100x100; East N Y Mason Material Co—Metropolis Lumber Co & Grant Bldg Co. 436.29

MAY 2.

BERGEN st, 2061; Aron Antopolsky—Amelia E Kauffman. 47.00 WEST st, es, 179.10 Av C, 270x100; Acme Metal Ceiling Co—Bristol Bldg Co. 60.00 E 15TH st, 315; Harry Bolstein—Marie L Van Leer. 121.00

WILLIAMS av, ws, 100 n Dumont av, 100x100;
East N Y Mason Material Co—Annie Steinfeld
& Grant Eldg Co & Metropolis Lumber Co.
436.29

MAY 3,

9TH st. ns, 193.6 e 7th av, 60x100; Lulto er—Harriet Carpenter & Peter Duryea. 90.41

MYRTLE av, 720-2; also WALWORTH, ws, 185 s Myrtle av, 25x100; Geo H O'Shea—Jacob Dangler. 4,502.21

Dangler.
SURF av, ns, 101 e W 32d, 21x118; Rafelson & Forman—Theo Kutyn & Louis Brettschneider.

MAY 5.

ERADFORD st, nec Blake av. 90x60; Danl O'Connor—Sackman Constn Co, Saml Sherusky, pres. 242.32

DOVER st, 160; Albt Nelson—Arthur Schlichter & Modern Fireproofing & Reconstru-tion Co. 93.

tion Co.

ALABAMA av, ws, 20 s Newport av, 80x100;
Abr Sakrais—Jacob Book & Isaac Goncharick.

100.00

SUTTER av, swc Hinsdale, 40x100; L Lanidus o-Louis Wiener, Annie Mosk, Morris Wiener Fannie Wiener.

MAY 6,

ADELPHI st, swc Park av, 33.9x irreg; Dixon Metal Ceiling Co—Alfonso Clementi & Chas Falkenmeyer & Chas Falkenmeyer, Jr. 125.00
SOUTH 9TH st, 60; Jno J Moran—Rose M Lynch & Danl J Dolan.

FT HAMILTON av. swc 40th, 135x55; Jeremiah Daly—Parish of the Church St Catherine of Alexandria & Geo E Rinkenberger Co & Geo E Rinkerberger.

SAME PROP; McNab & Harlin Mfg Co—Jno

E Rinkerberger.

SAME PROP; McNab & Harlin Mfg Co—Jno
J O'Neill & Geo E Rinkenberger Co. 258.45

NEWPORT av, swc Alabama av, 100x100;
Mario Nicolisi—Book & Larice. 36.00

MAY 7.

ADELPHI st, swc Park av, 33.9xirreg; Dixon Metal Ceiling Co—Alfonso Clementi, Chas Fal-kenmeyer, Fred Robinson & Chas Falkenmeyer, Jr. 125.00

CARROLL st, ss, 140 e Nostrand av, 60x100; arl H Pearson—Montrose Bldg Co & Thos rown.

FULTON st, nwc Jerome, 50x100; Elias M Pilzer—Abr Frankel & "John" Guthy. 300.00

WYCKOFF st. 100; Saml Vertlieb & ano-ax Zaubler, Hattie Sobler & Louis Brown-82.35

49TH st. 1530; Thos E Egan et al—Anna Rapini & Stephen Wilcox. 133.00 67TH st. ss. 175 w 3 av. 80x100; Moses An-nenberg—Cipora & Harris Nevins. 85.65

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor,

Manhattan and Bronx.

MAY 3.

21ST st, 49-53 E; B Schacht Iron Works— Gibson Constn Co et al; Mar17'13. 2,199.50

MAY 5.

14TH st, 202 W; Jac Rubin—Andw B Dubben et al; Decl3'12. 78.00
17TH st, 110 W; Arlando Marine—Royal Improvement Co et al; Nov27'12. 200.00
74TH st, 25 W; Morris Hochberg—S Ormond Goldan; Apr30'13. WASHINGTON, av res Fletchers—1

WASHINGTON av. nec Fletcher; Abr Monroe
—Speedway Constn Co et al; Sept15'11. 108.00

14TH st, 202 W; Abdrea Musella—Mrs P M Carmick et al; Dec20'12. . . 87.00 AV D, 29-31; Israel Geller-Max Fine et al; Feb10'13. 50.00

MAY 7.

2178TH st, 936 E; Peter F Wirsing—Chas L Keil et al; Apr23'13.
2SAME PROP; same—same; Apr2'13. 425.25 BROADWAY, swe 97th; Jas McLaughlin Co—Fox Amusement Co et al; Dec12'12.
42.00 SAME PROP; Pennsylvania Cement Co—Ninety-Seventh Street & Broadway Realty Co et al; Jan25'13.

MAY 8.

150TH st, 457-9 W; Jno H Sturk & Son—Ernst Dannemann et al; Sept6'12. 975.00

MAY 9.

ST MARKS pl, 37; Noah Fells—Alice Ketels et al; Mar28'13. 70.00

295TH st, ns, 125 e Bway; Mastraccio & Ohen, Inc—Kerloc Realty & Constn Co et al;

295TH St, Cohen, Inc.—Kerloc Realty & Construction Cohen, Inc.—Kerloc Realty & Cohen, Inc.—Kerloc Realt

²WASHINGTON av, nec Fletcher; Webs Iron Works—Nora Constn Co et al; Apr2213 Webster

2SAME prop; North American Wall Paper Co—same; Feb19'13. 2SAME prop; North Sand Co—same; Feb11'13.

2SAME prop; Antonio Riccardi et al—same; Mar10'13. \$49.50 2SAME prop; Nathan Jankowitz—same; Feb 13'13. 300.00

713. *STH av, nwc 155th; Standard Plumbing Sup-y Co-National Exhibition Co et al; Mar25 544.53

Borough of Brooklyn.

MAY 1.

STOCKTON st.ss, 180 w Throop av —x—; Krefetz & Rosenberg—Freda Berg & Simon Berg; Mar31'13.

STOCKTON st, ss, 180 w Throop av, 20x100;
Jacob Berger & ano—Freda Berg & Abr Krefetz
& H Rosenberg; Mar29'13. 96.75
UNION st, swc New York av, 77.3x100;
Frank P Bangert—Bedford Development Co;
Mar19'13. 2,459.85

Mar19'13. E 26TH st, ws, 100 s Newkirk av, 40x100; Frank P Bangert—Lefferts Constn Co; Mar19'13. 600.00

66TH st. es, & 20TH av; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solomon & Watson & Pittinger; Feb18'13.

Watson & Pittinger; Feb18'13.

2WILLOUGHBY av, sec Throop av, 50x100;
Carlsen Operating Co—Eagle Artificial Stone
Co & Congregation Glory of Israel; Feb17'12.

94.13

20TH av, ws, from 66th to 67th; Pittsburgh Plate Glass Co—Annetta E Barber, Louis Solo-mon, Watson & Pittinger & Pinover Constn Co; Mar15'13.

Co; Marlo 13.

20TH av, ws, from 66th to 67th; Pittsburgh
Plate Glass Co—Annetta E Barber, Louis Solomon, Watson & Pittinger & Pinover Constn Co;
Feb18'13.

MAY 2.

NOSTRAND av, nec Nostrand av, 26x100;
Ralph E Dayton—Sophia L Horsfield & Henrietta Frisbie & Jno H Ernst; Apr4'12. 82.50

SNEDEKER av, ws, 60 s Blake av, 100x100;
Jacob Abrahams—Snedeker Constn Co; Mar8'13.

250.00

VAN SICLEN av, es, 100 s Sutter av, 25x100; Square Sash & Door Co, Inc—Jos Nass; Feb 21'13.

MAY 3.

DITMAS av, ns. 125 e Gravesend av, 45x100; Antonio Galante & ano—Ditmas Theatre Corp, Gustav Baron & Villano & Cosio; Apr17'13.

MAY 5.

WARWICK st, swc Atlantic av, -x-; Wm
Lishkind-Wittman Constn Co; Apr19'13.

1,250.00

MAY 6.

HENDRICKSON st, ws, 140 s Av P. 40x100; rank Utriz—Antonio Boniello; Feb24'13. 33.04 Frank Utriz Antonio Bonieno,
ST JOHNS pl, 673; Bessie Messinger & ano—
90.00
Patk F Magher; Febl3'13.

W 17TH st, es, 180 n Mermaid av, -x-; A Smith-Frank Ferranti & Michele Di Bitett Apr21'13.

SAME prop; Jos Koppel—same; Mar21'13.

SAME prop; C I Constn Supply Co—De Bi-tetta & Ferrante & D Aspromonti; Feb27'13.

SAME prop; same—same; Marl8'13. 32.93 SAME prop; Sebastiano Rodolico—Frank Fer-nti, Michele Di Betetto & D Aspromonti; Mar 580.00 ranti, Michele Di Betetto & D Asprono. 13'13. SAME prop; Jos Koppel—same; Mar2'l' 4

SAME prop; Lorenzo Vastolo—same; Apri8 81.90

SAME prop; C I Constn Supply Co—I Ferranti, Michele Di Betetto & Dominick promonte.

W 10TH st, es. 528 n Av R, 144x100; also W 10TH st, ws, 528 n Av R, 100x100; Columbia Mantel Co—Otto Singer Dev'lp Co & Otto Singer; Apr12'13.

or12'13. STH st. es, 55 s Newkirk av, 52x90; Na-Eridge Works—Henry F Newbury; Apr 2,371.00

W 17TH st, es, 180 n Mermaid av, 40x108.10; Wictor Errante—Frank Ferranti, Michele Dibitetto & Christina & Domenico Aspromonti; Apr 215.00

FLUSHING av, 848; Saml Brounstein—Fannie Abramson & Rosie Cohen; Feb15'13. 267.00 SAME prop; Louis Fishman—same & Louis Sandler & I Stein; Dec11'12. 120.73 VIENNA av, ns, 80 w Essex, 20x100; East N Y Mason Material Co—Domenico Talazio & Calogara Jugrassia; Mar21'13. 70.50

MAY 7.

SNEDIKER av, ws, 60 s Blake av, 100x100; Jos Samlowitz et al—Snediker Constn Co; Apr 28'13.

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

White, Mary A; Sarah Carr; \$1,360; Hunt,

MAY 2.

B Kent & Sons, Ltd; David Firsichbaum; \$5,000; Marks & Marks.

MAY 3, 5 & 6.

No Attachments filed these days.

MAY 7.

Societe Anonyme des Anciens Establissements Panhard & Levassor; Wm Bondy; \$3,500; G C Sniffen.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

May 2, 3, 5, 6, 7 and 8.

Audley Realty Co. 300 Central Park West..
Otis Elevator Co. Elevator. 2.152
Deshur, Harry. 53 W 3d. Fairbanks Co.
Machinery.
Evelyn Bldg Co. Webster av. 2755-57. Consolidated Chandeller Co. Chandellers. 450
38 W 59th St Co. 38 W 59th. Otis Elevator
Co. Elevator. 7.650

Borough of Brooklyn.

MAY 1, 2, 3, 5, 6 & 7.

Milford Constn Co. Elton st nr Blake av.. Wm Kerby Co. Ranges, &c. \$850

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

BAILEY av, ws, 107 s 231st, 45x132.3 Manhattan Mortgage Co loans Bartelson Realty Co to erect a 5-sty apartment; 13 payments.

PARK av, swc 77th, 102.2x155; Metropolitan Life Ins Co loans 850 Park Avenue Corp to erect a 12-sty apartment; 13 payments. 875,000

MAY 5.

216TH st, ns, 116 e White Plains rd, 50x114; Herman F Epple loans Trustees of Hebron Lodge No 813 of Free & Accepted Masons to erect a Masonic Temple; 3 payments. 7,000

MAY 6.

71ST st, 113-5 W; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky & Max Markel exrs loan Hennessy Realty Co to erect a 9-sty apartment; 7 payments. 80,000 WEST END av, es. 22.8 n 87th, 78x100; Metropolitan Life Ins Co loans Aeon Realty Co to erect a 12-sty apartment; 11 payments. 350,000

MAY 7.

166TH st. nec Tinton av. 99.1x52; City Real Estate Co loans Adolphus Realty Corp to erect a 5-sty apartment; 8 payments.

NAGLE av. swc Arden, 130x129.6; Union Mortgage Co loans Brown Bros Inc Owners & Builders to erect a —sty bldg; — payments.

125,000

MAY S.

VYSE av, sec 179th, 114.11x175.10; Albt Deutsch loans K & R Constn Co to erect four 5-sty tenements; 7 payments. 75,000

MAY 9.

226TH st, ss, 230.1 e Barnes av, 50x114; Richd W Horner, atty, loans C Guidone, Inc, to erect a — sty dwelling; — payments, 9,000

ORDERS.

Borough of Brooklyn.

MAY 1, 2, 3 & 6. No Orders filed these days.

MAY 5.

LAWRENCE & WASHINGTON avs, about 300 w 1st; Henry F Booth Co on St Rose of Lima Parish to pay W E Lyon Iron Works. 3,100.00

MAY 7.

STERLING pl. ns. 100 w Saratoga av. 175x
127; Commonwealth Imp Co on NY Mtg & Security Co to pay Block & Greenburg Lumber
Co. 150

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

bles and Places of Public Assembly

A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)

B-- "Fire Escape.
C-- "Fire Flore Beare.
C-- "Fire Flore Beare.
C-- "Fire Alarm and Electrical Installation.
E-- "Obstruction of Exit.
F-- "Exit and Exit Sign.
G-- "Fireproof Receptacles and Rubbish.
H-- "No Smoking.
I-- "Discontinue use of premises.
K-- "Volatile, Inflammable Oil and Explosive.
L-- "Certificates and Miscellaneous.
Dangerous condition of heating or power plant.
O-- "Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

The street streets.
Barclay st, 12-Sam'l H Paynter
Bayard st. 85-P Wohl
Bleecker st, 85-Bernard McFadden C-G-
Bleecker st. 85-Reginald Ronalds R-
Bleecker st. 85-Wm Fox & Liebitz
Eroome st 367-S Volne
Canal st 185-7-Martin Schrenkeisen
Canal st. 213-Newman Cowon Fet
Centre st 217-9-Ing A Wooks
Cherry et 990.9 I Learne & Con
Church et 199 Marra Marrat Cl. 1 C
Clinton at 250 James Magneto Clock Co
Contland at 70 G G G Greenblatt
Cortiandt st, 19—S G Dadboub & Bros
Division st, 201—David Schott
East Broadway, 177-Louesana BrownF-
East Broadway, 163—H L Moll
East Broadway, 185-7—Leon Kamasky
East Broadway, 185-7-Jos Evon. D-
East Broadway, 71-3-Barney Levy
East Broadway 71-3 Peter D Philling
East Broadway 71-2 Jacob Schwartz
East Broadway 71 2 Mover Weigeborg
Fast Proadway, 11-3 Meyer Weissberg
East Decadway, 11-5-1108 Shells
East Broadway, 210-2-Jewish Maternity Hos-
pital
Gold St. 214 H Bookstaber
Gold st, 88-90-Universal Engr CoG-A-0
Gold st, 93-Volunteer Hospital
Greene st, 175-7-Consolidated Gas Co
Grand st, 196-Cecelia Cassese E-I-C-D-O-I
Grand st, 60-Metropolitan Life Ins Co D-0
Grand st. 319-21-Edw Ridley
Grand st. 182-Eureka Chandelier Co.
Grand st 146 Board of Education
Grand at 200 Fauitable American
Grand at 200 M Toll G
Grand at CO 35 Color
Grand St, 62-Max Gabel
Grand st, bet Essex & Ludlow sts-Board of
EducationI
Greenwich st, 449-Kip Brush Co
Greenwich st, 482-B O'BrienI
Greenwich st, 653—Chas Frank
Henry st. bet Oliver & Cath (P S No 1)-
Board of Education D-C
Hester st. 1-Wolf Wolkenberg
The state of the s
Howard et 6 Wrought Iron & Aut Class Dis
Howard st, 6-Wrought Iron & Art Glass Fix-
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
ture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co. Hudson st, 118—Hudson Paper & Woodenware Co. Lafayette st, 129—Hartley Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fix- ture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Barclay st, 12—Sam'l H Paynter. Bayard st, 85—P Wohl. Bleecker st, 85—Reginald Ronalds. Bleecker st, 85—Benard McFadden. Bleecker st, 85—Benard McFadden. Bleecker st, 85—Benard Rolling. Bleecker st, 85—Benard Flohr. Bloard of Education. Docados st, 184—Hudson Paper & Woodenware Co. Chudson st, 185—Paul Beinich. All Mulberry st, 162—A Taddonia. Bleecker st, 108—Adolph Spiegel. Board of Education. Docados st, 194—Chas Motulsky. Lafayette st, 129—Hartley Co. Grand st, 195—Paul Beinich. All Mulberry st, 162—A Taddonia. Bleecker st, 108—Board of Education. Board of Education. Docados st, 194—Board of Education. Board of Education
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
ture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
ture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
Howard st, 6—Wrought Iron & Art Glass Fixture Co
ture Co

	=
White st, 124-32—Victor A HarderA William st, 226-40—Rhinelander Real Est Co.	
William st, 216—Galvantype Engr Co.L-G-O-A-C Wooster st, 33—Jno B GalanteL	
2d st, 79 E—Imperial Auto Co	
15th st, 30 W—American Raincoat Co	
25th st, 147 E—Millergraph CoO-L 27th st, 132-42 W—Jas McCreary Realty Corp. C 27th st, 232 W—Mallard Distilling CoL 29th st, 10 W—Thos MorganC 30th st, 15-9 E—Carnegie Hill Stables CoA 31st st, 316 W—Mary E MaherL 32d st, 1 W—Egerton L Winthrop SrA 33d st, 412 W—Jno J Downey EstB-C-F 34th st & 5th av (Waldorf-Astoria)—Campbell	
Studio 35th st, 425 W—Wm P Rooney. D 37th st, 439 W—Jeremiah Burns. G 40th st, 6 W—Mrs Anna Bruck. D 41st st, 234-8 W—F Paul A Vaccarelli. G-K-L 41st st, 540-2 W—V Loewers Gambrinus Bwg Co K-G 41st st, 134-6 E—Geo Schuchman. C-K-A-L 41st st, 144-8 E—Cath Haverty. K-C-A-L	
45th st, 451 W—Weissel Nichol & GrossA-D 46th st, 529-31 W—Mme M ObryA-L-C 46th st, 316-22 E—Sulzberger & Sons CoK 47th st, 247-9 W—U S Motor Cab CoC-A-K 47th st, 214-6 W—Ella A GrayB-E-C 49th st, 244 W—Manhattan Motor CoG 49th st, 225-31 W—Sidney B Bowman Auto Co	
50th st, 354 W—Alco Polish Co	
### \$t, 31 W—Jas B Williams. F-C ### \$t, 31 W—Hitchcock Dermody. C ### \$t, 31 W—Henry S Moulton. C ### 22th st, 44-6 E—N Y Opthalmic & Aural Hospital ### 25 W—Society of N Y Hospital. D ### 15th st, 7-25 W—Society of N Y Hospital. D ### 15th st, 30 W—American Raincoat Co. G ### 15th st, 7-25 W—Society of N Y Hospital. D ### 15th st, 30 W—American Raincoat Co. G ### 25th st, 513 W—Gimbel Bros. G ### 22th st, 513 W—Gimbel Bros. G ### 22th st, 513 W—Gimbel Bros. G ### 24th st, 513 W—Gimbel Bros. G ### 25th st, 418-26 W—The Art Color Plate Engr ### Co. L-24th st, 417 E—Publishers' Guide. LE-G-A-O-C ### 25th st, 418-26 W—The Art Color Plate Engr ### Co. L-27th st, 232 W—Mallard Distilling Co. L-27th st, 232 W—Mallard Distilling Co. L-29th st, 104 W—Thos Morgan. C ### 23d st, 15-9 E—Carnegie Hill Stables Co. A ### 33d st, 412 W—Joo J Downey Est. E-C-A-33d st, 12 E—J F Gillis. K ### 33d st, 412 W—Joo J Downey Est. B-C-F ### 34th st & 5th av (Waldorf-Astoria)—Campbell ## Studio. A-G ## 35th st, 425 W—Wm P Rooney. D ## 37th st, 439 W—Jeremiah Burns. G ## 40th st, 6 W—Mrs Anna Bruck. D ## 41st st, 234-8 W—F Paul A Vaccarelli. G-K-L-4-4-4-4-4-5-4-4-4-4-4-4-4-4-4-4-4-4-4	
64th st, 249-51 W—Renault Taxi CoF-H 66th st, 49-51 W—Walter Motor Truck Co	
68th st & E River—Central Erewing Co of N Y L-A 68th st, 204 W—Jno Boulton Simpson K 69th st, 167 E—Geo G Heve K 72d st, 521 E—Kruzan & Hill G 76th st, 61 E—Clifford Brokaw K 76th st, 220 E—Jacob Droisen G 84th st, 53 E—Manhattan Garage A 85th st, 349 W—Jno Kelly G 96th st, nec of 1st av—Bradley Cont Co C 96th st & E River—Bradley Cont Co K 108th st, 111 W—Lion Brewery of N Y C-L-K 119th st, 2 E—Solomon Breverman C 124th st, 117 W—Jacob Donsbach G-A 124th st, 117 W—Joo Donsbach G-A 124th st, 154-60 W—Uptown Garage K 126th st, 270 W—Jos R Potter Co C-A 127th st, 304 W—Max H Ludecke A 129th st, 158 E—The Drydene Co G G 131st st, 647-9 W—Claremont Auto Garage C-K-L 131st st, 647-9 W—Claremont Auto Garage C-K-L 131st st, 647-9 W—Claremont Auto Garage C-K-L	
176th & Wadsworth av—Daly & BoydK 181st st, 512 W—Michael J DoyleK-L-G	34922
Amsterdam av. 295—Jno A Proben	3338 AA EELEECCECECEGEGLKLWWWW
West End av, 81-3—Wm Buie,,	V.

1013
Natural Assessment
Numbered Avenues. 1st av. 1499—Alfred Weiss
1st av, 1499—Alfred Weiss. C-G 1st av, 167—L Haimouwitz & Son L 2d av, 137—German Polyelinic D 2d av, 203—People's Hospital D 3d av, 569—Morris Kramer K 5th av, 170—Chas H Welling C-E-F-A 5th av, 170—Kraus Deitsch G 5th av, 170—Nath'l Levy H-G 5th av, 170—Abe M Silver & Co G 6th av, 903—Calvin Jouard G 6th av, 69—Leo Dreyfus G 3th av, 921—Walter Fitzsimmons G
2d av, 137—German Polyclinic
2d av, 203—People's HospitalD
3d av, 569—Morris Kramer
5th av 170 Kraya Deiterland
5th av. 170—Nath'l Levy
5th av, 170—Abe M Silver & Co
6th av, 903—Calvin Jouard
oth av, 69—Leo Dreyfus
3th av, 921—Walter Fitzsimmons
3th av. 921—Walter Fitzsimmons. G 7th av. 78—Jno Weiss, Jr. G 7th av. 812th st—St Vincent's Hospital. D 8th av. 887—Chas F Petry Est. C 8th av. 901—Alex Cador. C 8th av. 903—Geo Blinks Est. C 9th av. 35-61—Max Vulman
8th av, 887—Chas F Petry Est C
Sth av, 901—Alex Cador
9th av 25 ct Mar Villest
Ott - The Carment Carment Carlo
10th av, 885—Samuel Solomon
11th av, bet 24th & 25th sts-25th St Garage K-L.
10th av, 885—Samuel Solomon
BRONX ORDERS SERVED.
Named Streets.
Fox st, 1107-9-Wm WendelkenG
Numbered Streets.
10741 4 004 77 77
187th st, 604 E—Petro CinelliB-C
216th st, 708 E—Fred'k P Ballard
219th st. 672 E-Geo A Crump, M D G
187th st, 604 E—Petro Cinelli. B-C 187th st, 604 E—Sam'l Crystal C-A 216th st, 708 E—Fred'k P Ballard A-G 219th st. 672 E—Geo A Crump, M D G 261st, 285 W—E Brunel G-A
Namea Avenues.
Barnes av & 232d st-W L VarianA-G-O
Brook av, 1112-Persian Rugs Manufactory.G-H
Grand blad 2015 Man D. M. Nooman K-C-L
Intervale av 1154 Intervale Conserved
Co
Intervale av. 1154—A Diener, Jr G
Morris av, 528-30-Bronx GarageK-L-A-G
Morris av, 1005—Morris GarageL-K
Olinville av 2221 Inc. A Millianden
Olinville av. 3727—Ino F Drake
Palisade av. 256th st-Edwin Outwater K
Pleasant av & 247th st-Fleming H Revell.D-C-K
Barnes av & 232d st—W L VarianA-G-0 Brook av, 1112—Persian Rugs Manufactory.G-H Cortlandt av, 869-71—Andw A NoomanK-C-L Grand blvd, 2015—Mrs B Moller
Southern blvd, 784—Prospect Taxi CoG White Plains av, 4817—H S Carson, M DK
White Plains av 4817 H S Carson M D
Numbered Avenues.
3d av, 4177-9—Bartelstone Bros
3d av, 4187—Harry B SmithG
od av, 4187—Louis Shadoff
3d av, 4187—Bartelstone Bros. G 3d av, 4187—Harry B Smith. G 3d av, 4187—Louis Shadoff. A-G 3d av, 4197—J H Eisner. G 3d av, 3582—J Eichler Erewing Co. G 3d av, 3941—Louis Levy
3d av. 3941—Louis Levy
2017 11
BROOKLYN ORDERS SERVED.
Mamad Massack

Named Streets.

Bainbridge st, 36-J M SmithD-C-A
Beaver st. 100-4-Werschen & RosenbergL-K
Beard swc Conover st-J A Donald B-F-C
Boerum st, 51—Adalph Holzer
Cleveland st. 412—Nathan Hodus
Clymon et 104 V Weste III-louis
Clymer st. 164-Y Men's Hebrew Assn.G-A-C-F
Cook st, 103-Max Wiser
Cook st, 103—Max Wiser. H Cook st, 103—Louis Bloom. H
Cook st, 103-Max Tenan
Cook st, 103—Louis Bloom
COUDER St. 151-Offo (+ Haggerndorf A
Court st, 166—Jno F Banker
Danforth st, 24—Wm R Howe
Debevoice et 199 d Cebraid
Debevoise st, 122—C Schneider
Debevoise bi, 55-9—Rev Jas McAteerC
Floyd st, 66-Columbia Paper & Woodenware
СоК
Fulton st, 1228-Mitchell Parquet Floor Co
A-C-C-K
Fulton st. 553-Consumers' Decorative Co. A
Garden st. 23-7-Henry Rauch CoA
Garfield pl, 46 (rear)—Jos CarloC-G-A-H
Harmon st. 389-95. & Himrod st, 330-6-Don-
nonhaffen Coa Wester
Hennoher Gas WorksE-F-H
Herkimer st, 586-Mrs Chas J PatersonB-C
nenhoffer Gas Works
Lynch st, 36-8-N Y & Bklyn Casket Co
K-C-A-G-H
Moore st, 36—P JacobsK
Pacific st, 594—A Wilkey & Son
Pacific st, 534—Josephine JacobsK
Palmetto st. 58-62-W S BlaisdellK-L
Pearl st, 359—Colwell Lead CoC-G-F-D-C
Stanhan at 200 In Grand CoC-G-F-D-C
Steuben st, 209-Ino Cramer & SonA-K
Van Dyke st, 69-Rahtjen Am Composition Co.
B-C
York st, 106-10-Brooklyn Union Gas CoA
York st, 41-3-F Ketchum & W McDougall C
Numbered Streets.

3d st. 102—Angelo Ferraioli
4th st, 443-5—Boyle & JamesL-A-K-C
9th st. 357-65—Y M C A
21st st, 783 E-R Lee CuthbertA-G-K-D
37th st, 269 (5th story)—Roberts Mfg CoE
37th st, 269 (7th story)—Lang & Gros Mfg Co.E
85th st sec Bay Parkway-People's Temple E

Named Avenues.

Atlantic av, 94-Noocash Bros
Atlantic av 412 5 Constick Dilasia Character
Atlantic av, 413-5—Swedish Pilgrim Church
E-C-A
Broadway, 174—Bklyn Union Gas CoA
Broadway, 1194-Wm London
Broadway, 174-Max MillerA-G-F-H
Broadway, 1428—Thos F Powers
Broadway, 1634—Shubert BrosB-F-A
Clermont av, 441—Doris McRea
Do Kalb ov 7 Consumeral Description Constitution
De Kalb av, 7-Consumers' Decorative CoA
De Kalb av, 999-Karl Ginsber
Driggs av, 626-30—Bklyn Silver Plate CoK
Driggs av, 675-Morris Barhan CoA-K
Evergreen av. 366-Henry HebmannA-K-H
Flatbush av, 233-Jos J Bloeth
Evergreen av. 614-D ZaretskyA-H
Greenpoint av. 450-Columbus Distilling Co.L-E
Lee av & Rutledge st-West'n Union Tel CoD
King st, 256-7-N Y Dock CoA
Tibonty are COC O District Con Con Con
Liberty av. 686-8-Bklyn Union Gas CoA
Manhattan av. 413-Jno AtatteA-C
Metropolitan av, 771-3—Cosella BrosA-C
Metropolitan av, 1194-Jno K Taylor & CoA
Myrtle av, 1827-Lion Tuft
Myrtle av. 350-Idson Amusement CoG
Myrtle av, 52, & Pearl st, 359-Thos G Knight.C
withing art one of a falli fill one times of truthering

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Engineers' Club to Be Enlarged.

Beverly S. King, of 103 Park avenue, has been selected architect for an addition to the Engineers' Club building to cover the plot 25x100 feet adjoining the present building in the rear at 23 West 39th street. The structure will be six and one-half stories in height, with a basement and sub-basement, containing a large grill room on the first floor and twenty-four bedrooms and baths on the upper stories. An electric elevator, steam heat, and the best ventilation will be installed. The cost is estimated at about \$100,000. No contract has been awarded.

Architects for Downtown Building. Goldwin Starrett & Van Vleck, 45 East 17th street, have been selected as architects for the twenty-story office building which William H. Chesebrough and Oakleigh Thorne, 115 Broadway, are to erect at the northwest corner of State and Whitehall streets, on a plot 87x130

Plans for Evangelical Church. The Salem Evangelical Church, F. Beuscher, pastor, 1200 Jefferson avenue, is having plans prepared by L. Allmendinger, 926 Broadway, Brooklyn, for a two-story brick edifice, 40x100 feet, to be erected on Jefferson avenue near Central avenue, Brooklyn. Estimates will be received by the architect about

Backer Construction Co. to Build.

The George Backer Construction Company, 27 West 42d street, contemplate the erection of a store and loft building at 33 and 43 East 33d street, through to 48 and 54 East 34th street, covering plot 120x80 feet. George Backer is president, and Samuel Levy secretary. No architect has yet been announced.

Latest Riverside Drive Apartments.

Robert M. Silverman, builder, Convent avenue and 149th street, contemplates the erection of a ten-story apartment house at the southeast corner of Riverside Drive and 150th street, on a plot 102x125 feet. It is probable that an architect will soon be selected.

Otto H. Kahn May Build.

Otto H. Kahn, of 8 East 68th street, it is said, contemplates the erection of a large mansion at the northeast corner of Fifth avenue and 91st street, opposite the residence of Andrew Carnegie. At Mr. Kahn's office on Friday, it was stated that no particulars regarding the operation could be announced at this

PERSONAL AND TRADE NOTES.

JOS. J. EBERLE. architect, formerly of 1269 Broadway, has moved to 489 5th av.

GEO. SYKES (Inc.), builder, has moved his office from 1123 Broadway to 314 East 34th st.

HENRY A. KOELBLE, architect, has moved his offices from 71 Nassau st to 114 East 28th st.

CHARLES N. LOWRIE, landscape architect, has removed his office from 103 Park av to 101 Park av.

THE DERBY DESK CO. has moved its New York salesroom from 165 Broadway to 30 Church st.

J. SARSFIELD KENEDY, architect, 44 Court, Brooklyn, will move his offices to 157 Remen st, Brooklyn.

CHARLES H. CALDWELL, architect, formerly of 165 5th av, has moved to 101 Park av. Phone, Murray Hill 285.

THE RELLUM BUILDING CO., formerly of 243 East 75th st, has moved its offices to 500 5th av. Telephone, Bryant 2821.

THORNTON CHARD, architect, formerly of 39 West 38th street, has moved to 101 Park avenue. Phone—Murray Hill 5540-5541.

E. BROOKS & CO., general contractors for the Lord & Taylor building, have moved their offices from 1 East 41st st to 3 West 39th st.

P. J. CARLIN CONSTRUCTION CO., building, formerly of 16 East 23d street, has moved to 1123 Broadway. Telephone—Madison Sq. 9261-9262.

J. IRVING HORNBECK, eastern representa-

J. IRVING HORNBECK, eastern representa-tive of the M. B. Suydam Co., paint makers, of Chicago, Ill., has opened an office in Room 1353, 50 Church st, N. Y. C.

JOHN MAYBURY FLYNN has severed his connection with W. H. Fissell & Co., builders, and has taken a position as solicitor with the John H. Parker Co., 315 Fourth av.

John H. Parker Co., 315 Fourth av.

OLIVER V. CLARK, formerly superintendent of construction in the State Architect's Office at Albany, has opened an office for the practice of architecture at 251 Putnam av, Brooklyn.

MR. SOUTHWELL, formerly sales manager for the Roebuck Weather Strip & Wire Screen Co., has been made general manager, with office at the factory, 429 Hamilton av, Brooklyn.

ALFRED HOPKINS, architect, who for a number of years has been associated with E. Eurnett, 11 East 24th st, will move about May 15th to the Architects Building, 101 Park av.

Park av.

THE EMPIRE DOOR & TRIM CO., formerly of 5 East 42d st, has moved to 30 East 42d st. New phone, Murray Hill 6978. Mr. Norman W. Biggart joined his father, William Biggart, president, in the business on May 1.

HOWELL, FIELD & GODDARD (Inc.), manufacturers of metal covered doors, sash and interior trim, are now occupying their new factory, covering an entire city block, at Review av, Young and Gilbert sts, Long Island City.

CHAS. P. TRAVIS, well-known in the building trade as contracting engineer for Levering & Garrigues, has severed his connection with that firm and taken a similar position with the Cauldwell-Wingate Co., general contractors, 381 Fourth av. Fourth av.

MR. FARBER, formerly of the firm of Farber & Murrick, architects, 1028 Gates av, Brooklyn, has associated with Mr. A. Markowitz. The new firm will practice architecture under the name of Farber & Markowitz, at 367 Fulton st, Brooklyn.

Brooklyn.

GOLDWIN STARRETT & VAN VLECK, architects, 45 East 17th st, have opened a branch office at 3 West 39th st. All business pertaining to the new building for Lord & Taylor at 5th av, 38th to 39th sts, and the alteration for Jas McCreery, at 34th and 35th sts, will be handled from this office.

McCreery, at 34th and 35th sts, will be handled from this office.

JOHN A. HAMM, chief plan examiner in the Brooklyn Bureau of Buildines, died last Saturday in the Holy Family Hospital, where he had been confined since the Tuesday previous. Mr. Hamm, who had been connected with the Building Bureau since 1899, had been in ill health for some time.

R. L. McALL, known favorably as an organist and contributor to musical publications, has recently been placed in charge of the Pipe Organ Department of the Estey Organ Co., at 23 West 42d st. Their new reception room has been completely equipped for consultations with architects and organ committees in regard to organ positions, space, etc.

SAMUEL COOPER, who was City Engineer of Yonkers, died May 8th at his home, 218 Park avenue, Yonkers. He was fifty-eight years of of the College of the City of New York. Mr. Cooper was for five vears an engineer of the New York Board of Water Supply, and has held Aqueduct.

MICHAEL J. GARVIN, of the Thirty-third Assembly Dietel.

the position of resident engineer of the Croton Aqueduct.

MICHAEL J. GARVIN, of the Thirty-third Assembly District, who is the architect of the Bronx Court House, save that there will be ample room for the storing of the records of Bronx real estate transactions, now in the hands of the Register of New York in the Court House. Mr. Garvin says the Court House will be finished before the first of next year, and that the Coroner's office is finished already and makes a splendid appearance.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for testing machine operator, for men only, on June 4. From the register of eligibles resulting from this examination certification will be made to fill a vacancy in this position at \$1,800 a year, and vacancies in the position of assistant testing machine operator at salaries ranging from \$1,200 to \$1,600 a year, in the Bureau of Standards, Washing-

ton, D. C. Practical experience in the con-struction or operation of an Emery testing machine is a prerequisite for consideration for these positions.

LEWIS F. PILCHER, recently sworn in by Gov. Sulzer as State Architect, is the senior member of the firm of Pilcher & Tachau, with offices at 109 Lexington av, N. Y. C. Mr. Pilcher is a graduate of Columbia University and has been a professor in the University and heavier in Columbia University on architecture in Columbia University on architecture and travel. Mr. Pilcher is well-known in New York as the architect of the new 8th Regiment Armory, New York City, the Squadron C Armory in Brooklyn, the Louisville Public Library, the Ben Israel Synagogue at Philadelphia, and numerous other buildings of a monumental character.

CASS GILBERT was elected president of the

Armory in Brooklyn, the Louisville Public Library, the Ben Israel Synagogue at Philadelphia, and numerous other buildings of a monumental character.

CASS GILBERT was elected president of the Architectural League at a meeting held at the Fine Arts Building, 215 West 57th street. Other officers chosen were Robert I. Aitken, first vice-president; George W. Breck, second vice-president, and William Adams Delano, S. Louis Mora and H. A. McNeil, executive committee. John W. Alexander was selected to represent the league at the Fine Arts Federation. The members unanimously adopted a resolution protesting against the tearing down of St. John; Chapel on Varick street, which is considered one of the finest examples of old Gothic architecture in the city. The widening of Varick street will make this necessary, according to the present plans. A committee will be appointed to confer with Borough President McAneny.

FRANK V. BURTON, the wholesale dry goods merchant, who is erecting the building for Lord & Taylor on Fifth avenue, was bereaved last Saturday by the death of his wife, who was born Catherine Van Duzer, daughter of Selah R. Van Duzer, of Newburgh, New York. Mrs. Burton was born at Newburgh, where she continued to reside in the Balmville section the greater part of the year, and where she was president of the Home for the Friendless and the main support of the Visiting Nurse Society. Mrs. Burton was a sister of Frederick Van Duzer of London, Eng., who is president of the American Society there. Her death occurred at St. Luke's Hospital, this city, following an operation.

CHARLES E. KNOX, consulting engineer, formerly of 90 West st, has moved to the Architects' Building, 101 Park av, where he will continue to carry on the engineering work which has been conducted by him for a number of years under the firm name of Mailloux & Knox. Mr. Mailloux for several years has devofed his time to the development of electric railway propositions, coal mining, etc. He has also been appointed technical assistant to President W.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

MANHATTAN.—The Women's Hotel Co., Arthur Cappell, president, 52 William st, contemplates the erection of an addition to the hotel at 33 East 29th st and 32 East 30th st, for which no architect has been selected.

which no architect has been selected.

MANHATTAN.—Robert M. Silverman, Convent av and 149th st, contemplates the erection of a 10-sty apartment house at the southeast corner of Riverside Drive and 150th st. No architect has been selected.

MANHATTAN.—The George Backer Construction Co., 27 West 42d st, Geo. Backer, president, contemplates improving the property at 33-43 East 33d st through to 48-54 East 34th st. with a 12-sty store and loft building. An architect will soon be selected.

ROCHESTER, N. Y.—James A. Byers, clerk, 209 Post st, contemplates the erection of a 3-sty brick business block at Plymouth av and Frost st. No architect has been selected, and it is indefinite when work will go ahead. Cost, about \$20,000.

ROCHESTER, N. Y.—The Rochester Club.

about \$20,000.

ROCHESTER, N. Y.—The Rochester Club, William Baush, president, 635 St. Paul st, contemplates the erection of a clubhouse in Scion st, for which no architect has been retained. It is indefinite when the project will go ahead. AMSTERDAM, N. Y.—The Y. M. C. A. of ansterdam, Wm. M. Charles, chairman of Ways and Means Committee, 100 East Main st, has raised the necessary funds for the erection of a Y. M. C. A. building, to cost \$100,000. No site has been selected. An architect will soon be retained.

HIDSON, N. Y.—The City of Hudson, N. Y..

HUDSON, N. Y.—The City of Hudson, N. Y., A. S. Wardle, 1 Warren st, president building committee, and James Riley, chairman, 601

Warren st, contemplates the erection of an industrial building. No site has been selected, and no architect retained.

HUDSON, N. Y.—The City of Hudson, A. S. Wardle, 1 Warren st, president Chamber of Commerce; James Riley, chairman of building committee, 601 Warren st, Hudson, contemplates the erection of an industrial building for which no site or architect have been selected

for which no site or architect have been selected.

BUFFALO, N. Y.—Enos & Sanderson, 41 Carroll st, contemplates the erection of a warehouse in Bushnell st near the Erie Railroad for which no architect has been retained.

JERSEY CITY, N. J.—St. Joseph's Home for the Blind, Sisters of St. Joseph, Sister M. Zita in charge, contemplates the erection of a 3-sty brick home for the blind on Pavonia av near Baldwin av. No architect has been selected. Cost about \$100,000.

NEWARK, N. J.—The Congregation B Nai Jeshurm, Louis Schlesinger, chairman of building committee, is receiving competitive sketches for a temple to be erected at the northwest corner of High st and Waverly av. Cost, \$165,000. Plans are to be submitted June 10th at 3 p. m.

BRANCHVILLE, N. J.—The Borough of

3 p. m.

BRANCHVILLE, N. J.—The Borough of Branchville, W. F. Dye, mayor, contemplates the erection of a municipal building of concrete blocks on Mattison av; to cost about \$6,000. No architect has been retained.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—The O'Rourke Bros. Co., John O'Rourke, president, and Patrick J. O'Rourke, secretary, 3185 Hall av, is taking bids on subs for a 5-sty brick and limestone tenement, 50x87 ft., to be erected on the east side of Hoe av, 300 ft. south of Jennings st, from plans by the Tremont Architectural Co., 401 Tremont av. Cost, \$50,000.

BROOKLYN.—The Marcus Building Co., Abraham Marcus, president, 1770 Park pl, Brooklyn, is taking bids on subs for a 4-sty brick apartment, 50x80 ft., to be erected in the east side of East 26th st, 50 ft south of Newkirk av. Cost, \$25,000.

MANHATTAN.—Chas. B. Meyers, 1 Union sq, has completed plans for a 6-sty flat, 50x84 ft, to be erected in the north side of East 5th st, 243 ft east of Av B, for J. Bauman, care of Guarantee Roofing Co., 61 East 4th st, owner, who is taking bids on mason and carpentry work, also materials and subs. Cost about \$50.000.

DWELLINGS.

MT. VERNON, N. Y.—H. F. Mertz, East Port-chester, architect, is taking bids for a 2½-sty residence to be erected on Villa av, for Bertha Schultz, Mt. Vernon, owner.

FACTORIES AND WAREHOUSES.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the factory building to be erected at 630-634 West 51st st, acording to plans by Ross & McNeil, architects, and desire bids on all subcontracts prior to May 12th.

MUNICIPAL WORK.

GREENBURGH, N. Y.—Bids will be received at the Town Clerk's office until May 16 at 2 p. m., for improvements in Hillcrest rd. Plans and specifications may be obtained from Ward Carpenter & Co., Inc., Tarrytown, N. Y.

THEATRES.

MANHATTAN.—The Libman Contracting Co. 107 West 46th st, is figuring the general contract for the erection of a theatre at the north west corner of Broadway and 47th st, from plans by Thomas W. Lamb, 644 8th av.

BROOKLYN.—W. H. McElfatrick, 701 7th av. N. Y. C., architect, will soon take bids on the general contract for the 1-sty brick theatre to be erected in the north side of 9th st, through to 300 8th av, for B. F. Keith, 1495 Broadway, N. Y. C., owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

13TH ST.—Mrs. Maria S. Simpson, care of
James N. Simpson, of the Marmac Construction Co., 316 West 30th st, has purchased the
property at 38-44 East 13th st. The houses are
well rented and will not be rebuilt.

29TH ST.—John H. Knubel, 305 West 43d st,
has completed plans for a 6-sty tenement, 40x
85.9 ft., to be erected at 230-2 East 29th st for
Antonio Capace, 232 East 29th st, owner. Cost,
\$40,000.

Antonio Capace, 232 East 29th st, owner. Cost, \$40,000.

160TH ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment to be erected at the southwest corner of 160th st and Colonial Parkway, for Albert J. Schwarzler, 1150 Clay av, owner. Cost, \$800,000.

142D ST.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment to be erected at the southeast corner of 142d st and Riverside drive for Newmark & Davis, Inc., 435 West 119th st, owners. Cost, \$500,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for the 12-sty apartment, 102.2x120 ft., to be erected at 751-7 Park av and 102 East 72d st for the E. A. L. Holding Co., 505 5th av, owners. Cost, \$800,000.

PARK AV.—Rouse & Goldstone, 38 West 32d st, have completed plans for a 12-sty apartment to be erected at 850 Park av and 74-86 East 77th st for the 850 Park av Corp., 220 5th av, owners. Cost, \$500,000.

87TH ST.—Schwartz & Gross, 347 5th av, have completed plans for two 8-sty apartments, 82.3x85.8 ft., to be erected in the south side of 87th st, 205.6 ft east of Amsterdam av, for the Princeton Construction Co., 30 East 42d st, owners. Cost, \$500,000.

55TH ST.—Wallis & Goodwille, 346 4th av, have completed plans for an 8-sty apartment, 50x85.5 ft., to be erected at 124-6 E. 55th st, for the Geo. Backer Construction Co., 33 West 42d st, owners. Cost, \$140,000.

85TH ST.—Schwartz & Gross, 347 5th av, have completed plans for an 8-sty apartment, 80x 87.2 ft., to be erected in the south side of 85th st, 100 ft. east of West End av, for the Woolsey Realty Corp., 252 West 85th st, owners. Cost, \$200,000.

98TH ST.—Jos. C. Cocker, 2017 5th av, has

Cost, \$200,000.

98TH ST.—Jos. C. Cocker, 2017 5th av, has completed plans for alterations to the 5-sty tenement, 25x88 ft., at 58 West 98th st, for Edward H. Kelly, 271 Broadway, owner.

MANHATTAN ST.—H. J. Pringel, 306 East 59th st, has completed plans for alterations to two 6-sty tenements at 45-47 Manhattan st for Larimer A. Cushman, 49 Manhattan st, owner.

89TH ST.—H. N. Kohn, 55 Broadway, has purchased 103 East 89th st, 26x100 ft., a 5-sty flat house, for investment only. No improvements are contemplated.

DWELLINGS.

88TH ST.—Harris and Maurice Mandelbaum 135 Broadway, have purchased 261 West 88th st, a 3-sty dwelling, 18x100.8 ft., for investment No improvements are contemplated.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education for alterations and repairs to heating and ventilating apparatus. In P. S. 1 Wm. J. Olvany was low bidder at \$790; P. S. 20, Philip & Paul at \$1,060; P. S. 62, Ernest W. Newman at \$1,975; P. S. 120 Daniel J. Rice at \$1,389, and P. S. 147, Philip & Paul, at \$950.

MANHATTAN.—Bids were opened by the Board of Education May 5 for alterations, repairs, etc., in P. S. 158. Bernard Carneol was low bidder at \$799.

STABLES AND GARAGES.

STABLES AND GARAGES.

WATER ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 3-sty brick stable, 20x55 it, to be erected in Water st, for the Kaufman Loewenthal Co., 206 Division st, owner. Cost about \$12,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

35TH ST.—Gross & Kleinberger, 75 Bible House, have completed plans for a 5-sty brick store and loft building, 18x92 ft, to be erected at 9 West 35th st, for the Carnegie Construction Co., Chas. Newmark, president, 600 West 113th st, owner. Cost about \$30,000.

STATE ST.—Goldwin Starrett & Van Vleck, Everett Building, have been selected architects for the 20-sty office building, ST330 ft, to be erected at 1, 2 and 3 State st, northwest corner of Whitehall st, for William H. Chesebrough and Oakleigh Thorne, 115 Broadway and 37 Wall st.

Wall st.

25TH ST.—Maximilian Zipkes (Inc.), 220 5th av, is preparing plans for a 12-sty store and lott building, 40x82 ft, to be erected at 108-110 West 25th st, for the Nodrog Realty Co., 1133 Broadway, owner, Abraham Gordon, president. Cost about \$150,000.

MANHATTAN.—Patrick J. Kiernan, Broadway and 72d st, has leased to a client of Forman & Taubert, 1230 Lexington av, a 4-sty dwelling at 1123 Madison av, for business purposes. The building will be altered.

MISCELLANEOUS.

TTH AV.—Sam & Lee Shubert, Broadway and 39th st, purchasers of the property at the southwest corner of 7th av and 50th st, occupied by the Garden Restaurant, have no definite plans for the improvement of the site. The Shuberts are now in Europe, and L. S. Bing, one of the selling group, said he had no idea what the buyer would do with the property.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS. HOE AV.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x87 ft, to be erected on the east side of Hoe av, 300 ft south of Jennings st, for the O'Rourke Bros. Co., John O'Rourke, president, Patrick J. O'Rourke, secretary, 3185 Hall av, owners. Cost about \$50,000.

HOME ST.—The Keilbert Construction Co., of 535 East 166th st, will erect a 5-sty apartment house on the south side of Home st, 52 ft. east of Simpson st, to cost \$55,000. Moore & Landsiedel, 3d av and 148th st, will prepare plans. 143D ST.—The Steinmetz Construction Co., of 1416 Glover st, will erect a 5-sty apartment house in the north side of 143d st, 107.58 ft. west of Willis av, to cost \$55,000. Moore & Landsiedel, 3d av and 148th st, will prepare plans.

231ST ST.—T. W. Martin, of Bailey av and 231st st, will erect a 5-sty apartment house, in the south side of 231st st, 99.29 ft. east of Albany rd, to cost \$35,000. Moore & Landsiedel, 3d av and 148th st will prepare plans.

SCHOOLS AND COLLEGES.

THE BRONX.—The Board of Education opened bids May 5 for installing heating and ventilating apparatus in P. S. 50. Raisler Heating Co. was low bidder at \$49,907; for installing temperature regulation, The National Regulator Co. was low bidder at \$3,737.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. 26TH ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty brick apartment, 50x80 ft, to be erected in the east side of East

26th st, 50 ft south of Newkirk av, for the Marcus Building Co., Abraham Marcus presi-dent, 1770 Park pl, owner. Cost about \$25,000.

HOWARD AV.—Whinston & Pollack, 358 Stone av, are preparing plans for a 4-sty brick tenement, 40x100 ft, to be erected on the east side of Howard av, 22 ft north of Prospect pl, for the I. & J. Construction Co., Harry Fine, 1512 Eastern Parkway, secretary. Cost about \$20,000.

BEDFORD AV.—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for a 5-sty brick apartment, 50x90 ft, to be erected at the southwest corner of Bedford av and Ross st, for Chas. I. Mandel, 195 Broadway, owner. Cost about \$45,000.

about \$45,000.

CHURCHES.

JEFFERSON AV.—L. Allmendinger, 926
Broadway, is preparing plans for a 2-sty brick
church, 40x100 tt, to be erected on Jefferson
av near Central av, for the Salem Evangelical
Church, 1200 Jefferson av, Brooklyn, owner. F.
Beuscher is pastor and will take bids from a
selected list of contractors about June 1. Estimated cost. \$25,000.

Oueens.

DWELLINGS.

LONG ISLAND CITY.—The General Developers Land Corporation, care of Burton Thompson, 1 Wall st, has purchased the property on the west side of 2d av, 33 ft, north of Freeman av. No building operations are contemplated.

CORONA, L. I.—Robert Johnson, this place, preparing plans for a 3-sty brick store and sidence, 24x90 ft, to be erected at the corner Randall and Jackson avs, for Thos. Daly, st about \$9,000. CORONA.

Cost about \$9,000.

ST. ALBANS, L. I.—E. Tatje, 106 Van Sicklen av, Brooklyn, has completed plans for a 2-sty frame bungalow, 20x38 ft, to be erected on the south side of St. Marks av, 60 ft west of Wesley pl, for Herman Richter, 23 Shepherd av, owner. Cost about \$3,000.

MASPETH, L. I.—F. S. Walthers, 2700 Ocean av, Brooklyn, has completed plans for a 2-sty frame residence, 25x42 ft, to be erected at the southwest corner of Burroughs and Clinton sts, for Chas. O'Neil, 2440 Lorillard pl, N. Y. C., owner.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Plans have been completed privately for an addition to the 5-sty reinforced concrete factory, 72x173 ft, on Jackson av, for the Neptune Meter Co., 90 West st. N. Y. C. Herman Fougner, 110 West 40th st, N. Y. C., is engineer. Cost about \$100,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

QUEENS.—The Board of Education opened bids May 5 for improving the sanitary conditions. In P. S. 22, Samuel Galucci, \$269; P. S. 46, Joseph A. Graf, \$1,344; P. S. 53, Joseph Graf, \$228; P. S. 75, Samuel Galucci, \$1,429; P. S. 83, Samuel Galucci, \$389, and Richmond Hill High School, Samuel Galucci, \$489.

QUEENS.—Bids were opened May 5 by the Board of Education for the construction of a sea wall, the Pecora Granolithic Paving Co., low bidder \$3,729; for plumbing and drainage at the Astoria Athletic Feld, R. & A. Isaacson, \$260.

QUEENS.—The Board of Education opened bids May 5 for the general construction of P. S. 94. J. F. Walsh & Bro. were low bidders at \$75,425; and for the plumbing and drainage, Christopher Nally, \$8,873.

STORES, OFFICES AND LOFTS.

FAR ROCKAWAY, L. I.—William Willett, Jr., Central av, has had plans prepared for a 1-sty frame store building, 137x25x35 ft, to be erected on Caruga av. F. Wood, Lawrence, L. I., has the general contract.

THEATRES,

THEATRES.

SOUTH OZONE PARK.—Simultaneously with the erection of a new town hall and club house in the suburb, David P. Leahy Realty Company has begun the erection of a vaudeville and motion picture theatre, to seat 300 persons. This structure will occupy a plot 40x140 on the south side of Rockaway Boulevard adjoining the new fire engine house, recently established by the city, just west of Brinkmeyer avenue. It is expected that this theatre and the new town hall will each be completed by July 4, and if this result is accomplished residents of the town will hold a jubilee on that day to celebrate the opening of these two important improvements.

Suffolk.

HALLS AND CLUBS.

HALLS AND CLUBS.

SAB HARBOR, L. I.—The building committee of the Sag Harbor Yacht Club contemplates the erection of a clubhouse on property presented to the club by Frank C. Havens. Work is to be started this spring. Estimated cost, \$15,000.

RIVERHEAD, L. I.—A bill providing for a game farm on Long Island has been introduced by Assemblyman Fallon at Albany. This bill provides that the sum of \$35,000 shall be appropriated for the purchase of lands and the erection of the necessary buildings.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

NEW ROCHELLE, N. Y.—Fred Winter, 244
Main st, has completed plans for a 4-sty brick
apartment, 46x69 ft, to be erected at Locust
av and Clinton pl, for C. J. Leary, 323 Main
st, owner. Cost, \$25,000.

YONKERS, N. Y.—A. Willis, 147 Oliver st,
has completed plans for a 3-sty brick apartment, 22x35 ft., for S. Willis, 147 Oliver st,
owner. Architect will take bids.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York Boston Philadelphia

Baltimore Washington Chicago

Chattanooga Kansas City

Detroit Milwaukee

Montreal, Can. Atlanta

Winnipeg, Can. Toronto, Can.

Ritch/Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 Broadway New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY

(Incorporated 1902)

BHILDERS

Architectural and Engineering Construction

1 LIBERTY STREET, NEW YORK

New York

Seattle

A. L. GUIDONE & CO.

MASON BUILDERS AND

GENERAL CONTRACTORS

131-133 East 23rd Street, New York

CHARLES E. KNOX

Consulting Engineer

101 Park Avenue

New York

Westchester (Continued).

YONKERS, N. Y.—George Provost, 104 West 42d st, N. Y. C., has completed plans for two 5-sty brick apartments, 50x91 ft., to be erected on South Broadway for the Van Ban Realty Co., 11 5th av, N. Y. C., owners, who will take bids. Cost about \$25,000.

DWELLINGS.

WHITE PLAINS, N. Y.—The Solomon Haviland property in North st and Haviland av, about 50 acres in all, was sold to Mrs. Mary Gordon Jennings and will shortly be put on the market as a high class residential section.

RYE, N. Y.—H. J. Robinson, 1st st and 5th av, is preparing plans for a 1½-sty frame residence to be erected here, and will take bids.

OSSINING N. V.—Frank Lyans this place.

OSSINING, N. Y.—Frank Lyons, this place, contemplates the erection of a 2½-sty residence on Terrace av.

CRESTWOOD, N. Y.—F. W. Frain, this place, has had plans completed for a 2½-sty residence to be erected on Pennsylvania av.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.-W. J. Earle, this place, has completed plans for a 2-sty storage, 40x54 ft., to be erected on McDonald pl for the Yonkers Lumber Co., McDonald pl, owner.

HALLS AND CLUBS.

PORTCHESTER, N. Y.—The Woman's Club of Portchester contemplates the erection of a clubhouse. A building committee, of which Mrs. William D. Sporborg is chairman, has begun a systematic plan of action. Nothing further has been decided.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—The Halstead School Association is raising funds for the proposed new Halstead school building to cost in the neighborhood of \$200,000. Walter Sobel, of Erie, Pa, will manage the campaign of raising this amount.

CONTRACTS AWARDED.

All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV (sub).—The Perlman Iron
Works, Inc., 1735 West Farms rd, has received
the contract for the ornamental iron work necessary for the 12-sty apartment, 78x80.8 ft., to be
erected at 562-8 West End av, for the Aeon
Realty Co., 17 Madison av, owners. Walter
Haefeli, 17 Madison av, architect. Clark &
Co., 225 5th av, has the contract for the foundations. Cost about \$350,000.

dations. Cost about \$350,000.

53D ST (sub).—The Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the 8-sty apartment house, 90x85 ft., to be erected at 107-11 East 53d st, for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. Cost about \$300,000.

BANKS.

BANKS.

RIDGEFIELD PARK, N. J.—Moffatt Watson Co., 34 West 33d st, N. Y. C., has received the general contract to erect a 1-sty brick, limestone and terra cotta bank building, 33x63 ft, at Hackensack rd and Mt. Vernon av, for the First National Bank of Ridgefield Park. G. R. Doremus, cashier, C. W. Mergler chairman of building committee. Mowbray & Uffinger, 56 Liberty st, N. Y. C., are architects. Cost about \$30,000.

DWELLINGS.

DWELLINGS.

BRONXVILLE, N. Y.—F. O. Simpson, 67
Woodbury st, New Rochelle, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 21x82 ft, at Sagamore Park, for Frank J. Wilkens, Lawrence Park, owner. Chester A. Patterson, 262 Main st, New Rochelle, is architect. Cost about \$15,000.

NEWBURGH, N. Y.—Tullis & Blanchard (Inc.), 39 West 32d st, N. Y. C., have received the general contract to alter the frame residence and garage for Edward B. Weed. Herbert R. Brewster, 116 Nassau st, N. Y. C., is architect. Cost about \$20,000.

GOSHEN, N. Y.—C. E. Bowman, Washingtonville, N. Y., has received the general contract to alter the 2½-sty frame residence, 31x34 ft, for Mrs. J. Floyd Halstead, owner. E. Greene, 5 Beekman st, N. Y. C., is architect.

MANHATTAN.—Edwin Outwater, 208 5th av, has received the general contract to alter the residence at 15 West 52d st, for Louis Iselin, 16 West 52d st, owner Parish & Schroeder, 12 West 31st st, architects. Cost about \$80,000.

MOUNT KISCO, N. Y.—Rogers & Blydenburg have received the contract to erect a 30-room residence on the former Van Cortlandt property for Miss Newell, from plans by Foster & Gade, 15 West 53th st, N. Y. C., architects. Lester C. Remsen, this place, has the garage contract. Cost about \$60,000.

FACTORIES AND WAREHOUSES

FACTORIES AND WAREHOUSES.
SHERRILL, N. Y.—Clifford Pierce, Utica, N.
Y., has received the general contract to erect
a 3-sty additional building for the Oneida Community, Ltd., Theo. Skinner, superintendent, at
site. W. P. Field, 763 Broad st, Newark, N. J.,
is engineer. Fred Kilgus, 13 South 6th st,
Newark, N. J., is contractor for foundations.
The American Bridge Co., 30 Church st, N. Y.
C., has the steel contract. Cost about \$125,000.

HARRISON, N. J.—Alex. Demorsky, 172 6th
st, Harrison, has received the general contract
to erect additions to the 5-sty brick brewery at
500 Harrison av, for Peter Hauck Co., on
premises, owner. Frederick Wunder, 957 Broadway, Brooklyn, is architect and engineer. Cost,
\$50,000.

BROOKLYN.—W. B. Greeman, 350 Fulton st, has received the general contract to rebuild the 3-sty brick factory on St. Marks av, 125 ft east of Underhill av, Brooklyn, for Davis & Quick, 1246 St. Marks av, owners. Geo. P. Chappel, 258 Broadway, N. Y. C., is architect. Cost, \$40,000.

MANHATTAN.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the contract for the construction of four reinforced concrete buildings for the Cyphers Incubator Co. from plans by Colson & Hudson. The sizes of these buildings will be 146x401, 80x97, 301x122 and 50x146 ft. 1-sty, saw tooth roof, excepting the power house which is 2-stys.

NEWARK, N. J.—J. W. Vieit Co. has received.

NEWARK, N. J.—J. W. Vleit Co. has received the contract from Lewis Bros. for a 4-sty brick addition to their plant at 135-139 Monroe st, to cost about \$20,000. George E. Jones is the architect.

ALBANY, N. Y.—The American Cigar Co. has awarded to W. S. Hamil Co., of Troy, the contract to erect a 4-sty brick factory at Arch st and Trinity pl to cost \$80,000. Work is to be started at once.

MUNICIPAL WORK.

TOMS RIVER, N. J.—David R. Anderson, of Lakewood, has received the contract to erect the new firehouse here to be completed in two

POWER HOUSES.

POWER HOUSES.

POMPTON JUNCTION, N. J.—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the general contract to erect a 1-sty steel and corrugated iron power house, 45x80 ft., mill building and warehouse, for the Pompton Pink Granite Co., 200 5th av, N. Y. C., owner. W. C. Van Duyne, care of owners, is engineer, Cost about \$50,000.

SCHOOLS AND COLLEGES.

ENGLEWOOD, N. J.—W. H. Whyte Contracting Co., Hackensack, has deceived the general contract to alter the Liberty St School on Palisade av and Tenafly rd, for the Board of Education. J. K. Ferry, 42 Brookside av, Englewood, and I Madison av, N. Y. C., is architect. G. W. Knight, 112 Heller Parkway, Newark, is heating and ventilating engineer. Cost, MANHATTAN.

MANHATTAN.—Edwin Outwater, 208 5th av, has received the general contract to alter Osborn Hall, at 420 East 26th st, for the Training School for Women Nurses, 426 East 26th st, owner, Mrs. W. C. Osborn president, and Mrs. Richard Mortimer, secretary. Parish & Schroeder, 12 West 31st st, are architects. Cost about \$80,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Seletsky, 11 West 119th st, has received the general contract to alter the restaurant at 13-15 West 27th st, for Loeb Bros. (Inc.), 491-493 Broadway lessees. Sommerfeld & Steckler, 31 Union sq. are architects.

MANHATTAN.—The Murphy Construction Co., 50 Church st, has received the general contract to alter the 4-sty business building at 398-402 4th av for Robert Walton Goelet, 9 West 17th st, owner. The United Cigar Stores, 44 West 18th st, Chas. R. Sherlock, president, Elliott Averett, secretary, and Herbert S. Collins, treasurer, are lessees. L. E. Denslow, 44 West 18th st, is architect. Cost, \$20,000.

PORTCHESTER, N. Y. (sub.).—Frank C. Mertz, this place, has received the carpenter work, and Mertz & Dakin the mason work, for the 2-sty reinforced concrete bakery, 72x100 ft. to be erected on Westchester av, for the Portchester Baking Co., 16 South Main st, owner, Jos. Fuchs, pdesident. Balch & Beardsley, 38 West 32d st, N. Y. C., are architects. Cost, \$25,000.

\$25,000.

55TH ST (sub).—The Perlman Iron Works, Inc., 1735 West Farms rd, has received the contract for the ornamental iron work necessary for the 11-sty automobile building, 60x 87.6 ft., to be erected at 245-9 West 55th st, for the Aeon Realty Co., 17 Madison av, owners. Walter Haefeli, 17 Madison av, architect. The Hasco Construction Co., 17 Madison av, has the general contract. J. W. Cody Shoring & Contracting Co., 200 West 91st st, has the contract for the foundation work. Cost, about \$250,000.

THEATRES.

THEATRES.

9TH ST (sub).—W. L. & G. H. O'Shea, 29 Broadway, N. Y. C., have received the contract for excavating, shoring and piling for the 1-sty brick theatre to be erected in the north side of 9th st, through to 300 8th av, Brooklyn, for B. F. Keith, 1495 Broadway, owner. W. H. McElfatrick, 701 7th av, N. Y. C., is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
5TH ST, 621-623 East, 6-sty brick tenement,
50x84; cost, \$45,000; owners, Joseph and Herman Bauman, 61 East 4th st; architect, Chas. B.
Meyers, 1 Union sq West. Plan No. 233.

NAGLE AV & Arden st, n w cor, 5-sty brick
apartments, 50x118; cost, \$100,000; owners,
Brown Bros., Inc., Floyd D. Brown, Sect'y, 33
E. 20th st.; architects, Wortmann & Braun, 114
E. 28th st. Plan No. 237.

190TH ST, n s, 120 w St Nicholas av, 5-sty
brick tenement, 80x87; cost, \$80,000; owner,
Weber Turick Building Co., 1029 East 163d st;
architects, Kreymborg Architectural Co., 163d
st and Southern Boulevard. Plan No. 243.

BROADWAY, 2151-57, 12-sty brick and stone
apartment house, 48x50; cost, \$400,000; owner,
William Waldorf Astor, London, Eng.; architects, Peabody, Wilson & Brown, 389 5th av.
Plan No. 244. APARTMENTS, FLATS AND TENEMENTS.

DWELLINGS.

MAYFLOWER AV, e s, 250 n Liberty st, 1sty frame dwelling, 18x25, tin roof; cost, \$1,500; owner, Michael Fuskino, 1861 Mayflower
av; architect, Lucian Pisciotta, 391 East 149th
st, Plan No. 301.

RIVERSIDE DRIVE, 470, 1-sty frame dwelling, 160x200; cost, \$1,100; owner, Mary A. Fitzgerald, Litchfield, Conn.; architect, John E. Kleist, 515 7th av. Plan No. 241.

Cleist, 515 7th av. Plan No. 241.

114TH ST, 401-407 West, 4-sty brick and tone dwelling, 32x91; cost, \$60,000; owners, orpn. of the Novitiate of Fathers of Mercy, ev. Ferdinand Guicketeaw, Pres., 120 West th st; architects, Cross & Cross, 10 East 47th L. Plan No. 246.

151ST ST, W, s s, 344 w 7th av, 4-sty brick extery, 26x65; cost, \$25,000; owner, Church of a Resurrection, Rev. Thos. T. Murphy, Rector, 84 West 151st st; architect, Nicholas Serracino, 170 Broadway. Plan No. 242.

STABLES AND GARAGES.

WATER ST, 628, 3-sty brick stable, 23x67; cost, \$6,000; owner, James Halvey, 641 Water st; architect, Max Muller, 115 Nassau st. Plan No. 248.

STORES, OFFICES AND LOFTS.

28TH ST ,31-33 East, 12-sty brick loft, 45x87;
cost, \$175,000; owner, Fabian Construction Co.,
Moses Crystal, president, 37 East 28th st; architects, Schwartz & Gross, 347 5th av. Plan No.
232.

42D ST, 18 E, 6-sty brick loft, 22x88; cost, \$40,000; owners, Isadore Falo Korn et al, 31 Nassau st; architect, Harry L. Walker, 103 Park av. Plan No. 245.

STORES AND TENEMENTS.

14TH ST, 504-12 West, two 6-sty brick stores and tenements, 50x64; cost \$135,000; owner, Chas. I. Weinstein Realty Co., 17 West 120th st; architect. Chas. B. Meyers, 1 Union sq West. Plan No. 230.

THEATRES.

HAMILTON PL, e s, 135 n 136th st, 2-sty brick stores, moving picture theatre and offices, 81x38; cost, \$40,000; owner, Domain Realty Co., Henry M. Brandl, president, 3487 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 231.

BROADWAY, 3168, 1-sty frame open-air moving picture show, 10x6; cost, \$1,000; owner, Wm. C. Wilson, 152 West 98th st; architect, J. E. Sherwin, 214 East 23d st. Plan No. 229.

177TH ST & B'way, s e cor, 1-sty frame open-air moving theatre theatre, 106xirreg.; cost, \$2,500; owners, David Philip & Jacob Hirsch, care of C. J. Lane, 299 B'way; architect, Louis A. Sheinart, 154 Bowery. Plan No. 235.

B'WAY, n s 266 e Dyckman st, 3 1-sty frame stores and moving pictures, 60x40; cost, \$225; owners, Dyckman Est. Co., Herbert Hathfield, pres., 1 W. 24th st.; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 234.

23D ST, 250-252 West, 1-sty frame moving picture show, 50x90; cost, \$1,000; owner, Nicholas Abel, 19 East 42d st; architect, Max Muller, 115 Nassau st. Plan No. 240.

BROADWAY, 1872-1382, 3 and 12-sty brick theatre and offices, 80x98xirreg; cost, \$350,000; owners, Times Sq. Improvement Co., Harry Fischel, Pres., World Bldg., Park Row; architect, Geo. Keister, 12 West 31st st. Plan No. 247.

MISCELLANEOUS.

PARK ROW, 33, 3-sty brick and terra cotta restaurant, 23x75; cost, \$50,000; owner, John R. Thompson Co., 1259 B'way; architects, H. R. Wilson Co., 1259 B'way. Plan No. 236.

36TH ST, 147 West, 3-sty brick store, 20x88; cost, \$15,000; owners, Finney Bldg. Co., Robt. S Finney, pres., Hotel Cumberland, 54th st & B'way; architects, Mulliken & Moeller, 103 Park av. Plan No. 238.

av. Plan No. 238.

MOTT HAVEN FREIGHT YARD, s s 161st st and 200 w Morris av, platform, 1244x12; cost, \$18,500; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Haldeman, 70 East 45th st. Plan No. 302.

STEPHENS AV, n w cor Bronx River av, gyroplane, 60 diam; cost, \$5,000; owners and architects, Park Engineering Co., 30 Church st. Plan No. 303.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. BELMONT AV, w s, 100 s 187th st, 4-sty brick tenement, tin roof, 25x74; cost, \$15,000; owner, Frank Barba, 2383 Belmont av; archi-tect, M. W. Del Gaudio, 401 Tremont av. Plan

No. 299.

BROOK AV, s w cor 141st st, two 5-sty brick tenements, slag roof, 50x90.5 & 54.2x94.5; cost, \$90,000; owners, Consolidated Imp. Co., Harry Jacobs, 419 West 119th st, "resident; architect, Geo, F. Pelham, 30 East 42d st. Plan No. 294.

HUNTS POINT AV, n e cor Gilbert pl, two 5-sty brick tenements, slag roof, 51.4x108.1 & 110.1; cost, \$125,000; owners, Burnett & Weil Const. Co., Robt. Burnett, 1010 East 163d st, president; architects, Kreymborg Archt. Co., 163d st. & So. Boulevard. Plan No. 297.

DALY AV, w s, 120.88 s 179th st, 5-sty brick tenement, plastic slate roof, 44x93.10; cost, \$45,000; owners, Herbst Realty Co., Albert H.

Herbst, 983 East 179th st., Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 310.

Plan No. 310.

179TH ST, s s, 117.41 w Bryant av, two 5-sty brick tenements, plastic slate roof, 39x102; cost, \$90,000; owners, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, treas; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 306.

188TH ST, n e cor Tiebout av, two 5-sty brick tenements, slag roof, 29x74.11 and 38x71.3; cost, \$41,000; owners, Schorn Co., E. Schorn, 1790 Prospect av, president; architect, Harry T. Howell, 149th st and Third av. Plan No. 292.

236TH ST, n s, 100, E Napier ave, two 3-sty brick tenements, tin roof, 33.6x38.3x55; cost, \$24,000; owners, Edw J. Byrne Const. Co., Edw. J. Byrne, 3029 3rd ave, Pres. & Architect. Plan No. 309.

DWELLINGS.

FAIRMOUNT AV, n s, 75 w Wilcox av, 1-sty frame dwelling, 14x27; cost, \$500; owner, E. J. Wolf, 1057 Faile st; architect, W. J. Wolf, 1057 Faile st. Plan No. 290.

WATERBURY AV, e s, 150 n Layton av, 2½-sty frame dwelling, slate roof, 30x40; cost, \$5,500; owner, C. A. Miller, 2145 Ellis av; architect, Anton Pirner, 2069 Westchester av. Plan No. 304.

HEWITT PL, n s, 90, w Macy Place, 2-sty brick dwelling and shop, plastic slate roof, 29.9x128.3; cost, \$7,000; owner, Alfred Beyrodt, 882 East 156th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 307.

FACTORIES AND WAREHOUSES.

236TH ST, n s, 152.6 e Webster av, 2-sty brick factory, felt and gravel roof, 67x125; cost, \$25,-000; owner, Benj. H. Irving, 231 East 237th st; architects, Ebbinghaus & Irving, 752 East 220th st. Plan No. 291.

STABLES AND GARAGES.
BRONX BOULEVARD, w s, 525 s Gun Hill
Road, 1-sty frame stable and shed, 24.3x16;
cost, \$200; owners and architects, H. H. & N. F.
Vought, 340 Madison av. Plan No. 295.

WHITE PLAINS AV, w s, 407.69 s 219th st, 1-sty frame garage 19x16; cost, \$300; owner, D. Paul Gillespie, 3735 White Plains av; architect, F. L. Glew, 4387 Carpenter av. Plan No. 906.

WEST FARMS RD, e s, 325 s 172d st, 1-sty brick garage, slag roof, 38x75; cost, \$3,000; owner, John J. Ball, Upper Nyack; architect, Harry T. Howell, 3d av and 149th st. Plan

STORES AND DWELLINGS.

DELAVELLE AV, e s, 107.36 s Boston Road,
3-sty brick store and dwelling, tin roof, 21x57;
cost. \$5,000; owner, Anthony Sitiono, 313 East
115th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 311.

Examine the Records of the 80 Maiden Lane Building

This has just completed one year on Edison Service Consulting engineers, employed by the building owners, advocated a private plant Their estimate for our Service was:

Current, 1,071,300 kilowatt hours,	-	-	-	-	-	\$32,139.00
Heating,	-	-	-	-	-	24,423.00
Total, light, heat and power	-	-	-	-	-	56.562.00

At the end of one year of Edison Service, the Facts are as follows:

Amount	t Ove	Overestimated l					t E	,	\$24,350.18		
Total,	-	-	-	-	-	-	-	-	-	-	32,211.82
Heating,	-	-	-	-	-	-	-	-	-	-	8,700.32
Current,	742,050	kil	owatt	hour	s,	-	-	-	-	-	\$23,511.50

If you own or manage real estate, consider the meaning of these figures before you. Consent to install a private plant. Do not be misled by inaccurate engineering estimates, but call, write or telephone to us for facts

The New York Edison Company

At Your Service

55 Duane Street

Phone Worth 3000

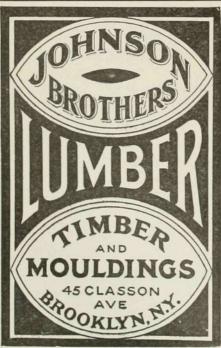


APRACTICAL fire resisting substitute for wood and metal lath for interior walls and ceilings, a non conductor of sound, heat and cold.

Composed of Nova Scotia gypsum and fibre compressed into a solid fibrous sheet, reinforced on both sides with specially prepared felt.

J. B. King & Co.

17 STATE STREET NEW YORK CITY



Burwak Elevator Company Elevators and Dumbwaiters Elevators
of every description
Phone, 8463 Cort. 216 FULTON STREET

Plans Filed, New Buildings, Bronx (Cont.)

STORES, OFFICES AND LOFTS.

170TH ST, s w cor Charlotte st, 1-sty brick stores and amusement hall, slag roof, 101.7x95; cost, \$25,000; owners, John J. Tully Co., John J. Tully, 1603 Boston Road, Pres.; architects, Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 308.

THEATRES.

THEATRES.

WHITE PLAINS AV, w s, 171 s 241st st, open-air theatre, 178x26; cost, \$1,000; owner, Moses Watsky, 735 Crawford av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 289.

SOUTHERN BOULEVARD, e s, 234.48 n Freeman st, open air theatre, 50x100; cost, \$2,000; owners, Daniel Augustus Realty Co., 830 Westchester ave; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 312.

MISCELLANEOUS.

MISCELLANEOUS.

ELLIS AV, s e cor Olmstead av, 1-sty frame shed, 40.6x100; cost, \$700; owner, Max Gruber, 1150 Clay av; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 293.

150TH ST, s s, 238 w Exterior st, 1-sty frame office and shed, 48x14.6; cost, \$500; lessee, Geo. Buckham, 1837 Park av; architects, Tremont Archt. Co., 401 Tremont av. Plan No. 295.

DELAVILLE AV, w s, 275 n Hallers av, 1-sty frame shed, 25x10; cost, \$200; owner, Frank Colasurdo, on prem.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 300.

Brooklyn.

APARTMENTS. FLATS AND TENEMENTS.
PARK PL. n s, 140 e Ralph av, two 4-sty
rick tenements, 50x90, gravel roof, 23 families
ach; total cost, \$55,000; owner, Israel Halsern, 1410 Lincoln pl; architect, Chas. Infanger
Son, 2634 Atlantic av. Plan No. 2418.

& Son. 2634 Atlantic av. Plan No. 2418.

PARK PL, n s, 100 e Ralph av, 4-sty brick tenement, 40x90, gravel roof, 16 families; cost, \$23,000; owner, Israel Halpern, 1410 Lincoln pl; architect, Chas. Infanger & Son. 2634 Atlantic av. Plan No. 2419.

EAST 10TH ST, w s, 124.10 s Caton av, four 4-sty brick tenements, 44.4x90.8, gravel roof, 16 families each; total cost, \$128,000; owner, Thos. Corrigan Co., 456 7th av; architect, J. Proctor Cowles, 215 Montague st. Plan No. 2410.

EAST 17TH ST, e s, 250 n Beverley rd, 4-sty brick tenement, 50.4x88.1, slag roof, 16 families; cost, \$45,000; owner, Louisville Realty Co., ___; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2454.

44TH ST, s s, 99.4 w 6th av, two 4-sty brick nements, 50x85.10, slag roof, 17 families each; tal cost, \$60,000; owner, Louis Stechen & ano, 0 46th st; architects, Eisenla & Carlson, 16 purt st. Plan No. 2472.

CATON AV, s s, 46.1 e East 17th st, 4-sty brick tenement, 50x93.8, slag roof, 20 families; cost, \$60,000; owner, Arles Realty Co., 16 Court st; architect, D. Wortman & ano, 114 East 28th st. Plan No. 2459.

CATON AV, s e cor East 17th st, 4-sty brick tenement, 47x97.7, slag roof, 19 families; cost, \$75,000; owner, Arles Realty Co., 16 Court st; architect, D. Wortman & ano, 114 East 28th st. Plan No. 2458.

Plan No. 24-08.

ST. MARKS AV, n s, 125 East Kingston av, 4-sty brick tenements, 50x105, slag roof, 20 families each; total cost, \$40,000; owner, Regal Helding Co., 113 East 114th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No.

WILLIAMS AV, s w cor Newport av, 3-sty brick tenement, 20x47, gravel roof, 3 families; cost, \$5,500; owner, Howard Investing Co., 1934 Prospect pl; architect, Morris Rothstein, 627 Sutter av. Plan No. 2464.

Sutter av. Plan No. 2464.

CONEY ISLAND AV, w s, 67.2 s Seeley st, two 4-sty brick tenements, 43.5x93.7, tin roof, 16 families each; total cost, \$48,000; owners, Wm. M. Calder Co., 551 1st st; architects, Cohn Bros., 361 Stone av. Plan No. 2536.

CONEY ISLAND AV, s w cor Seeley st, 4-sty brick tenement, 40.11x99.9, tin roof, 17 families; cost, \$25,000; owner, Wm. M. Calder Co., 551 1st st; architects, Cohn Bros., 361 Stone av. Plan No. 2537.

LINDEN AV, n. s. 1842 a Nostrand av. 4 str.

av. Plan No. 2537.

LINDEN AV, n s. 184.2 e Nostrand av, 4-sty brick tenement, 42.4x94, tin roof, 16 families; cost, \$25,000; owners, M. B. Smith Realty Co., 109 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 2531.

UNION ST, n s. 100 e Nostrand av, 4-sty brick tenements, 60x44.7, slag roof, 11 families; cost, \$30,000; owners, Shelbourne Construction Co., 873 Nostrand av; architect, J. C. Cocker, 2017 5th av, N. Y. Plan No. 2532.

DWELLINGS.

CARROLL ST, n s. 275 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$6,500; owner, John J. Kilcourse, 1467 Dean st; architect, Alex. McLean, 883 East 35th st. Plan No. 2442.

st. Plan No. 2442.

CARROLL ST, n s, 300 w New York av, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$6,500; owner, John J. Kilcourse, 1467 Dean st; architect, Alex. McLean, 883 East 35th st. Plan No. 2443.

st. Plan No. 2443.

CONEY ISLAND AV, w s, 25 n Hickley pl, 1-sty frame dwelling, 20x40, gravel roof; cost, \$1,000; owner and architect, W. B. Baker, 553
Coney Island av. Plan No. 2437.

CONEY ISLAND AV, w s, 25 n Hinckley pl, 2-sty frame dwelling, 20x50, gravel roof, 2 families; cost, \$3,500; owner and architect, W. B. Baker, 553 Coney Island av. Plan No. 2438.

HAMBURG AV, s e cor Linden st, 3-sty brick dwellings, 20x55, gravel roof, 2 families; cost, \$7,000; owner. Bushwick Development Co., 1258 47th st; architect, Henry Dorf, 614 Kosciusko st. Plan No. 2447.

MERMAID AV, n e cor West 32d st, 1-sty frame dweiling, 18x30, shingle root, 1 family; cost, \$1,000; owner, Menott Moran, 454a 17th st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2436.

LAKE LA, s s, 42.10 e West Sth st, 2-srame dwelling, 20x46, tin roof, 2 familie st, \$2,400; owner, John E. Johnson, 261 Weth st; architect, Thos. Bennett, 3d av a 2d st. Pian No. 2473.

WEST 3D ST, e s, 54 n Sea Breeze av, two 1-sty frame awellings, 18x35, shingle roof, 1 family each; total cost, \$2,000; owner, Louis Stauch, "Bowery; architect, Richard Marzail, 2818 West 6th st. Plan No. 2461.

Statuen, Bowery; architect, Richard Marzali, 2818 West 6th st. Plan No. 2461.

EAST 15TH ST, e s, 260 n Av J, two 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$\$5,000; owner, John S. Dahi, 213 East 9th st; architects, John C. Wandell Co., 4 Court sq. Plan No. 2479.

MERMAID AV, n s, 80 w W 25th st, 3-sty brick dwelling, 20x40, gravel roof, 1 family; cost, 3,000; owner, John W. Jackson, West 24th st and Railroad av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2469.

WILLIAMS AV, w s, 290 n Hegeman av, 2-sty brick dwelling, 20x44, gravel roof, 2 families; cost, \$2,600; owner, Nathan Galinko, 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2463.

99TH ST, s, 100 e 3d av, 2-sty frame dwelling, 20.3x50, tin roof, 2 families; cost, \$4,500; owner, Herman Zittenberg, on premises; architect, Ernest Hanson, 230 95th st. Plan No. 2493.

AV I, n s, 54 e Lake st, 2-sty frame dwell-

AV I, n s, 54 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2486.

AV I, n e cor Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2484.

AV I, n s, 36 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2486.

AV I, n s, 18 c Lake st, 2-sty frame dwelling, 18x35, and 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm Magher, 208 Van Siclen st; architect, R. Schaefer, 1526 Flatbush av. Plan No. 2486.

F. Schaefer, 1526 Flatbush av. Plan No. 2486.

AV I, n s, 18 e Lake st, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Magher, 208 Van Siclen st; architect, R. F. Schaefer, 1526 Flatbush av. Plan No. 2485.

LAKE ST, e s, 78.3 n Av T, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Magher, 208 Van Sicklen st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2515.

74TH ST, s s, 210 w 17th av, five 2-sty brick dwellings, 18x38 each, gravel roof, 1 family; cost, \$4,000 each; owner, John A. Jones, 6601 19th av; architect, J. C. Wandell, 4-5 Court sq. Plan No. 2527.

FORBELL AV, s w cor Glen st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$4,000; owner, Magenta Dev'l. Co., 99 Forbell av; architect, Harry Rockmore, 1531 48th st. Plan No. 2547.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

DUCK ST, w s, 252 n Paidge av, 6-sty brick factory, 124.2x150.6, iron roof; cost, \$45,000; owner, Sicilian Asphalt Co., 41 Park Row, N. Y.; architect, Felber Engineering Works, 103 Park av, N. Y. Plan No. 2409.

STONE AV, s e cor Dumont av, 2-sty brick library, 90x63.4, tar and gravel roof; cost, \$90,-600; owner, Brooklyn Public Library, 26 Brevoort pl; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 2441.

DUPONT ST, s s, 225 w Provost st, 1-sty brick factory, 25x15, gravel roof; cost, \$1,000; owner, Margaret McGrath, 1101 Lawrence st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2511.

Plan No. 2511.

DUPONT ST, s s, 225 w Provost st, 2-sty brick work shop, 25x60, gravel roof; cost, \$3,-000; owner, Margt. McGrath, 1101 Lorimer st; architect, Gustave Erda, 826 Manhattan av. Plan No. 2512.

ROCK ST, s s, 184.11 e Bogart st, 4-sty brick stock house, 28.6x70, gravel roof; cost, \$25,000; owner, Adolph Gobel, Morgan av, and Rock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2548.

TIFFANY PL, n s, 339.7 e Harrison st, 4-sty brick factory, 20x44, gravel roof; cost, \$5,000; owner, F. O. Pierce, on premises; architect, Wm. J. Conway, 400 Union st. Plan No. 2557.

STABLES AND GARAGES.

CLARKSON ST, s s, 330.1 e Nostrand av, 1-sty steel garage, 16.8x19, iron roof; cost, \$166; owner and architect, Jeannette Kassman, 367 Fulton st. Plan No. 2431.

Fulton st. Plan No. 2431.

DITMAS AV, n w cor East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, Geo. Bauer, 2946 Bedford av; architect, Benj. Dreisler, 153 Remsen st. Plan No. 2501.

OCEAN AV, e s, 235 s Dorchester rd, 1-sty frame garage, 14x18, shingle roof; cost, \$300; owner, H. G. Taylor, on premises; architect, Michael Twiss, 49 Prospect st. Plan No. 2535.

Michael Twiss, 49 Prospect st. Plan No. 2535.

DOUGLASS ST, w s, 90 s Dumont av, 1-sty brick stable, 14.6x16, tar roof; cost, \$300; owner, S. Bernstein, 124 Blake av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2529.

RICHARDSON ST, s s, 100 e Manhattan av, -sty frame stable, 16x16, gravel roof; cost, \$250; owner, Marx Lewis, 129 Lenox rd; architect, E. J. Messinger, 394 Graham av. Plan No. 2564.

AV G, n w cor East 18th st, 1-sty frame garage, 15x23, shingle roof; cost, \$250; owner, John A. Campbell, 618 McDonough st; architect, G. W. Gregory, 1463 East 4th st. Plan No. 2558.

NEPTUNE AV, s s, 140 w Sea Gate av, 1-sty brick garage, 34x22, tile roof; cost, \$530; owner, Georgie B. Stuter, on premises; archi-tect, G. H. Suess, 2966 West 29th st. Plan No. 2560.

STORES AND DWELLINGS.

STORES AND DWELLINGS.

LIVINGSTON ST, n w cor Nevins st, 2-sty brick store and dwelling, 21x67, tin roof, 2 families; cost, \$11,000; owner, John Hartman, 1576 Broadway; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2414.

LIBERTY AV, s s, 18 e Sheridan av, two 3-sty brick stores and dwellings, 18x55, gravel roof, 2 families; cost, \$9,000; owner, Perfect Construction Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2435.

LIBERTY AV, s e cor Sheridan av, 3-sty brick store and dwelling, 18x55, gravel roof, 2 families; cost, \$5,500; owner, Perfect Construction Co., 1318 Fulton st; architect, Wm. Debus, 86 Cedar st. Plan No. 2434.

STORES, OFFICES AND LOFTS.

5TH AV, s w cor 61st st, 2-sty brick stores and lofts, 41.11x97, slag roof; cost, \$15,000; owner, P. J. Carley, 275 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2506.

HARRISON AV, w s, 89.8 s Hooper st, 1-sty brick store, 10.4x16, gravel roof; cost, \$800; owner, August Hoffman, 450 Ocean Parkway; architect, Wm. Debus, 86 Cedar st. Plan No. 2554.

KENT AV. w s, 249 n No. 12th st, 2-sty brick offices, 25x44, gravel roof; cost, \$10,500; owner, Standard Oil Co., 26 Broadway; architect, E. A. Hathaway, 34 Martense st. Plan No. 2569.

THEATRES.

NOSTRAND AV, s e cor Clarendon rd, 2-sty frame moving picture show, 90x100, tin roof; cost, \$300; owner, H. A. Davis, 2617 Newkirk av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2462.

av. Plan No. 2462.
RICHARDSON ST, s s, 100 e Manhattan av, 1-sty frame shed, 28x16, gravel roof; cost, \$300; owner, Marx Lewis, 129 Lenox rd; architect, E. J. Messinger, 394 Graham av. Plan No. 2563.

72D ST, n s, 180 e 4th av, 1-sty frame shed, 20x18.6, gravel roof; cost, \$150; owner and architect, Jepson & Dahn, on premises. Plan No. 2550.

MISCELLANEOUS.

MISCELLANEOUS.

PROSPECT ST, s s, 50 w Gold st, 1-sty brick shed, 33.4x100, gravel roof; cost, 2,500; owner, J. H. McMullan, Jr., 91 Bridge st; architect, Hy. V. Lock, 56 South 9th st. Plan No. 2494.

BRIGHTON BEACH PIKE, 320 e Coney Island av, 1-sty frame ball game, 25x28, gravel roof; cost, \$200; owner, Brighton Beach Development Co., 41 Park Row, N. Y.; architect, Geo. W. Keller, Brighton Beach. Plan No. 2468.

SURF AV, s s, 200 e West 8th st, 1-sty frame shooting gallery, 28x60, rubberoid roof; cost, \$700; owner, Jas. E. Bathgate, 474 Broad st, Newark; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2450.

BOWERS WALK, w s, 550 s Surf av, 1-sty frame shed, 20x69, iron roof; cost, \$1,000; owner, Desmond Dunne, 176 Montague st; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2508.

SARATOGA AV, n e cor St. Johns pl, 1-sty brick reaving righters, show, 50y150.

St. Plan No. 2508.

SARATOGA AV, n e cor St. Johns pl, 1-sty brick moving picture show, 80x150, — roof; cost, \$500; owner, H. Benowitz, 48 Liberty av; architect, Simon Wissberg, 1265 Broadway, N. Y. Plan No. 2568.

Queens.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—8th av, s e cor Broadway, 4-sty brick tenement, 25x81, slag roof, 7 families; cost, \$12,000; owner, Jere F. Ryan, 350 3d av, N. Y. C.; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1455.

LONG ISLAND CITY.—Potter av, n e cor Albert st, 4-sty brick tenement, 50x90, tar and gravel roof, 21 families; cost, \$24,000; owner, Antoinetta Vereha, 781 Steinway av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City, Plan No. 1468.

ROCKAWAY BEACH.—Waverly av, w s. 185 n Ocean av, ten 2-sty frame dwellings, 16x34, shingle roof, 2 families; cost, \$10,000; owner, M. Resnick, 475 Boulevard, Rockaway Beach, 2 families; cost, \$10,000; owner, Long Island City.—Vandeventer av, s e cor Winans st, 4-sty brick tenement, 25x84, tar and gravel roof, 8 families; cost, \$12,000; owner, Conrad Huefner, 645 10th av, L. I. City, 2 architect, Vol. Schiller, 391 10th av, L. I. City, 2 architect, Vol. Schiller, 391 10th av, L. I. City, 2 architect, Frank Braun, 585 9th av, L. I. City, 2 architect, Frank Braun, 585 9th av, L. I. City, 2 plan No. 1542.

LONG ISLAND CITY.—Lawrence st, n w cor Woolsey av, 4-sty brick tenement, 37x89, tar and gravel roof, 16 families; cost, \$18,500; owner, Bohnslar Muller, 804 2 av, L. I. City, 2 plan No. 1542.

LONG ISLAND CITY.—Lawrence st, n w cor Woolsey av, 4-sty brick tenements, 37x89, tar and gravel roof, 16 families; cost, \$18,500; owner, Bohnslar Muller, 804 2 av, L. I. City, 2 plan No. 1542.

LONG ISLAND CITY.—Lawrence st, n w cor Woolsey av, 4-sty brick tenements, 37x89, tar

Plan No. 1542.

LONG ISLAND CITY.—Lawrence st. n w cor Woolsey av, 4-sty brick tenements, 37x89, tar and gravel roof, 19 families; cost, \$20,000; owner, John Dvorsky, 654 Academy st, L. I. City; architect, Frank Braun, 585 9th av, L. I. City; Plan No. 1543.

LONG ISLAND CITY.—Academy st, w s, 95 n Washington, 4-sty brick tenement, tar and gravel roof, 21 families; cost, \$35,000; owner, Ellsworth B. Sherer, 221 W S3d st, N. Y. C.; architect, Jas. D. Geddes, Woolworth Building, N. Y. C. Plan 1527.

LONG ISLAND CITY.—Marion st, ws, 222 n Payntar av, 3-sty brick tenement, 25x52, slag roof, 6 families; cost, \$6,000; owner, Maria C. Vindriero, 15 Marion st, L. I. City; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 1552.

DWELLINGS.

FLUSHING.—Golden av, s s, 150 e Larch st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,000; owner, J. Ehrlich, 224 13th st, College Point; architect, C. L. Varrone, Corona av, Corona. Plan No. 1438.

CAULDWELL-WINGATE COMPANY BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President WALTER S. FADDIS, Vice-President ROY W. WINGATE, Sec'y and Treas. FRANK C. POUCHER, Chairman Board of Directors

381 FOURTH AVENUE

Tel., 4380 Madison Square

NEW YORK

and Atlanta, Ga.

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building

30 Church Street New York

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators-For All Kinds of Power Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

JOHN C. ORR COMPANY

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

TELEPHONE, 2301-2302 FLATBUSH

RETAIL

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction Coney Island Ave. and Ave. H, Brooklyn, N. Y.

WEISBERG-BAER COMPANY

MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK WINDOW FRAMES, SASH AND DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA

ANHATTAN FIREPROOF DOOR CO.

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of KALAMEINED and METAL COVERED WORK
Best Classes of

The Advantage of an Expert

In devising and installing ELECTRIC work is offered to our clients.

Hotels, Apartment Houses and Loft Buildings specialized.

Our representative will call upon request.

Dennis G. Brussel

Engineering and Construction 39-41 WEST 38th STREET, N. Y. Telephone, 189-190 Greeley



¶Gibraltar is symbolical of Strength.

¶Gnybco brands of common brick have the fortitude of the Mediterranean Fortress. Their quality makes them impregnable against Time, Frost and Flood.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands Phone, Murray Hill, 761 103 Park Ave.



The Lawrence Cement Co.

Makers and Shippers 30 Million Bbls. Cement 1 BROADWAY NEW YORK

Waterproof Dragon—Dragon White

THE NEW JERSEY TERRA COTTA CO.

K. MATHIASEN, President ARCHITECTURAL TERRA - COTTA

Singer Bldg., 149 Broadway

HENERY MAURER & SON Manufacturers of Of EVERY Fireproof Building Materials OF EVERY DESCRIPTION Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta. Fire Brick, Etc.

Office and Depot, 420 E. 23d STREET

CARTER, BLACK & AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra CottaFireproofing, RoofingTiles

Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

WOODBURY GRANITE COMPANY

Woodbury Granite Hardwick White Granite

General Manager GEO. H. BICKFORD

Main Office: HARDWICK, VT.

New York Office: 1 MADISON AVE. Pittsburg Office: 1101 FARMER'S BANK BLDG,

A. KLABER & SON MARBLE WORKS

211 VERNON AVENUE, Foot of 11th Street LONG ISLAND CITY, N. Y. Telephone, 1895 Hunters Point

Plans Filed, New Buildings, Queens (Cont.).

FLUSHING.—Barclay st, n w cor Central av. 2½-sty brick dwelling, 40x29, shingle roof, 1 family; cost, \$9,500; owner, Alick Boyce, Barclay st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1450.

MEAD ST, n s, 80 w Catherine st, 1½-sty frame dwelling, 20x46, shingle roof, 1 family; cost, \$4,500; owner, Queens Court Realty Co., 200 Broadway, N. Y. C.; architect, J. D. T. Tillacek, 50 Church st, N. Y. C. Plan No. 1441

ROCKAWAY BEACH.—Oceanus av, e s, 200 s
Lefferts av, six 2-sty frame dwellings, 15x19,
shingle roof, 1 family; cost, \$3,600; owner and
architect, Monroe Rosenfeld, 58 South Oceanus
av, Rockaway Beach. Plan No. 1443-4-5-6-7-8.

SPRINGFIELD.—Pemberton st. w s, 200 n
Higbie st, 1½-sty frame dwelling, 24x28, shingle
roof, 1 family; cost, \$2,000; owner, Mary A.
Brown, Jamaica Creek; architect, John Brown,
Jamaica Creek. Plan No. 1437.

SOUTH AQUEDUCT.—Academy st. e s 100

Jamaica Creek. Plan No. 1437.

SOUTH AQUEDUCT.—Academy st, e s. 100 n Hawtree rd, 1-sty frame dwelling, 20x34, felt roof, 1 family; cost, \$500; owner, Lucy N. Barnes, 881 Myrtle av, Brooklyn; architect, G. W. Barnes, same. Plan No. 1442.

FLUSHING.—Parsons av, e s, 50 n Delaware st, 2½-sty frame dwelling, shingle roof, 1 family; cost, \$4,500; owner, H. Smith, College Point; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1451.

FOREST HILLS.—Northfield av, n e cor Highland av, 2½-sty brick dwelling, 38x32, tile roof, 1 family; cost, \$12,000; owner, Edward Van Wagenen, 39 West 32d st, N. Y. C.; architect, Nelson & Van Wagenen, 15 West 38th st, N. Y. C. Plan No. 1454.

HAMELLS.—Eldert av, e s, 200 s Bay av,

HAMELLS.—Eldert av, e s, 200 s Bay av, two 1-sty frame dwellings, 12x28, shingle roof, 1 family; cost, \$700; owner, J. W. Carpenter, 141 Broadway, N. Y. C.; architects, Chas, Whitman Co., 64th st and 1st av, N. Y. C. Plan Nos. 1452-3.

Nos. 1452-3.

WOODHAVEN.—Hopkinton av, e s, 366 s Fulton av, fourteen 2½-sty frame dwellings, 18x 36, shingle roof, 1 family; cost, \$39,000; owner, Innovation Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 1457-8-9.

WOODHAVEN.—Vandeveer av, w s, 18 s Fulton av, 21 2-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$63,000; owner, Innovation Homes Co., 1227 Av G, Brooklyn; architect, B. J. Hudson, 319 9th st, Brooklyn. Plan Nos. 1459-60-61.

ARVERNE.—Clarence av, w s, 120 s Almeda av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$3,500; owner, Bertha Jane, Clarence av near Almeda av, Arverne; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1493.

No. 1493.

CORONA.—Lincoln av, e s, 400 s Park av, 2sty frame dwelling, 16x33, shingle roof, 1 family; cost, \$2,000; owner, Jos. Mason, 118 Cleveland av, Corona; architect, J. H. Dioguardi, 1
Bridge Plaza, L. I. C. Plan No. 1474.

CORONA.—44th st, w s, 280 n Jackson av,
2-sty frame dwelling, 18x45, tin roof, 2 families; cost, \$3,100; owner, Alfonse Napoil, 124
43d st, Corona; architect, Alfred DeBlasi, 51
Grant st, Corona. Plan No. 1499.

ELMHURST.—Columbus Boulevard s w cor-

Grant st, Corona. Plan No. 1499.

ELMHURST.—Columbus Boulevard, s w cor Sea View terrace, 2-sty brick dwelling, 20x34, tile roof, 1 family; cost, \$6,000; owner, S. P. Benedict, Smith av and Cleveland st, Corona; architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 1475.

ELMHURST.—Grove st, e s, 25 w Gay st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$3,500; owner, W. Schwageral, 24 Victor pl, Elmhurst; architect, J. Simkin, 51 Grand av, Corona. Plan No. 1497.

FOREST HILLS.—Slocum Crescent, s w cor Russell pl, 2½-sty brick dwelling, 42x30, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 1464.

HOWARD ESTATES.—Thadford av, w s, 260

Plan No. 1464.

HOWARD ESTATES.—Thadford av, w s, 260 s Horstman av, 1-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$2,000; owner, Howard Estates, care of architect; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1488.

RICHMOND HILL.—Alden av, s w cor Quinn av, 2-sty frame dwelling, 21x44, shingle roof, 1 family; cost, \$5,000; owner, G. Schoen, care of architect; architect, Wm. Rapp. Jr., Glen Morris. Plan No. 1489.

RIDGEWOOD.—Sandol st, n w cor Cooper av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$4,000; owner, John Yunker, 1287 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1476.

Plan No. 1476.

ROCKAWAY BEACH.—Fairview av, w s, 50 n Cedar av, two 1-sty frame dwellings, 16x20, shingle roof, 1 family; cost, \$550; owner, Nellie Prendergast, 41 North Fairview av, Rockaway Beach; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1491-2.

ROCKAWAY BEACH.—Ward av, w s, n L. I. R. R., six 1-sty frame dwellings, 16x50, shingle roof, 1 family; cost, \$2,100; owner, F. S. Marshall, 302 Broadway, N. Y. C.; architect, J. P. Powers Co., Rockaway Beach. Plan Nos. 1494-95-96.

ROCKAWAY BEACH.—Thompson av, w s, 75 n Boulevard, two 1-sty frame bungalows, 20x 16, felt roof, 1 family; cost, \$600; owner, Ernest Quala, 54 Amber st, Richmond Hill; architect, W. S. Rothschild, 55 Washington av, Rockaway Park. Plan Nos. 1500-1.

ROSEDALE.—Park av, s s. 300 w President st, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$3,300; owner, Suburban Land Co., 32 West 32d st, N. Y. C.; architect, C. C. Dare, Whitestone. Plan No. 1471.

ROSEDALE.—Rosedale av, w s, 25 n Yale av, 2-sty frame dwelling, 25x28, shingle roof, 1 family; cost, \$2,900; owner, M. E. Meyer, Rosedale; architect, S. Stevenson, Lafayette av, Rosedale. Plan No. 1465.

WOODHAVEN.—Napier av, w s, 40 s Fulton av, five 2-sty frame dwellings, 17x28, shingle roof, 1 family; cost, \$10,000; owner, John Sifferiein, 827 Napier av, Woodhaven; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1477 to 1481.

WOODSIDE.—Kelly av, e s, 50 n Hunter pl, 2-sty frame dwelling, 21x44, tin roof, 2 families; cost, \$3,800; owner, M. Ginsberg, 1894 3d av, N. Y. C.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1469.

CORONA.—Washington st, w s, 194 n Jackson av, 2-sty brick dwelling, 20x37, tin roof, 1 family; cost, \$3,500; owner, Mary Tange, 120 Grand st, Corona; architect, J. Wieting, 15 Fillmore st, Corona. Plan No. 1528.

EDGEMERE.—Frank av, w s, 40 n Rhenhart

EDGEMERE.—Frank av, w s, 40 n Rhenhart ol, 2-sty frame dwelling, 22x39, shingle roof, 1 family; cost, \$3,000; owner, Rachel Rhenert, Inwood, L. I.; architect, owner. Plan Nos. 534-1535; 2 buildings cost \$6,000.

EDGEMERE.—Frank av, ws, 360 n Rhenhart pl, 1½-sty frame dwelling, 25x42, shingle roof, 1 family; cost, \$2,500; owner, Mrs. Gertrude B. Munson, 4 Forest av, Summit, N. J.; architect, J. H. Cornell, Far Rockaway. Plan No. 1545.

Plan No. 1537-38-39,

JAMAICA.—Croton rd, e s, 75 s Wareham rd,
2-sty brick dwelling, 35x32, tile roof, 1 family;
cost, \$8,000; and Home Lee av, n s, 90 e Croton
rd, 2½-sty brick dwelling, 36x30, tile roof, 1
family; cost, \$8,000; owner, Timothy L. Woodruff, 19 8th av, Brooklyn; architect, Standard
Homes Co, 70 E 45th st, N. Y. C. Plan Nos.
1524-1525.

MASPETH.—Ward st, w s, 72 n Whitlock av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, \$3,000; owner, Jos. Knespler, Fisk av, Maspeth; architects, Edw Rose & Sons, Grand st, Elmhurst. Plan No. 1516.

MIDDLE VILLAGE.—Metropolitan av, ns, 240 w Lafayette av, 2-sty frame dwelling, 21x48, slag roof, 1 family; cost, \$2,600; owner, Ernest Palmer, Metropolitan av, Brooklyn; architect, Otton Thomas, 354 Fulton st, Jamaica. Plan No. 1514.

MIDDLE VILLAGE.—Lafayette st, n s, 325 w Morton st, 2-sty frame dwelling, 18x48, tin roof, 2 families; cost, \$2,500; owner, Phillip Diehl, Furman av, Middle Village; architect, Wm. Von Felde, 2190 Metropolitan av, Middle Village, Plan No. 1536.

RIDGEWOOD.—Emerson av, e s, 18 s Queens

RIDGEWOOD.—Emerson av, e s, 18 s Queens av, twelve 2-sty brick dwellings, 18x35, slag roof, 1 family; cost, \$54,000; owner, Dry Harbor Constn. Co., 915 Kelly st, Bronx; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1529.

riched, S. Mindale & Soli, 1180 Fitkin av, Brooklyn. Plan No. 1529.

RICHMOND HILL.—Greenwood av, w s, 250 n Broadway, 2½-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,000; owners, Suttmeier Bros., Broadway and Grant av, Richmond Hill; architect, Wm. A. Blecher, 4420 Kimball st, Brooklyn. Plan No. 1512.

SOUTH JAMAICA.—Beatrice av, n s, 203 e Rockaway rd, five 2½-sty frame dwellings, 18x 30, shingle roof, 1 family; cost, \$10,250; owner, Baisley Lake Realty Corpn., Butler Building, Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica, Plan Nos. 1519 to 1523.

WOODHAVEN.—Boyd av, n w cor Ridgewood av, four 2-sty frame dwellings, 20x57; shingle roof, 1 family; cost, \$19,600; owner and architect, Wm. J. Hickey & Son, 64 Gold st, Manhattan. Plan Nos. 1486-87.

FACTORIES AND WAREHOUSES.

ROCKAWAY BEACH.—Boroughs av, s s, 220 e Division av, 1-sty brick slaughter house, 20x 55, tar and gravel roof; cost, \$1,500; owners, Chas. Lapop & Son, 543 Boulevard, Rockaway Beach; architect, Wm. Rothschild, 55 Washington av, Rockaway Park. Plan No. 1490.

LONG ISLAND CITY.—Crane st, e s, 226 s Jackson av, 4-sty brick factory, 173x72, tar and gravel roof; cost, \$125,000; owner and architect. Neptune Meter Co., premises. Plan No. 1517.

HALLS AND CLUBS.

JAMAICA.—Liberty av, n s, 30 w Tyndall st, 1-sty brick club house, 21x32, tin roof; cost, \$700; owner, Frank Zuk; architect, owner, Liberty av, Jamaica. Plan No. 1533.

SCHOOLS AND COLLEGES.

JAMAICA.—Larrimore av, n s, bet Harvard and Yale avs, 4-sty brick public school, 160x 63, slag roof; cost, \$140,000; owner, City of N. Y., Park av and 59th st, N. Y. C. Plan No. 1532.

STABLES AND GARAGES.

FOREST HILLS.—Russel pl, s w cor Slocum Crescent, 1-sty brick garage, 13x19, tile roof; cost, \$1,000; owners, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Gros-venor Atterbury, 20 West 42d st, N. Y. C. Plan No. 1463.

No. 1465.

ARVERNE.—Alexander av, w s, 500 s Ocean av, 1-sty frame garage, 16x18, shingle roof; cost, \$400; owner, Mrs. B. M. Samuels, 116 Sterling pl, Erooklyn; architect, Albert Hansen, 9 Vernam av, Arverne. Plan 1462.

RICHMOND HILL.—Willow st, n s, 100 w Abingdon rd, 1-sty frame garage, 14x18, shingle roof; cost, \$200; owner, Chas. Smith, Willow st Richmond Hill. Plan No. 1498.

DOUGLAS MANOR.—West Drive, n s, 220 s Shore rd, 1½-sty frame garage, 21x21, shingle roof; cost, \$1,000; owner, Nathaniel Doyle, 455 West 28th st, N. Y. C.; architect, Geo. J. Harnden, 347 5th av, N. Y. C. Plan No. 1436.

LONG ISLAND CITY.—Cemetery av, n w cor Flushing av, 1½-sty frame stable, 36x18, shingle roof; cost, \$3,000; owner, St. Michael's P. E. Church, 225 West 99th st, N. Y. C.; architect, Peter Robert, 37 Sullivan st, N. Y. C. Plan No. 1440.

No. 1440.

ACQUEDUCT.—Quinn av, cor Arthur av, 1-sty frame garage, 12x19, slag roof; cost, \$250; owner, Mrs. McGoldrick, Bay View Heights, Acqueduct. Plan No. 1546.

CORONA.—Mulberry av, n e cor Oak st, 1-sty frame garage, 15x17, shingle roof; cost, \$100; owner, K. Doyle, premises. Plan No. 1547.

MIDDLE VILLAGE.—Furman av, w s, 280 s Juniper Swamp rd, 2-sty frame stable, 52x20, tar and gravel roof; cost, \$1,250; owner, Meyer Kraut, Furman av, Middle Village; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1518.

1518.
RIDGEWOOD.—Cooper av, n s, 209 w Dill pl, 1-sty brick garage, 50x81, metal roof; cost, \$10,-000; owner, Albin Wagner, 419 Dill pl, Ridgewood; architect, L. Berger & Co., Mrytle and Cypress av, Ridgewood. Plan No. 1531.
ROCKAWAY BEACH.—Hollywood av, n w cor Boulevard, 1-sty brick garage, 50x100; galvanized iron roof; cost, \$5,000; owner, F. H. Morrison, Rockaway Beach; architect, owner. Plan No. 1551.

STORES AND DWELLINGS.

CORONA.—Randall av, s w cor Jackson av,
3-sty brick store and dwelling, 24x50, tin roof,
2 families; cost, \$27,000 (three houses); owner,
Thomas Daly, 54th st, Corona; architect, R. W.
Johnson, 60 Grove st, Corona. Plan No. 1544.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Jackson av, e s, 81 s Skillman av, 1-sty frame store, 27x72, slag roof; cost, \$2,500; owner, Chas. L. Wright, 159th st and St. Nicholas av, N. Y. C.; architect, Henry O. Koelble, 114 E. 28th st, N. Y. C. Plan No. 1515.

THEATRES.

FLUSHING.—Broadway, s s, 187 e Main st, 1-sty frame open airdrome, 118x132; cost, \$1,-000; owner, John Brown, 608 Madison st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1449.

WHITESTONE.—8th av, w s, 100 s 19th st, 1-sty moving picture, 25x100; cost, \$4,500; owner, E. Bleecher, 102 7th av, Whitestone; architect, S. G. Dare, Whitestone. Plan No. 1470.

RIDGEWOOD.—Putnam av, s w cor Fairview av, 1-sty frame open airdrome, 300x100; cost, \$500; owner, G. X. Mathews, Ridgewood; architect, L. Allendinger, 926 Broadway, Brooklyn. Plan No. 1456.

LONG ISLAND CITY.—Beebe av, n w co 1st av, erect open alr-drome, 50x100; cost, \$1, 000; owner, Wm. R. Duff, 276 Driggs av, Brook lyn; architect, John Boese, Bridge Plaza, L. I City. Plan No. 1526.

MISCELANEOUS.

MISCELANEOUS.

LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, 1-sty frame shed, 25x40, slag roof; cost, \$200; owner, Louis Cohn, 267 Radde st, L. I. C. Plan No. 1439.

FLUSHING.—Burling av, 97, 1-sty frame shed, 13x12, paper roof; cost, \$50; owner, Jos. Blackham, premises. Plan No. 1473.

LONG ISLAND CITY.—Hallett st, 68, 1-sty frame shed, 12x13, gravel roof; cost, \$10; owner, Frank Tula, premises. Plan No. 1467.

NORTH BEACH.—Boulevard, s s, 300 e Ehret av, erect frame slide, 5x155; cost, \$1,000; owners, Quat Bros., 414 East 79th st, N. Y. C. Plan No. 1472.

LONG ISLAND CITY.—Crescent st, 701, 1-sty

Plan No. 1472.

LONG ISLAND CITY.—Crescent st, 701, 1-sty frame shed, 8x9, upper roof; cost, \$15; owner, Herman Escher, premises. Plan No. 1483.

NEWTOWN.—L. I. R. R. right of way, 420 n Grand st, three platforms and waiting rooms, 11x161, tin roof; cost, \$8,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1530.

Plan No. 1530.

JAMAICA.—Skidmore av, e s, 80 n L. I. R. R. Tracks, erect new sign board, 96x10; cost, \$100; owner, Jas. O'Connell, 524 Fulton st, Jamaica. Plan No. 1541.

ROCKAWAY PARK.—Washington av, ns, opp 2d av, 1-sty frame shed, 15x50, gravel roof; cost, \$300; owners, Colton Bros., Rockaway Park. Plan No. 1513.

RICHMOND HILL CIRCLE.—Malcolm av, n s, 698 e Smith av, 1-sty frame shed, 8x8, paper roof; cost, \$30; owner, Ludwig Ofverberg, premises. Plan No. 1549.

Richmond.

DWELLINGS.

BRIGHTON AV, e s, 60 n Huysen rd, Tompkinsville, 2-sty frame dwelling, 24x28; cost, \$4,000; owner, builders and architects, Brighton Heights Development Co., Tompkinsville, Plan No. 304.

BAYWAY, e s, 375 s Arlington av, Totten-ville, 1-sty frame dwelling; cost, \$1,000; owner, Martha M. Krause, 102 East 120th st, N. Y. C.; builder, Chas. Longo, Tottenville. Plan No. 279.

DEEMS & WATERS AVS, s w cor, West New Brighton, 2-sty frame dwelling, 21x28; cost, \$3,500; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 294. DAKOTA PL, w s, 40 s Waters av, West New Brighton, 2-sty frame dwelling, 30x28; cost, \$4,000; owner, Eugene D. Phelps, West



"The standard by which all other makes are measured'

THERE are twenty years of successful manufacturing packed into every bag of Atlas-twenty years of knowing how to make a cement with the leading reputation.

THE ATLAS PORTLAND CEMENT CO.

30 Broad Street, New York

CHICAGO

PHILADELPHIA

CAELMSERNIT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK



ECONOMY and SAFETY Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments Guaranteed to meet Standard Specifications When Rosendale will do good work, why pay double for Portland Cement? Put up in Barrels or Duck Bags.



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co. 5th Ave. Bldg., N.Y.

The Kreischer Brick Manufacturing Co. MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y.

SAYRE & FISHER COMPANY WORKS: Sayreville, on Raritan River Near South Amboy, N. J. MANUFACTURERS OF Fine Face Brick (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors

Pompeiian (or Mottled), both Plain or Mouleur, Liand Ruilling Brick

Office, 261 BROADWAY, Cor. Warren Street, NEW YORK

PFOTENHAUER—NESBIT COMPANY IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

HOUGHTALING & WITTPENN

IMPERVIOUS FACE BRICKS ALL COLORS

44 EAST 23d STREET

Telephone, 1154 Gramercy

NEW YORK

Hay Walker Brick Company Successors to Harbison-Walker Refractories Co, Building Brick Dept.

Manufacturers HIGH GRADE FRONT BRICK ALL SHADES

PITTSBURGH, PA.

NEW YORK OFFICE, 1133 BROADWAY

Telephone, 5687-5688 Madison



S. E. COR. 11th AVENUE AND 22d STREET

Telephone, 1409 Chelsea

152d Street East of Third Avenue

Telephone, 2853 Melrose

ARTISTIC

HIGH GRADE

METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

METAL LATH

Immediate Deliveries Guaranteed

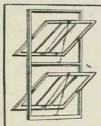
The Garry Iron and Steel Co. of N. Y. 521-523 West 23d Street, New York Telephone 8020 Chelsea



VOIGTMANN FIREPROOF WINDOWS

S. H. Pomeroy Co., Inc. Sales Office: 30 East 42nd St. Factory: 282 East 134th St. Tel. Melrose 6104

Successors to Voigtmann & Co., N. Y.



FIREPROOF WINDOWS

M. F. Westergren Incorporated 213-231 East 144th St. NEW YORK

 $\begin{array}{l} \text{Telephone} \left\{ \begin{matrix} 3291 \\ 3292 \\ 3293 \end{matrix} \right\} \text{ Melrose} \end{array}$





MANUFACTURERS OF

Elevator Enclosures Patent Folding Gates, Wire and Grill Work, in Brass, Bronze and Iron. Bank and Office Railings

587 Hudson St., New York Rose Bldg., Cor. Bank St.

Rose Bldg , Cor. Bank St.
WINE BOTTLE RACKS

PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of

VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection

BROOKLYN



Plans Filed, New Buildings, Richmond (Cont.).

New Brighton; architect, J. D. Coleman, West New Brighton; builder, E. D. Phelps. Plan No. 287.

FISHER AV, w s, 20 s Chestnut st, Totten-ville, 2-sty frame dwelling, 22x30; cost, \$2,400; owner, Edward Marshall, Tottenville; architect and builder, W. S. Holbert, Hugenot Park, Plan No. 297.

and builder, W. S. Holbert, Hugenot Park. Plan No. 297.

PELTON AV, w s, 400 s Henderson av, West New Brighton, 2-sty frame dwelling, 19x30; cost, \$2,800; owner, builder and architect, Peter Larsen, Port Richmond. Plan No. 293.

RICHMOND ST, n s, 300 n Castleton av, West New Brighton, 2-sty frame dwelling, 24x 28; cost, \$2,300; owner, Gadino Alivieri, West New Brighton; architect, E. K. Whatford, Port Richmond; builder, Ardrino. Plan No. 310.

ROMA RD, e s, 715 — Four Corners rd, Dongan Hills, 3-sty brick dwelling, 99x33; cost, \$20,000; owner, Chas. J. Fay, N. Y. C.; architect, Aymar Embury 2d, N. Y. C.; builders, J. H. L'Hommediew & Sons, N. Y. C. Plan No. 284.

RILEY'S LA, n s, 1000 e Sharrott rd, Kreischerville, 1-sty frame bungalow, 20x30; cost, \$400; owner, Wm. P. Reilley, Tottenville; builder, John E. Burgess, Tottenville. Plan No. 288.

SEASIDE BOULEVARD & BURGHER AV, s w c, South Beach, 1-sty frame bungalow, 16x 24; cost, \$200; owner, J. P. Crane, South Beach; builder, J. P. Crane, South Beach. Plan No. 292.

No. 292.

SLEIGHT AV, e s, 900 n Belmont av, Tottenville, 2-sty frame dwelling, 22x30; cost, \$2,900; owner, H. W. Moore, Tottenville; architect, H. W. Moore, Perth Amboy; builder, E. R. Paugh, Tottenville. Plan No. 290.

Tottenville. Plan No. 290.

SUNRISE SUN, s, s, s e cor Ocean terrace, Stapleton, 2-sty frame dwelling, 38x29; cost, \$8,500; owner, Mary J. Hinnston, N. Y. C.; architect, Jas. Whitford, Stapleton; builders, Henry Spruck & Son. Plan No. 305.

SEASIDE AV & BURGHER AV, s w cor, South Beach, 1-sty frame bungalow, 14x22; cost, \$250; owner, J. P. Crane, South Beach, builder, J. P. Crane, South Beach, Plan No. 291.

GIFFORDS LA, e s, 1200 n Dewey av, Great Kills, 2-sty frame dwelling, 22x38; cost, \$2,500; owner, Mrs. Carrie Eaton, Great Kills; archi-tect and builder, Emil Petersen, Great Kills. Plan No. 296.

Plan No. 296.

WYMAN AV, e s, 500 s Southfield boulevard, Great Kills, 1-sty frame bungalow, 18x20; cost, \$450; owner and builder, Albert P. Andlemann, Great Kills. Plan No. 307.

PELTON AV, w s, 950 n Henderson av, Livingston, 2-sty frame dwelling, 36x24; cost, \$6,500; owners, Geo. K. & Clara S. Jenkes, Livingston; architect and builder, John Wimans, Livingston. Plan No. 282.

PENDLETON PL. w s. 299 n Prospect av.

PENDLETON PL, w s. 299 n Prospect av. West New Brighton, 2-sty brick dwelling, 30x27; cost, \$4,300; owner, Clarence J. Pruim, 30 York terrace; architect, E. H. Bartro, 400 West 23d st; builder, A. McIntyre, 80 1st st. Plan No. 281.

JACKSON AV, ss, 300 s Richmond rd, Stapleton, 2-sty frame dwelling, 24x30; cost, \$4,500; owner, Thos. Sardo, Stapleton; architect and builder, Brighton Heights Development Co., Tompkinsville. Plan No. 303.

3D ST, n s, 140 n Elm av, Dongan Hills, 1-sty frame bungalow, 12x26; cost, \$250; owner, Geo. A. Sofield, Dongan Hills; builder, Adam Marks, Jr., Dongan Hills; Plan No. 300.

5TH ST & BROADWAY, n w cor, Hugenot Park, 2-sty frame dwelling, 22x27; cost, \$2,000; owner, Mary O. Ferguson, Hugenot Park; architect, Chas. A. Hawkes, Hugenot Park; builders, Richmond Borough Construction Co. Plan No. 308.

6TH ST, w s, 100 n Midland av, Dongan

6TH ST, w s, 100 n Midland av, Dongan Hills, 1-sty frame bungalow, 14x38; cost, \$325; owner, Augusta Biddle, Dongan Hills; builder, John Bahr, Dongan Hills. Plan No. 295.

7TH ST, w s, 600 s Lincoln av, Dongan Hills, 1-sty frame bungalow, 24x30; cost, \$725; owner, Chas. E. Heuet, Dongan Hills; builder Adam Marks, Jr., Dongan Hills. Plan No. 299.

am Marks, Jr., Dongan Hills. Plan No. 299.

7TH ST, w s, 100 n Midland av, Dongan Hills, 1-sty frame bungalow, 14x18; cost, \$250; owner, Mrs. A. Nolan, Dongan Hills; builder, Frank E. Parsons, Dongan Hills. Plan No. 302.

COLFAX AV, n s, 2531 s e Richmond rd, Grant City, two 2-sty frame dwellings, 18x31; cost, \$3,600; owner, Harold E. Wiltemann, Stapleton; architect, Paul W. Wittemann, Stapleton; builders, Richmond Borough Construction Co. Plan No. 309.

STABLES AND GARAGES.

AMBOY RD & GARRETSON AV, s e cor, Tottenville, 1-sty frame garage, 14x18; cost, \$300; owner, Chas. M. Thrall, Tottenville; architect and builder, Geo. J. Weber, Tottenville. Plan No. 280.

PIKE ST, s s, 175 e Brook st, Tompkinsville, 1-sty frame stable, 27x18; cost, \$250; owner, John McCaffrey, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 285.

STORES, OFFICES AND LOFTS.

ROSSVILLE AV, w s, 600 s Amboy rd, Princes Bay, 1-sty frame store, 16x20; cost, \$330; owner, Alyah L. Forman, Princes Bay; builder, Geo. B. Carr, Princes Bay. Plan No. 278.

WOODROW RD, bet Foster & Hugenot, Annadale, 1-sty frame store, 16x14; cost, \$75; owner, Jos. Spavagna, Annadale; builder, John H. James, Annadale. Plan No. 306.

SHORE RD, w s, 800 w Wood av, Tottenville, 1-sty frame office, 12x15; cost, \$380; owners, Tottenville Hygea Ice Co., Tottenville; builder, W. S. Holbert, Hugenot Park. Plan No. 289.

MISCELLANEOUS

MISCELLANEOUS.

AMBOY RD, s s, 100 w Nelson av, Giffords, 1 frame sign, 48x20; cost, \$75; owner, Miss M. Mallory, Little Dublin; builders, O. J. Gude Co., 220 West 42d st, N. Y. C. Plan No. 286.

CARNEL PL, 100 — Van Duzen st, Stapleton, 1-sty frame shed, 15x10; cost, \$85; owner, Chas. Schultz, Stapleton; builder, Kurt Grohman, Stapleton. Plan No. 283.

man, Stapleton. Plan No. 283.

CASTLETON AV, n s, cor Bodwin st, West New Brighton, 1-sty brick shop and hall, 40x 94; cost, \$14,500; owner, W. G. Wilcox, West New Brighton; architect, N. C. Blecker, Crabree Building; builders, H. Spruck & Son, Stapleton. Plan No. 311.

ST PAULS AV, 204, cor Clinton av, Stapleton, 44-ft. stone retaining wall; cost, \$150; owner A. Pfingst, Stapleton; builders, E. J. & R. J. Dandignac, West New Brighton. Plan No. 298.

TURNPIKE, n s, 25 e Manor rd, West New Brighton, three 2-sty frame stores and flats, 66 x50; cost, \$7,000; owner, Geo. V. Vroome, West New Brighton; architects and builders, G. B. Vroome & Son, West New Brighton. Plan No. 301.

PLANS FILED FOR ALTERATIONS.

Manhattan,

Manhattan.

BARCLAY ST, 94 masonry, steel and new stairs to 4-sty meat market; cost, \$3,500; owners, Helen D. Price and Anderson Price, 23 Foot Washington av; architect, J. G. Glover, 233 Broadway. Plan No. 1190.

BROAD ST, 20-22, new pent house to 18-sty brick office; cost, \$10,000; owner, Commercial Cable Bidg. Co., Geo. G. Plapperton, vice-pres., 20 Broad st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1215.

BROOME ST, 398, masonry, new store front, and partitions to 4-sty brick store and lofts; cost, \$1,000; owner, N. Y. Life Inssurance & Trust Co., trustees Estate Chester Clark, 52 Wall st architect, Nathan Langer, 81 East 125th st. Plan No. 1191.

CANAL ST, 169, reconstruct show windows to 5-sty brick lofts and tenement; cost, \$250; owner, Louis Soffer, 1-5 Bond st; architects, Adelson & Feinberg, 1776 Pitkin av, Brooklyn. Plan No. 1181.

DELANCEY ST, 9-11, masonry to 6-sty brick tenement and stores; cost, \$300; owners, Schlesinger Realty Co., Adolph Schlesinger, president, 7 Stanton st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1235.

EAST HOUSTON ST, 355, steel, new show window, partitions and plumbing to 4-sty brick tenement and store; cost, \$1,200; owner, Moses Maas, 141 Pitt st; architect, Otto Reissmann, 30 Ist st. Plan No. 1209.

GRAND ST, 327-329, masonry and new partitions to 3-sty brick stores and dwelling; cost,

GRAND ST, 327-329, masonry and new parti-lons to 3-sty brick stores and dwelling; cost, 500; owner, Ophelia Vail, City Island; archi-ect, Otto Reissmann, 30 1st st. Plan No. 1181.

GREENWICH ST, 533, rear extension to 7-sty brick loft; cost, \$15,000; owner, Wm. J. Hiscox, 271 Columbus av; architect, Geo. M. Pollard, 127 Madison av. Plan No. 1223. GREENWICH ST, 604, masonry and firer-proofing to 3-sty brick loft; cost, \$400; owenr, Woodbury S. Langdon, 31 Liberty; architect, Louis Danancher, 7-9 Glenmore st. Plan No. 1261.

Louis Danancher, 7-9 Glenmore st. Plan No. 1261.

HENRY ST, 181, bathroom compartment to 4-sty brick tenement; cost, \$350; owner, J. Korenefsky, 181 Henry st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1189.

HENRY ST, 161-163, cut new windows and erect partitions to 4-sty brick tenement and stores; cost, \$1,500; owner, Est. of Max Soloman, 119 Nassau st; architect, Otto Reissmann, 30 1st st. Plan No. 1199.

HESTER ST, 25, enlarge bake oven and plumbing to 5-sty brick stores and tenement; cost, \$400; owner, Mark L. Abrahams, 258 Greene st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1185.

HOWARD ST, 22-26, fireproof dumbwaiter shaft to 6-sty brick lofts; cost, \$475; owner, Sidney Maddock, 82 Nassau st, care A. H. Mathews; architect, Wm. S. Miller, 141 East 40th st. Plan No. 1167.

HUDSON ST, 508, new dumbwaiter and fire-

40th st. Plan No. 1167.

HUDSON ST, 508, new dumbwaiter and fireproof doors to 4-sty brick store and tenement;
cost, \$250; owner, Edward Smith Estate, Geo.
R. Smith exr., 154 Greenwich st; architect,
Chas. M. Straub, 147 4th av. Plan No. 1175.

JAMES ST, 73-79, new partitions to 6-sty
brick stores and tenement; cost, \$200; owner,
J. Palmieri, 61 Park Row; architect, Chas. B.
Meyers, 1 Union sq. Plan No. 1204.

LUDLOW ST, 45, masonry and new bake oven
to 6-sty brick store and tenement; cost, \$800;
owner, Fanny Lipsky, 45 Ludlow st; architects, Horenberger & Bardes, 122 Bowery. Plan
No. 1186.

No. 1186.

ORCHARD ST, 18, masonry, new store front and patitions to 5-sty brick tenement and store; cost, \$3,000; owner, Isidore Abraham, 359 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 1254.

PINE ST, 34-36, masonry to 13-sty brick and stone office building; cost, \$3,100; owner, Hanover Fire Ins. Co., R. E. Warfield, president, 34-36 Pine st; architect, A. B. Jennings, 41 Park Row. Plan No. 1168.

ROOSEVELT ST, 19-21, new store and partitions to 6-sty brick store and loft; cost, \$50; owner, Cecila Garrick, 65 Morningside av; architects, Schwartz & Gross, 347 5th av. Plan No. 1258.

SPRING ST, 327, reset store front with metal

SPRING ST, 327, reset store front with metal covering to 3-sty brick store and dwelling; cost, \$115; owner, Edward Pritchard, 136 West 96th st; architect, Martin J. Croshi, 240 Spring st. Plan No. 1234.

ST. MARKS PL, 24, new partitions and plumbing to 6-sty brick tenement and store; cost, \$175; owner, Jacob C. and Frank Heinshelmer, 104 West 70th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1159.

STANTON ST, 276, masonry to 3-sty brick dwelling; cost, \$125; owner, Fannie G. Appell, 276 Stanton st; architect, Joseph Davidson, 272 Bowery. Plan No. 1161.

VANDAM ST, 78-90, new partitions, fireproof stairs and plumbing to 9-sty brick candy factory; cost, \$1,000; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 1195.

WALL ST, 49-51, removal of projections and new entrance to 11-sty brick and stone offices; cost, \$12,000; owners, Atlantic Mutual Ins. Co., G. Stanton Floyd Jones, secretary, 49-51 Wall st; architects, Lawlor & Haase, 69 Wall st. Plan No. 1196.

WASHINGTON ST, 104, alterations to store

WASHINGTON ST, 104, alterations to store and lofts; cost, \$400; owners, Chas. W. & Wm. T. Hatem, 104 Washington st; architects, Sterling Architectural Co., 13 Park Row. Plan No. 1192.

4TH ST, 168-170 East, masonry and new partitions to 4-sty brick tenement; cost, \$2,000; owner, Magdalina Silke, 185 Amherst av, Jamaica, L. I.; architect, Henry Klein, 505 East 15th st. Plan No. 1164.

owner, Magdalina Silke, 185 Amherst av, Jamaica, L. I.; architect, Henry Klein, 505 East 15th st. Plan No. 1164.

4TH ST. 39 E; new windows and extensive plumbing to 5-sty brick tenement; cost, \$1,500; owner, Joseph & David Weinstein. 261 Central Park W; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 1256.

14TH ST, 302 East, alterations to 5-sty brick store and dwelling; cost, \$5,500; owner, Henry Herman, 315 East 13th st; architect, Lewis Leining, 160 5th av. Plan No. 1173.

14TH ST, 302 East, alterations to 4-sty brick dwelling; cost, \$3,000; owner, Henry Hermann, 345 East 13th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1206.

14TH ST, 224 East, rear extension to 5-sty brick store, dwelling and office; cost, \$5,000; owner, Louis Minsky, 228 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1229.

15TH st, 38-40 W, steel pressure tank to 6-sty brick loft; cost, \$1,200; owners, Van Beuren Estate, Fred. T. Van Beuren, Exr., 65 5th av; architect, Royal J. Mansfield, 135 William st; builders. Tippett & Wood, 135 William st; builders. Tippett & Wood, 135 William st; Plan No. 1260.

16TH ST, 545-549 East, new partitions to three 4-sty brick tenements and stores; cost, \$600; owner, Chas. C. Klingler, 120 Murray 1a, Flushing, L. I.; architect, Henry Klein, 505 East 15th st. Plan No. 1210.

19TH ST, 16-20 West, one 10,000 gallon and one 7,500 gallon sprinkler tanks to 12-sty brick store and lofts; cost, \$2,500; owner, David Spero, 19 West 21st st; builders, The Rusling Co., 39 Cortland st. Plan No. 1230.

20TH ST, 1-3 East, alterations to 10-sty brick bank and lofts; cost, \$500; owner, Harden L. Crawford, Rumson, N. J.; architect, Louis L. Calvert, 609 Washington st, Boonton, N. J. Plan No. 1228.

No. 1228.

22D ST, 49 West, new brick wall, roof and skylight to 4-sty brick stores and lofts; cost, \$500; owner, Alphonse Montant, 17 West 96th st; architects, Dodge & Morrison, 135 Front st. Plan No. 1198.

23D ST. 32 East, steel beams to 5-stv brick stores and offices; cost, \$300; owner. Wm. M. Harnor, Bryn Mawr, Pa.; architects. Eisendrath & Horwitz, 500 5th av. Plan No. 1201.

23D ST. 60 West, new brick wall, skylight and plumbing to 4-sty brick store and lofts; cost, \$1,000; owner, Estate of Amelia A. Yard, John Yard, president, 29 Broadway; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No.

24TH ST, 124-128 West, masonry, partitions and skylight to 6-sty brick loft; cost, \$1,000; owner, Elmer A. Darling, 23 East 21st st; architects, Jardine, Hill and Murdock, 3 West 29th st. Plan No. 1212.

25TH ST, 422-430 East, masonry and steel to 4-sty brick factory; cost, \$750; owner, Bishop Gutta Percha Co., Henry S. Reed, vice-pres., 420 East 25th st; architect, Frank F. Ward, 203 Broadway. Plan No. 1221.

203 Broadway. Plan No. 1221.

28TH ST, 104 West, rear extension to 3-sty private residence and store; cost, \$2,500; owner, Michael P. Rich, 127 Madison av; architect, Wm. J. Boegel, 217 West 29th st. Plan No. 1182.

No. 1182.

28TH ST, 129 West, masonry, new flooring, partitions and plumbing to 2-sty brick store and loft; cost, \$1,000; owners, 130 West 29th St. Co., Everett Jacobs, president, 316 West 87th st; architects Browne & Almiroty, 220 5th av. Plan No. 1237.

28TH ST, 26 E, masonry, steel and new show windows to 2-sty brick and frame store and dwelling; cost, \$1,200; owners. De Mont Thompson Bldgs., Inc. J. De Mont Thompson, Pres., 43 West 27th st; architect, Nelson K. Vanderbeck, 22 Morse pl, Englewood, NJ. Plan No. 1249.

40TH ST, 504-514 West, masonry to 2, 5 and

40TH ST, 504-514 West, masonry to 2, 5 and 3-sty brick brewery; cost, \$150: owners, David Stevenson Brewing Co., Jas. McClenahan, 523 10th av; architect, John P. Voelker, 979 3d av. Plan No. 1197.

40TH ST, 114 West, rear extension to 4-sty brick converter station; cost. \$12.000: owners, The New York Edison Co., Nicholas F. Brady, president, 55 Duane st; architect. Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1211.

40TH ST, 137 East, rear extension to 4-sty brivk dwelling; cost, \$800; owner. Brvn Mawr Club, Miss E, Whittridge, Pres., 137 East 40th st; architect. Gurdon S. Parker, 303 5th av.' Plan No. 1247.

40TH ST, 12 East, extension in height 5-sty brick loft; cost, \$6.000; owners, Sam H. Costikyan et al, 12 East 40th st; arc tects, Mann & MacNeille, 70 East 45th Plan No. 1248.

42D ST, 101 West, remove projections to 4-sty tick office and stores; cost, \$300; owner, Wal-rr J. Salomon, 17 West 42d st; architect, bhn C. Sims, 17 West 42d st. Plan No. 1178.

ter J. Salomon, 17 West 42d st; architect, John C. Sims, 17 West 42d st. Plan No. 1178. 467H ST, 106 West, front extension to 3-sty brick store and loft; cost, \$3,500; owner. Edith Elinger, 108 West 46th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1162. 47TH ST, 335 East, front extension to 3-sty brick carpenter shop; cost, \$400; owner, Samuel Lustbader, 163 East 82d st; architect, Samuel Cohen, 163 East 82d st, Plan No. 1239. 49TH ST, 639-41 West, one 11,000-gallon steel tank to 6-sty brick factory; cost, \$850; owner, Isabella Baird, 49 West 76th st; builders, The Rusling Co., 39 Cortland st. Plan No. 1231. 54TH ST, 410-416 East, side extension to 1-sty brick garage; cost, \$20,000; owner, The Henry Elias Brewing Co., Wm. J. Elias president, 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1163. 59TH ST, 331-333 West, masonry and fireproof doors to 5-sty tenement and stores; cost, \$500; owner, Vasa K. Bracker, 419 West 114th No. 1165.

59TH ST, 24-8 West, masonry, new stairs and partitions to 7-sty, razed to 6 brick apartments; cost, \$90,000; owner, Alexander Smith Cochran, 527 5th av; architect, Albert Joseph Bodker, 570 West 183d st. Plan No. 1232.

68TH ST, 39 East, rear extension and 1-sty addition to 5-sty brick dwelling; cost, \$40,000;

owner, Isabelle D. Fowler, 39 East 68th st; architect, Fred H. Dodge, 123 East 41st st. Plan No. 1220.

63D ST 162 East, 1-sty brick extension to 3-sty brick dwelling; cost, \$2,000; owner, Geo. Draper, 162 East 63d st; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 1179.

69TH ST, 133 East, new pent-house to 3-sty brick and stone residence; cost, \$1,000; owner, Carl Taylor, 24 Broad st; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1219.

74TH ST, 221 East, masonry, new partitions and plumbing to brick stores and tenement; cost, \$1,500; owner, Lina Ruseler, 221 East 74th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 1184.

75TH ST, 235-9 West, side and front extension to 8-sty brick apartment; cost, \$50,000; owner, William Waldorf Astor, London, Eng.; architects, Peabody, Wilson & Brown, 389 5th av. Plan No. 1242.

79TH ST, 11 East, new stoop to 5-sty brick and stone private residence; cost, \$700; owner, Virginia Danziger, 11 East 79th st; architect, Francis W. Ullman, 1431 Lexington av. Plan No. 1245.

SOTH ST, 171 West, masonry, new show window and partitions to 5-sty brick stores and tenement; cost, \$500; owner, Archibald C. M. F. Stewart, 124 Park Row; architect, John Sullivan, 245 East 80th st. Plan No. 1188.

PROMPT DELIVERY

We are prepared to furnish from stock the whole or any part of any steel and iron structure.

ALFRED E. NORTON COMPANY STEEL CONSTRUCTION

105 WEST 40th STREET

NEW YORK CITY

TELEPHONE BRYANT 8060.

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 8290-8291 Melrose

River Ave. and East 151st St., NEW YORK

A. PERLMAN IRON WORKS, Inc.

Ornamental Iron Contractors

Telephone, Tremont \ \ \frac{5361}{5362}

1735 WEST FARMS ROAD Blocks East of 174th Street Subway Station

WILLIAM SCHWENN

Telephone 1700 Bushwick

Ornamental and IRON WORK Structural

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

SUPERIOR AUTOMATIC THEATRE VENTILATORS

Manufactured by

SUPERIOR CORNICE AND SKYLIGHT WORKS

214-216 East 127th Street, New York City

Descriptive Literature Sent Upon Request

FOR NEW BUILDINGS AND ALTERATIONS

SEND FOR PARTICULARS OF MY NEW

METAL BAR FOR STORE FRONTS

Which Is Strong, Ornamental and Low in Price; Copper or Oxidized

GLASS TOPS FOR FURNITURE

MIRRORS MADE TO ORDER OR RESILVERED

J. H. WERBELOVSKY

Telephone Wmsburg. 5300 93 MESEROLE STREET

BROOKLYN

Plans Filed, Alterations, Manhattan (Continued)

SIST ST, 56 East, rear extension to 4-sty brick dwelling; cost, \$3,500; owner, Chas. Moran, 56 East Sist st; architect, Chas. Steg-mayer, 168 East 91st st; builder, Robt. E. Simons, 56 East 91st st. Plan No. 1224.

82D ST, 251 West, alteration to 2-sty brick stores and moving pictures; cost, \$2,000; owner, Lansing Realty Holding Co., 71 Broadway; architect, Harrison G. Wiseman, 122 West 71st st. Plan No. 1205.

95TH ST, 201 West, masonry and new windows to 5-sty brick tenement; cost, \$100; owner, Hugh Dougherty, 720 Amsterdam av; architect, Thomas F. Sawyer, 112 West 42d st. Plan No. 1177.

97TH ST, 136 West, alterations to 3-sty brick dwelling; cost, \$350; owner, Henry H. Graff, 59 Wall st; architect, Matthew Del Gaudio, 401 East Tremont av. Plan No. 1226.

103D ST, 150 East, masonry, new store front and partitions to 5-sty brick tenement; cost, \$1,500; owner, Jacob Vogelfanger, 417 East 50th st; architect, Morris Schwartz, 194 Bowery. Plan No. 1217.

106TH ST, 344 East, masonry and fireproofing to 4-sty brick tenement; cost, \$1,800; owner, Eugenio Russo, 344 East 106th st; architects, De Rose & Cavaleri, 2333 1st av. Plan No. 1183.

109TH ST, 336 East, reset show window, manny and steel to 5-sty brick tenement; cost, 550; owner, Petro Fusi, 179 Park Row; archict, Max Muller, 115 Nassau st. Plan No. 1252.

112TH ST, 305 East, new skylight to 4-sty brick tenement; cost, \$300; owner, Guiseppe Calvelli, 305 East 112th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1222.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., May 5, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 16th day of June, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Rochelle, III. The building is one story, basement, and mezzanine, and has a ground area of approximately 4,000 square feet; fireproof construction except the roof, brick and stone facing, and tin roof. Drawings and specifications may be obtained from the custodian at Rochelle, III. or at this office, at the discretion of the Supervising Architect. O. WENDEROTH.

Tel. 3583 Williamsburgh

Eastern Fire-Proof Sash & Door Co.

Manufacturers of
All kinds of Fire-Proof Doors, Window Frames
and Sash covered with Kalamein Iron, Brass or Copper. Board of Fire Underwriters Doors A Specialty.

109-111 COOK STREET

Cor. Morrell Street

BROOKLYN, N. Y.

RONALD TAYLOR

Granolithic and Asphalt Pavements "TAYLORITE" FLOORING

Office and Factory, 520 EAST 20th STREET

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES

OFFICES, 30 EAST 42d STREET

Warehouse 301 E. 94th St. Tel. Riverside 1139

Atlanta Contracting Co.

EXCAVATING, DIRT and RUBBISH REMOVED Sand, Gravel and Broken Stone, Filling Material All Kinds of Trucking Done General Contractors and House Wreckers Telephone 846 Murray Hill

230 E. 42nd St.

New York

Wm. H. Oliver Late Hobbs & Oliver Established 1846

PLAIN and DECORATIVE Painting
Paper Hangings and Interior Decorations
57 Fifth Avenue New York
Telephone, 833 Stuyvesant

127TH ST, 101 West, steel girder and new store front to 4-sty brick stores and lofts; cost, \$500; owner, Max Weil, "The Belnard," Broad-way and 86th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1240.

Broadway. Plan No. 1240.

127TH ST, 200-2 East, alterations to 3-sty brick stores and furnished rooms; cost, \$37; owners, Pikeway Corporation, 2335 3d av; architect, Adolph Ruehl, 2335 3d av. Plan No. 1225.

137TH ST, 13 East, masonry and new partitions to 1-sty brick chicken market; cost, \$400; owner, John Sergeant Crann, 47 Cedar st; architect, Nathan Langer, 81 East 125th st. Plan No. 1160.

owner, John Sergeant Crann, 47 Cedar st; architect, Nathan Langer, 81 East 125th st. Plan No. 1160.

165TH ST TO 166TH ST AND ST. NICHOLAS AV, alterations to 3-sty brick stores and theatre; cost, \$5,000; owners, 165th St. and Broadway Realty Co., 116 East 14th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1208.

AMSTERDAM AV, 2069, reconstruct store front and new partition to 3-sty brick store and dwelling; cost, \$350; owners, New York Life Ins. Co., 346 Broadway; architect, Adolph Balschum, 483 Willis av. Plan No. 1246.

BOWERY, 104-6, carpentry and steel to 4-sty

Life Ins. Co., 346 Broadway; architect, Adolph Balschum, 483 Willis av. Plan No. 1246.

BOWERY, 104-6, carpentry and steel to 4-sty brick lofts and showrooms; cost, \$500; owner, Joseph R. Husson, 360 West 57th st; architect, Otto Reissmann, 30 1st st. Plan No. 1157.

BOWERY, 75-79, alterations to 5-sty brick bakery; cost, \$50; owner, John A. Anger, 243 East 14th st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1172.

BOWERY, 206, new show windows and partitions to 3-sty brick stores and lofts; cost, \$200; owner, Mrs. Elizabeth M. Livingston, 321 West 116th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1241.

BROADWAY, 1671-77, new store front and partitions to 6-sty brick stores and hotel; cost, \$750; owners, Pasada Realty Co., John E. Ludin, president, 111 Broadway; architects, Buchman & Fox, 30 East 42d st. Plan No. 1238.

BROADWAY, 1871-3, fireproof elevator shaft and doors to 4-sty brick offices; cost, \$900; owner, Chas. E. Johnson, 9 West 29th st; architect, Harry N. Paradies, 231 West 18th st; Plan No. 1243.

BROADWAY, 1710-18, masonry, new store fronts and partitions to 2-sty brick stores.

Pian No. 1243.

BROADWAY, 1710-18, masonry, new store fronts and partitions to 2-sty brick stores; cost, \$2,000; owner, Jesse Froelich, 1743 Broadway; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 1166.

Brooklyn. Plan No. 1166.

BroADWAY, 3340-46, new store front and partitions to 6-sty brick tenement; cost, \$1,200; owners, Zengendal Realty Co., Jas. R. Deering, president, 135 Broadway; architects, Townsend, Steinle & Haskell, Inc., 1328 Broadway. Plan No. 1171.

BROADWAY, 1567-69, iron sign to 5-sty brick factory; cost, \$250; owner, Ella A. Grey, 32 Park Row; architects and builders, The O. J. Gude Co., 220 West 42d st. Plan No. 1180.

BROADWAY, 842-846, masonry and steel to S-sty brick store; cost, \$1,000; owner, William Waldorf Astor, 21 West 26th st; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 1213.

LEXINGTON AV, 1109, masonry, and new particles.

No. 1213.

LEXINGTON AV, 1109, masonry and new partitions to 3-sty brick dwelling; cost, \$750; owner, Mary C. Moore, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1214.

MADISON AV, 1186, new show window and partitions to 6-sty brick tenement and stores; cost, \$200; owner, Frederick Marks, 70 E 91st; architect, Sidney F. Oppenheim, 333 East 80th th. Plan No. 1251.

MADISON AV 420 new mezzanine floor to

MADISON AV, 420, new mezzanine floor to 4-sty brick stores and tenement; cost, \$300; owner, Clarence S. Day, 45 Wall st; architect, Edward Lee Young, 12 East 30th st. Plan No.

2D AV, 97, masonry, new bake oven and par-titions to 6-sty brick tenement and store; cost, \$300; owner, Geo. Hornberger, 22 St. Marks pl; architect Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1158.

8300; owner, Geo. Hornberger, 22 St. Marks pl; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 1158.

2D AV, 976, new partitions and skylights to 4-sty brick store and tenement; cost, \$500; owner, W. E. A. Strohrmann, 976 2d av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 1216.

2D av, 2403, new toilet and partition to 5-sty brick tenement; cost, \$100; owner, Ida Epteim, 341 E 5th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1257.

3D AV, 1322-26, reconstruct store front, new plumbing and partitions to 5-sty brick tenement; cost, \$2,100; owners, Weil & Mayer, 5 Beekman st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1193.

3D AV, 350-52, new partitions and plumbing to 4-sty brick tenement; cost, \$300; owner, Nancy Aron, 11 Clairmont pl; architect, Otto Reissmann, 30 1st st. Plan No. 1200.

5TH AV, 570, extensions in height to 7-sty brick office and loft; cost, \$5,000; owner. Byam K. Stevens, 570 5th av; architect, Thos. F. Sawyers, 112 West 42d-st. Plan No. 1174.

5TH AV, 258-60, masonry, new partitions and fireproofing to 8-sty brick stores and lofts; cost, \$1,000; owners, Estate of Eugene A. Hoffman, Inc., Chas. Bull, secretary, 258 Broadway; architects, Jno. B. Snooks Sons, 261 Broadway; Plan No. 1236.

5TH AV, 97, changes in vault to 8-sty brick lofts and offices; cost, \$500; owner, Dr. Francis Delafield, 1178 Broadway; architect, Chas E. Birge, 29 West 34th st. Plan No. 1250.

5TH AV, 200, masonry and new partitions to 12-sty brick offices and stores; cost, \$600; owners, 5th Av Bldg Co., Henry L. Eno, Pres., 200 5th av; architect, Harold Hall, 7 East 44th st. Plan No. 1259.

6TH AV, 211, alterations to 4-sty brick store and lofts; cost, \$350; owner, Est. of Alice Davies, 395 Broadway; architect, E. A. Lehman, 40 Cedar st. Plan No. 1244.

6TH AV, 448, new stone front partitions to 4-sty brick stores and lofts; cost, \$500; owner, Bernard Courtney, 448 6th av; architect, Chas, Stegmayer, 168 East 91st. Plan No. 1253.

6TH AV, 448, new store front and partitions to 4-sty brick stores and lofts; cost, \$500; owner. Bernhard Courtney, 448 6th av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1169.

6TH AV, 497, masonry and new store front to 3-sty brick stores and dwelling; cost, \$1,000; owner, Wm. Forbes, 537 Franklin av, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1170.

owner, Wm. Forbes, 537 Franklin av, Brooklyn; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1170.

6TH AV, 817, reconstruct show window to 4-sty brick store and lofts; cost, \$250; owner, Alfred Rigney, 817 6th av; architect, Horace G. Knapp, 111 Broadway. Plan No. 1156.

6TH AV, 925, reconstruct store front to 2-sty brick store and loft; cost, \$60; owners, Est. David W. Bishop, 985 6th av; architect, John H. Murphy, 1026 6th av. Plan No. 1203.

6TH AV, 911, reset store front to 4-sty brick store and tenement; cost, \$50; owners, Est. Martida W. White, Cortland F. Bishop, Ext., 14 Wall st; architect, John H. Murphy, 1026 6th av. Plan No. 1202.

6TH AV, 616, reset store front to 4-sty brick hotel and restaurant; cost, \$455; owner, Thomas F. Russell, 616 6th av; architect, Chas. Sandhof, 771 Lexington av. Plan No. 1207.

6TH AV, 881, reset store front to 4-sty brick tenement and stores; cost, \$200; owner, Wm. S. Devery, 236 West 13th st; architect, David H. Munroe, 442 West 24th st. Plan No. 1218.

7TH AV, 1985, alterations to 5-sty brick store and tenement; cost, \$2.000; owner, Samuel G. Proop, 1985 7th av; architect, James F. Hager, 71 Broadway. Plan No. 1227.

8TH AV, 2605-2607, new partitions to 5-sty brick tenement; cost, \$100; owner, Est. of A. Bachrach, 1511 3d av; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 1255.

8TH AV, 612-16, sky sign to 3-sty brick stores and dwelling; cost, \$350; owner, Louis Massucci, 612 8th av; builders, O. J. Gude Co., 220 West 42d st. Plan No. 1194.

Bronx.

FREEMAN ST, n e cor Hoe av, new show window to two 3-sty frame stores and dwell-ings; cost, \$150; owner, Henry Hollerith, 1398 Bristow st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 203.

HOFFMAN ST, w s, 313.6 s 187th st, 1-sty frame extension, 25x25, to 1-sty frame stable; cost, \$700; owner, Domenick Canazzaro, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 200.

138TH ST, 670, new show windows, new marquise to 5-sty brick store and tenement; cost \$2,000; owner Mrs. Theodore Haebler, 560 St Anns av; architect, Geo. Hof, Jr., 371 Eas 158th st. Plan No. 196.

179TH ST, s s, 99.9 w Vyse av, new front and new partitions to 3-sty frame store and dwelling; cost, \$500; owners, D'Angelo & Izzo, 942 East 179th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 202.

BOSTON RD, 1013-15, new stage, &c, to 1½-sty brick nicolette; cost, \$800; owner, Chas. Kling, 149th st and 3d av; architect Herman Goldberg, 2968 Briggs av. Plan No. 197.

CAMBRELING AV, e s, 177.6 n 189th st, new partitions, &c, to 2-sty frame dwelling; cost, \$300; owner, Secondino Revere, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 201.

Plan No. 201.

JEROME AV., 3158, 1-sty frame extension, 20x25, to 3-sty frame store and dwelling; cost, \$400; lessee, Frederick Pisstone, 170 East 205th st; architect, David Adamson, 3159 Concourse. Plan No. 199.

Plan No. 199.

WASHINGTON AV, e s, 40.15 s St Pauls pl.
new toilet to 5-sty brick tenement; cost, \$50;
owner, Laurence Holding Co.; architect, Alfred
Auslander, 1369 Clay av. Plan No. 198.

WHITE PLAINS AV, w s, 124 s 241st st, 1sty frame extension, 28x49, to 3-sty frame
dwelling, and nicolette; cost, \$5,000; owner
Moses Watsky, 735 Crawford av; architect, Geo.
Hof, Jr., 371 East 158th st. Plan No. 195.

Brooklyn.

ADAMS ST, s e cor Ajork st, extension to 4-sty factory; cost, \$2,500; owner, American Can Co., 447 West 14th st, N. Y.; architect, Neal M. Looney, 865 Eastern Parkway. Plan No. 2509.

No. 2509.

BAYARD ST, s s, 298 w Lorimer st, extension to 3-sty factory; cost, \$300; owner, Wm. Salmon, 723 Lorimer st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2435.

CLINTON ST, 16, interior alteration to 4-sty servants' quarters; cost, \$5,000; owner, Maresi Co., 30 Clinton st; architect, Frank Freeman, 132 Nassau st, N. Y. Plan No. 3534.

132 Nassau st, N. Y. Plan No. 3534.

COLUMBIA ST, e s, 49.6 s Warren st, exterior and interior alteration to 4-sty store and tenement; cost, \$400; owner, Susan L. Wright, 215 Montague st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2565.

DEAN ST, s s, 100 w Smith st, exterior and interior alterations to 3-sty tenement; cost, \$600; owner, F. J. Cusick, 122 Court st; architect, W. J. Conway, 400 Union st. Plan No. 2492.

ELLERY ST, s s, 300 w Tompkins av, new elevator; cost, \$750; owner, M. Buger, on premises; architects, Shampan & Shampan, 772 Broadway. Plan No. 2423.

FERRIS ST, e s, 42 n Coffey st, exterior alterations to 4-sty tenement; cost, \$300; owner, Edw. Pohl, on premises; architect, D. A. Lucas, 98 3d st. Plan No. 2390.

FULTON ST, e s, 70.10 n Willoughby st, erect sky sign to 3-sty stores; cost, \$200; owner, A. F. Campbell; architects, O. J. Gude Co., 220 West 42d st, N. Y. Plan No, 2522.

GREENE ST, n w cor Provost st, new elevators; cost, \$1,500; owners, John C. Wiarda & Co., on premises; architects, Albro Clem Elev. Co., 7th st and Glenwood av, Phila. Plan No.

2476.

HALL ST, w s, 105.7 n Park av, plumbing to 2-sty store room; cost, \$150; owners, Mergenthaler Linotype Co., Park av and Ryerson st; architect, same. Plan No. 2465.

HALL ST, 89, windows, etc., to 4-sty store and tenement; cost, \$450; owner, C. J. Straub, 1008 Bushwick av; architect, Louis Waillant, 808 Broadway. Plan No. 2542.

HART ST, n s. 422.6 e Central av, exterior and interior alteration to 5-sty factory; cost, \$1,000; owner, Jean Schwenk, 723 Hart st; architect, John C. Hartman, 172-4 Hamburg av. Plan No. 2346.

architect, John C. Hartman, 112-4 Hamburg are Plan No. 2346.

HERKIMER ST, n s, 250 w Nostrand av, extension to 5-sty factory; cost. \$3,500; owner, Paul Uhlich, 35 Herkimer st; architect, F. L. Hine, 189 Montague st. Plan No. 2444.

HICKS ST, s w cor Woodhull st, plumbing to 4-sty tenement; cost, \$150; owner, J. Hunderman, on premises; architect, Jas. F. Sullivan, 821 Gates av. Plan No. 2482.

HURON ST, s s, 100 w Oakland st, exterior alterations to 4-sty tenement; cost, \$300; owner, Michael Rusnok, 216 Huron st; architect, Jas. McKillop, 154 India st. Plan No. 2416.

HUMBOLDT ST, s e cor Varet st, interior alterations to 2-sty garage and dwelling; cost, \$200; owner, Add. Piel, 915 Lincoln pl; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2432.

\$200; owner, Add. Piel, 915 Lincoln pl; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2432.

JORALEMON ST, s w cor Hicks st, extension to 2-sty garage; cost, \$1,700; owner, Parker Estate, 260 Hicks st; architect, Louis A. Sheinart, 190 Broadway, N. Y. Plan No. 2425.

JORALEMON ST, s s, 300 e Court st, interior alterations to Court; cost, \$15,900; owner and architect, City N. Y. Plan No. 2520.

LAWRENCE ST, w s, 72.10 n Fulton st, plumbing installed in store; cost, \$250; owner and architect, Wm. A. Reynolds, 395 Lexington av. Plan No. 2440.

LEONARD ST, e s, 240 s Greenpoint av, exterior and interior alterations to 4-sty tenement; cost, \$200; owner, Wm. McCormack, 730 Leonard st; architect, Jas. McKillop, 154 India st. Plan No. 2417.

LINCOLN PL, n s, 300.1 w 7th av, plumbing

st. Plan No. 2417.

LINCOLN PL, n s, 300.1 w 7th av, plumbing to 4-sty dwelling; cost, \$400; owner Jas, Kerrigan, 129 Lincoln pl; architect, Edgar Bryon, 323 Flatbush av. Plan No. 2407.

MALTA ST, e s, 180 n Hegeman av, exterior and interior alterations to 3-sty store and dwelling; cost, \$300; owner, Jacob Jaffe, on premises; architect, Max Cohn, 453 Glenmore av. Plan No. 2456.

MAYER ST, e s, 400 e Waterbury st, plumbing to 4-sty tenement; cost, \$150; owner and architect, Katle Smith, 329 Maujer st. Plan No. 2530.

McKIBBEN ST, n s, 125 e Lorimer st, plumbing to 3-sty tenement; cost, \$100; owner, Hebrew Free Loan Ass'n, 29 McKibben st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2433.

McDOUGAL ST, 149-51, plumbing to 3-sty dwelling; cost, \$150; owner, Wm. Fellman, on premises; architect, Cohn Bros., 361 Stone av. Plan No. 2543.

NAVY ST, e s, 37.6 n Myrtle av, extension to 3-sty dwelling; cost, \$5.000; owner. Nicola Prio, 139 Navy st; architect. C. P. Cannella, 60 Graham av. Plan No. 2474.

ORANGE ST, s s, 176 e Hicks st, new elevators; cost, \$2.375; owner, F. L. Fugerson, 149 Broadway, N. Y.; architects, Reedy Elev. Co.. Willow and 13th sts, Hoboken. Plan No. 2489.

2489.

PACIFIC ST, s s, 216.9 e Henry st, extension to 4-sty dwelling; cost, \$1,500; owner, John Boeruss, 5 Battery pl, N. Y.; architect, O. Reissmann, 30 1st st, N. Y. Plan No. 2399.

PARK PL, n s, 150 w Buffalo av, plumbing to 3-sty dwelling; cost, \$200; owner, Wm. Hessler, 151 Buffalo av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2466.

151 Buffalo av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2466.

PIONEER ST, s s, 133.4 w Richards st, plumbing to 4-sty dwelling; cost, \$175; owner, Arthur Olson, 103 Pioneer st; architect, Hugh Hoehn, 88 Richards st. Plan No. 2544.

PRESIDENT ST, n s, 265 w Hoyt st, interior alterations to 3-sty dwelling; cost, \$200; owner, John Olsen, 323 President st; architect, D. A. Lucas, 98 3d st. Plan No. 2451.

REMSEN ST, s s, 327 e Hicks st, plumbing to 4-sty dwelling; cost, \$175; owner, S. D. Webb, 28 Remsen st; architect, Wm. F. Miller, 173 Court st. Plan No. 2460.

RODNEY ST, n s, 141 e Lee av, interior alterations to 3-sty dwelling; cost, \$300; owner, Ethel Zucker, 193 Rodney st; architect. Hy M. Entlich, 29 Montrose av. Plan No. 2402.

ROCK ST, s s, 150 w Morgan av, extension to wash house; cost, \$2,500; owner, Adolph Gobel, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 2548.

NO. 1ST ST, n s, 41.8 w Bedford av, exterior and Interior alteration to 3-sty dwelling; cost, \$1,000; owner, Dora Shapiro, 143 No. 1st st; architect, Max Cohen, 280 Bedford av. Plan No. 2561.

3D ST, s s, 342.4 w 9th av, extension to 4-sty dwelling; cost, \$700; owner, Rob't H. Hoart, 610A 3d st; architect, C. B. White, 189

No. 2561.

3D ST, s s, 342.4 w 9th av, extension to 4sty dwelling; cost, \$700; owner, Rob't H. Hobart, 610A 3d st; architect C. B. White, 189
Montague st. Plan No. 2477.

Montague st. Plan No. 2477.

EAST 9TH ST. e s, 320.5 s Foster av, extension to 3-sty dwelling; cost, \$3,000; owner, John Myers, 747 East 9th st; architect, A. W. Pierce, 59 Court st. Plan No. 2499.

EAST 17TH ST, w s, bet Avs K and L. plumbing to athletic sign; cost, \$8,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2421.

av. Plan No. 2421.

17TH ST, n s, 275 e 6th av, exterior and interior alterations to 3-sty tenement; cost. \$125; owner, Mary Gurdella, 133 White st; architects, Reid & Masterson, 367 Fulton st. Plan No. 2516,

18TH AV, s e cor Broadway, exterior altera-tions to 3-sty hotel; cost. \$500; owner, Samuel Decker, on premises; architect, A. D. Hinsdale, 552 58th st. Plan No. 2513.

WEST 20TH ST, e s, 110 n Surf av, plumbing to 2-sty dwelling; cost, \$200; owner, Geo. Egner, 67 Central av, Jersey City; architect, J. A. McDonald, Surf av and West 24th st. Plan No. 2419

BAY 22D ST, n e cor Bath av, extension to sty barn; cost, \$600; owner, John C. Gukin, a premises; architect, A. W. Guthie, 8758 24th v. Plan No. 2393.

av. Plan No. 2393.

WEST 28TH ST, e s, 181.8 n Surf av, move building to 2-sty dwelling; cost, \$225; owner, Alice Ward, Sheridan Walk and Surf av; architect, Jos. Hartung, 548 2d st. Plan No. 2446.

45TH ST, s e cor 4th av, exterior and interior alterations to 4-sty brick tenement; cost, 300 owner, Matilda H. Fischer, 376 East 25th st; architect, W. S. Fischer, same address. Plan No. 2528.

45TH ST, s s, 130 e 14th av, interior alterations to 3-sty store and dwelling; cost, \$250; owner, Frank Spina, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 2526.

owner, Frank Spina, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 2526.

46TH ST, n s, 120 e 5th av, install plumbing in church; cost, \$100; owner, Scandinavian Mission, 223 13th av; architect, John J. Mc-Bride, 236 15th st. Plan No. 2401.

ALBANY AV, n e cor Atlantic av, exterior alteration to hospital; cost, \$1,000; owner, Church Charity Foundation, on premises; architects, Lord, Hewlett & Talant, 345 5th av, N, Y. C. Plan No. 2562.

BELMONT AV, n s, 100 e Thatford av, extension to 3-sty dwelling; cost, \$1,200; owner, Samuel Zwinkel, 39 Belmont av; architect, Cohn Bros., 361 Stone av. Plan No. 2540.

BROADWAY, w s, 60 s Halsey st, exterior and interior alterations to 3-sty store and dwelling; cost, \$1,800; owner, M. Murray, on premises; architect, Wm. H. Friedman, 475 North st. Plan No. 2453.

BROADWAY, s s, 73.9 w Jefferson st, exterior and interior alterations of the street of the s

BROADWAY, s. s, 73.9 w Jefferson st, exterior and interior alterations to store; cost, \$200; owner, Emilia Dohne, 371 Fulton st; architects, Emerson, Hohenser & Alsen, 371 Fulton st. Plan No. 2480.

BROADWAY, e s. 48.4 s Ditmas st. new ele-vators; cost, \$1,500 owner, Isabelle Realty Co., 539 West 39th st; architects, Reedy Elev. Co., Willow and 13th sts, Hoboken. Plan No. 2488.

2488.

DRIGGS AV, w s. 21.6 n South 4th st, interior alterations to theatre; cost, \$200; owner, Peter F. Jackson, France; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2413.

EAST NEW YORK AV, 1463, extension to 3-sty store and dwelling; cost, \$800; owner, Robert Fishman, 1463 East New York av; architect, Whinston S. Polack, 358 Stone av. Plan No. 2541. 2541.

EAST NEW YORK AV, s s, 26.4 e Stone av, interior alteration to 1-sty stable; cost, \$500; owner, Nathan Segalowitz, 336 Schermerhorn st; architect, W. S. Polack, 358 Stone av. Plan No. 2545.

No. 2545.

FLATBUSH AV, w s. 243.1 s Woodruff av, extension to 3-sty store and dwelling; cost, \$1.500; owner, Aug. J. Schlacht, 770 Flatbush av; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 2412.

FRANKLIN AV, s w cor Park av, new toilet to 3-sty dwelling; cost, \$150; owner and architect, G. J. Hasse, 147 Baxter st, N. Y. Plan No. 2498.

No. 2498.

GRAHAM AV, w s, 75 s Siegel st, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, Max J. Aronenberg, 623½ Willoushby av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2504.

GRAHAM AV, w s, 50 n McKibben st, extension to 3-sty tenement; cost, \$1,000; owner, Chas. Deaner, 107 Graham av; architects, Brooks & Rosenberg, 350 Fulton st. Plan No. 2556.

GRAND AV, w s, 104 s St Marks av, extenior and interior alterations to 4-sty store and tenement; cost, \$800; owner, Louis Picole, 628 Grand st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2471.

GREENE AV, s s, 20 e Grand av. exterior

Grand st; architects, Adeson a Francisco Pitkin av. Plan No. 2471.

GREENE AV, s s, 20 e Grand av. exterior alterations to 3-stv dwelling; cost, \$290; owner, John J. Eagan, 90 Monroe st; architect, H. J. Dangler, 215 Montague st. Plan No. 2525.

HAMILTON AV, n s, 81.10 w Bath av, plumbing to 4-sty tenement; cost, \$175; owner and architect, V. W. Korsak, 352 Hamilton av. Plan No. 2452.

HAMILTON AV, s w cor Huntington st, interior alteration to moving picture show; cost, \$200; owner, John Volk, 525 62d st; architect, E. Volk, same address. Plan No. 2570.

JEFFERSON AV, s s, 192.6 w Central av, extension to 2-sty church; cost, \$25,000; owner, Salem Church, 1198 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2497.

2497.

KENT AV, s w cor Crop st, erect sky sign cost, \$600; owner and architect, D., L. & W R. R. Co., Hoboken, N. J. Plan No. 2559.

LAFAYETTE A, n s. 302.8 w Stuyvesant av interior alteration to 3-stv dwelling; cost, \$150 owner, Thos. Cochran, 559 Madison st; architect, F. J. Garter, 271 Sumner av. Plan No. 2553.

MANHATTAN AV. w s, 50 n Montrose av, extension to 5-sty store and tenement; cost, \$2,-000; owner. Realty Operators, 98 Graham av; architects, Shampan & Shampan. 772 Broadway. Plan No. 2551.

MANHATTAN AV, n e cor Scholes st. interior alterations to moving pictures; cost, \$150; owner, Morris Lught, 168 Manhattan av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 2403.

MANHATTAN AV. n w cor Ten Eyck st, exterior and interior alterations to 4-sty store and tenement; cost, \$500; owner, Bertha Autpatch, 200 Vernon av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2422.

MANHATTAN AV, e s. 48 s Greenpoint av, exterior and interior alterations to 4-sty store and tenement; cost, \$11,000; owner, John Hartman, 1576 Broadway; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 3415.

MEEKER AV, s s. 96.2 w Morgan av, interior alterations to 3-sty dwelling; cost, \$500; owner. Philipina Itzerodt, 198 Meeker av; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2439.

MERMAID AV, n w cor West 23d st, extension to 2-sty dwelling; cost, \$500; owner, De Sigmunde Harris, 237 13th st; architect, J. A. McDonald, Surf av and West 24th st. Plan No.

MYRTLE AV, s w cor Sumner av, exterior alterations to store; cost, \$500; owner, J. H. Bohme, 1010-12 Myrtle av; architect, John Megmairio, 28 West 32d st, N. Y. Plan No. 2408.

MYRTLE AV, n s, 25 w Bridge st, electric sign; cost, \$300; owner, Clark Wilcox, Milford, Conn.; architects, G. H. Rice Co., 481 Sterling pl. Plan No. 2519.

NASSALI AV 258 new walls atc. to 3-sty.

pl. Plan No. 2519.

NASSAU AV, 258, new walls, etc., to 3-sty store and dwelling; cost, \$500; owner, Herman Weingarten, 179 Nassau st; architect, Emil J. Messinger, 394 Graham av. Plan No. 2539.

NASSAU AV, 177, new walls, etc., to 3-sty store and dwelling; cost, \$600; owner, David Glasser, 68½ Newell st; architect, Emil J. Messinger, 394 Graham av. Plan No. 2538.

Messinger, 394 Graham av. Plan No. 2538.

OCEAN PARKWAY, s s 35 e East 8th st, interior alteration to 1-sty moving picture show; cost, \$500; owner, H. A. Doscher, 50 East 4th st; architect, A. Ullrich, 371 Fulton st. Plan No. 2400.

OCEAN PARKWAY, s s, 150 e East 8th st, interior alterations to open air moving picture show; cost, \$500; owners, H. A. Doscher & ano. 50 East 4th st; architect, Alb't Ullrich, 371 Fulton st. Plan No. 2429.

RAILROAD AV, n w cor Sea Beach Palace Walk, interior alterations to 1-sty moving picture show; cost, \$100; owner, Fred W. Kester, — West Sth st; architect, Rich'd Marzan, 2818 West 6th st. Plan No. 2430.

REID AV, n w cor Macon st, interior alterations are strong to the st. Plan No. 2430.

REID AV, n w cor Macon st, interior alterations and plumbing to 2-sty store and dwelling; cost, \$75; owner, Ida Model, 276 Reid av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2505.

RIDGEWOOD AV, n s, 100 e Elton st, extension to 3-sty dwelling; cost, \$500; cwner, Ruben London, 109 Ridgewood av; architects, Farber & Markowitz, 189 Montague st. Plan No. 2555.

ROCHESTER AV, w s, 167.3 e New York av, extension to 2-sty stable; cost, \$1,400; owner, Sam'l Margules, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 2475.

ROCHESTER AV, s e cor Fulton st, interior alterations to 3-sty brick store and dwelling; cost, \$150; owner, J. F. Tomford, 7 Rochester av; architect, Chas. Wulke, 15 Hull st. Plan No. 2517.

No. 2517.

SNEDIKER AV, e s, 215 s Blake av, extension to 3-sty store and dwelling; cost, \$400; owner, Max Glick, on premises; architect, Max Cohn, 453 Glenmore av. Plan No. 2457.

SURF AV, s s, 50 w New Iron Pier Walk, exterior alterations to 2-sty shed; cost, \$125; owner and architect, Hy Eielle, on premises. Plan No. 2470.

SURF AV, s w cor West 5th st, sky sign to anusement device; cost, \$350; owner, W. Johnson, 186 Prospect Park West; architects, O. J. Gude Co., 220 West 42d st, N. Y. Plan No. 2523.

SUTTER AV, s s, 114.9 e Sheffield av, electric sign; cost, \$117; owner, Abraham Krugeman, 787 Washington av; architect, Geo. Wagner, 160 8th av. Plan No. 2482.

WASHINGTON AV w s, 64 s Flushing av, enclose elevator shaft of hotel; cost, \$200; owner, Wm. Ulmer, 31 Belvidere pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2428.

WYCKOFF av, e s, 25 s Harmon st, exterior alterations to 4-sty tenement; cost, \$350; owner, Hy Schoen, on premises; architect, H. A. Sand, 192 St Nicholas av. Plan No. 2495.

3D AV, n e cor Prospect av, interior alterations to 3-sty store and dwelling; cost, \$125; owner, Gottlieb Reinhardt, 599 3d av; architect, Jos. Hartung, 548 2d st. Plan No. 2411.

2D AV, w s, 50 n 13th st. exterior alterations to 3-sty dwelling; cost, \$300; owner, M. F. Hickey, 644 10th st; architect, J. Martin, 48 Coney Island av. Plan No. 2496.

5TH AV, w s, 80 n 53d st, interior alterations to 3-sty store and dwelling; cost, \$100: owner, Jos. B. McQuillian, 1421 55th st; architect, G. W. Gregory, 1463 East 4th st. Plan No. 2396.

5TH AV, w s. 40 n 55th st. interior altera-tions to 3-sty store and dwelling; cost, \$900; owner, Hy Schiel, 5520 6th av; architect. Thos. Bennett, 3d av and 52d st. Plan No. 2521.

5TH AV, s w cor 39th st, new windows, etc to 3-sty hotel; cost, \$150; owner, Eliz Rosen brock, 523 40th st; architect, David Davies 496 5th av. Plan No. 2533.

6TH AV, ws. 100 s 12th st, plumbing to 4-sty dwelling; cost, \$100; owner, G. J. Wardenberg, 144 St. Marks av: architect, Jos Doyle, 366 10th st. Plan No. 2552.

8TH AV, w s, 60 n 38th st, plumbing to 4-sty dwelling; cost \$1,700; owner, Edw. McCaffrey, 3714 8th av; architect, Geo. Robin, 3715 Fort Hamilton av. Plan No. 2424.

17TH AV, e s, 380 s 86th st, extension to 3-sty dwelling; cost, \$850; owner, Abram M. Kaufman, on premises; architect Louis Wal-lant, 808 Broadway. Plan No. 2500.

SCOVILLE'S WALK, e s, 180 s Surf av, extension to 3-stv dwelling; cost, \$150; owner, Thos, Mullin, 362 Degraw st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2427.

Plans Filed-Alterations, Queens (Continued).

Queens.

AQUEDUCT.—Old South rd, n s, 250 w Centerville av, 1-sty frame extension, 12x18, to rear dwelling; cost, \$50; owner, A. Goldstein, premises. Plan No. 788.

ARVERNE.—Amstel boulevard, n s. 304 w Remington av, repair dwelling after fire damage; cost, \$400; owner, Samuel Englesberg, premises. Plan No. 767.

premises. Plan No. 767.

BAYSIDE.—Bismark av, n w cor Warburton av, install new plumbing in dwelling; cost, \$85; owner, Mrs. Wright, premises. Plan No. 786.

BAYSIDE.—Bayside boulevard, e s, 300 s Montauk av, install new plumbing in dwelling; cost, \$500; owner, Mrs. J. Lawrence, Bayside. Plan No. 787.

COLLEGE POINT. 449.

Plan No. 787.

COLLEGE POINT.—14th st, e s, 75 n High st, install new plumbing in dwelling; cost, \$85; owner, W. A. Bernett, 1st av and 12th st, College Point. Plan No. 778.

COLLEGE POINT.—2d av North, 27 E 4th st, erect new water closet compartments and new plumbing in 2-family dwelling and store; cost, \$200; owner, David Berman, 201 2d av, College Point; architect, H. T. Morris, 321 13th st, College Point, Plan No. 758.

CREEDMORE.—Musket av near Range av interior alterations to dwelling; cost, \$25; owner, Agnes Strumpfler, premises. Plan No. 772.

DOUGLASTON.—Willow st, s s, 300 w Orienta av, install new plumbing in dwelling; cost, \$85; owner, J. F. McGarven, Douglaston. Plan No. 785.

DOUGLASTON.—Willow st, s s, 100 e Cross

No. 785.

DOUGLASTON.—Willow st, s s, 100 e Cross st, erect new porch on dwelling; cost, \$100; cwner, M. McGarvin, Douglaston. Plan No. 755.

EAST ELMHURST.—Bayshore terrace, e s, 200 n Grant boulevard, 2-sty frame extension, 6x25, on side 2½-sty dwelling, tile roof; cost, \$1,000; owner, M. C. Frank, 224 5th av, N. Y. C.; architect, E. J. Simkin, 51 East Grand av, Corona. Plan No. 784.

ELMHURST.—Corona av, s e cor Chicago av, epair dwelling after fire damage; cost, \$700; owner, W. E. Batterson, premises. Plan No. 774.

FAR ROCKAWAY.—Grove st, e s. 400 s Clark av. install new plumbing in dwelling; cost, \$75; owner, Julius Levy, Far Rockaway. Plan No. 747.

FAR ROCKAWAY.—Grove st, w s, 600 s Clark av, install new plumbing in dwelling; cost, \$100; owner, A. F. Sterne, premises. Plan No. 748.

FAR ROCKAWAY.—Wavecrest av, n s, 350 e L. I. R. R., install new plumbing in dwelling; cost, \$75; owner, Edgemere Crest Co., premises. Plan No. 751.

FAR ROCKAWAY.—Bay st, e s, 350 n Mott av, install new plumbing in dwelling; cost, \$75; owner, Grove Club, Far Rockaway. Plan No. 749.

FAR ROCKAWAY.—Bay st, e s, 400 n Mott v, install new plumbing in stable; cost, \$75; wner, Grove Club, Far Rockaway. Plan No.

FLUSHING.—Union st, 30. install new gas piping in dwelling; cost, \$20; owner, John Hefferman, 45 Washington st, Flushing. Plan No. 764.

No. 764.

FLUSHING.—Barclay st, s s, 150 w Central av, 1-sty frame extension, 9x14, on rear dwelling, tin roof; cost, \$200; owner, Robert A. Lindell, premises. Plan No. 768.

FLUSHING.—Jamaica av, w s, 335 n Hillside av, erect new dormer window and install new plumbing in dwelling; cost, \$500; owner, Eliza MacDonald, 165 Jamaica av, Flushing. Plan No. 759.

No. 759.

JAMAICA.—Katherne st, 46. install new plumbing in dwelling; cost, \$25; owner, J. Klusman, premises. Plan No. 771.

JAMAICA.—Union Hall st. e s, 707 n South st, 2-sty frame extension, 12x12, on front and rear 2-sty frame dwelling, tin roof; cost, \$1,-600; owner, Mrs. Mary Lillian, on premises; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 766.

Plan No. 766.

JAMAICA.—Flushing av. w s, 236 n Fulton st, 1-sty frame extension on both sides church, tar and gravel roof, 14x30; cost, \$4,000; owner, Grace Episcopal Church, Flushing av. Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 776.

JAMAICA.—Barrett av, e s, 250 n Hillside av, erect new dormer windows on three dwell-ings; cost, \$90; owners, Schmidt & Stock, Stew-art av near Briggs av, Richmond Hill. Plan No. 789.

No. 789.

JAMAICA.—Black Stump rd, s s, 50 e Pembrook av, erect new piazza and 6 new dormer windows and interior alterations to dwellings; cost, \$5,500 owner, Degnon Contracting Co., 60 Wall st, N. Y. C.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 783.

JAMAICA.—Charlotte Ridge, s s, 150 w Crovden rd, interior alterations to stable; cost, \$875; owner, Degnon Contracting Co., 60 Wall st, N. Y. C.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 782.

JAMAICA.—Fulton st, 369, erect new store front and other repairs; cost, \$500; owner. J. B. Greenberg, 916 Freeman st, Bronx. Plan No. 760.

JAMAICA.—Church and Fulton sts, erect new

No. 760.

JAMAICA.—Church and Fulton sts, erect new electric sign; cost, \$50; owner, Estate William Goeller, 264 Fulton st, Jamaica. Plan No. 762.

LAUREL HILL.—Montgomery av. w. s, 60 s. Water st. install new plumbing in dwelling: cost, \$200; owner. Stephen Guzunwich. 369 Woolsev av. L. I. City; architect. Frank Chmelik, 796 2d av. L. I. City. Plan No. 765.

LONG ISLAND CITY.—Dutch Kills st, 42, install new gas piping in dwelling; cost \$15; owner, Mr. McGill, premises. Plan No. 790.

LONG ISLAND CITY.—Purves st, 22, install new gas piping in dwelling; cost, \$25; owner, Mrs. Buana, premises. Plan No. 791.

LONG ISLAND CITY.—Webster av, 231, install new plumbing in dwelling; cost, \$75; owner, Mrs. Gateman, 233 Webster av, L. I. City. Plan No. 792.

LONG ISLAND CITY.—Jackson av, s s, 156 w Skillman av, 1-sty frame extension, 28x30, rear 3-sty store and dwelling, tar and gravel roof, interior alterations; cost, \$4,500; owner, Chas. Speckman, 322 East 86th st, N. Y.; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 763.

763.

LONG ISLAND CITY.—12th av, e s, 275 s

Jamaica av, Interior alterations to stable; cost.

\$70; owner, Xavier Gropper, 252 12th av, L. I.

City. Plan No. 769.

LONG ISLAND CITY.—Eighth av, s e cor

Washington av, 2-sty frame extension, 13x16,
on side dwelling, tar and gravel roof; cost,
\$800; owner, J. A. Hummerstone, 478 Washington av, L. I. City; architect, R. Herold, 94
9th av, Long Island City. Plan No. 777.

LONG ISLAND CITY.—Washington av, n w

cor Lathrop st, 2-sty frame extension, 17x32,
rear 3-sty dwelling, slag roof, new plumbing;
cost, \$2,000; owner, Chris Stabler, premises;
architect, Geo. J. Fischer, 406 12th av, L. I.

City. Plan No. 770.

LONG ISLAND CITY.—Van Dam st, w s, 275

city. Plan No. 770.

LONG ISLAND CITY.—Van Dam st, w s, 275 n Thompson av, 2-sty frame extension on front and rear 2-sty dwelling, tar and gravel roof, interior alterations; cost, \$4,000; owner, Jos. Foy, 363 Van Dam st, N. Y. C.; architect, John Boese, Bridge Plaza, L. I. City. Plan No. 780.

LONG ISLAND CITY.—Boulevard, 235, erect new foundation under dwelling; cost, \$150; owner, M. Mirano, premises. Plan No. 781.

LONG ISLAND CITY.—Boulevard av, w s, 200 n Webster av, install new gas piping in dwelling; cost, \$25; owner, Frank Hymann, 455 Boulevard, L. I. City. Plan No. 753.

LONG ISLAND CITY.—Hancock st, e s, 100 n Payntar av, install new gas piping in dwelling; cost, \$25; owner, M. Reige, premises. Plan No. 754.

No. 754.

LONG ISLAND CITY.—12th av, w s, 95 n Jamaica av, install new plumbing in dwelling; cost, \$50; owner, J. Schreffel, 295 12th av, L. I. City. Plan No. 757.

LONG ISLAND CITY.—Vernon av, 70, erect new electric sign; cost, \$50; owner, Mary N. Hudson, 70 Vernon av, L. I. City. Plan No. 761.

Hudson, 761.

MASPETH.—Johnson av n s. 117, install new gas piping in dwelling; cost. \$15; owner, Lonzo Blous, premises. Plan No. 756.

OZONE PARK.—Hatch av, w s. 350 s Rockaway rd, 1-sty frame extension, 19x5, on rear dwelling, tin roof; cost. \$100; owner, Nat. Howlings, premises. Plan No. 775.

OZONE PARK.—Lawn av, w s. 300 n Broadway, 2-sty frame extension, 4x46, on side 2-sty frame dwelling, tin roof; cost. \$300; owner, Jos. Miati, premises; architect, A. Cehio, Woodhaven. Plan No. 779.

RICHMOND HILL.—Jamaica av, n s. 50 w Lefferts av, install new plumbing in dwelling; cost, \$100; owner, A. King, \$14 Enfield st, Brooklyn. Plan No. 773.

RIDGEWOOD.—Onderdonk av, s e cor Greene

RIDGEWOOD.—Onderdonk av, s e cor Greene r, erect new store front and install new plumbg; cost, \$200; owner, Alexander Marx, 1862 reene av, Ridgewood. Plan No. 752.

ELMHURST.—Chicago av, n e cor Summit av, astall new plumbing in dwelling; cost. \$150; wher, Mrs. Sarah Josephs, premises. Plan No.

JAMAICA CREEK.—Bay av, e s, 100 s Rockaway rd. 2-sty frame extension, 12x18, on side boat house, tin roof; cost, \$100; owner, Margaret McGill, 59 Herbert st, Brooklyn. Plan

RIDGEWOOD.—Starr st, s s, 275 w Woodward av, erect new stone foundation under dwelling; cost, \$70; owner, Herman Hornecker, premises. Plan No. 793.

Plan No. 793.

WOODSIDE.—Lenox av, w s, 240 Woodside av, 1-sty frame extension, 20x10, on rear 2-sty dwelling, shingle roof; cost, \$1,500; interior alterations; owner, G. Laviano, 425 E 116th st. N. Y. C.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 795.

Richmond.

Richmond.

BROAD ST & RICHMOND RD, Stanleton, to brick wine storage; cost, \$3,000; owner, G. Granata, Stapleton; builders, Airoldi & De Antona, Stapleton. Plan No. 149.

FRANKLIN ST, s s, 300 n Union st, West New Brighton, to frame dwelling; cost, \$700; owner, Daniel Hart, West New Brighton; builders, Russell Bros., West New Brighton; Plan No. 151.

JERSEY ST & RICHMOND TERRACE, n w cor, New Brighton, to brick store and dwelling; cost, \$3,000; owner and builder, Isidore Welt. New Brighton; architect, John Davies, Tompkinsville. Plan No. 158.

MAIN ST, e s, 350 n Amboy rd, Tottenville, to frame shed; cost, \$100; owner, Harry Levinson. Tottenville; builder, John Paugh, Tottenville. Plan No. 159.

PIKE ST, s s, 150 e Brook st, New Brighton.

PIKE ST, s s, 150 e Brook st, New Brighton.

- to concrete laundry and dwelling;

cost, \$175; owner, John McCaffrey, New Brighton;

architect and builder, Thos. Cummings, Stapleton. Plan No. 152.

ROSEBANK PL. cor Clifton av. Rosebank,
to frame dwelling; cost, \$50: owner,
Tobe E. Lamb, Rosebank; builder, C. E. Gale,
Rosebank. Plan No. 157.

ST MARKS PL, w s, cor Hamilton av, New Brighton, — to brick grand stand; cost, —; owner, City of N. Y., 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 153.

11TH ST, s s, 204 w York av, New Brighton, S. I., 2-sty extension to frame dwelling; cost, \$700; owner, Eugene McNally, New Brighton; architect and builder, Jos. Keenan, New Brighton. Plan No. 148.

AMBOY RD, 6989, Richmond Valley, to stone retaining wall; cost, \$50; owner and builder, T. L. Neville, Richmond Valley. Plan No. 156.

BROADWAY & RARITAN BAY, Hugenot,
to frame home; cost, \$6,000; owner,
Y. Foundling Hospital, 67th st and 3d av, N.
C.; architect, J. E. Ditmars, N. Y. C. Plan
o. 154.

JEWITT AV, e s, 469 s Post av, West New Brighton, front extension to frame dwelling; cost, \$5,000; owner, Carl Kingsley, West New Brighton; architect, Jas. Whitford, St. George, S. I.; builder, E. K. Whitford, Port Richmond. Plan No. 147.

Plan No. 147.

MANOR RD, e s, 64 n Turnpike, West New Brighton, to frame store; cost, \$146; owner, G. W. Vroome, West New Brighton; builders, G. B. Vroome & Son, West New Brighton. Plan No. 150.

WHEELER AV, w s, cor Turnpike, West New Brighton, to frame store and dwelling; cost, \$215; owner and builder, Adolph Schwald, Stapleton; architect, John Davies, Tompkinsville. Plan No. 155.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these Counties for the week ending May 3.

Newark, N. J., to be erected in these Counties for the week ending May 3.

NEWARK.—John Generale, s e cor Chestnut and Tyler sts, one 3-sty brick, \$8,000; Louis Gelman, 302 Peshine av, one 3-sty frame, \$8,000; Benjamin Kaplan, 711 Fergen st, one 3-sty frame alteration, \$3,000; Isidor Sandler, 11 Bergen st, one 3-sty frame, \$5,000; John Stanley, 438 and 440 South 11th st, two 3-sty frame, \$12,000; Henry Rudin, 319 South 7th st, one 3-sty frame, \$6,000; Samuel Gorofsky, 146 Wakeman av, one 3-sty frame, \$10,000; Henry Bosset, 130 Tichenor st, one 4-sty frame alteration, \$500; John Lutz, 45 lang st and 321 New York av two 3-sty frame, \$15,000; Isidor Lustbader, 177-179 Spruce st, one 4-sty brick alteration, \$500; Annie E. Doheney, n s Montclair av, 260 ft. w of Washington av, one 3-sty frame, \$8,000; Mary Louise Brennan, n s Montclair av, 290 ft w of Washington av, one 3-sty frame, \$8,000; Charles Sommer, 681 and 683 South 12th st, two 3-sty frame, \$12,000; Wilhemia Chriatansen, 878 Bergen st, one 3-sty frame, \$5,000; Ulea Friedman, 71 Brookdale av, one 3-sty frame, \$8,000; Jules Mechanic, 63 Irving st one 3-sty frame, \$8,000.

WEST NEW YORK.—Harris Goldberg, s w cor Sth st and Hudson av, one 4-sty brick, \$35,000.

GARFIELD.—Joseph Kocian, Wessington and

\$35,000.

GARFIELD.—Joseph Kocian, Wessington and Belmont avs, one 3-sty brick alteration, \$3,200.

EAST ORANGE.—George E. Schreiber, 34 Halsted st, one 4-sty brick, \$21,000.

JERSEY CITY.—Leon Bergoff, s e cor Garfield av and Brown pl. one 3-sty brick, \$15,000; Franz Zibetluch, 302 Union st, one 3-sty frame alteration, \$500; Louise Wilkinson, 47 Virginia av, one 3-sty brick alteration, \$500; Maria Marese, 388-38814 Second st, one 3-sty frame alteration, \$200.

DUMONT.—Lena Barkley, Quackenbush av, near Washington av, one 2-sty brick, \$7,000.

ARLINGTON.—Barnet Tucker, 610 and 612 Elm st, two 2-sty frame, \$9,000.

IRVINGTON.—Anthony Perina, s w cor Grove

Elm st, two 2-sty frame, \$9.000.

IRVINGTON.—Anthony Perina, s w cor Grove and Cottage sts, one 3-sty frame, \$6,000; Baczvli Slobodinak 28 and 30 Grove Terrace, two 3-sty frame, \$10,000.

ELIZABETH.—Elizabethport Bldg. Co., 119 slee pl, one 3-sty brick, \$7,000.

PATERSON.—Samuel Frankel, s w cor Summer st and 16th av, two 4-sty brick \$18,000.

BOUND BROOK.—Pasquale Cusano, 37 Fisher av, one 3-sty frame, \$4,000.

DWELLINGS.

MORRISTOWN, N. J.—Jacob King, 95 Mills st, contemplates the erection of a 2½-sty frame double residence on Walker av, to cost about \$6,000.

MONTCLAIR, N. J.—Excavating is under way for a 24-sty frame residence, to be erected at 136 North Mountain av. for A. P. Clarke, 264 Claremont av. owner. H. M. Fisher, 483 Bloom-field av, is architect. Cost about \$8,000.

Details of the Woolworth Building

Details of the Woolworth Building Of unusual architectural interest is the book of the Woolworth Building, recently published by the Atlantic Terra Cotta Co., of 1170 Broadway. New York. The book contains a series of truly remarkable photographs taken from temporary scaffolds during the construction of the building, and these photographs show the wonderful modeled detail to excellent advantage. The illustrations have a peculiar value, for it will never be possible to take such photographs again. In addition, the book contains an article entitled "The Architect and the Manufacturer," which will prove of great assistance to those who contemplate the use of architectural terra cotta. A copy will be forwarded on request to the Atlantic Company.

RECORDS SECTION

of the

REAL ESTATE BUILDERS AND

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. XCI

No. 2356

New York, May 10, 1913

(45)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Attorney st, 35.
Baxter st, 4, 18-20.
Bleecker st, 21-3.
Broome st, 480.
Coenties sl, 22, 26.
Columbia st, 28.
Cooper st (ns), 2240-27.
Cornelia st, 25-7.
Division st, 253-5.
East Broadway, 266.
Elm st, 28.
Front st, 163, 166.
Goerek st, 11.
Grand st, 255-61.
Houston st, 279-E.
Lafayette st, 139-45.
Ludlow st, 179.
Madison st, 352.
Mott st, 104.
Perry st, 113-5.
Pitt st, 133.
Prince st, 125.
Reade st, 57, 154.
Sheriff st, 52.
Stanton st, 186.
Suffolk st, 43.
Thompson st, 186.
Water st, 72-6.
Wash.ngton st, 796.
Water st, 590, 608.
8th st, 55 W.
9th st, 15 W.
10th st, 374-8 E.
11th st, 57-9, 212 E.

11th st, 281 W.
12th st, 9 E.
13th st, 220-2 W.
15th st, 257-61 W.
16th st, 606, 645 E.
17th st, 50-4 W.
18th st, 342 ...
19th st, 144-6 W.
21st st, 44 E.
24th st, 126-30 E.
26th st, 136 E.
29th st, 308-10 E.
33d st, 36 W.
34th st, 213 E.
39th st, 206 E.
44th st, 14 E.
44th st, 14 E.
45th st, 313 E.
54th st, 313 E.
54th st, 313 E.
54th st, 314 E.
54th st, 315 E.
65th st, 247 E.
57th st, 30 W.
62d st, 135 E.
66th st, 247 E.
67th st, 31 E.
67th st, 432 E.
71st st, 117-21 W.
77d st, 43, 248 W.
77th st, 80-86 E.
78th st, 59 E.
85th st, 50 W. 85th st, 50 W.

88th st, 333 E.
101st st, 215 E.
102d st, 322 E.
105th st, 155 E.
109th st, 338-44 E.
114th st, 216-8 E.
115th st, 117-9 E.
117th st, 236 E.
118th st, 73, 384 W.
119th st, 355 W.
120th st, 76, 110, 316 W.
121st st, 138 E.
121st st, 158 W.
126th st, 236-8 W.
127th st, 152-4 W.
128th st, 280 W.
130th st, 22 E.
130th st, 23 S W.
133d st, 155 W.
134th st, 11-3 E.
134th st, 11-3 E.
134th st, 11-3 E.
134th st, 250 W.
136th st, 607-9 W.
137th st, 230, 250 W.
141st st, 623 W.
141st st, W (8.S.), 1738-62.
142d st, 56, 60 W.
143d st, 247 W.
145th st, 346-8 W.
156th st, W (8.S.), 2114-10.
157th st, 547 W.
160th st, 516 W.
179th st, 706 E.

185th st, 555 W.
Av B, 279.
Av C, 172.
Adrian av (ws), 13:3402-295.
Amsterdam av, 151, 2006-8.
Broadway, 279-83, 543, 1961-9.
Greenwich av, 47.
Lenox av, 103-9.
Lexington av, 864, 1290-8, 1804.
Madison av, 1519, 1783. 8, 1804. Madison av, 1519, 1783. Manhattan av, 504, 521. Old Broadway, 19. Park av, 1015, 1332-4, 1631-7. Park av (w.s.), 1391-38-44. Park Row, 164-6. St. Nicholas av, 92, 1332-8. Sherman av (w.s.), 2228-42, 42.
Wadsworth av, 220-34.
West Broadway, 425.
1st av, 139-141, 209.
2d av, 1893, 2428.
3d av, 1763.
4th av, 323, 423-7.
6th av, 92, 134, 517-9.
7th av, 719, 2427-9.
8th av, 2055.

9th av, 811.
10th av, 565.

WHLLS
Broome st, 14A.
Canal st, 65.
Division st, 262.
East Broadway, 309-10.
Elizabeth st, 253-61.
Grand st, 441, 447-9.
Henry st, 46, 172.
Ludlow st, 145-7.
Mott st, 43.
20th st, 33 E.
22d st, 491 W.
40th st, 210-2 E.
41st st, 120-2 E.
41st st, 120-2 F.
57th st, 425-7 E.
57th st, 425-7 W.
77th st, 264 W.
78th st, 123 E.
87th st, 65-7, 122 W.
88th st, 503 E.
89th st, 520-4 E.
116th st, 221-5 W.
118th st, 109 W.
129th st, 128 E.
Av A, 1676-8.
Columbus av, 700-18.
Madison av, 716.
Manhattan av, 156-64.
7th av, 2057-9.
8th av, 2283-5.

KEY TO ABBREVIATIONS USED.

ded, i., a deed wherein all the right, title and interest of the grantor is covered 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, herally 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 the result of 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 drawing is other than in the current year the stated year is given. When both the dates are in the same year the vear follows the second date.

The figures in each conveyance, thus 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 Indicates the agreement, and the second figures representing both lot annothed the second figures representing both lot annothed the second figures being for the lot only and the second figures representing both lot annothed the second figures representing both lot annothed the second figures representing both lot annothed the second figures being for the lot only and the second figures representing both lot annothed the second figures representing both lot annothed the second figures representing both lot annothed the second figures that the property is assessed value of the

RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seiler 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 mans when they are not the insurance as the insurance companies.

The star dapartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when for extrx—executric extractor.

Easts and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names of treets in the classified as tenements.

Residences as dwellings.

All Christian names of the grantor of the number in () preceding the serial number to the right of the date line, at number to the right of the date line, at number to the property for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the proposition of the checking in the series of the covered is in the annexed district, for which there is no section or block not the covered as the covered as a dwelling. e-East.
e-East.
extra—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure. et al—used instead of toreclos—foreclosure. fr—from rr—irame. ft—front individ—individual. rreg—irregular. impt—improvement. installs—installments. lt—lot. ls—lease. ing—mortgage. Its—lease,
Its—lease,
Its—lease,
Its—lease,
Its—mortgage,
Its—months,
Its—months,
Its—months,
Its—month,
Its—month,
Its—part,
Its—part,
Its—place,
Its—purchase Money Mortgage,
Its—Months,
Its I—Right, Title & Interest,
Its—referee,
Its—ref r—room.
rd—road.
re mtg—release mtg.
ref—referee. sal-saloon.
subra—subordination.
sl—slip.
sq—square.
s—south. s—side. sty—story. sub—subject. strs—stores.
strs—stores.
stm—store.
st—street.
TS—Torrens System.
T &c—taxes, etc.
rnts—tenements.
w—west.
v—vears. v-years. O C & 100—other consideration and \$160.

CONVEYANCES.

Conveyances

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 2, 3, 5, 6, 7, 8.

Attorney st, 35 (2:346-57), ws, 150 n Grand, 25x100, 5-sty bk tnt & strs; Chas Shapiro to Inter-Section Realty Co, a corpn, 43 Cedar; mtg \$28,000; May1; May2 '13; A\$19,500-30,000. O C & 100

13; A\$19,500-30,000.

Attorney st, 146-50, see Lex av, 864.

Baxter st, 2-2½, see Lex av, 864.

Baxter st, 4, see Lex av, 864.

Baxter st, 18-20; see Lex av, 864.

Bleecker st, 21 (2:529-52), ns, 250.3 w
Bowery, 20x66.3x20x65.5, 2 & 3-sty bk mission; also BLEECKER ST, 23 (2:529-529), assessed with above), ns, 270 w
Bowery, 20x67.2x20x66.4, 3-sty bk mission; National Florence Crittenton Mission; National Florence Crittenton Mission, a corpn to Max Teitelbaum, 51 St Nicholas av; B&S; May2; May5'13; Aexempt-exempt.

Bleecker st, 23, see Bleecker, 21

Bleecker st, 23, see Bleecker, 21.

Broome st, 480 (2:486-38), ns, abt 25 wooster, 25x100, 6-sty bk loft & str bldg Lillian C wife & Arthur M Casper to Greenwich Savgs Bank, a corpn, 246-8 av, mtg \$40,000 & AL; May6; May8'13 A\$28,000-45,000, non

Cherry st, 343, see Water, 590.

Cherry st, 343, see Water, 590.
Chrystie st, 98-100, see Grand, 255-61.
Coenties sl, 22, see Coenties sl, 26.
Coenties sl, 26 (1:34-pt lot 33), ns, 50.10 n from ws South, runs e51.5xn20xw 51 to slip xs20 to beg; also COENTIES SL, 22 (1:34-pt lot 33), ns, 92.6 n from ws South, runs e51xn20.3xw51xs20 to beg, pt 12-sty bk institute; TRSTES of St Luke's Retreat, in City NY, to Seamen's Church Institute of NY, a corpn, 1 State; B&S; AL; May5; May6'13; A\$-\$-. nom

AL; May5; May6'13; A\$=\$=.

Columbia st, 28, see Lex av, 864.

Cooper st (8:2240-27), ns, 150 w 207th (Emerson), 50x100; vacant; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq, Boston, Mass; mtg \$1,600; FORECLOS Apr3; Apr30; May6'13; A\$5,000-5,000.

2,200

Cornelia st, 25-7, see Lex av, 864.
Cortlandt alley, nwe Walker, see Walk, 72-6.

er, 72-0.

Elm st, 28 (1:156), ws, 49.9 s Pearl, 25.4 x69.3x25x69.3, 7-sty bk loft & str bldg; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq. Boston, Mass; mtg \$45,000; FORECLOS Apr3; Apr30; May6 713; \$28,000-50,000.

25,750 Front st, 166 (1:71-35), nws, abt 30 ne Fletcher, 16.6x74.5x16.10x73.10, ws; Wm C Renwick et al EXRS &c Wm R Renwick to Fredk K Dohrman, 308 W 97; May5'13; A\$15,000-23,000.

to Fredk & Donrman, 308 w 31, 343y3250 **Goerck st, 11, on map 9** (2:326-48), ws, 100 s Broome, 17x50, 8-sty bk loft & str bldg; Grace Archer to Co Free Realty Co, a corpn [clo Jacob Freeman], 1115 Boston rd; May7'13; A\$6,500-11,F00. O C & 100 **Grand st, 255-61** (1:305-13), sec Chrystie (Nos 98-100), runs e along ss of Chrystie—(?)xe along ss Grand 100.2xs100xw 100.2 to es Chrystie xn100.5 to beg (probable error), 1 & 4-sty bk theatre; Rebecca Jones to Jane Fischel, 118 E 93; QC; AL; May6; May8'13; A\$200,000-315,000. **Houston st. 279** E (2:350-16), ss, abt 75

Houston st, 279 E (2:350-16), ss, abt e Suffolk, 25x102; Jno N Barry et al hei &c, Julia K Barry to Herbt Barry at Worange, NJ [34 Nassau]; 4-5 parts; A B & S; Jan29; May2'13; A\$24,000-35,000.

Houston st, 279 E; Herbert Barry to Szerena wife Albert Reitman, 1771 Mad av, all of; B&S & CaG; AL; May1; May2 113.

Howard st, 8, see Lafayette, 139-45.

Lafayette st, 139-45 (1:234-1), nec Howard (No 8), runs n112.4xe27.5xs111.8 to ns Howard xw31 to beg, 5-sty bk loft & str bldg; Alliance Realty Co to Betty M Hawks, 435 W 119; mtg \$60,000; May2; May6'13; A\$55,000-80,000.

OC & 100

Hawks. 435 W 119; mtg \$60,000; May2; May6'13; A\$55,000-80,000. O C & 100

Lawrence st, 135-7, see Old Bway, 19.

Ludlow st, 179 (2:412-26), nws, 124 sw
Houston, 23:10x87.10, 3-sty bk tnt & strs & 3-sty bk rear tnt; Vincent L Leibell, ref, to Gertrude Palmer, at Stonington, Conn; AL; FORECLOS May1; May5; May 6'13; A\$17,000-22,000.

Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23:3x94.10x23.3x95.1, 5-sty bk tnt & strs; Lawyers Mtg Co to Selara Holding Co, a corpn, 5 Bkman; B&S; May 1; May7'13; A\$15,000-23,000. O C & 100

Mercer st, 114, see Bway, 543.

Mott st, 104 (1:204-6), es, abt 125 s Hester, 25x94, 5-sty bk tnt & strs & 5-sty bk rear tnt; Chas H Louis to Dominick Lambiente, 112 Mott; B&S & CaG; mtg \$16,000 & AL; Apr28; May3'13; A\$18,000-27,000.

Perry st, 113-5 (2:633-60), ns, 85.1 e eenwich, runs w26.2xn19xe14.7xnw17.3 Greenwich, runs w26.2xn13xe11. xn14.2xe24.8xs70 to st xw45 to beg, 6-sty bk tnt; Wm G Vought to Jno H Vought, 246 Norwood av, Buffalo, NY; AT; B&S; Apr28; May8'13; A\$15,000-35,000.

Pitt st, 133 (2:345-60), ws, 125 s Hous-ton, 25x100, 5-sty bk tnt & strs & 4-sty ok rear tnt; Nathan Engelhardt to Abram Abramowitz, 133 Pitt; mtg \$25,000; Apr30; May3'13; A\$20,000-29,000. O C & 100

Prince st, 125 (2:514-42), nec Wooster (Nos 130-2), 25.8x95, 6-sty bk loft & str bldg; Bernard Hecht EXR &c Henrietta Hecht to Helian Co, a corpn, 55 W 17; mtg \$50,000 & AL; May3; May5'13; A\$37, 000-52,000.

Reade st, 57, see Bway, 279-83.

Rende st, 154 (1:141-12), ns, abt 85 Greenwich, 25x53, 4-sty bk loft & s bldg; Edw E & Jennie G Androvette Ethel G & Jessie F Androvette, 102 D catur, Bklyn; mtg \$24,000; May5; May8'1 A\$18,000-31,000.

A\$15,000-31,000.

Sheriff st, 52 (2:333-3), es, 125 n De-lancey, 25x100, 5-sty bk tnt & strs; Abr H Garfunkel to Hannah Garfunkel, 52 Sheriff; mtg. \$17,000; May5; May6'13; A \$17,000-23,000.

O C & 100

Stanton st, 186, see Lex av, 864.

Stanton st, 186, see Lex av, 864.

Suffolk st, 43 (2:351-54), ws, abt 100 n
Grand, 25x50, 5-sty bk tnt & strs; Isidore
Jufe to Louis Greenberg, 43 Suffolk; QC;
AL; May1; May5'13; A\$15,000-21,000, nom
Thompson st, 152-4 (2:516-14-15), es, 73.3
S Houston, 48.11x98.2x48.11x98.9, 2 2-sty
bk tnts & strs; Amos F Eno to Citizens
Investing Co, a corpn, 226 Lafayette; QC;
May2''13; A\$29,000-31,000.

Wall st, 118, see 58th, 361-3 W.
Walker st, 72-6 (1:196-31), ns, 99.11 e
Bway, 75 to ws Cortlandt alley x80.10x75
x81, 5-sty stn loft & str bldg; Wm E
Heublein, heir &c Louis F Heublein, to
Gilbert F. Heublein, at Hartford, Conn.
[Upper Montclair, NJ]: AT; QC; May7;
May8'13; A\$110,000-150,000.

Washington st, 796 (2:642-21), ws, 39.3 s

Washington st, 796 (2:642-21), ws, 39.3 Horatio, 19.6x69.10, 3-sty bk tnt; Emanu W Bloomingdale to Adele Bloomingda' 42 W 69; mtg \$5,800; Apr8; May2'13; \$6,000-7,000.

Water st, 590 (1:245-44 & 51), ns, abt 70 w Montgomery, 22.7x112.5 to ss Cherry (No 343), x22.8x112.7 ws, 2-sty & 3-sty bk dwgs; E Mortimer Boyle, ref, to Isaac Lewenthal, 116 W 34; FORECLOS Apr7; May7; May8'13; A\$11,700-14,500. 3,000

May1; May8'13; A\$11,700-14,500. 3,00

Water st, 608 (1:259-4), ns, abt 110 at 1

Wooster st, 130-2, see Prince, 125.

Wooster st, 130-2, see Frince, 125.

STH st, 55 W (2:572-71), ns., 152.7 e
av, 24.11x93.11, 6-sty bk loft & str bld;
Fannie C Devoe to Plainfield Plumbin
Hardware & Paint Supply Co, a corpn,
Wall [1348 W Front, Plainfield, NJ]; mt
\$50,000; Apr1; May8'13; A\$22,000-42,000.

no

9TH st, 15 W (2:573-52), nes, 265.4 w 5 av, 17.4x92.3, 4-sty bk dwg; Mary F D Thornton to H L Gunther, 398 E 5, Bklyn; AL; Feb3; May7'13; A\$15.500-17.-0 C & 100

O C & 10 O C & 10 W Av C, 75x92.3, 6-sty bk tnt & strs: Hat tie Miller et al to Sol D Berler, 6 Delan cy: mtg \$60,000 & AL; May1; May2'13; 4 \$38.000-72,000.

\$38.000-72,000. nom

11TH st. 57-9 E (2:563-46), ns. 302.9 w
Bway, 54x103.3, 10-sty bk loft & str bldg:
M Spencer Bevins ref to U S Trust Co of
NY, a corpn. 45 Wall; FORECLOS May1;
May3; May5'13; A\$90.000-203,000. 175,000

11TH st, 212 E (2:466-15), ss, 409 w 2 v, 18x95, 4-sty & b bk dwg; Paul Fuller al to Annie R Greenberg, 1842 7 av; B& AL; May6; May7'13; A\$12,500-17,000.

11TH st. 281 W (2:623-55), ns. 75 e Bleecker, 25x100, 5-sty bk tnt & strs; Marv E Meyer to Eliz C B Parks at Cairo, NY; mtg \$20,000; May5'13; A\$11,500-27,500. O C & 100

O C & 100

12TH st, 9 E (2:570-41), nes, 225 se 5 av, 25x127x26x121. 3-sty bk loft & str bldg; Adelaide W Nash to Chas H Randall, 929
West End av; mtg \$28,500 & AL; May1: May7'13; A\$30,000-31,000.

13TH st, 220-2 W (2:617-45), ss, 233.2 e
Greenwich av, 40.1x89.6x42.2x76.4, 6-sty bk tnt & strs; mtg \$52,000; also PROP at New Rochelle, NY, & at Rosedale Terrace, B of Q; Saml Metzendorf et al to Winmore Leasing Co. a corpn, 38-44 W 26; Feb4: May3'13; A\$17,000-50,000.

15TH st, 257-61 W (3:765-5-7), ns, 93.6

May3'13; A\$17.000-50,000. O C & 100 15TH st. 257-61 W (3:765-5-7), ns. 93.6 e 8 av, 50x103.3, 3 4-stv & b bk dwgs; Chas Rubinger to Jos L Buttenwieser, 300 Central Park W; AL; May5; May6'13; A \$24,000-31,500. O C & 100

16TH st. 606 E (3:983-52), ss. 138 e Av B, 25x103.3, 5-sty bk tnt: Robt F Wagner, ref. to Jno M Bowers, 45 E 65; Frederic J Middlebrook, 2030 Bway, & Conrad H Bachem, 697 West End av, EXRS &c Wm H Gebhard: FORECLOS Apr18; May5; May 6'13; A\$8,000-15,500.

6'13; A\$\$,000-15,500.

16TH st, 645 E (3:984-22), ns, 488 e Av B. 25x92, 5-sty bk tnt & strs; Morris Eschwege to Emanuel Eschwege, 121 Palmer av, Mamaroneck, NY; AL; May1; May8'13; A\$7,000-13,000.

17TH st, 50-4 W (3:818-78), ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Fleischmann Bros Co to Alan Realty Co (Inc), a corpn, 309 Bway; B&S; mtg \$315,-000 & AL; May6; May8'13; A\$136,000-316,-

18TH st, 342 W (3:741-56), ss, 300 e av, 25x92, 5-sty stn tnt; Gramont Const Co to Mary E Sandford, at Belleville, N. AL; Apr25; May2'13; A\$12,000-30,000. O C & 1

19TH st, 144-6 W (3:794-64-65), sws, 1 se 7 av, 44x93.3x46.3x93.6, 2-4-sty fr bk tnts & strs & 4-sty bk rear bldg; Jas Van Sant to Eliphalet L Davis, 249 W 2 mtg \$40,000; May5'13; A\$33,000-37,000.

O C & 1

O C & 100

21ST st, 44 E (3:849-44), ss, 200 w 4 av,
25x92, 4-sty stn hotel; Edw De Witt
TRSTE Fredk H Grosz decd to Josephine
Flament, 10 rue de la Mairie, Boulognesur Seine (Dept of Seine) Frank, meant
for France, Henrietta Echeverria, 60 W
71; Marie C Crookes, at Scarsdale, N
Y; Albt J Grosz, 590 W 172; Juanita
Dalby, Red Bank, N J, children of
said Fredk H Grosz, & Thos, Fredk J &
Evelyne O'Callaghan, all at 546 W 162d,
grandchildren of said Fredk H Grosz decd
AT; QC; Apr5; May2'13; A\$51,500-59,000.

24TH st, 101-3 E, see 4 av, 323.

24TH st, 101-3 E, see 4 av, 323.

24TH st, 126-30 E, see Bway, 279-83.

26TH st, 136 E (3:881-59), ss, 81 e Lex av, 19x49.4, 3-sty & b bk dwg; Mary E Sandford to Gramont Constn Co, a corpn, 95 William; mtg \$12,500; Jan18: May2'13; A \$11.500-14,500. O C & 100

29TH st E, nec 4 av, see 4 av, 423-7.

29TH st, 308-10 E (3:934-47), ss, 141.8 e 2 av, 41.8x98.9, 6-sty bk tnt & strs; Mary D Schneer to Abr Liebovitz, 37 W 93; mtg \$40,000; Apr24; May6'13; A\$17,500-52,000. O C & 100

O C & 100
31ST st, 100-4 W, see 6 av, 517-9.
33D st, 36 W (3:834-66), ss, 502.6 w
5 av, runs s98.9xw17.6xn98.9 to st xw(?)
17.6 to beg (two west courses probable error), 4-sty bk loft & str bldg, 1-sty ext, Patk A Geoghegan to Agnes Geoghegan, 545 W 111; mtg \$70,000 & AL; May6; May 8'13; A\$88,000-105,000.

8'13; A\$88,000-105,000.

34TH st, 213 E (3:915-8), ns, 150 e 3 av, 18.9x98.9, 3-sty stn tnt & str; Wm C Albro & ano, ADMRS Geo Brown, decd, to D H Jackson Co, a corpn, 135 Bway; B&S; mtg \$10,000 & AL; Apr28; May8'13; A\$14,000-

34TH st, 213 E; D H Jackson Co to Cath eus, 703 W 171; mtg \$10,000 & AL; May May8'13.

1; May8'13.

39TH st, 206 E (3:919-56), ss, 112.10 e 3
av, 12.2x98.9, 3-sty & b stn dwg; Richd
Edwards et al to Jno J Egan, 323 E 41;
AL; May6; May7'13; A\$5,500-8,500.

O C & 100

44TH st, 14 E (5:1278-62), ss, 145 w Mad av, 25x100.5, 4-sty & b stn dwg; An-nette W Sherman to Harry T Sherman, 2025 Bway; B&S & CaG; May1; May2'13; A\$92,000-100,000.

48TH st, 235 E (5:1322-15½), ns, 240 w av, 20x100.5, 3-sty & b stn dwg; Sarah Lynch to Wm Bertschinger, 232 E 12, tg \$9,000 & AL; May7; May8'13; A\$8,000-

48TH st, 172 W, see 7 av, 719.

48TH st, 530 W (4:1077-51), ss, 436.4 v
10 av, 26.4x100.5, 5-sty stn tnt; Lillian, wif
Hy R Paul, to Annie Reckhart, 500 W 35
B&S; May5; May6'13; A\$9,500-19,500.

49TH st, 530 W; Annie Reckhart to Hy Paul & Lillian, his wife, 448 Hawthorne , Yonkers, NY; B&S; May5; May6'13.

53D st, 313 W, see 54th, 308-12 W.

54TH st, 311 E (5:1347-5), ns, 100 e 2 av, 25x100.5, 5-sty bk tnt & strs; Rachel Feldmark to Hannah M Trotta, 351-3 Hamilton av [353 Hamilton av], Bklyn, mtg \$24,000 & AL; July5'12; May8'13; A\$10,000-25,000.

A\$10,000-25,000. nom

54TH st; 308-12 W (4:1044-39), ss. 150 W
8 av, runs s100xe25xs75.6xw49.11 & 25 & 25
xn167.11 to st xe75 to beg. 1-sty bk
church, 4-sty bk parish house & vacant; A
exempt-exempt; also 53D ST, 313 W (4:1044-25), ns, 175 w 8 av, 25x31.10x25x30.11
3-sty bk home; Trstes of the Amity Baptist Church to Greek Orthodox Community, a corpn, 312 W 54; mtg \$67.000 & PM
mtg of even date for \$28,000; May1; May
713; A\$6.000-7,000. 100,000

53; A\$6,000-7,000.

55TH st, 256 W (4:1026-60), ss, abt e 8 av, —x—, 5-sty stn loft & str ble Cath M Comstock late of Bklyn, by w to Eliz A Comstock, her sister; June30' May2'13; A\$34,000-44,000. ss, abt 100 & str bldg; yn, by will

56TH st, 247 E (5:1330-20½), ns, 75 2 av, 25x100.5, 3 & 4-sty bk tnt & str: Eda Meyrowitz to Abr Sonken, 172 E 101 mtg \$14,000 & AL; May5; May6'13; A\$11 000-19,000.

57TH st, 30 W (5:1272-30), ss, 475 w 5 av, 25x100.5, 4-sty & b bk dwg, 3-sty ext; Drelincourt M Martin to Florence Mathews, 30 W 57; 1-12 pt; AT; AL; Apr 11; May8'13; A\$97,000-109,000. O C & 100

58TH st. 361-3 W (4:1049-1-2), nec 9 av (Nos 908-916½), 57x100.5, 2-5-sty stn tnts & strs; A\$95,500-128,000; also WALL ST. 118 (1:37-1), nes, 38.2 nw South, runs ny 21.11xne56xse5.11xsw6.8xse14.8xsw49 to beg 4-sty bk loft & str bldg; also land in Bklyn; Clara R Gerken to Geo A Lewis, 30 W 44: B&S; AL; May1; May2'13; A\$35,000-nom

60TH st, 249 W (4:1152-6), ns, 125 e West End av (11 av), 25x100.5, 4-sty bk tnt; Maurice Mandelbaum to Rose B Greenberg, 2073 7 av; QC; AL; May6'13; A\$6,000-9,000.

62D st, 135 E (5:1397-4), ns, 80 w Lex av, 23.6x100.5, 4-sty & b bk dwg, 2-stv ext; Eliz B Sands to Esther M Chapin, 135 E 62; May6; May7'13; A\$30,500-50,000. O C & 100

65TH st, 31 E (5:1380-24), ns, 87 e Madison av, 21x82.5, 4-sty & b stn dwg; Wm L Bull & ano to Eliz B Sands, 28 E 75; mtg \$40,000; May6; May8'13; A\$42,000-50,000.

66TH st, 143 W, see Bway, 1961-9.
67TH st, 432 E (5:1461-31), ss, 140 w A:
A, 40x100.5, 6-sty bk tnt; Saml Levy t:
Isidore Kaminsky, 773 Westchester av
mtg \$42,900 & AL; May1; May2'13; A\$14,
000-46,000.

O C & 100

67TH st, 432 E (5:1461-31), ss, 140 w Av, Av, 40x100.5, 5-sty bk tnt; Isidor Kaminsky to Jennie I Ryan, 1361 Mad av; mtg \$40.900 & AL; May1; May7'13; A\$14.-000-46,000.

71ST st, 117-21 W (4:1143-24-26), ns, 150 w Col av, 75x102.2, 9-sty bk tnt; Allendale Building Co to A L Mordecai & Son, a corpn. 30 E 42; B&S; May1; May2'13; A \$63,000-110,000. O C & 100

\$63,000-110,000. O C & 100

72D st, 43 W (4:1125-7), ns, 150 e Col av,
25x102.2, 5-sty & b stn dwg; Geo J Smith
Co to Geo J Smith, Kingston, N Y [366
5 av]; mtg \$70,000; Apr7; May7'13; A\$46,nom

000-90,000.

72D st, 248 W (4:1163-55), ss, 230 e West End av, 20x102.2, 4-sty & b stn dwg; Lucy A Ledwith to Mary Geer, 246 W 72; AL; May6'13; A\$32,000-44,000.

77TH st, 80 E (5:1391-41½), ss, 60 w Park av, 20x51.1, 4-sty & b bk dwg; Mary E Rogers to Ellen Y Scott, 17 Reid or av, Jersey City, NJ; mtg \$14,000; May2'13; A\$20,000-23,000.

77TH st S E (5:1391.41) ss 40 w Park

A\$20,000-23,000.

77TH st, S2 E (5:1391-41), ss, 40 w Park av, 20x51.1, 4-sty & b bk dwg; A\$20,000.
23,000; also 77TH ST. 84 E (5:1391-40½), ss, 20 w Park av, 20x51.1, 4-sty & b bk dwg; A\$21,000; also 77TH ST. 85 E (5:1391-40½), ss, 20 w Park av, 20x51.1, 4-sty & b bk dwg; A\$40,000-24,000; also 77TH ST. 86 E (5:1391-40), swc Park av, 20x51.1, 4-sty & b bk dwg; A\$40,000-45,000; Danl J Carroll to Ellen Y Scott, 17 Reid av, Jersey City. N J; Apr29; May2'13.

77TH st, S4-6 E, see 77th, 82 E.

78TH st, 59 E (5:1393-30), ns, 157 w
Park av, 18x102.3, 4-sty & b bk dwg; Edwin M Leask, EXR &c Alice B Morrison, to Dorothy W Morrison, 59 E 78; mtg
\$16,500; May5; May6'13; A\$26,000-36,000.

40,000

85th st E, see Park av, see Park av.

85TH st. 50 W (4:1198-57), ss. 310 e Col av, 20x102.2, 4-sty & b stn dwg; David Loewenthal et al EXRS, &c. Bendix Loewenthal to Jno R Gregg, 1123 Bway [50 W 85]; Apr24; May2'13; A\$15,000-26,000.

87TH st, 135 E, see Lex av, 1290-8

SSTH st, 333 E (5:1551-19), ns, 175 w 1 av, 25x100.8, 5-sty bk tnt; Christian Riecker to Pauline Flesch, 1386 Lex av, mtg \$15,000; May8'13; A\$9,000-20,000.

O C & 100

98TH st, 209 E (6:1648-7), ns, abt 160 e 3 av, —x—, 5-sty bk tnt; all R, T & I to 1/4 pt in Estate Herman Seidman, deed; David Seidman to Julia Weiss, 1673 2 av; Apr29; May6'13; A\$9,000-20.000.

98TH st, 209 E; Louis Seidman to same; pt; AT; Apr29; May6'13.

98TH st. 209 E; Julia Weiss to Brook Av Real Estate Corpn, 271 Bway; ½ pt; May3; May6'13.

May3; May6'13.

1018T st. 215 E (6:1651-10), ns. 235 e 3 av. 25x100.11, 4-sty bk tnt & strs; Isaac Mintz et al to Abr Knoller, 284 E 3; mtg \$12,000; May3; May6'13; A\$10,000-15,000.

O C & 100

102D st. 322 E (6:1673-38), ss. 275 way, 25x100.11, 5-sty bk tnt; Pauline Goldberg to Harry Goldberg, 114 Shirley ax Rivere, Mass: mtg \$16,800 & AL; May5'13 A\$8,000-18,500.

A\$8,000-18,500. O C & 100

105TH st 155 E (6:1633-23), ns, 77 e
Lex av. 18x100.11, 5-sty bk tnt; Paul M
Crandell ref to I Townsend Burden, Jr, 65
E 78; ADMR of Augusta Hyatt, deed;
FORECLOS Mar26; Apr22; May7'13; A\$7.000-13,000.

15,000 15,000. 15,000 15,000 16,000 1

112TH st E, nwc Lex av, see Lex av, 1804.

114TH st, 216-8, on map 216 E (6:1663-44), ss, 201.10 e 3 av, 36x100.11, 6-sty bk tnt & strs; Archie Realty Co to Jacob Buchbinder. 862 E 163; mtg \$28,000 & AL; May1; May2'13; A\$13,000-37,500.

O C & 100

115TH st. 117-9 E (6:1643-8), ns. 155 e Park av, 43.10x100.11, 6-sty bk tnt & strs; Etta M Liebovitz to Harry H Liebovitz [Liebowitz], 260 Riverside dr; mtg \$37,500; Apr14; May6'13; A\$19,000-52,000. O C & 100

pr14; May6'13; A\$19,000-52,000. O C & 100
115TH st, 101 W, see Lenox av, 103-9.
115TH st, 130 W, see St Nicholas av, 92.
116TH st, 100 E, see Park av, 1631-7.
117TH st, 51 E, see Madison av, 1783.

117TH st, 236 E (6:1666-31), ss, 185 w 2 av, 50x100; vacant; Geo Ferris to Jos A Schloss, 50 W 54; AL; Apr18; May6'13: A\$20,500-20,500.

118TH st. 73 W (6:1717-9), ns. 185 Lenox av. 20.6x100.11, 5-stv bk tnt; Char line Co to Fulson Realty Co, a corpn. 26 Bway; mtz \$16,000 & AL; Apr30; May 713 A\$11,500-20,500 exch & 10

A\$11,500-20,500 exch & 100

11STH st. 364 W (7:1944-58½), ss. 136 e

Morningside av. 18x100.11, 3-sty & b bk

dwg: Francis S McAvoy, ref. to Danl J

O'Conor, 902 West End av. TRSTE Danl

O'Conor: FORECLOS Apr30; May7; May

8'13; A\$10,300-12,500.

119TH st, 355 W (7:1946-10½), ns, 10 w Manhattan av, 19.1x100.11, 3-sty & b b dwg; Geo H Johnston to Frances M Cavanaugh, at Pawling, NY; QC; May2'13; \$11,000-13,500.

120TH st, 76 W (6:1718-65½), ss, 145 e Lenox av, 20x100.11, 3-sty & b stn dwg; Bella Hillman to Barnett Baff, 217 W 110; mtg \$15,000 & AL; May1; May2'13; A \$13,000-20,000.

120TH st, 110 W (7:1904-40), ss, 157 w Lenox av, 18x100.11, 3-sty & b stn dwg; N Taylor Phillips ref to Jno D Hass, 247 W 102, as ADMR Jno D Hass decd; FORE-CLOS; Apr16; May2'13; A\$10,800-17,000.

120TH st, 316 W (7:1946-44), sec Manhattan av (No 462), 94.10x20, 5-sty bk tnt & strs; Nellie Thomson to Madeline A Agart, 259 W 153; mtg \$28,000; May6'13; A\$20,000-31,000.

121ST st, 313 E (6:1798-5), ns, 123 e av, 26x100.11, 4-sty bk tnt; Clemente D'Al essio to Leonardo Graziadei, 1042 Lowell mtg \$12,000; May3; May6'13; A\$8,500-14,

121ST st, 158 W (7:1905-58), ss, 124
7 av, 18x100.11, 3-sty & b stn dwg: Farrers Loan & Trust Co to Fannie wife Isa
Pick, 158 W 121; CaG; Apr28; May3'13;
\$10,800-18,000.

126TH st. 236-S W (7:1931-49-50), ss. 350 e 8 av, 50x99.11, 2-5-sty stn tnts; Wilbur Larremore ref in matter of application of Jno J Radley individ & EXR Jno D Radley, deed, et al to court authorizing sale, to Arthur Brisbane, 46 W 46; May7'13; A 75,000

75,000 127TH st, 152-4 W (7:1911-55½), ss, 185 e 7 av, 27e6x99.11, 5-sty bk laundry; David C Hirsch, ref, to Geo W Silberhorn, 255 W 90; FORECLOS Apr23; Apr24; May8'13; A\$15,400-25,000.

128TH st, 280 W (7:1933-60½), ss, 75 e & av, 25x99.11, 4-sty bk tnt; Henry R Paul 500 W 35; B&S; May5; May6'13; A\$13,000-

1287H st. 280 W; Annie Reckhart to Hy R Paul & Lillian, his wife, 448 Hawthorne av, Yonkers, NY; B&S; May5; May6'13.

129TH st W, swe Old Bway, see Old

130TH st. 22 E (6:1754-61½), ss. 126.8 w Mad av, 16.8x99.11, 3-sty & b bk dwg; Elek J Ludvigh, ref. to Metropolitan Savings Bank, a corpn, 59-61 Cooper Sq E; FORE-CLOS & drawn Apr9; May2'13; A\$7,000-10.-

500.

130TH st, 63 W (6:1728-8½), ns, 175 e
Lenox av, 20x99.11, 4-sty & b stn dwg;
Wm F Clare, ref, to Lawyers Mtg Co, a
corpn, 59 Liberty; FORECLOS May2; May
6'13; A\$9,500-12,500.

6'13; A\$9,500-12,500.

130TH st, 235 W (7:1936-16), ns, 381 e 8 av, 18.10x99.11, 3-sty & b stn dwg; Josiah A Westervelt to Maude S Ellison, 259 W 130; mtg \$8,400; May2'13; A\$9,400-13,500 O C & 100

W 130; fileg vs. 155 W (7:1918-13), ns. 275 e 7 av. 25x99.11, 5-stv stn tnt; Oscar Lowinson to Lowinson Realty Co, Inc, a corpn, 5 Beekman; AL; Apr3; May2'13: A\$11,000-0 C & 100

O C & 16 134TH st. 11-3 E (6:1759-9-10), ns. 26 e 5 av. 50x99.11, 2 4-sty bk tnts & str. Louis Cohen to Clara Bronner, Hotel M. jestic, cor Gerard av & Broad st. Phil Pa; AL; Jan22; May8'13; A\$16,000-26,000

134TH st. 253 W (7:1940-12½), ns. 270 e 8 av, 15x99.11, 3-sty & b bk dwg; Sarah M Chapman, ADMTRX Jos T Chapman, decd, to Sarah M Chapman, individ, at Freeport, LI; 568-1000 pts; Mar25; May 8'13; A\$6,600-7,500.

4,646.25 136TH st. 607-9 W (7:2002-41), ns. 100 w Bway, 54.6x99.11. 5-sty bk tnt: Julius Eloskey to Brown-Weiss Realties, a corpn, 61-3 Park row; mtg \$65,000 & AL; May5; May6'13; A\$34,000-65,000.

137TH st. 230 W (7:1942-47), ss, 343 v av, 18x99.11, 3-sty & b stn dwg; Jno Quinlan, ref. to Germania Life Ins Co, Union sq: FORECLOS May5; May6'13; \$8,600-16,000.

\$8,600-16,000. 137TH st. 250 W (7:1942-55), ss, 525 W 7 av, 18x99.11, 3-sty & b stn dwg; Harry Bijur, ref, to Germania Life Ins Co. 50 Union sq: FORECLOS May5; May6'13; A \$8,600-16,000.

141ST st. 623 W (7:2088-80-83), ns. 250 w Bway, 100x99 11, 1-sty & a fr dwg; Newmark & Davis Inc. to Carnegie Constn Co. a corpn, 435 W 119; mtg \$42,000; May1; May2"13; A\$35,000-35,000. O C and 25,000

141ST st. 623 W: Carnegie Constn Co to B V Constn Co, 979 E 163; mtg \$42,000: May1; May2'13. O C & 100

May1; May2'13. O C & 100

141ST st W (6:1738-62), ss, 225 e Lenox
av, runs e56.3xs99.11xw70.5xne18.2xn88.1 to
beg; vacant; Pincus Lowenfeld et al to
Wahlig & Sonsin Co, a corpn, 1344 Bristow; mtg \$11,000; May7; May8'13; A11,50011,500. O C & 100

11,500.

142D st, 56 W (6:1739-60), ss. 262.6
Lenox av, 37.6x99.11, 6-sty bk tnt: Al
Ritchie, ref, to Patk J Kane, 735 E 11
FORECLOS Apr8; May8'13; A\$7,500-33,5

142D st, 60 W (6:1739-62), ss, 225 e Lenox av, 37.6x99.11, 6-sty bk tnt: Albt Ritchie, ref. to Patk J Kane, 735 E 150; May8'13; A\$7,500-33,500.

143D st. 247 W (7:2029-15), ns. 350 e 8 v. 25x99 11. 6-sty bk tnt: A\$10,500-31,000: lso AMSTERDAM AV. 2066-8 (8:2118-39). rs. 49.11 n 159th 49.11x79.10, 6-sty bk tnt: strs: Wendel Bieser to Augustus E Bieer, 312 W 58: Geo Bieser, 155 W 105. & Vendel V Bieser, 2006 Ams av: AL; Mav; May7'13; A\$30,000-62,000. O C & 100

145TH st, 346-8 W (7:2051-56-57), ss, 52.9 w Edgecombe av, 32.5x104.2x31.10x98.9, 2 3-sty bk this & strs; Clover Constin Co to Abe Greenberg, 488 St Nicholas av; mtg \$20,000; May7; May8'13; A\$12,800-26,000.

156TH st (8:2114-10), ss, 100 e Bway, 125 x99.11, 6-sty bk thi; Harry Wolfe to Matilda Sussman, Hancock, Jamaica, B of Q; mtg \$209,500 & AL; May2; May3'13; A \$62,000-190,000.

177TH st W, see St Nicholas av, see St Nicholas av, 1332-8.

Nicholas av, 1332-8.

179TH st, 706 E (8:2176-24), ss, 225 e
Fort Washington av, 50x92.6, 5-sty bk
tnt; Charter Constn Co to Anna H Ahrens,
442 W 162; mtg \$50,000 & AL; Apr30; May
2'13; A\$18,000-48,000.

O C & 100

184TH st, 651 W, see Wadsworth av,

220-34.

185TH st, 555 W (8:2157-60), ns, 229.9 e
St Nicholas av, 20.3x107.5, 3-sty bk dwg;
Louis P Destribats to Adele Borgia, 555 W
185; mtg \$8,500; Apr26; May3'13; A\$6,00010,000.

O C & 100

10,000. OC & 100

Av B, 279 (3:984-3), es, 42 n 16th, 20x93, 5-sty bk tnt & str & 2-sty bk shop in rear;
Abr & Louis Krawetz or Kravetz to Saul
Nodler, 68 St Marks pl; AT; mtg \$12,500;
Nov29'12; May3'13; A\$8,250-12,500. nom

Av C, 172 (2:380-6), es, 44.9 s 11th, 25x
Sheil [253 E 68]; mtg \$6,000; Nov9'08; May
7'13; A\$1.000-20,000.

7'13; A\$1:,000-20,000. nom

Adrian av (13:3402-295), ws, 493 sw Terrace View av, 37.6x100, 2-sty fr dwg; mtg
\$6.000; A\$; also ADRIAN AV (13:
3402-287-288), ns, 418 w Terrace View av,
50x100, vacant; mtg \$4,000; Harry S Van
Demark & ano to Caroline C Feuerbach,
846 Ams av; Apr30; May2'13; A\$7.000-7,000.

O C & 100

Adrian av, ns, 418 w Terrace Vic see Adrian av, ws, 593 sw Terrace

See Adrian av, 151 (4:1138-63), es, 50.2 av.

Amsterdam av, 151 (4:1138-63), es, 50.2 s 67th, 25.1x100, 4-sty bk tnt & strs, 1-sty ext; Philip Holz et al, heirs &c Louise Holz, to Thos Kelly, 177 W 83; QC; mtg \$19,000 & AL; May3; May8'13; A\$16,000-0 C & 100

\$19,000 & AL; May3; May8'13; A\$16,000-26,000.

Amsterdam av, 2006-8, see 143d, 247 W. Broadway, 279-83 (1:149-31), ws, 50.11 n Chambers, 50x96.1x50x94.10, 5-sty stn str; A\$400,000-410,000; also READE ST, 57 (1:149-28), ss, 97 w Bway, 25x75.3, 5-sty bk 10ft & str bldg; A\$50,000-65,000; also 24TH ST, 126-30 E (3:879-69), ss, 95 w Lex av, runs s98.9xw61.6xn11.3xw18.6xn 87.6 to st xe80 to beg, 3 5-sty bk tnts; also all RT&I in estate of Mary A S Carter, decd; Mary A Washburn et al to Steenback-Carter Estate (Inc), a corpn, 130 E 24; AT; apr19; May8'13; A\$110,000-167,500.

Broadway, 279-83; Reade st, 57, & 24th st, 126-30 E; Anna G Carter to same; AT; Apr29; May8'13.

Broadway, 279-83; Reade st, 57, & 24th t, 126-30 E; Jno M Rich to same; AT; pr29; May8'13.

Apr29; May8'13. nom

Broadway, 543 (2:498-17), ws, abt 150 n

Spring, 25x200 to es Mercer (No 114), 10-sty

stn loft & str bidg; Income Realty Investors of N Y City to Wm W Lancaster, 112

W 47; QC; Apr15; May2'13; \$105,000-250,-

000. nom Brondway. 1961-9 (4:1138-18), nwc 66th (No 143), 112.10x89.1x100.5x140.8, 8-sty bk hotel, Marie Antoinette; De Witt C Flanagan & ano EXRS Wm L Flanagan to Wm L Flanagan, Jr. range 85, Township 55. Sherindan Co, Wyoming [care Hotel Vanderbilt, Park av & 34th]; ½ pt; B&S; mtg \$300,000; May2'13; A\$355,000-540,000.

Broadway, 1961-9; Wm L Flanagan, Jr; to Montrose Realty Co, a corpn; ½ part. Apr—'13; May2'13.

Broadway, 1961-9; Montrose Realty Co to Wm L Flanagan, Jr [care Hotel Van-derbilt, Park av & 34th]; range 85, town-ship 55, Sheridan Co, Wyoming; ½ part; AT; mtg \$325,000 & AL; Apr22: May2'13.

Greenwich av. 47 (2:612-61). Ws. 84 s Perry, runs s21xw64.3xx119.3xw7.4xe71.5 to beg. 4-sty bk tnt & strs: Eliz C B Parks to Mary E Meyer, 283 W 11; May5'13; A \$8,500-13,500. O C & 100

Lenox av. 103-9 (7:1825-29), nwc 115th (No 101), 100.11x100, 6-sty bk tnt & strs; Sigmund Wechsler to Meyer A Bernheimer, 239 W 51: ½ pt; AL; Apr29; May6'13; A nom

239 W 51: ½ pt; AL; Apr29; May6'13; A \$125,000-240,000.

Lexington av, 864 (5:1339-59½), ws. 20.5 c5th. 16x80. 4-stv stn tnt: A\$12,500-17.-000; also CORNELIA ST. 25-7 (2:590-43), s. 1645.5 e Bleecker, 42.2x97.6, 6-stv bk tnt & strs; A\$19.000-50.000; also BAXTER ST. 18-70 (1:160-38-39), ws. abt 55 s Worth, 50x117x48x—, 5-stv bk tnt & strs, 3-stv fr bk ft tnt & strs & 4-stv bk rear tnt: A\$41,000-60.000; also BAXTER ST. 4 (1:160-47), ws. 90.2 n Park row, 28x 34.8x28x33.6, 2-stv bk tnt & strs; A\$12.000-13.000; also PARK ROW, 164-6 (1.160-49), nwc Baxter st (Nos 2 & 2½), 30x92x33.60, 26-stv bk tnt & strs; A\$10.000-29.000; also COLUMBIA ST. 28 (2:332-40), es, 100 n Broome, 25x100, 5-stv bk tnt & strs; A\$15.000-29,000; also STANTON ST, 186 (2:345-36 & 1), nec Attornev (Nos 146-50), runs e25.6xn69.7xe25.2xn 30.2xw50.1 to st x s 100 to beg, 4-stv bk tnt & strs; A\$41.000-53.500; Sarah Defries to Alex Finelite, S60 Runary of the street and the stre

Lexington av, 1290-8 (5:1516-16), nwc 87th (No 135), 100.8x36.2, 5-sty bk tnt & strs; also all title to strip as follows; LEXINGTON AV (5:1516), ws, 100.8 n 87th, 0½x36.2; Mathilda M Mertens & ano, EXRS &c Fredk W Mertens to Lina Weil, 19 E 98; mtg \$40,000; May7; May8'13; A \$48,000-75,000.

Conveyances

Lexington av, 1290-8; Lina Weil to Markwin Realty Corpn, 29 W 42, & Heil-ner & Wolf (Inc), a corpn, 135 Bway; mtg \$60,000; May7; May8'13.

\$60,000; May7; May8'13. O C & 100

Lexington av, 1804 (6:1640-16), nwc
112th. 20.5x55, 3-sty & b stn dwg; Mary E
Sandford to Gramont Constn Co. a corpn,
95 Wm; mtg \$11,000; Jan18'12; May2'13; A
\$10,000-12,000.

Madison av, 1519 (6:1609-55) es, 84.3 s 104th, 16.8x70, 3-sty bk tnt & strs; Ellis Bonime to Marcus Jacobson, 52 W 104 & Alex D Liederman, 650 Bway, Bklyn; mtg \$9.000 & AL; Apr30; May8'13; A\$8,-500-10,500.

Madison av. 1783 (6:1623-23), nec 117th (No 51), 34.11x108, 5-sty bk tnt & strs; Fannie M Korn to Fanny Gruen, 116 E 90; B&S; AL; May7; May8'13; A\$40.000-O C & 100

Manhattan av, 462, see 120th, 316 W.

Manhattan av. 504 (7:1947-45), es. 25.11 s 121st, 18,9x95, 5-sty stn tnt; Jos H Westerfield to Benj F Frey, 137 Euclid av. Hackensack, NJ [368 W 57]; mtg \$15,000 & AL; May1'11; May5'13; A\$11,500-17,000.

Manhattan av, 521 (7:1948-49), ws, 681: s 122d, 16x90, 3-sty & b stn dwg; German Savgs Bank to Nelson & Gelston Real Es-tate Co, Inc, a corpn. 521 Manhattan av mtg \$7,000; May2; May5'13; A\$10,000-13, 000.

000. 10,000

Old Broadway, 19 (7:1983-1), nwc Lawrence (Nos 135-7), runs n52.1 to ss 129th, xw104.2 to ns Lawrence, xe107 to beg, 3-sty bk tnt & strs; Emanuel W Bloomingdale to Marion H Bloomingdale both at 42 W 69; mtg \$19,000; Apr8; May2'13; A \$24,000-26,000. nom

Park av (5:1391-38-39), ws, 102.2 n 76th, 51.1x80, vacant; Fidelity Co, a corpn, to Ellen Y Scott, 17 Reid av, Jersey City, N J; May2'13; A \$80,000-80,000. nom

Park av, (5:1391-38-44), swc 77th (Nos

J; May2'13; A\$80,000-80,000. nom

Park av, (5:1391-38-44), swc 77th (Nos
3 2-sty bk stables; Ellen Y Scott to 850
Park Av Corpn, 220 5 av; May2'13; A
\$286,000-325,000. O C & 100

Park AV Corpin, O C & 100 Park av, swe 77th, see 77th, 82 E.

Park av, 1015 (5:1513-69), see 85th, 25.6 82.2, 3-sty stn tnt & str; Dorothea T S Pope & ano TRSTES Jno W Pope, decd, o Amos R E Pinchot, 1021 Park av; B&S; May7'13; A\$42,000-50,000. 58,750

Park av, 1332-4 (6:1606-38), ws, 25.11 10 101st, 50x80, 6-sty bk tnt & strs; Lawrence Holding Co to Golde & Cohen, a corpn, 223 Wooster; B&S; May6'13; A\$14,000-44,000.

Park av. 1631-7 (6:1642-71), sec 116th (No 100), 100.11x25, 5-sty bk tnt & strs; Jno J Rooney ref to Eliza Livingston, 152 W 75 & Gideon E Fountain, 318 W 88 EXRS &c of Jno Livingston; FORECLOS Apr3; May3; May5'13; A\$25,000-48,000.

Park row, 164-6, see Lex av, 864.

Park row, 164-6, see Lex av, 864.

Riverside dr (8:2178), ws, at ss land conveyed by Flint to Gordon, recorded Oct 22, 1891, runs n— to ws of a new st xnw on courve to el1147.8xw— to Hudson River xx—xe— to beg, except land taken by Hudson River R R Co; also conveys all title to land under water, contains 64,650 sq ft of upland; J Romaine Brown & ano EXRS &c Loyal L Smith to Vermont Hygeia Iee Co, a corpn, 301 Dyckman; AL; Mar20; May7'13.

Riverside dr (8:2245), plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw, measured along sws Dyckman, from cor formed by sws Dyckman & ns Riverside dr, which pt is 191.8 sw from sws Dyckman st, as measured along line at r a to said st runs nw along line of Sheafer's land, 260.9 to es land conveyed to EXRS of Loyal L Smith by deed recorded Oct20'08 at pt 211.6 sw of said st & 1248.11 nw from said cor of st & drive xx358.8 on curve x—216.10xne & e along nws of Riverside dr on curve 459.5 to pt 1059.8 w along ns of drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg, except strip on n 2 ft along east 200 ft & 6 ft wide along w 60 ft; also any land below high water mark of Hudson River; Henry Sheafer, of Pottsvflle. Pa, to Vermont Hygeia Iee Co. a corpn, 301 Dyckman; AL; Mar19; May7'13; A\$——\$——— O C & 100

St Nicholas av, 92 (7:1824-55), see 115th (No 130), 118.5x79.11x100.11x144.11, 7-sty

**St Nicholas av, 92 (7:1824-55), sec 115th (No 130), 118.5x79.11x100.11x141.11, 7-sty bk tnt & strs: Jacob Baumann to Saml Baumann, 51 W 89: AT: mtg \$200.000; Apr 1; May5'13; A\$95,000-240,000. O C & 100

1; Mayo 15; A\$50,000-240,000. O C & 100

St Nichelas av. 1332-8 (8:2133-34), sec
177th, 99.11x100, 6-sty bk tnt; Wm C Armold, ref. to Wm W Blair, 386 Manhattan
av: FORECLOS Mar21; May8'13; A\$65.000185,000. 190,000

Sherman av (8:2228-42), ws. 100 ne Isham, 75x150, vacant; Walter H Barry to Edwin H Peck at Mt Vernon, NY [77 Front]: ½ pt; mtr \$16,000; July22'11; May 2'13; A\$16,500-16,500.

2'13; A\$16,500-16,500.

Wadsworth av. 220-34 (8:2167-24), nwc 184th (No 651), 179.10 to 185th (No 650), x70. 6-sty bk tnt; American Real Estate Co to Arco Realty Co, a corpn, 30 E 42; mtg \$200,000; May1; May2'13; A\$6,000-220.000.

West Broadway, 425 (2:501-7), es. 250 n Spring, 25x100, 6-sty bk tnt & strs; Kate E Zache to Jno M Gardner, 108 W 91; mtg \$34,400; May1; May2'13; A\$20,000-40,000.

1ST av, 139 (2:450-32), ws, 70.5 s 9th, 23.5x100, 5-sty bk tnt & strs, \$22,000-27,000; also 1ST AV, 141 (2:450-31), ws, 46.11 s 9th, 23.5x100, 5-sty bk tnt & strs; Chas Fuller to Gustavus A Seide, 830 Bloomfield, Hoboken, NJ; AT; B&S; C a G; AL; May1; May2'13; A\$22,000-27,000. 6,500 1ST av, 141, see 1 av, 139.

1ST av, 209 (2:454-39), nws, 63.3 sw 13th, 20x86, 4-sty bk tnt & str; Grossmann Investing Co to Grazia Giglio, 209 1 av; mtg \$18,500 & AL; May5; May6'13; A\$15,000-20,000.

18T av, 1893 (6:1647-27), ws, 26.2 s 98th, 24.8x96.8x24.9x96.8, 5-sty bk tnt & strs; Bernhard Freund to Frieda Benjamin, 2340 7 av; Q C & correction deed; Apr30; May2'13; A\$12,000-21,500.

2D av, 2428 (6:1801-4), es, 80.11 n 124th, 20x80, 3-sty stn tnt & str; New Amsterdam Mtg Co to Theo L Bailey, 21 E 94; Oct30'12; May8'13; A\$8,000-9,500. O C & 100

O C & 100

3D av, 1763 (6:1647-46), es, 25.9 s 98th,
25x83.9, 5-sty bk tnt & strs; Charlotte
Salm to Stephen H Jackson, 134 W 131;
mtg \$24,000 & AL; May5; May8'13; A\$13,
000-24,000.
4TH av, 323 (3:880-1), nec 24th (Nos
101-3), 20x83, 3-sty bk tnt & str; Frank W
Saltzsieder to Fredk W Jr [417 E 90],
Walter H & Herbt G Saltzsieder [324 W
1081; May21'1898; May7'13; A\$76,000-82,
000.
gift

900.

4TH nv, 423-7 (3:885-1-3), nec 29th, 66.2 x80, 1 3 & 2 4-sty bk & stn dwgs; Carl L Schurz, ref, to Chas H Fiske Jr, 10 Post Office sq. Boston, Mass; mtg \$250,000; FORECLOS Apr3; Apr30; May6'13; A\$203,-500-228,000.

500-228,000.

6TH av, 92 (2:553-9), es, 22.9 s 8th, 22.9 x80, 3-sty bk tnt & str; Brown-Weiss Realties to Julius Eloskey, 660 W 180; mtg \$26,133.51 & AL; May5; May6'13; A \$18,000-21,000.

OC & 100

\$18,000-21,000.

6TH av, 134 (2:574-2), es, 25 n 10th, 21 x52.2, 3-sty bk tnt & strs; Angeline Court to Ike Fleischer, 34 Osborn, Bklyn; mtg \$19,000; Apr30; May2'13; A\$13,000-16,000.

O C & 100

6TH av, 517-9 (3:806-43), swc 31st (Nos 100-4), 49.5x100, pt 4-sty bk str; Saml & Abr Mahler to S & A Mahler, Inc, a corpn, 507 5 av; AL; Apr29; May6'13; A\$350,000-390,000. O C & 100

390,000.

7TH av, 719 (4:1000-61), sec 48th (No 172), 25.4x79, 4-sty bk tnt; Louis M Simson to 719 7th Av Corpn, 880 Bway; B&S; Ca G; May7; May8'13; A\$128,000-130,000.

7TH av, 2427-9 (7:2010-63), es, 39.11 s 142d, 40x100, 6-sty bk tnt & strs; Benj Blum to Jno Goldfarb, 63 W 115; mtg \$49,000; Apr30; May6'13; A\$29,000-61,000, nom STH av, 2055 (7:1846-45), ws, 75.10 n 111th, 25.1x100, 5-sty bk tnt & strs; Marvel Baking Co, a corpn, to Stephen A Machcinski, 288 St Nicholas av; mtg \$41,500; Apr29; May2'13; A\$22,000-34,000, nom 9TH av, S11 (4:1063-34), ws, 50.2 s 54th, Lillian, wife Hy R Paul, to Annie Reckhart, 500 W 35; B&S; Mar5; May6'13; Annie Reckhart to Hy R

9TH av, 811; Annie Reckhart to Hy R aul & Lillian, his wife, 448 Hawthorne 7, Yonkers, NY; B&S; May5; May6'13.

av, Yonkers, NY; B&S; May5; May6'13.

10TH av, 565 (4:1070-32), ws, 80.3 n 41st, 18.6x100, 4-sty bk tnt & strs, 1-sty ext; Peter W Hess to Henry Sturtz, 196 9 av; ½ pt; mtg \$13,000; May1; May3'13; A\$12,-000-15.500.

Pier 28, E R (1:73), being 1st pier e of Dover & to bulkhead on outside of South st, adjacent to said pier, consisting of 608 inches, being the water right of bulkhead in front of prop formerly owned by Eliz Morris on ns South, 60.4 e Dover & extdg e 50.8 therefrom with dockage, wharfage, cranage, etc, & all title to land under water; Helen C Van Bokkelen to May K Van Bokkelen, 118 W 57; 41-56 pt of all that undivided share which the late Libertus Van Bokkelen, decd, held of above; QC; mtg \$10,000 on said 41-56 pts; Apr10'12; May3'13.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Broome st, 260-4, see Madison, 256 Essex st, 27 on map 271/2, see Madison,

Essex st, 29, see Madison, 256.

Essex st, 29, see Madison, 256.

Essex st, 48, see Madison, 256.

Division st, 253-5, see East Bway, 266.

East Broadway, 266 (1:287-28 & 46 & 5), ns, 54 e Montgomery, runs n 103.9 to 5 Division (Nos 253-5), xe36xs42xw9xs 1.5 to East Bway xw27 to beg. 2-2-sty & 3-sty & b bk dwgs; Terrain Realty Co 6 Rudolph Wallach Co, 68 William [r Rudolph Wallach Co, 68 William [r Nath 19]: Apr15; Apr18'13; A\$33,000-37,000.

Corrects error in issue Apr26 when lot 0 was 28.)

O C & 100

No was 28.)

No was 28.)

King st. 39 (2:520-52), ns. 248.7 e Varick, 75.4(?)x100x25.9x100, 5-sty stn tnt; mtg \$20.000; A\$14.000-25.000; also EDGE-COMBE AV. 141 (7:2051-15), ws. 202.7 n 141st, 30.5x104.6x30x109.10. 6-sty bk tnt; mtg \$35.000; A\$12.000-38.000; also 8 acres at Pearl River. NY: CONTRACT to exch for 7th av. 2006 (7:1926-29); nwc 120th (No. 201), 50x100, 7-sty bk tnt; mtg \$113.-000; Anna H Ahrens, 442 W 162d, with Eliz A Moore, 110 E 39th; Apr24; May5'13. exch

Lafayette st (1:233), ws. 114.1 n Howard, a strip, runs w93.7xs0.3xe93 6 to st xn0.1 to beg; re mtg; Equitable Life Assur Soc of U S to Aberdeen Realty Co, a corpn, 49 Wall; QC; May2; May8'13. nom

Lafayette st; same prop; re mtg; J rchibald Murray to same; QC; Apr30; av8'13.

May8'13.

May8'13.

May8'13.

Madison st, 256 (1:270-16), ss, 26.6 w Clinton, 26x80, 6-sty bk tnt & strs; A\$16,-500-28,000; also ESSEX ST, 27 on map 27½ (1:310-32), ws, 50 n Hester, 25x43.9x 25x43.6, 6-sty bk tnt & strs; A\$16,500-21,-000; also ESSEX ST, 29 (1:310-31), ws, 75 n Hester, 25x44, 5-sty bk tnt & strs; A\$16,500-19,000; also ESSEX ST, 48 (1:311-10), es, 71.3 s Grand, 30.1x66.8x30x66.8, 6-sty bk tnt & strs; A\$26,000-40,000; also BROOME ST, 260-4 (2:414-59-61), nwc Orchard (No 91), 65.2x55.10x55.2x56.6, 3 6-sty bk tnts & strs; A\$52,500-79,000; also MADISON AV, 88 (3:858-62), ws, 74.1 s 29th, 25.8x95x24.8x95, 4-sty & b stn dwg; A\$81,-000-86,000; also MADISON AV, 86 (3:858-17), ws, 74.1 n 28th, 24.8x95, 4-sty & b stn dwg; A\$81,000-86,000; also PROP at Yonkers, NY; revocation of trust deed recorded Feb7'13; Mary O'Neill to Geo B Hayes, at Riverdale [111 Bway], Apr30; May6'13.

Madison st, 256; Essex st, 27; Essex st,

May6'13.

May6'13.

Madison st, 256; Essex st, 27; Essex st, 29; Essex st, 48; Broome st, 260-4; Madison av, 88; Madison av, 86; also PROP at Yonkers, NY & at Schroon, Essex Co, NY; trust deed agmt; Mary O'Neill, 310 W 106, to Mary & Jno S O'Neill, as TRSTES, 310 W 106, in trust; AL; Apr30; May6'13, nom Madison st, 352 (1:265-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & strs; re judgt; German Exchange Bank to Lawyers Mtg Co, a corpn. 59 Liberty; May5; May7'13; A\$15,000-23,000. nom Madison st, 352; re judgt; same to same:

Madison st, 352; re judgt; same to same; ay5; May7'13.

Mott st, 104 (1:204-6), es, 25x94; agmt as to restrictions, &c; Dominick Lambiente with Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; May1; May3'13; A\$18,000-27,000.

000. Bray, Apr30; May5'13; A\$30,000-56, 10,000
53D st. 407 W (4:1063-27), ns. 125 w 9
av, 25x100.5, 5-sty bk tnt & strs; notice
of action to register & confirm title of
Pliffs as tenants in common; Marie Farrington, Florence Bornhaupt, Elsworth L
Striker & Jos M L Striker, an infant, by
Josephine R Striker, his gdn, Plffs vs Louis
Gordon, Barnett Levy, Henry De F
Weekes, the People of State NY et al;
May5'13; A\$15,000-28,000;

Torrens System
av (Nos 908-0161)

Torrens System

58TH st, 361-3 W (4:1049-1-2), nec 9th
av (Nos 908-916½), 57x100.5, 2 5-sty stn
tnts & strs; A\$95,500-128,000; WALL st,
118 (1:37-1), nes, 38.2 nw South; runs nw
21.11 & ne 56 & se 5.11 & sw 6.8 & se 14.8
& sw 49 to beg; A\$35,000-38,000; also
LAND in Brooklyn, deed of trust; Geo A
Lewis to Clara R & Jno Gerken, both at
900 Kingshway, Bklyn, in trust; AL; May1;
May2'13.

117TH st, 147 W (7:1902-10); asn rents for months of March to July, 1913, to secure \$1,300 to pay int on mtg on 2672 8 av; Jennie A Rosenberg at St Paul, Minn. to Porter & Co, 159 W 125; Mar5; May7'13; A\$16,000-26,000.

May7'13; A\$16,000-26,000.

120TH st, 201 W, see King, 39.

12STH st E (6:1804), ss, 75 e 2 av, 100x
99.11 (owned by party 1st pt); also 12STH
ST E (6:1804), sec 2 av, 75x99.11, owned
by party 2d pt; agmt as to sewer; Clark &
Wilkins Co, a corpn. with Elis P Ingraham, 2109 5 av; Apr30; May7'13.

12STH st Free 2 av, 500 128th E ss. 128TH st E, see 2 av, see 128th E ss, 75 e 2 av.

158TH st W (8:2108), ss, 72.3 e St Nich av, 95.11x99.11, owned by party 1st pt & party 2d part owns property adj above on s & w; agmt as to encroachment of rear wall of 944 St Nich av. &c; Riverview Constn Co, a corpn, 594 Bway, with Erastus B Treat, 942 St Nich av; Apr23; May 2'13.

Av A, 205 (2:440), ws, 51.9 s 13th, runs w100.9xe100 to av xn25 to beg; s course omitted, probably an error; asn rents; Abram Salkin of Bklyn to The Royal Co of N Y, 93-5 Nassau; May5; May7'13.

Edgecombe av, 141, see King, 39.

Lexington av, 1290-8 (5:1516-16), nwc
87th (No 135), 100.8x36.2, 5-sty bk tnt &
strs; also all title to strip as follows;
LEXINGTON AV, ws, 100.8 n 87th, 0½x
36.2; re dower; Mathilda M Mertens to
Lina Weil, 19 E 98; QC; May7; May8'13;
A\$48,000-75,000.

Madison av, 86-8, see Madison st, 256.

Riverside dr (8:2245); plot begins at nl

Madison av, S6-S, see Madison st, 256.

Riverside dr (8:2245); plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw measured along sws Dyckman st from cor formed by said st & ns Riverside dr, which pt is 191.8 sw from sws Dyckman st as measured, along line at r a to said st runs nw along line of Shaefer's land 260.9 to es land conveyed to EXRS of Loyal L Smith by deed recorded Oct20'08; at pt 211.6 sw of said st & 1248.11 nw from said cor of st & drive xs358.8 on curve x—216.10 xne & along nws Riverside drive on curve 459.5 to pt, 1059.8 w along ns drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg; re mtg; Union Dime Savgs Bank to Henry Sheafer at Pottsville Pa; QC; May5; May7'13.

2D av, see 128, see 128th E, ss, 75 e 2

3D av, 440 (3:886), ws, 79.1 n 30th, runs n 19.8xw100xs31xe40xn11.4xe60 to beg; re-assn rents; Estates Mtg Securities Co to Louisa H Clausnitzer, 157 E 21; May1; May

Conveyances

7TH av, 2006, see King 39.

STH av, 2603, see Allig 53.

STH av, 2672 (7:2028-2), asn rents for months of Mar to July, 1913 to secure \$1,300; Jennie A Rosenberg at St Paul Minn, to Porter & Co., 159 W. 125; Mar5; May 7'13; A\$16,000-30,000.

9TH av, 908-16½, see 58th, 361-3 W.

Adjudication (miscl) of bankruptcy & order of reference in matter of Jacob Golland, bankrupt; Stanley W Dexter, ref; Jan14; May6'13.

Order (miscl) approving bond of Jno C Van Cleaf, as TRSTE in matter of Jacob Golland, bankrupt; Feb6; May6'13.

Adjudication (miscl) of bankruptcy and order of reference in matter of Morris Golland, bankrupt; Stanley W Dexter, ref; Jan14; May6'13.

Exemplified (Wills)

Exemplified (Wills) copy last will & stament of Julius H Caryl, late of Yoners, NY; Nov29'10; May6'13.

Order (miscl) approving bond of Jno an Cleaf, as TRSTE in matter of Morri Iland, bankrupt; Feb6; May6'13.

Power of atty (miscl); Anna G Carter Edw Bushnell, of Cleveland, O; Feb29 2; May8'13.

Revocation (miscl) of power of atty, recorded June29'06; Marcus L Osk to Isidore Edelstein; May2; May6'13.

WILLS.

Borough of Manhattan.

Borough of Manhattan.

Broome st, 14A (2:322-58), ns, 50 e Mangin, 25x75, 5-sty bk tnt; A\$9,500-18,500; also DIVISION ST, 262 (1:315-39), ns, 44.10 e Ridge, 22.5x53.7x20x63.10, 4-sty bk tnt; A\$10,000-12,000; also EAST BROADWAY, 309-10 (1:288-49-50), ss, 194.3 e Scammel, 48x75.10, 2 4-sty bk thts; A\$34,-600-44,000; also GRAND ST, 441 (1:315-16), swc Ridge, 25x100, 5 & 6-sty bk tnts & strs; A\$38,000-53,000; also GRAND ST, 447-9 (1:315-28-29), ss, 40 e Ridge, runs e40x839xw20xs abt 18xw20xn53.6 to beg, 2 4-sty bk tnts & strs; A\$23,500-27,000; also 52D ST, 225-7 E (5:1326-11-11½), ns, 259.6 e 3 av, 40.6x100.5, 2 3-sty & b bk dwgs; A\$16,250-22,500; also S7TH ST, 122 W (4:1217-42½), ss, 208 w Columbus av, 259.6 e 3 av, 40.6x100.5, 2 3-sty & b bk dwgs; A\$16,250-22,500; also S7TH ST, 122 W (4:1217-42½), ss, 208 w Columbus av, 250.6 e 3 av, 40.6x100.5, 2 3-sty & b sk dwgs; A\$16,250-27,500; also S7TH ST, 122 W (4:1217-42½), ss, 208 w Columbus av, 259.6 e 3 av, 40.6x100.5, 2 3-sty & b sk dwgs; A\$16,250-27,500; also S7TH ST, 122 W (4:1201-1-2), nec Columbus av (Nos 561-7), 53.2x100.8, 2 5-sty bk tnts & strs; A\$48,000-70,-000; Jno Overbeck Est, Geo H Overbeck, EXR, 67 W 87; atty, Hy Wendt, 99 Nassau; Will filed May6'13.

Canal st, 65 (1:299-37), ns, 50.1 e Allen, 23.1x101.7, 5-sty bk toft bldg & str: A\$26.-

EAR, 6.7 W 81; atty, Hy Wendt, 99 Nassau; Will filed May6'13.

Canal st, 65 (1:299-37), ns, 50.1 e Allen, 23.1x101.7, 5-sty bk loft bldg & str; A\$26,-000-38,500; also ELIZABETH ST, 253-61 (2:508-31-35), ws, 130.8 s E Houston, 115.8 x89.2, 5-5-sty stn ft tnts & strs; A\$66,000-123,000; also HENRY ST, 46 (1:277-35), ss, 288.8 w Market, 25x100, 4-sty bk tnt & str; A\$19,000-21,500; also HENRY ST, 172 (1:-271.48), ss, 26.1 w Jefferson, 26.1x100, 6-sty bk tnt & strs; A\$19,500-39,000; also LUDLOW ST, 145-7 (2:411-25-26), ws, 211.4 n Rivington, 37.4x87.6, 2-5-stv bk tnt & strs; A\$32,000-40,000; also MOTT ST, 43 (1:164-29), ws, 150 s Bayard, 25.1x94.1, 6-sty bk tnt & strs; ½ int; A\$17,000-33,000; also 118TH ST, 109 W (2:1903-25), ns, 165 w Lenox av, 20x100.11, 3-sty & b stn ft dwg; 18.2 kg 19.2 kg 19.2 kg 20x100.12, 3-sty & b stn ft dwg; 20x100.12, 3-sty & b stn ft dwg; 20x100.12, 3-sty & b stn ft dwg; 20x100.14, 3-sty &

Division st, 262, see Broome, 14A.
East Broadway, 309-10, see Broome, 14A.

Elizabeth st, 253-61, see Canal, 65. Grand st, 441, see Broome, 14A. Grand st, 447-9, see Broome, 14A. Henry st, 46, see Canal, 65. Henry st, 172, see Canal, 65.

Ludlow st, 145-7, see Canal, 65. Mott st, 43, see Canal, 65.

Ridge st, swe Grand, see Broome, 14A.

22D st, 491 W (3:720-2), ns, 158 e 10 av,
15.8x98.9, 4-sty stn ft dwg; Christopher
Cox Est, Anna Cox EXTRX, 491 W 22;
atty, Jno Hardy, 265 Bway; A\$8,500-\$10,000. Will filed Apr8'13.

40TH st, 210-2 E (3:920-57-58), ss, 144.6 e 3 av, 34x98.9, 2 4-sty stn ft dwgs; A 15.600-26.000; also 57TH ST, 425-7 W (4:-1067-20-21), ns, 274.9 w 9 av, 40x100.5, 2 5-sty stn ft tnts; A\$20.000-38,000; also 578TH ST, 123 E (5:1413-12), ns, 99 w Lex av, 18.8x102.2, 3-sty & b stn ft dwg; A \$18.000-22,000; Susanna V Cahill Est, Anita M Cahill, ADMTRX, 820 Lex av; atty, Santiago P Cahill, 32 Nassau; Will filed May7'13.

filed May7'13.

41ST st, 120-2 W (3:993-43-44), ss, 260 w 6 av, 40x98.9, 2 4-sty & b stn ft dwgs; A\$107.000-113.000; also 48TH ST, 133-5 W (4:1001-17-17½), ns, 362.6 w 6 av, 37.6x 100.5, 3 & 4-sty & b bk dwgs; A\$66.000-68,000; Mary A Donaghy Est, EXTRXS Lottie Sherman, St Johnsburg, Vt, & Canolyn M Swirney, 570 W 182; atty, Julius Miller, 42 Bway; Will filed May7'13.

48TH st, 133-5 W, see 41st st, 120-2 W. 52D st, 225-7 E, see Broome, 14A. 57TH st, 425-7 W, see Broome, 14A **78TH st, 123 E**, see 40th, 210-2 E. **87TH st, 122 W**, see Broome, 14A.

87TH st, 65-7 W, see Broome, 14A.

SSTH st, 503 E (5:1585-4½), ns, 75 e Av A, 25x141.5, 3-sty & b stn ft dwg; A\$10,000-13,000; also 89TH ST, 520-4 E (5:1585-40½-242), ss, 247.4 e Av A, 56.3x100.8, 3-2-sty stn ft dwgs; A\$16.500-20,000; also AV A, 1676-8 (5:1585-1½-2), es, 21.5 n 88th, 40x 75, 2-4-sty bk tnts & strs; A\$14,000-22,-000; Theresa Schappert Est; Jno A Schappert Ext, S24 E 89; atty, Emile A, Hussey, 302 Bway. Will filed Apr3'13.

302 Bway, Will filed Apr9'13.

S9TH st, 520-4 E, see 88th, 503 E.

118TH st, 109 W, see Canal, 65.

123D st W, see 7 av, see Broome, 14A.

126TH st, 23 W (6:1724-26), ns, 272.6 w
5 av, 17.6x99.11, 3-sty & b stn ft dwg;
Theo B Dale Est, Maurice Brodzky, EXR,
23 W 126; attys, Frankenthaler & Kaufmann, 35 Nassau; A\$8,000-13,000; Will filed May6'13.

129TH st, 128 E (6:1777-58), ss, 45 W Lex av, 20x99,11, 4-sty bk tnt; Thos Over-ington Est, Abr J Hambrecht EXR, 38 Purser pl, Yonkers, NY; attys, Chambers & Chambers, 60 Bway; A\$6,000-11,000. Will filed Apr8'13.

Av A, 1676-S, see 88th, 503 E.

Columbus av, 561-7, see Broome, 14A.

Manhattan av, 156-64 (7:1843-18 & 46-47)
es, 40.11 n 107th, 120x95, 3-6-sty bk tnts;
Jno Kafka Est, Rachel Kafka EXTRX,
118 W 57; atty, A Stephen Aaronstamm,
63 Park Row; A\$84,000-195,000. Will filed
Apr8'13.

7TH av, 2057-9, see Broome, 14A.

CONVEYANCES.

Borough of the Bronx.

Barretto st (10:2771, 2772, 2774 & 2775), cl, at cl Maxwell, runs w along Maxwell, 1,385.1 to w exterior line of a grant of land under water & to Leggetts Creek, x n along said creek, 310.10xe262.3 to es Beach av, xn25xe1.062.6 to cl Barretto, xs330 to beg, except parts for Barretto, Manida & Tiffany, also except part lying w of Tiffany, vacant; City Equity Co, a corpn, to Cora M Bramwell, 57 E 91, & Myra Moffat at Hewlett, LI; AT; B&S; Feb1; May2'13.

Barretto st. cl at cl Maxwell; same

Barretto st, cl at cl Maxwell; same prop; East Bay Land & Impt Co to same; AT; B&S; Dec23'12; May2'13.

Beck st, 695 (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Ida Mar-goles to Maze Realty Co of NY, 2650 Bway; mtg \$15,250; May6; May7'13.

Bronx Park S or 182d st E (11:3124), swc Honeywell av, 64.7x100x78.10x100.1, vacant; Jacob Cohen to Jacob Cohen Constn Co, a corpn, 80 Bway; mtg \$16,400; Apr29; May7'13.

Casanova st, cl 307 s Oak Point av, see Tiffany, es, 307 s Oak Point av.
Clifford pl, nec & see Jerome av, see Macombs rd, sec 176th.

acombs rd, sec 1,616.

Coster st, 656 (10:2764), es, 200 s Spoford av, 20x100, 2-sty bk dwg; Brown/eiss Realties to David Israel, 61 E 86;
ttg \$6,000 & AL; Apr24; May6'13.

O C & 100

Fairmount pl, 873 (11:2960), ns, 253.5 w So bivd, 25x100, 2-sty fr dwg; Mary Gray-don (Merkle) to Cath Merkle, 873 Fair-mount pl; ½ pt; mtg \$5,500; May7; May 8'13.

Featherbed Ia, swe Inwood av, see Ma-mbs rd, sec 176th.

Featherbed la, nwe & swe Jerome av, combs rd, sec 176th.

Fox st, es, 193 s Westchester av, see Simpson st, ws, 369.10 s Westchester av.

Freeman st, 943-5, see Hoe av, 1238-40.

Home st (Lyon) (10:2728), ss, 100 w
So blvd, 50x106.3x50x102; vacant; Adela
M Harrington to Peter Sinnott, 967 E
165; mtg \$5,500; Apr30; May8'13.

O C & 100

Home st (Lyon); same prop; Peter Sinnott to Keilbert Constn Co (Inc), a corpn, 535 E 166; mtg \$5,500; May7; May8'13.

O C & 100

Lafayette pl or 188th st, 452 (11:3041), ss, 125 e Park av, 37.6x106, with all title to Bassford alley, 2-sty fr dwg; & 1 & 2-sty fr rear bldg; Louise Fusco to Caroline E Feuerfile, 790 Tremont av; mtg \$2,-500; Apr30; May5'13.

surrender of mtg for \$6,000 & nom Lebanon st (*), ns, 200 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec5'10; May8'13. nom

Lebanon st (*), ss, 150 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 6. Beaver; B&S; Dec15'10; May8'13.

Lebanon st (*), ss, 200 w Bronx Park av, 125x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13.

Lebanon st (*), ss, 325 w Bronx I av, 75x100; City & County Contract C N Y, Westchester & Boston Ry Co corpn, 65 Beaver; B&S; Dec15'10; May

Loring pl, 2333, see Fordham rd, 150-2 McClellan st, nec Grand blvd & con-urse, see Sheridan av, ws, 200 s 167th.

Maxwell st, cl at cl Barretto, see Bartto, cl at cl Maxwell. Mt Hope pl. nec Jerome av, see Jerome av, nec Mt Hope pl.

Oak ter. swe Beekman av, see Beekman e, swe Oak ter.

Pond pl, 2781 (12:3290), ws, 125 n 197th, 25x125, 2-sty fr dwg; Geo Olt to Fannie L Bird, 780 North Oak dr, Bronxwood Park; mtg \$5,500; May2; May3'13. O C & 100

Rogers pl, nec 165th, see Intervale av, we 165th.

Roselle st (*), ws, 106.8 s Poplar, 25x 147.1x27.11x134.8; also ROSELLE ST (*), ws, 81.8 s Poplar, 25x134.8x27.11x122.3; Jno Brennan to Cecelia F Brennan, 1519 Roselle; mtg \$4,000 & AL; Dec10'12; May8'13.

Roselle st, ws, S1.8 s Poplar, see Roselle, ws, 106.8 s Poplar.

St Georges Crescent (12:3313), nwc 206th (No 187), or w & n on curve 243 ft, bounded w by el lot 603 on map Hy B & Geo F Opdyke 100 & by es lot 607 16.8 n by ss lot 607 70.9, being 604 to 606 on said map, except pt lot 604, as follows: 3-sty fr dwg & vacant; 206TH ST (12:3313), ns, at ws lot 604, runs n100 xe25xs92.9 to st xw26 to beg; A Welles Stump, ref, 'o Saml Keeler, at Ridgefield, Conn; FORECLOS Feb27; Mar20; Mary8'13.

7,000

Scheffelin Ia, ws, abt 215.11 n Boston rd, see Baychester av, es, 215.11 s Boston rd. Seabury pl, nws, at ws 172, see 172d, E, s, at nws Seabury pl.

ws, at nws Seabury pl.

Silver st or Eastchester rd (*), ns, 42.8
e Warker av, runs e25xn156.1xw9.6xs34.10
& 126.9 to beg; Jno Brennan to Cecelia F
Brennan, 1519 Roselle; mtg \$3,000 & AL;
Dec10'12; May8'13.

Simpson st (10:2724), ws, 369.10 s Westchester av, 129.1x107.4x129.1x105.11; also
FOX ST (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105, vacant; Reuben
Brooke to Freeminstreet Co, Inc, a corpn,
27 Cedar; AL; Apr30; May5'13. nom
Tiffany st (10:2774 & 2775), es, 307 s
Oak Point av, runs e230 to cl Casanova,
xs25xw130xs18xw100 to Tiffany, xn43 to
beg, vacant; Cora M Bramwell & ano to
Ella L Dorsett, 53 W 70; B&S; Feb3; May
2'13. O C & 100
Whittier st (10:2762), es, 259 n Seneca

Whittier st (10:2762), es, 250 n Seneca av, 50x97.5x50x100; vacant; Warren B Sammis to Edw E Miers, 3100 Bway; May 1; May6'13.

Sammis to Jack.

1; May6'13.

Whittier st, es, 250 n Seneca av, see Edgewater rd, ws, 225 n Seneca av.

Willow la (*), ns, 400.5 e Pelham rd, 59.4x57.4x92.6x92.1; Philip Paul (who reserves life estate) to Nelly C R Vander-Poel, 1632 Eastchester rd; AL; May6; May nom 8'12

139TH st, 545 E (9:2267), ns, 101.7 w St Anns av, 25x100, 5-sty bk tnt & strs; Andw J Seitz to Eliz Seitz, 1003 Lafayette av, Eklyn; B&S; mtg \$13,000; May5; May6'13. O C & 100

141ST st, 598-600 E (10:2552), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & strs; Henry Morgenthau Co to Utility Realty Co, a corpn, 30 E 42; B&S; May5; May5; May6'13.

143D st, 493 E, see Brook av, 387-9.

143D st, 493 E, see Brook av, 387-9.

144TH st, 349 E (9:2306), ns, 104.5 e 3
av, 25x29.1x36.1x56.1, 2 & 3-sty fr tnt &
strs, 1-sty ext; Florence Dean (Smith)
ADMTRX saml Smith to Heinrich Young,
349 E 144; Aprl; May2'13.

144TH st, 474 E (9:2288), ss, 265 w
Brook av, 25x100, 4-sty fr tnt; Henry Loh
& ano EXRS Anna M Sommer to Augusta
Galarneau, 474 E 144; May7'13.

147TH st, 862-4 E (10:2600), ss, 275 e
Prospect, now closed, 50x100, 2-sty fr
dwgs & 2-sty fr rear stable; Alice J Hickey to Mary Smith, 492 Jackson av; AL;
Apr10; May2'13.

O C & 100

155TH st. 773 E (10:2654), nwc Tinton

Aprilo; May2'13.

OC & 100

155TH st, 773 E (10:2654), nwc Tinton av (Beach) (No. 705), 100x25.6, 4-sty bk tnt & strs; Broad Realty Co to Anna Smith, at Avon, Monmouth Co, NJ; mtg \$24,500; Apr28; May6'13.

OC & 100

163D st, 268 E, see Morris av, see 163d.
165TH st, 800 E (10:2669), ss, 38.4 w Union av, 18.4x80, 3-sty fr tnt & str, 1-sty ext; Chas Genthner & Julia, his wife, to Pauline & Johanna Genthner, 800 E 165; AT; May1; May3'13.

OC & 100

165TH st E, nwc Intervale av, see Intervale av, nwc 165th.

vale av, nwe 165th.

165TH st E, nec Rogers pl, see Intervale av, nwe 165th.

167TH st, 19 E (9:2489), nwe River av (No 1211), 24.9x80, 3-sty fr tnt; Richd H Jaeger to Jno A Huston, 325 Edgecombe av; mtg \$6,500 & AL; Apr23; May213.

O C & 100

167TH st, 850-4 E (10:2691), ss, 113.3 Hall pl, 75x111, 2 5-sty bk tnts; The I Ford Realty Co to Lucy A Campbell, Avon Park, Fla; mtg \$85,000; Apr26; M 3'13.

168TH st E, nec College av, see Sheridan av, ws, 200 s 167th.

dan av, ws, 200 s 167th.

168TH st E, nwe Findlay av, see Sheridan av, ws, 200 s 167th.

172D st E (11:2966), ws, 150 s Boston rd, 200x100, vacant; Abr L Lazarus et al to The Sole Realty & Constn Co, a corpn, 641 E 183; May6; May7'13.

O C & 100

172D st E (11:2966), ws, at nws Seabury pl, 236.7x100x343.2x149, vacant; Emanuel Arnstein et al EXRS Leopold Hutter to Abr L Lazarus, 150 Rodney, Bklyn & Geo Kurzman, 1465 5 av; mtg \$33,000 & AL; May1; May5'13.

174TH st E, swc Anthony av, see Clay

174TH st, 574 E, see Clay av, 1712. 176TH st W, swe Jerome av, see Ma-ombs av, sec 176th. 176TH st E, nwc Longfellow av, see Longfellow av, nwc 176.

The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

176TH st E, nwc Longfellow av, see ongfellow av, nwc 176th.

176TH st W, sec Macombs rd, see Ma-mbs rd, sec 176th.

combs rd, sec 176th.

179TH st E (*), ns, 350 w Bronx Pa av, 25x100; City & County Contract Co N Y, Westchester & Boston Ry Co, corpn, 65 Beaver; B&S; Dec15'10; May8', n

179TH st E (*), ns, 375 w Bronx Park av, 25x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13.

179TH st E (*), ns, 200 w Bronx Park av, 50x100; City & County Contract Co to N Y, Westchester & Boston Ry Co, a corpn, 65 Beaver; B&S; Dec15'10; May8'13.

179TH st, 731 E, see Clinton av. nec 180TH st, 315 E, see Cinton av, nee 173.

180TH st, 315 E (11:3143), nwc Tiebout av (No 2081), 25x100, 5-sty bk tnt; Jno Watson to Fannie Witenberg, 1536 Minford pl; mtg \$28.000; Apr29; May5'13. nom 180TH st, 315 E, see Tiebout av, 2081.

1818T st E, sec Belmont av, see Bel-ont av, sec 181st.

mont av, sec 181st.

1818T st, 646-50 E (11:3081), ss, 50 w
Belmont av, 69.3x115x—x97.11, 2 5-sty bk
tnts; Sole Realty & Constn Co to Abr L
Lazarus, 150 Rodney, Eklyn; mtg \$26,000
on each house & AL; May1; May7'13.
Exch & 100

199TH st E, nes, at ses Valentine av, see Valentine av, 2922.

201ST st, 282 E (12:3298), ws, 110 s
Briggs av, 25x100, 2-sty fr dwg; Adelaide Wetzler to Carrie Wetzler, 282 E
201; May8'13. nom

201; May8'13.

201ST st, 315 E (12:3299), ns, 30 W
Perry av, 26.8x93.1x25.10x98.9, 2-sty fr
dwg; Albt Rodler, son of Albt Rodler,
decd, to Edw Rodler, son of Albt Rodler,
both at 315 E 201; ½ pt; AL; Apr15; May
1,150

203D st E, nwc Wallace av, see Wallace v, nwc 203d.

av, nwc 203d.

204TH st E (Potter pl) (12:3311), ns, 575 w Cadiz pl, 50x100; vacant; Mary A Clare to Geo A Steinmuller, 1957 Grand blvd & concourse; May5; May6'13.

O C & 100

205TH st E (12:3312), ns, 356.5 sw Grenada pl, 25.11x124.9x25x131; vacant; Chas D Rust to Saml Keeler, at Ridgefield, Conn; C a G; June11'12; May 8'13. nom 223D st E (*), ns, 447.11 e White Plains rd, 33.8x114.3; Crescens Hubbard, ref, to Ester Henry, 749 E 223; mtg \$7,000 & AL; FORECLOS Mar13; Apr26; May3'13. 2,500 226TH st E (12th) (*), ss, 200 e Barnes

226TH st E (12th) (*), ss, 200 e Barnes av, 50x114; Geo H Janss to C Guidone (Inc), a corpn, 99 Nassau; mtg \$1,700; Apr 9; May2'13.

226TH st E (*), ss, 100 w Bronx ter, 1x65; Annie E Jones to Wm S Paton at 1x65; Mayris Co, NJ; Sept25'08; Mayr'13.

235TH st E, nec Mt Vernon av, see Mt ernon av, 4270. 235TH st, 13 E, see Mt Vernon av 4270.

238TH st E, swc Katonah av, see Kato-ah av, 4325.

Amsterdam av (*), ws, 194.3 s Liberty; Pauline Rosenmeyer to Jacob H Green-baum, 2120 Vyse av; QC; Apr30; May513.

Anthony av, swc 174th, see Clay av, 1712. Anthony av, swc 174th, see Clay av, 1712.

Aqueduct av (11:2875), es, 201.3 s on curve from cor of ss Aqueduct av or Featherbed lane, with ws Plympton av, runs s on curve 30 & 399.6 & 74.7xe137.1xn 204.11xe10xn100xne125.11xn49.4xnw66.9 to beg, vacant; Mayer S Auerbach et al to Arco Realty Co, a corpn, 30 W 42; QC; Apr30; May2'13.

Apr30; May2'13.

Aqueduct av; same property; Arco Realty Co to Mary J Mullis, 296 Carroll, Biklyn; B&S; AL; May1; May2'13.

O C & 100

Aqueduct av; same property; Mary J Mullis to American Real Estate Co, a corpn, 527 5 av; mtg \$60,000; May1; May2'13.

O C & 100

Balley av (12:3266), ws, 107 s 231st (Macombs), runs s45xw132.2xn35xe31.3xe116.7 to beg, except pt for av; vacant; Ole J Bertelsen to Bertelsen Realty Co (Inc), a corpn, on ws Bailey av, —s 231st; AL; Apr10; May3'13.

Balcom av, see Scribner av, see Scribner

av, sec Balcom av.

Bassett av (*), ws, 196.8 s on curve from ss McDonald /24.7x100x21.10x100; Hudson P Rose Co to Frank De Micco, 2385 Hoffman; Apr30; May6'13. nom Bathgate av, 2408 (11:3056), es, 154.10 n 187th, 20x89.11, 3-sty fr tnt; Josephine Reichert to Mary Miller, 2412 Bathgate av; mtg \$6,000; May8'13.

Bayebester av (*) es 215.11 n Boston

av; mtg \$6,000; May8'13. O C & 100

Baychester av (*), es, 215,11 n Boston
rd, 617.11 to Schieffelin's la x129.10x679.1
x100; also DE REIMER AV (*), ws, 289.5
s Crawford av, 380.10x101.8x395.6x119.2;
Isedor Phillips to Crawford Real Estate
& Bldg Co, a corpn, 5 & 7 E 42; AL; Mar
12; May7'13. O C & 100

Baychester av, nec Boston rd, see Boston rd, nec Baychester av.

Beekman av (10:2555), swc Oak ter, 25x 100; vacant; Charlotte K Rodriguez to Harvey Michaels, 1192 Fox; Jan2; Mayon 122

"13.

Beekman av (10:2555); same prop; Harvey Michaels to K & J Constn Co (Inc), 1419 Wilkins av; mtg \$6,500; Mar12; May 6'13.

6'13.

Belmont av (11:3081), sec 181st, 141.3x (88.4x140.2x85.9, except parts for av & st, vacant; Jared W Bell to Crownhill Constn Co, a corpn, 814 Ritter pl; May6; May7'13.

O C & 100

Blackrock av (*), ss, 105 e Castle Hill av, 50x108, Unionport; Henry Sommer, Jr, to Mary C Sommer, his wife, 2210 Blackrock av; mtg \$3,000; May6; May713. nom

Boston rd (*), nec Baychester av, 100x 209.6x100x215.10, except pt for Boston rd; Isedor Phillips to Bertram L Marks, 245 W 111; Mar5; May713. O C & 100

7 111; Mar5; May7'13.

Boston rd (*), nwc De Reimer av, 100x
99,6x100x102.10; also DE REIMER AV
1), ws, 102.10 n Boston rd, 75x100, except
t for Boston rd; Isedor Phillips to Wm
100eb, 157 W 124; Mar5; May 7'13.

OC & 100

Brook av, 387-9 (9:2288), nwc 143d (No 493), 50x90, 2-sty fr dwg & 1 & 2-sty fr stables; Jas Farley to Robt Wyder on ws Driveway, Douglaston Manor, LI; mtg \$8, 600 & AL; May!; May2'13. O C & 100 Brook av, 992 (9:2386), es, 83.1 n 164th, 27x102.3x25.6x93.2, 4-sty bk tnt; Jno B Gartner to Chas Huber, 131 E 80 & Fredk La Croix, 507 E 87; mtg \$12,500 & AL; May6; May7'13. O C & 50 C

May6; May7'13.

Brook av, 1515 (11:2896), ws, 195.2 s
Wendover av, 100x39.1, 4-sty bk tnt; Louis
Seidman to Brook Av Real Estate Corpn,
271 Bway; AL; May3; May6'13.

O C & 100

Bryant av, 1481 (11:4995), ws, 305 s 172d, 20x100, 3-sty bk dwg; also BRYANT AV, 1483 (11:2995), ws, 285 s 172d, 20x100, 3-sty bk dwg; Jacob Kronenberger to Am-brose Realty Co, 135 Bway; mtg \$20,000; May6'13.

Bryant av, 1483, see Bryant av, 1481.

Clay av, 1712 (11:2889), sec 174th (No 574), 94.7x100.11 to ws Anthony av x83.1x 122.8, 2-sty fr dwg & vacant; Fredk J & Julian A McCanless to Corner Constn. Corpn. 1185 Washington av; QC; May1; May3'13.

Clay av, es, abt 1066.10 s Webster av, see Webster av, ws, 1066.10 s Clay av.

Clinton av (11:3094), nec 179th (No 731), 50x100x50.4x100, vacant; Geo N Fischer to Barry Brothers, a corpn, 2804 3 av; mtg \$4.500; Apr30; May2'13.

College av av 165th ave 105th

College av. nec 168th, see Sheridan av, s, 200 s 167th.
Concord av. 347 (10:2573), ws. 250 n list, 20x100, 3-sty bk tnt & str; Frank A euberger & ano to Chas Dammann, 68 W 12; AL; Apr29; May6'13.

Courtlandt av, 790, see Courtlandt av,

Courtlandt av, 792 (9:2404), es, 48.6 s 158th, 25x91.6, 3-sty fr tnt & strs; also Courtlandt av, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & strs; Jno Lyons to Morton M Green, 3078 Perry av; Apr29; May2'13. O C & 100

Apr29; May2'13. O C & 100

Decatur av, 3084 (12:3331), ses, 275 sw
Woodlawn rd, 25x120, 3-sty fr tnt; Ellen,
wife Chas Forbach to Chas Forbach, 3086
Decatur av; mtg \$3,500; May29'07; May7
'13; re-recorded from June5'07.

De Reimer av, nwc Boston rd, see Bos-on rd, nwc De Reimer av.

De Reimer av. ws. 102.10 n Boston rd, ee Boston rd, nwc De Reimer av.

De Reimer av (*), ws, 377.10 n Boston rd, 25x100; Isedor Phillips to Victoria Czajka, 544 W 126; AL; Mar5; May7'13. O C & 100

De Reimer av, ws, 289.5 s Crawford av, ee Baychester av, es, 215.11 n Boston rd. Eastern bivd, swe Scribner av, see Balcom av, see Eastern blvd.

Edgewater rd (10:2761), ws, 225 n Sen ca av, abt 150.9x94.10x150x100, vacan Lawrence Davis to Edw E Miers, 31 Bway; May5; May6'13. O C & 1

Edgewater rd (10:2762), ws, 225 n Sene-ca av, abt 150.9x94.10x150x100, vacant; mtg \$4,000; also WHITTIER st (10:2762), es, 250 n Seneca av, 50x97.5x50x100, vacant; mtg \$1,000; Edw E Miers to Edgewater Holding Co, Inc, a corpn, 391 E 149; May 5; May6'13.

Findlay av, nwe 168th, see Sheridan av, s, 200 s 167th.

ws, 200 s 167th.

Fort Schuyler rd (*), es, at nl land Eugene J Skennion, runs e103 to ws old rd xne30.2 to land Davencourt xnw105.4xsw 25xnw11.5 to es Fort Schuyler rd xs89 to beg Throggs Neck; Jno Murphy & ano EXRS Cath A Skennion to Fort Schuyler Rd Impt Co, Inc. a corpn, 943 E 156; Apr21; May7'13.

O C & 100

Grand blvd & concourse, es. 200 s 167th, ee Sheridan av, ws, 200 s 167th.

see Sheridan av, ws, 200 s 1074...

Fordham rd, 150-2 (11:3225), swc Loring pl (No 2333), 57.1x102.5x50x130, 5-sty bk tnt & strs; Juliette Constn Co to Winifred wife Jas B McCarthy, 111 W 183, Bronx; mtg \$57,000 & AL; May1; May2'13. O C & 100

Grand av, 2308-10 (11:3198), es, 25 m North, closed, 50x100, 2 2-sty bk dwgs; Bertha Schmuck to Benenson Realty Co, a corpn, 407 E 153; mtg \$8,000 & AL; May 1; May2'13.

Grand blvd & concourse, 2901 (Anthony av), (12:3319), ws, 190 s 199th (Garfield), 25x125, 2-sty fr rear dwg; Geo Burnham, ref to Geo G Taber, 82 Morningside av; FORECLOS; Apr11; Apr30; May2'13.

Grand blvd & concourse, 2901 (12:3319), ws, 190 s 199th, runs w125xs125 (?) xe125 to st, xn25 to beg, 2-sty fr rear dwg, vacant; Geo G Taber to Victor Magri, 2901 Grand blvd & concourse; B&S; May1; May 2'13.

Harrison av (*), es, 25 n Cornell av, 25x100; Eliz Hinklein to Carolina Lundblad, 1176 Havemeyer av; mtg \$3,500; May 5; May6'13.

Hoe nv, 1238-40 (11:2987), nec Freeman (Nos 943-5), runs n26.5xne78xe100xs62.6 to Freeman st xw97.8 to beg, 3-sty fr tnt & strs & 1-sty bk str; Henry Hollerith to Ida wife Henry Hollerith, 1398 Bristow; ½pt; AT; mtg \$30,000 & AL; May! May5 '13. OC & 100

Hoe av, 123S-40; Sigmund Lewy to same; ½ pt AT; mtg \$30,000 & AL; May1; May5, '13. O C & 100

Honeywell av, swe Bronx Park S 2d, see Bronx Park S or 182d, 182d, see Br Honeywell av

Houghton av (*), ns, 380 w Castle Hill av (Av C), 25x108, Unionport; Henry Som-mer, Jr, to Mary C Sommer, his wife, 2210 Blackrock av; mtg \$2,000; May6; May7'13.

Hull av, 3147 (12:3345), ws, 511.5 n 204th (Woodlawn rd), 20x100, 2-sty fr dwg; Morton M Green & Anna E, his wife, to Henrietta C Green, 311 E 204; mtg \$7,000; May6; May8'13. O C & 100

May6; May8'13.

Hunts Point av, S2S (10:2764), es, 295.4
n Lafayette av, 19.3x108.10x18.9x104.6, 3sty bk tnt & str; also HUNTS POINT AV,
830 (10:2764), es, 314.7 n Lafayette av, 19.3
x113.4x18.9x108.11, 3-sty bk tnt & strs;
Adam Schaefer to Lawrence Davis, 370
Hudson av, Bklyn; B&S; AL; May1; May
6'13.

Hunts Point av, 830, see Hunts Point av,

Inwood av, swe Featherbed la, see Macombs rd, sec 176th.

Intervale av (10:2700), nwc 165th, runs n221.7xw82.3xn25xw23.7xx6.5xw74 to Rogers pl xse on curve abt 251.9 to beg, vacant; Mutual Bank to Wm F Connor, 202 W 74; B&S; AL; Jan17; May7'13.

Intervale av, 981 (10:2699), ws, 143.10 n Westchester av, 50x100, 2-sty fr dwg & vacant; Hannah Graff to Jos Ornstein, 649 Cauldwell a', & Osias Ornstein, 941 Intervale av; mtg \$11,000; May5; May6'13. O C & 100

Jackson av, es, 325 n 145th, see Locust v, swc 140th.

Jerome av, nec Clifford pl, see Macombs rd, see 176th.

Jerome av, nwe & swe Featherbed la, the Macombs rd, sec 176th.

Jerome av, swe 176th, see Macombs rd, to 176th.

sec 176th.

Jerome nv (Central) (11:2852), nec M
Hope pl (Morris st) old lines, 51.5x109.3x5
x121.4; vacant; Felix Meyer & ano, EXR;
Nellie Meyer, to Emanuel Blumenstiel, 12
W 86; Bella Meyer, 126 W 78; Edwin Blu
menstiel, Rochelle Park, New Rochelle
NY; Janet Weissman, 271 W 90; Cora Bal
lin, 14 E 60; Albt Blumenstiel, 120 W 86
& Elsie Jacobs, 9 Prospect Park W, Bklyn
AT; Apr13; May6'13. 2,00

Jerome av, 3168 (12:3322), es, 161.7 s Van Cortlandt av, 25x100, 3-sty fr tnt & strs; A Welles Stump, ref, to Saml Keeler, at Ridgefield, Conn; FORECLOS Feb27; Mar20; May8'13.

Katonah av, 4325 (12:3378), swc 238th 25x85, 2-sty fr dwg; Alfred J Talley, ref to Central Mtg Co, a corpn, 60 Wall FORECLOS May7; May8'13. 6,000

Longwood av, 873 (10:2689), nes, 147 nw Hewitt pl, 39x100, 5-sty bk tnt; Ferdinand N Bunger et al to Cath F Farrell, 850 E 156; mtg \$35,000 & AL; May1; May2'13. O C & 100

Longfellow av (Prospect), (11:3004), nwc 176th (Elizabeth) 100x88x100x89, except pt for 176th st & Longfellow av, 2-sty fr dwg & vacant; Benenson Realty Co to Herman D Junge, 951 Grant av; mtg \$10,-000; May7'13.

Longfellow av (Prospect) (11:3004), nw c, 176th (Eliz), 100x88x100x89, except pt for 176th & Longfellow av, 2 2-sty fr dwgs Morton M Green to Benenson Realty Co, 407 E 153; mtg \$10,000; May1; May2'13.

OC & 100

Macombs rd (11:2866-2867, 2861 & 2865), sec 176th, runse— to ws Jerome av xs—to ns Featherbed la xw— to land T Poole xn186xw152.7xnw40.8 to es rd xn—to beg, vacant; also JEROME AV (11:2849), nec Clifford pl, runs e— to c 1 Cromwells Brook xn—to es Jerome av xs—to beg; also JEROME AV (11:2848), sec Clifford pl, runs e—to c 1 Cromwells Brook xx—to ns 174th xw—to av xn—to beg; also JEROME AV (11:2860), swc Featherbed la, runs w—to es Inwood av xs—to land T Poole xe—to c 1 Cromwells Brook xn & e—to ws Jerome av xn—to beg; also INWOOD AV (11:2865), swc Featherbed la, runs xs—to land T Poole xe—to c 1 Cromwells Brook xn & e—to ws Jerome av xn—to beg; also INWOOD AV (11:2865), swc Featherbed la, runs s—to land T Poole xw—to ses of said la xne—to beg, vacant; Royal E Moss et al, heirs &c Octavia A Moss to Moss Estate, Inc, a corpn, 62 Cedar; mtg \$285,000; Apr28; May7'13.

Morris av (9:2422), sec 163d (No 268), 39x86, 5-sty bk tnt & strs; Jno H Neuschaefer to Henry Neuschaefer, 543 E 84; ½ RT&I; mtg \$37,000; Apr30; May3'13.

O C & 100

Morris av, 918-26 (9:2422), es, 39 s 163d, 126x86, 3 5.sty bk tnts Weblig & Son-

Morris av, 918-26 (9:2422), es, 39 s 163d, 126x86, 3 5-sty bk tnts; Wahlig & Sonsin Co to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$80,000 & AL; May7; May8'13.

May7; May8'13. O C & 100

Mt Vernon av, 4270 (12:3363), nec 235th, 80.10x116x70.11x79.10; also 235TH ST, 13 E (12:3363), ss, 79.10 e Mt Vernon av, 25x 95.5x25x95.11, 2-sty fr dwg; Julius J Frank, ref, to Timothy Hurst, at Belle Harbor, LI; FORECLOS Dec2'12; Jan3; May2'13.

May 15.

Mt Vernon av, 4270 & 235th st, 13 E (12:-3363; Timothy Hurst to Kath A Lee, 1962 Washington av; Apr30; May 213.

O C & 100

Nelson av, 1019 (9:2512), ws, 175.5 n 164th, 25x64.7x25x62.9, 3-sty fr tnt; Mary A Cotton to Cath M Tubridy, 102 E 90; mtg \$4,500 & AL; May2; May6'13. nom Nelson av (11:2875), nws, 195 sw Feath-erbed la, 50x96.5; vacant; Michl J Dowd to Ruth P Love; mtg \$900; May12'08; May 5'13.

Nelson av, 1272-4 (9:2517), es, 69.9 s 99th, 35.2x107.2x35.2x107, 5-sty bk tnt; Delagrane Realty Co to Philipp Weber, 1042 Fox; mtg \$25,000; Apr26; May2'13.

Nereid av, swe White Plains rd, see White Plains rd, swe Nereid av.

North Chestnut dr (*), nws, abt 210.7 ne on curve from ns South Chestnut dr; Rosa Nathan et al EXRS Marcus Nathan to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$1,900; Apr30; May 6'13. O C & 600 Ogden av (9:2522), es, 450 n 170th, 50x 12.3x50x111.11, vacant; Jacob Dohrmann to Merwin Realty Co, a corpn, 5 Bkman; AL; Apr14; May6'13. O C & 100 Olinville av (*), ws, 125 s Whitehall pl; Maurice Mantel to Eva Simon, 709 Cauldwell av; AL; Apr30; May2'13. nom Park av, 4464 (11:3037), es, 150 s 182d, 25x141, 4-sty bk tnt; Wm Guggolz Constn Co to Sophie Prager, 1044 Forest av; AL; Apr26; May6'13. O C & 100 Perry av, 3192 (12:3346), ss, 95.5 e 205th,

Perry av, 3192 (12:3346), ss, 95.5 e 205th, 25x100, 2-sty fr dwg; Bridget Downes to Henry P Downes, 3192 Perry av; mtg \$5,-500; Feb29'12; May8'13.

River av, 1211, see 167th, 19 E.

St Anns av, 469-73 (9:2273), ws, 25 n
146th, 75x100, 3 4-sty bk tnts; Wm Beaman to Annie Beaman, 477 St Anns av,
TRSTE for Mary E Bunt et al; Mayl;
May8'13.

Scribner av (*), sec Balcom av, runs e 397.6xs9.11 to ns Eastern blvd, xw4x again w397.5 to es Balcom av, xn3.4 to beg; Wn A Rosenbaum to Arthur Rosenbaum, 114 W 47; Apr29; May2'13. O C & 100

Seton av (*), ws, 400 s Randall av, 25x 100; Alfred J Talley to Anna K Adams, 2056 Ryer av; FORECLOS Apr17; May1; 2,450

May5'13. 2.450
Sheridan av (9:2456), ws, 200 s 167th, runs w240 to es Grand blyd & concourse xs or sw on curve 340 to ns McClellan xe 304 to ws of av xn336.6 to beg; also COLLEGE AV (9:2436), nec 168th, 200x200 to ws Findlay av; vacant; Fredk H Ehlen to Rockledge Constn Co, a corpn, 148 W 92: 44 pt; AL; May2; May8'13. O C & 100
Sheridan av (9:2456); also COLLEGE AV (9:2436); same prop; Fannie G Slattery to same; ¼ pt; AL; May5; May8'13. O C & 100
Southern blyd, 559 on man 59 (10:2546)

Southern blvd, 559 on map 59 (10:2546), ns, 100.5 e St Anns av, 25.3x87.8x25x90.9, 5-sty bk tnt; Mayer Sachs to Max Powell, 135 W 117; mtg \$11,000 & AL; Feblo; May 5'13.

5'13. O C & 100

Southern blvd, 1230 (11:2979), es, 306.10
n Home, 30x105, 4-sty bk tnt & strs; Jno
P Leo to Kath Merkel, 4 W 108; mtg \$20,000 & AL; Apr29, May2'13. O C & 100

000 & AL; Apr29; May2-13. OC & 100

Southern blvd, 1230; Kath Merkel to
Jno J Petry, 1230 So blvd; B&S; mtg \$20,000 & AL; May1; May2-13. nom
Sylvan av (13:3421), es. 162.2 s 256th, 50
x100, vacant; Theresa C Fitz to Jacobine C
Willard, 248 W 154; AL; Apr29; May5-13.
nom

Sylvan av (13:3421), same prop; Jacobine C Willard to Philip Fitz & Theresa C his wife, joint tenants, 307 W 126; B&S; AL; Apr29; May5'13.

Tlebout av, 2081 (11:3143), nwc 180th (No 315), 100x25, 5-sty bk tnt; Edith C Martling to Jno Watson, Northport, LI; mtg \$29,000; July25'12; May6'13.

Tiebout av, 2081, see 180th, 315 E.

Tinton av, 705, see 155th, 773 E.

Tremont av (11:3005). a strip lying bet

Tinton av, 705, see 155th, 773 E.

Tremont av (11:3005), a strip lying bet ss of old Boston rd or Locust av, old line & ss Tremont av, new line, which lies in front of lot 82 on tax map & is known on tax map as pt tax lot 98; Wm D Corcoran to F C Leubuscher, 5 W 124; QC; Marl1; May3'13.

Tremont av; same prop; Frederic C Leubuscher to Realty Redemption Co of NY, a corpn, 68 William; Marl7; May3'13.

nom

Union av, 774-6 (10:2676), es, 116.2 Westchester av, 50x110.9x50.5x117.2, 5-s bk tnt; Benenson Realty Co to Bert Schmuck, 777 Prospect av; mtg \$40,000 AL; May1; May2'13. exch & 1

Valentine av, 2922 (12:3297), ses, at nes 199th, 25x100, 2-sty fr dwg; Crescentia B S Wolf to Grace Evangelical Lutheran Church, 2924 Valentine av; May2'13.

O C & 100

Vyse av, 2071 (11:3127), ws, 77.6 n 179th,
37.9x83.10x34.7x83.7, 4-sty bk int; Barry
Brothers to Geo N Fischer, 345 E 84; mtg
\$16,500; Apr30; May2'13.

Vyse av, 2089-93 (11:3127), ws, 48 s 180th,
77x105.3x77x102, 2 5-sty bk ints; Fulson
Realty Co to Eberhart Bldg Co (Inc), a
corpn, 401 E 76; mtg \$64,775 & AL; May
5; May6'13.

O C & 100

W.Hang av, (*) nwc 2024 91 6x100; Avel

Wallace av (*), nwc 203d, 91.6x100; Axe E Wiberg to Adee Holding Co, Inc, a corpn, 7 Beekman; mtg \$2,500 & AL; May5 May6'13. Axel

Walton av (11:3183), es, 247 n 183d, 50x 95, except pt for Walton av; vacant; Kath Wilson to Julius R Fabricius, 51 West Fordham rd; ½ pt; AT; May5; May6'13. O C & 100

Walton av (11:3183); same prop; Anna & Rosa Wilson by Jos H San, GDN to same ½ pt; AT; B&S; May5; May6'13, 2,000

Washington av, 2152 (11:3049), es, 569 n 180th, 25x112x25.4x108.8, 2-sty bk dwg; Eliz M & Julia A Coogan to Vincenzina Milano, 2152 Washington av; mtg \$5,000; May2; May3'13.

RECORD AND GUIDE

Washington av (*), nes, 509.3 se West-chester av, 25.4x105.4x25.4x104.11; Philip & Mary Morey to Eliz Rippel, 1822 Cro-tona av; AL; Apr17; May2'13. nom

tona av; AL; Apr17; May2'13. nom

Webster av (12:3278), ws, 78.8 s 198th
(Travers), 25x123.2x25.1x121.10, vacant
Rosana Connor as heir Hugh Dougherty
to Jas T Dougherty, Ritch av, Greenwich
(Conn; AT; QC; Apr29; May2'13. nom

Webster av (11:2887), ws, 1066.10 s Clay
av, 50x180 to Clay av, x50x180.4, vacant
Henry Hunneke, Jr, to Ludwig Sikora, 8
9 av, Long Island City, B of Q; AT; May
7; May8'13. O C & 100

Webter Plains rd (*) swc Nereid av

White Plains rd (*), swc Nereid av. 105.6x90.4x105x101.1; Max Just to Thos S. Walker at Long Lake, Hamilton Co, NY; mtg \$9,500; Apr2; May2'13. OC & 100 Woodycrest av (9:2513), ws. 100 n 166th, 100x100, vacant; Thos D Malcolm Constn Co to Bagot Realty Co, a corpn, 45 John; May5'13.

Mays 13.

Zerega av, 1702-4 (*), nes, 19.11 n Maclay av, 40x77.1x39.11x78.11; Henry Osterholt to Commercial Finance Co. Poughkeepsie, NY; mtg \$13,000; May5; May6'13.

O C & 100

O C & 100

3D av, 3547 (9:2373), ws, 2594 n 168th,
24.4x100, 5-sty bk tnt & strs: Wm C
Davidson & ano, EXRS Mary M Davidson,
to Frank Davidson, Montclair, NJ; Edw E
Davidson, West Orange, NJ; Jno R Davidson, 308 W 82; Mary E Baird, 535 W 112;
Florence Clark, 2345 Bway, heirs Mary M
Davidson; May5; May6'13.

North ½ (*) plot 44 map Arden prop,
50x100; Kate Weissauer to Wm Brunner,
911 2 av; B&S; C a G; May7; May8'13.

nom

South ½ (*) lot 44, Arden prop, 50x100; Edw A Weissauer to Wm Brunner, 911 2 av; B&S; C a G; May7; May8'13. nom South ½ (*) plot 44, 50x100; also n ½ plot 44, 50x100; Wm Brunner to Edw A Weissauer & Kate, his wife, 336 E 86; B&S & C a G; May8'13. nom

Plot (*), begins 200 n Cornell av & 100m Chestnut, being plot 483, map Arden prop, except pt for 222d; Augusta Brown to Steven B Ayres, — Kappach st; B&S & CaG; Aprl5; May6'13. O C & 100

MISCELLANEOUS CONVEYANCES

Borough of the Bronx.

Tiffany st (10:2774 & 2775), es, 307 s Oak Point av, runs e230 to cl Casanova, xs 25xw130xs18xw100 to Tiffany, xn43 to beg, vacant; re mtg; Jno H Henshaw to Cora M Bramwell, 57 E 91; QC; Apr30; May2'

Whittier st (10:2762 & 2765), ws, 100 s Seneca av, runs s 167.2xw49.11xnw129.2 xe28.5xn50xe100 to beg, vacant; re-mtg; Emma W Cone to Hunts Point Realty Co, 165 Bway; Apr30; May6'13. 3,500

139TH st E, nwc Locust av, see Locust 7, swc, 140.

7, swc 140th. st E, swc Locust av, see Locust

av, swc 140th.

14STH st E, ns, 70.3 e Morris av, see Morris av, ws, 59.2 n 150th.

166TH st, 781 E, see Tinton av, 1098.

171ST st, 537 E, on map 535 E (11:2928), ns, 100.1e 3 av, 27.6x118.8x27.6x120 5-sty bk tnt; re-mtg; Jas G Wentz to Realty Business Corpn, 156 Bway; QC; May6; May7'13.

Be Polynomia 150 By May 100 By May 100

May7'13.

De Reimer av (*), ws, 527.10 n Boston rd, 50x101.8; sobrn of CONTRACT to mtg for \$700; Jules H Ledoux with Crawford Real Estate & Bldg Co, a corpn, 7 E 42; Mar13; May7'13.

Ellis av (*), ns, 261.2 w Pugsley av, 125 x88x125x84.11; re mtg; Estelle G Norman to Jacob Blaesser, 234 E 197; QC; May3; May6'13.

Locust av, nwe 139th, see Locust av, ve 140th.

swc 140th.

Locust av (1st av) (10:2598), swc 140th (2d), 100x125, vacant; also LOCUST AV (1st av) (10:2598), nwc 139th (3d), 100x100, vacant; also JACKSON AV, 480-4 (Robbins av) (10:2578), es, 325 n 145th (Grove), 75x100, except pt for Crane, 2 3 & 1-sty fr dwgs; re dower; Mary I Birchall, widow, to Nathan & Lucy K Birchall, 283 Locust av; QC; May3; May7'13.

Morris av (9:2440), ws, 59.2 n 150th, 34.1 x100; also 148TH ST E (9:2330), ns, 70.3 e Morris av, 50x106.6; asn rents to extent of \$511.75; Mary Connelly to Arthur & Jno J Cohn, 912 Forrest av; Apr30; May6'13.

Morris av, ws., 375 s 184th, see Walton 7, es, 247 n 183d.

Newton av (13:3421), land in bed of in front of lots 43 & 44 blk 1 map (16 of Sheridan & Segrave; re mtg; Park M Co to City NY; QC; Oct24'12; May6'13.

Newton av (13:3421), land in bed of av in front of lots 43 & 44 blk 1 map (1658) of Sheridan & Segrave; Delia A, wife Jno J Kennedy, to City NY; Oct24'12; May6'13.

Penfield av (*), ns, 23.5 w Baker av, 200 x200 to 242d; re jdgt; Nathan J & Moses Packard to Nelson Penfield, at Greenecastle, Ind; May1; May5'13. O C & 100

castle, Ind; Mayl; Mayb 13. O C & 100 Tinton av, 1098 (10:2671), nec 166th (No 781), 52x99, 1-sty fr bldg; re mtg; German Savgs Bank to Carolena H Von Waffen-stein, 1118 Tinton av; QC; May2; May6'13. 4,000

Wallace av (*), ws. 320 n Morris Park x, runs e25xn25xw25xs25 to beg, being land in bed of av; Regent Realty Co to City NY; Jan3; May6'13.

Wallace av (*), ws. 320 n Morris Park av, runs w5xn25xe5xs25 to beg, being land in bed of av; Geo P & Hy Friess Jr to City NY; Jan3; May6'13.

City NY; Jan3; May6'13. nom

Walton av (11:3183), es, 247 n 183d, 50x
95, owned by party 2d pt; also MORRIS
AV (11:3183), ws, 375 s 184th, adj above
on rear, & owned by party 1st pt; agmt
as to encroachment; Lena Sternschuss
with Julius R Fabricius, 51 W Fordham
rd; Apr28; May6'13. nom

Watson av (*), ss, 66 e Tremont av, 200x
216 to Blackrock av, Unionport; consent
to sale of above free of all claims; Edw
Devlin, 624 W 47, to Kath Taylor; Apr23;
May2'13. nom

May2'13.

Parcel (*), Nos 25 & 25A on damage map to open 222d st from 7 av to Hutchinson River; re of all claim under asn of awards; Randall Realty Co et al to Crawford Real Estate & Bldg Co, 7 E 42; Mar 26; May7'13.

Parcel (*) No 32 on damage map to open 222d st from 7 av to the Hutchinson River; re mtg; Kath G Lower EXTRX Wm H Gelshinen to Crawford Real Estate & Bldg Co; Apr7; May7'13.

LEASES

Borough of Manhattan

MAY 2, 3, 5, 6, 7, 8.

Ann st, 7-9 (1:90); all; Fredk Frisch to ax Garfunkel, 2 E 120; 5yf May1; May

6'13.

Ann st, 39 (1:92); asn Ls; Geo Lauer to Gus Mehnert, 220 Newark av, Jersey City NJ; Mtg \$3,454.30; May7; May8'13. non

Arden st, nec Nagle av, see Nagle av, ec Arden.

nec Arden.

¹Bayard st, 61 (1:163); e basement; Joe Squillacioti & ano to Benj Katcherovsky, 3 Elizabeth; 3yf May1; May3'13.

²Cherry st, 431-3; & Jackson st, 47-9 (1:-260); all; Wm A Andrews to Wm F Murphy, 47 Jackson; 5yf May1; May8'13. 1,380

¹Christopher st, 177 (2:636), ns, 99.6 e Weehawken, 22x95.3; all; Alban Spooner to Wm J Olvany, 235 W 4; 4yf May1; May 2'13.

13.

Cortlandt st, 51 (1:60), sec Greenwich, pt of b; Maria R Friedhoff & ano to Jas peventy, 902 Union av, & ano; 4yf May1; 1,200

May8'13.

Franklin st, 178-80 (1:187); certf as to satisfaction of asn of rents recorded Jan 15'12 of leasehold premises owned by Saml Kaufman, 313 E 116; Isidore D Morrison, 1975 7 av. & Jacob R Schiff, 18 E 120, to Channel Realty & Constn Co; Apr30; May 3'13.

725 **Fulton st, 140** (1:79); 4 upper firs; P M hmeis & Co to Jules Peck, 66 Berkeley l, Bklyn; 5yf May1; May2'13. 3,600 & 3,900

¹Greenwich st, see Cortlandt, see Cortlandt, 51.

andt, 51.

'Houston st, 111-7 E, see 2 av, 228.

'Houston st, 139-45 E, see 2 av, 228.

'Houston st, 208 E; also 1ST ST, 101 E, (2:428), str & b; Louis Minsky to Jacob S Gold, 217 2 av; 5yf May1'13; 2y ren; May7'13. ¹Houston st, 208-10 E, see 2 av, 228.

'Houston st, 240½ E, see 2 av, 228.

'Hudson st, 111-3 (1:187); 1st loft above str; Susman J & David W Valk to Ridgrays (Inc), a corpn, 100 Hudson; from May1'13 to Apr30'18; May6'13.

2,250

May113 to Apr3018; May613. 2,250

1 Jackson av, 47-9, see Cherry, 431-3.

1 Murray st, 45 (1:133); 1st fl, b & sub b;

Brent Good to David Wallach, 411 Strafford rd, Bklyn, & Wm I Kallisch, at Long
Beach, LI, firm Kallisch & Wallach, 45

Murray; 3yf May1; May8'13. 3,000 to 3,250 Pitt st, 27 (2:342); asn Ls; Max Himmel o David Ferber, 27 Pitt; Jan17'12; May5

Pitt st, 27 (2:342); asn Ls; David Ferber to Moritz Rothstein, 451 E 171; Dec9'12; May5'13.

Mayo'13. nom 'Sullivan st, 104-6 (2:504); all; Grazia Trapani to Jos Purrone or Perrone, 153 Bleecker, et al; 5yf May1; May2'13. 6,360 'Wall st, 118 (1:37); str & c; Clara R Gerken to Hyman Wiener, 118 Wall: 3yf Jan1; May6'13. 600 & 660

Jan1; May6'13. 600 & 6

1ST st, 101 E, see Houston, 208 E.

13D st, 285 E (2:373), nes, 146 se Av
21x96.2; asn ls; Abr Kraus to Ida Brawe
174 Rivington; Apr11; May6'13. no
18TH st, 403 E (2:378); cor str; Lou
Kotzen, AGENT for Barnett Levy, to Al
Charnofsky, 403 E 8; 3yf May1; May8'15

110TH st, 375 E (2:393); asn Ls; Harry A Goldberg to Danl London, 829 Lafayette av, Bklyn; Mar14; May3'13. O C & 100

10TH st W, cor Greenwich av, see Green-

wich av, 18-20.

113TH st, 436 E (2:440), double str & two basements; Domenica Scica & ano to Saverio Virzi, 432 E 13; 5yf May1'13; May7'13, 900

113TH st, 102 W, see 6 av, 187. 113TH st W, swc 6 av, see 6 av, 187. 114TH st, 249 W (3:764); str fl; Martha ichaifer to Harry Chack, 257 W 14; 3yf 1600 1600 1700

May1; May2'13.

'18TH st, 221 E (3:899), nes. 326 nw 2 av, 23x92; leasehold; Thos N Cuthbert, ref. to Adolph Humpfner, 134 E 16; PARTITION Sept19'12; Oct19'12; May6'13.

2,850

122D st, 62 W (3:823); str & b; Hoffman Realty Co to Jacob Storch, 22, & ano; 3y & 4½ mos fr May15; 13.

1,200 & 1,300 124TH st, 301-5 W, see 8 av, 281-3. 125TH st, 58 W (3:826); 4-sty bldg; all; Jean B Guttin to Lucien Bilquez, 58 W 25; 6yf May1; May5'13.

4,00

127TH st, 57 W, see 6 av, 446.

129TH st, 115-23 W (3:305); centre s & t
The Twentieth St Realty Co to Morris
Pfaelzer, 6 E 12, firm M F Pfaelzer & Co
735 Home; 4 9-12yf May1; 5y ren at \$2,255
May5'13.

May5'13. 2,000

'139TH st, 334 E (3:944), e str & b; Patk
McCauley & ano to Chas H Abbott, at
Hartsdale, NY; 8yf May1; May2'13. 720

'139TH st, 334 E (3:944); asn Ls; Chas H
Abbott to Beadleston & Woerz, a corpn,
129TH st, 334 E; agmt as to covenants in
lease; Beadleston & Woerz, a corpn, to
Wm C Foody, 339 E 3; May2; May5'13.

nom

142D st, 160-4 E, see 3 av, 650-8.

142D st, 149 W (4:995); str & pt b; Longacre Land Co to "Youmans" (Inc), 536 5 av; 10 4-12yf June1; May2'13.
7,000 to 9,000

7,000 to 9,000

48TH st, 15 W (5;1264); asn Ls; Dwight
H Day et al, EXRS Matilda R L Bradford,
to Marian B Elliott, 383 Park av, & ano;
Mar27; May5'13.

Mar27; May5'13.

14STH st, 15 W; consent to asn Ls as above; TRSTES of Columbia University to Dwight H Day, at Dongan Hills, SI, et al, EXRS Matilda R L Bradford; Apr7; May

148TH st, 15 W; asn Ls; Marian B El-lott, 383 Park av, NY, & Clara R Day, at longan Hills, SI, to Jas L Barclay, 14 E 8; May5'13. O C & 100

148TH st, 15 W; consent to as above Ls; TRSTES of Columbia University in City NY, to Marian B Elliott, 383 Park av, & Clara R Day, at Dongan Hills, SI; Apr17; May5'13.

149TH st, 17 W (5:1265), ns, 264 w 5 25x100.5; asn Ls; Richd Mortimer & a heirs &c Anna F Mortimer, to Suzanne Pierson, 17 W 49; Mar24; May5'13. n

149TH st, 17 W; consent to asn Ls; TRSTES of Columbia University, in the City of N Y, to Richd Mortimer, at Tuxedo Park, NY, & Stanley Mortimer, at Roslyn, NY, heirs, &c Anna F Mortimer; Mar24; May5'13.

149TH st, 17 W; consent to asn Ls RY, to Suzanne M Pierson, 17 W 49; Ma 27; May5'13.

7; Mayo 13.
750TH st, 203 W (?) (4:1022); cor Bwa tr on 50th, for barber shop in bldg vinter Garden Co; Winter Garden Co alvatore La Placa, 315 E 26; 5yf Jan [ay5'13. & 1,000

Salvatore La 1,000 May5'13.

152D st E, nwe 1 av, see 1 av, 945.

157TH st, 126 E (5:1311); all; Amelia R Worrall to Henry V Weil, 126 E 57; 10yf May1; May5'13. taxes over 686.25 & 3,200

159TH st, 214 E (5:1332); asn 1s; Wm F Murphy to Michl Coyne, 158 W 100 & Dominick Coyne, 2213 5 av; May2; May7'13. nom

175TH st W, nwc Ams av, see Ams av, wc 75th.

nwc 75th.

1101ST st, 205-7 E (6:1651); all; Mamie Marks to Abr Miller, 125 E 113, et al; 10yf Junel; May8'13. 2,700 to 3,000 1102D st, 59 E (6:1608); sur Ls; Saml Fellenstein to Philip Weinberg, 245 W 112; Apr30; May6'13.

1116TH st, 254 W (7:1831); str & b; Louise C J de Kantstein & ano, EXRS Oscar C Ferris, to Fredk B Kohlhepp, 164 W 83; 8yf May1; May2'13. 2,400 & 2,700

W 83; Syr May1; May2 13. 2,400 & 2. 1117TH st, 538-40 E (6:1715); asn Stephen Hnath to Jno Kuropeak, 418 119 & ano; mtg \$——; Apr10; May3

1119TH st E, nwe 1 av, see 1 av, 2325 1123D st, 354-64 E (6:1799); all; David Jacobowitz to Isaac Richter, 219 E 121, & ano; 3yf Junel'11, May2'13. 8,400 & 8,600 1123D st, 354-64 E; asn Ls; Isaac Richter & ano to Jacob Borowik, 99 Lewis, & ano; Feb8'12; May2'13.

Febs'12; May2'13. 1,200

123D st, 354-64 E; asn Ls; Jacob Borowik & ano to Isaac Richter, 219 E 121;
½ RT&I; Febs'12; May2'13. O C & 100

123D st, 354-64 E; asn Ls; Isaac Richter to Jacob Borowik & Abr Horowitz, both at 99 Lewis; ½ RT&I; May1; May2'13. 650

1125TH st, 61½ E (6:1750); str; Hudson Realty Co to Carmelina Zodda, 344 E 118; 3yf Mayl; 2y ren at \$1,300; May2'13. 1,200

1125TH st, 505-7 W (7:1980); all; Leopold Lowy to Herman Miller, 1293 Ams av; 5yf Mayl; May2'13. 4,400

5yf Mayl; May2 10.
1135TH st. 124-6 W (7:1919); asn I Gideon L Young to Martinson & Nib (Inc), 477 Lenox av; AT; May1; May3"

1156TH st, 506-10 W (8:2114); asn Benj Kalmus, 559 W 156, & ano, to I Kalmus, 559 W 156, et al; Apr25; May

¹Av C, 99-103 (2:389), n str & b; Sigmund Schnee to Edw Wormser, 156 E 79; 5 9-12yf Augl'12; May7'13. 1,950 to 2,100

'Amsterdam av, 63 (4:1134); n s bakery; Jacobina Young to Philipp mig; 3yf May1; May5'13.

Amsterdam av (4:1167), nwc 75th; str & c; Burr & Co to Jas Gettings, 764 9 av; 4yf May1; May6'13. 2,700

¹Amsterdam av, 1324-8 (7:1980), ws. 49.10 n 125th, 50x100; all; N Y Railways Co to Eissick Gappelberg, 288 E 3; 21yf Mar1 May3'13.

Amsterdam av. 1324-8; asn Ls; Eissick Gappelberg to Arch Amusement Co, Inc, 1324-6 Ams av; Jan24; May3'13. nom Amsterdam av. 2262 (8:2129); s str; Geo Pfeiffer to Rebacca or Rebecca Rudner, 2262 Ams av; 5yf Jan1; May5'13.

2262 Ams av; 5yf Jan1; May5'13.

**Bowery, 331 (2:458); str space; also BOWERY, 333, passageway & rear pt; Peter P Cappel to Salvatore Calderone, 328 E 12; 5yf May1; May2'13.

**Bowery, 333, see Bowery, 331.

**Broadway, 1177 (3:829), str & pt b; Marceau Co (Lim) to Meyer Lambert, 18 W 25; 6yf May1'13; May7'13. 7,500 to 8,500

**Broadway, 1665 (4:1023); s pt str, 11x 38; Schnader Co (Inc) to Edw Fisch, 206 W 99; fro May15'13 to Apr30'18; May5'13. 3,000

¹Broadway cor 50th, see 50th, 203 W. ¹Columbus av, 873 (7:1838), n str & pt b; Wm F Brintzinger to Chas F Hogan, 56 Manhattan av; 5yf May1; May6'13, 1,020

Greenwich av, 18-20 (2:606), cor 10th st; agmt as to ext of Ls for 5 yrs, or until Octl'28 on same terms as Ls recorded Oct 3'08; Horatio B Cushman to Burritt A Cushman, on premises; Apr26; May3'13.

Cushman, on premises; Apr26; May3'13.

1 Jackson st, 47-9, see Cherry, 431-3.

1 Lenox av, 549 (7:2006), str floor & b; Chas F Gries to Max Popper, 549 Lenox av; 5yf May1'11; May7'13. 1,560 & 1,620

1 Nagle av (8:2174-77), nec Arden; str & b; Hensle Constn Co to Arthur A Ziegler, 1 Arden; 10yf June1; May5'13. 780 to 1,500

1 Riverside dr (8:2245), ns, plot begins at nl land conveyed by W S Sheafer to Hy Sheafer by deed recorded July7'06, at nws of F st or Presscott av & 153.5 sw Dyckman with ns Riverside dr, runs nw62.4 to pt 158.7 sw said st x again nw 300.7 xsw5xnw 138.1 to pt 191.8 sw of said st & 988.11 nw from cor Riverside dr & said st xsw 63.1xs119.9 to ns Riverside dr at pt 1059.7 on curve nw from sws Dyckman xe along drive 460.11 to pt in ns of said dr & also in nws of F st or Prescott av & 598.8 w from cor of sws of Dyckman & ns of said dr xne along F st or Prescott av 175.8 to beg, the land, with option to purchase for \$75,000; Henry Sheafer, at Pottsville, Pa, to Horace J Campbell, at Yonkers, NY; 5yf Mar19; May8'13. ½ taxes &c & 3,750

11ST av, 487 (3:934); str & pt c; Chas Braun to Sophie Casselius, 487 1 av; 5yf May1; May2'13.

11ST av, 945 (5:1345), nwc 52d; str & pt c; Lazar Bresler to Jos M Ratner, 945 1

May1; May2'13.

1816
18T av, 945 (5:1345), nwc 52d; str & pt c; Lazar Bresler to Jos M Ratner, 945 1 av; 9½yf May1; May8'13.

18T av, 945 (5:1345); asn Ls; Morris Bimstein to Lazar Bresler, 945 1 av; June 4'12; May5'13.

O C & 100

Hinstein 4'12; May5'13.

1ST av, 2038 (6:1699), s str & b; Sarah M Stiassny to Antonio Ventola, 2038 1 av; 1 11-12 yf June1'13; May7'13.

1ST av, 2325 (6:1796), nwc 119th; str fl pt c; Anna Tietjen to Domenick Fata, 324 E 112; 5yf May1, 2y ren at \$1,200; May 960 & 1,080

2D av, 69 (2:460); cor str; Bertha Abeles ano to Nathan Rosenweig, 65 7th, & ouis Friedman, 224 Sanford, Bklyn; 3yf Iayl; May5'13.

Louis Friedman, 224 Santolu, 2,070
May1; May5'13. 2,070
May1; May5'13. 2,070
May1; May5'13. 2,0 pt; also
HOUSTON ST, 240-240'½ E, & AV A, 2-4
(2:397); all; ½ pt; also HOUSTON ST,
111-7 E (2:427); new National Theatre;
all; ½ pt; also HOUSTON ST, 208-10 E
(2:428); all; ½ pt; also HOUSTON ST,
139-45 E (2:422); all; ½ pt; Max D Steuer
to Louis Minsky, 224 E 15; all title to
said pts; 8yf Decl'12; May6'13.

taxes &c & 24,000

12D av, 1829 (5:1540), str fl, b & s, flat on
1st fl; Theresa Michael et al to Carl Engemann, 1829 2 av; 5yf May1'13; May7'13.

1,560

¹3D av, 134 (3:870), str & b; Mary E ones to Eliz Bally, 134 3 av; 7yf May1'13; 43y7'13.

May7713.

13D av, 650-8 (5:1296), swc 42d (Nos 160-4), 98.9x100; all; Mary B & Bartow S Weeks to Sol Bloom, 445 Riverside dr; 21yf May1;21y ren; Jan30; May5713.

taxes &c & 17,000 to 25,000

taxes &c & 17,000 to 25,000

13D av, 650-8, & 42d st, 160-4 E (5:1296);
agmt modifying above Ls & consent to
asn same to Wm Volz, 301 W 42; Mary B
Weeks, 235 W 75, & Bartow S Weeks, 240
W 73, with Sol Bloom, 445 Riverside dr;
Mar3; May5'13.

13D av 650-8

W 73, with 801 Bloom, nom Mar3; May5'13. nom 13D av, 650-8, & 42d st, 160-4 E; asn Ls; Sol Bloom to Wm Volz, 301 W 42; May3; May5'13. 0 c & 100

May5'13. O C & 100

15TH av, 1362 (6:1597); fl above str; Saml
C Winstlan to Louis Friedman, 1989 7 av,
& ano; 2yf Marl; May2'13. 750 & 810

15TH av, 1363 (6:1619); asn ls; Oppenheim Bakery, Inc. a corpn, to Jos Krauthamer, 166 2d & ano; Apr24; May6'13. nom

¹5TH av. 1363: asn ls; Jacob Oppenheim o Oppenheim Bakery Inc, a corpn, 1363 av; Apr22; May6'13.

15TH av, 2159 (6:1765), str; Adolf Gluck & ano to Chas H Kirchein, 2159 5 av; 5yf Dec1'13; May7'13.

Decris; Mayris.

16TH av. 98 (2:572), 3 upper firs; Leon
Migdalsky to Frank De Maria, at Midvale,
NJ, & ano; 3yf Mayl; 2y ren; May8'13.
1320

W; sur Ls recorded Apr2'06; Chas Nebauer & Louis H Korade to Eliz Hawthorn, 323 W 83; AT; Apr28; May6'13.

16TH av, 187 also 13TH ST, 102 W; sur Ls recorded Oct15'12; Chas Nebauer to same; AT; Apr28; May6'13. nom 16TH av, 187 (2:608), swc 13th; all; also 13TH ST, 102 W (2:608); all; Eliz Hawthorn to Chas Nebauer, 102 W 13; 21yf May1; May6'13. 6,000

16TH av, 446; also 27TH ST, 57 W (3:-829); cancellation of Ls; Bernard Courtney to Arthur D Weekes at Oyster Bay, LI, et al EXRS &c, Townsend Underhill; AT; May8'13;

AT; May8'13; nom

16TH av, 513-15 (3:806); asn Ls; Saml

Mahler & ano to S & A Mahler, Inc, 507

5 av; Apr29; May6'13. O C & 100

16TH av, 629 (3:812); 2d, 3d & 4th flrs;
Sara Cohen to Michel Campanis, 649 6 av;
2yf May1, 2y ren; May2'13. 1,920

18TH av, 281-3 (3:748), nwc 24th (Nos 3015); asn Ls; Geo E Weeks to Arthur Jost,
12 E 133; Apr4'12; May2'13. nom

1STH av, 281-3 (3:748), nwc 24th (Nos
301-5), 44.2x100; all; Sarah Dwyer & ano
to Geo E Weeks, -1 8 av; 5yf May1'11;
May2'13. taxes in excess of 1,000 & 5,700

"STH av, 551 (3:761); upper pt of bldg; Robt L MacNabb to Julius Hesse, 985 8 av; 5yf Mari'12; May6'13. 1,080 "STH av, 916 (4:1026); all; Geo Ehret to Chas G Dochterman, 916 8 av; 5yf May1; May3'13. 2,500

18TH av, 985 (4:1048); 1st fl; Jno Reisenveber to Julius Hess; 3yf May1; May6'13

18TH av, 2748 (7:2031); asn ls; Matthew H Gregory to Jas Manning, 2206 7 av & Paul Dabow, 2748 8 av; May5; May6'13.

110TH av, 48-50 (2:646); 1st fis & cs, 40 x75; also space 19x43 on 2d fi; Connon Bros Co to Indianapolis Abattoir Co, a corpn, at Indianapolis, Ind; 10yf Mayl'12; May2'13

110TH av, 48-50; asn Ls; Indianapolis Abattoir Co to Sulzberger & Sons Co of America, a corpn, Prudential Bldg, Newark, NJ; AT; Aprl2; May2'13. O C & 100

110TH av, 640 (4:1055), pt of; agmt as to ext of lease for 5yf Decl'13 on same terms as Ls recorded Marl1'09; Martha L Feig to Adolf Habich, 640 10 av; Apr28; May 2'13.

2'13.

10TH or Amsterdam av (8:2149), c 1 at north cor plot 19, runs sea50 to Harlem River & w to land Wm Ferguson xnw487 to c 1 of Ft George av & 10 av xsw101.4 to beg, being plot 20, map Isaac Dyckman at Ft George, except pt owned by City of NY, also except part occupied by Sylvester Carfolite, hotel, &c, all; Walter J M Donovan to Sylvester Carfolite at Amsterdam av & 194th; 5yf Marl'13; May7'13. taxes, &c, & 1,000

10TH or Amsterdam av (8:2149); same rop; asn ls; Sylvester Carfolite to Chas S Johne, 411 E 90; Mar25; May7'13. nom

110TH or Amsterdam av (8:2149); sa prop; asn of all R T & I to any sums money to be paid on termination of Chas J Johne to Lion Bwy, 104 W I May2; May7'13.

111TH av, 420 (3:707); str & c & above str; Marietta M Stuhr to Cl: Goldschmidt, 420 11 av; 2 6-12yf Novl' May6'13.

111TH av, 422 (3:707); str; Marietta Stuhr to Clara Goldschmidt, 420 11 2 7-12yf Octl'12; May6'13.

lilTH av, 732 (4: 80); s str fl & pt c; Alma D K Heindel & ano to Fred Nolze, 732 11 av; 3yf Mayl'15; May8'13.

LEASES.

Borough of the Bronx.

1212TH st, 728 E (*); all; Alfonso Bottino to A C Ruff, 3712 Willett av; 2yf Janl'11; 3y ren; May6'13. 240 & 300 1Anthony av, 2047, see Burnside av, 217-9.

¹Broadway (13:3414 & 3415), at 242d, space on ground fl in Van Cortlandt Park Hotel; Arras Bros (Inc), a corpn, to Chas R Schraps, 201 W 107; 1yf Mar15'12, & ren 5yf Mar15; May5'13.

Burnside av, 217-9, & Anthony av, 2047 11:3156); 3 houses; Ferd T Hopkins Jr 5 Hopkins G Barrett, West Somers, NY; yf May1; May6'13.

Castle Hill av, 1116 (*); str & c; Frank E Field to Geo Uhl, 1137 Castle Hill av; 5yf Mayl'12: May6'13. 420 & 540

byf Mayl'12: May6'13. 420 & 540

'Jerome av, 3178 (12:3322); asn ls; Antonio Principe to Ebling Bwg Co, 760 St
Anns av; Mar21; May7'13. nom

'Jerome av (12:3322), see Van Cortlandt
av, two 3-sty fr bldgs & stable; Jno
Shields to Tony Principe, 3178 Jerome av;
3yf Mayl'12; May7'13. 1,200

Longwood av, 1011 (10:2721); cor str; Geo Daily & ano to Isaac Sperling, 768 Fox; 3yf May1; May6'13. 600 & 720

¹Morris av, 688 (9:2414); asn Ls; Jno Ciesnielewski to Ignatz Kunias, 697 Morris av; mtg \$—; Apr19; May3'13. nom ¹Morris av, 688; asn Ls; Ignatz Kunias or Kunais to Fidele Paccione, 420 Morris av; Mtg \$—; Apr25; May3'13. nom

Mtg \$---; Apr25; Mays 15.

Southern blvd, 1343-5 (11:2976); s str & n b; Lederer Constn Co to Harry Kessler, 1345 So blvd; fr May1'13 to Oct1'17; May2 900 & 1,020

¹Union av, 730 (10:2675), all; Max F Schober to Frank Timmers, 681 Dawson; 5yf May1'13; May7'13.

Wan Cortlandt av, sec Jerome av, see erome av, sec Van Cortlandt av.

229

Webster av, 2517-9 (11:3026), ws, bet Fordham rd & 189th; 1st floor & b, with rear entrance to Fordham rd, for P O Station; Jno Noonan et al to U S of A by Albt S Burleson, Postmaster-General of the US; 10yf Nov16'12; May7'13.

2,700 & 2,950

May 10, 1913

2,700 & 2,950

1Webster av (11:3027), es, 100 n Tremont av, 18.3x57.3; str & c; Meyer Wolfson & ano to Louis Abt, 343 W 58; 5yf May1; May6'13.

1Willis av, 494-506 (9:2292); 3 rms on es of bldg & 4 rms facing on Willis av; Aug Dreyer to Percy Edwards, 2683 3 av; 5yf May1; May6'13.

MORTGAGES.

Borough of Manhattan.

"Ann st, 39-41 (1:92); sal Ls; May7; May 8'13; demand, 6%; Geo Lauer, Astoria, LI, to Henry Elias Brewing Co, 403 E 54. 3,454.30

"Attorney st, 146-50, see Stanton, 186.

"Baxter st, 2 & 2½, see Park row, 164-6.

"Baxter st, 4 (1:160), ws, 90.2 n Park row, 28x34.8x28x33.6; pr mig \$4,300; May 5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877

"Baxter st, 18 (1:160), ws, abt 90 n Park row, 25x116.6x23x116.6; pr mtg \$21,000; May5; May6'13; 5y6%; Alex & Abr Fine-lite to Sarah Defries, 325 Central Park W. 1,877

7. 1,877 "Baxter st, 20 (1:160), ws, abt 55 s Worth 15x117; pr mtg \$16,000; May5; May6'13; y6%; Alex & Abr Finelite to Sarah De-ries, 325 Central Park W. 1,926

fries, 325 Central Park W. 1,926

"Bleecker st, 21 (2:529), ns, 250.3 w Bowery, 20x66.3x20x65.5; also BLEECKER ST,
23 (2:529), ns, 270 w Bowery, 20x67.2x20x
66.4; PM; May5'13; 3y5'%; Max Teitelbaum,
51 St Nicholas av to Natl Florence Crittenton Mission, a corpn, 46 E 29, 20,000

"Bleecker st, 21-3; PM; pr mtg \$20.000;
May5'13; 2y6%; same to same. 2,000

"Bleecker st, 23, see Bleecker, 21.

"Charry st 242, see Water, 500

mBleecker st, 23, see Bleecker, 21.
mCherry st, 343, see Water, 590.
mColumbia st, 28 (2:332), es, 100 n Broome
25x100; pr mtg \$23,000; May5; May6'13; 5y
6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W. 1,877
mCornelia st, 25-7 (2:590), ns, 164.5 e
Bleecker, 42,2x97.6; pr mtg \$40,000; May
5; May6'13; 5y6%; Alex & Abr Finelite to
Sarah Defries, 325 Central Park W. 1,877
mDelmeex st, 318-20 (2:328); ext of \$30.

Sarah Defries, 325 Central Park W. 1,877

***mDelancey st, 318-20 (2:328); ext of \$30,-000 mtg to Apr14'16 at 5%; Apr28; May8'13; Cornelius F Cronin with Morris Goldberg & Nathan Schancupp. nom

**mEssex st, 128 (2:353); ext of \$9,000 mtg to May5'18 at 5%; May5; May8'13; Lawyers Title Ins & Trust Co with Adolph nom

**Greet Jone at 42 (2:520)

Teitelbaum.

"Great Jones st, 43 (2:530); ext of \$25,000 mtg to May15'18 at 4½%; May5; May6'13; Citizens Savgs Bank, 56 Bowery with Edw Benneche, 1312 Mad av & ano trstes. nom "Grove st, 19-21 (2:588), ns, 25 e Bedford runs e46.lxn70.9xw18.7xs8.9xw27.6xs60 to beg; pr mtg \$—; May7'13; 2y6%; Ida Jetter, 43 Perry to Chas H Luedeke, 26 Bethune.

"Honey st, 250 (1:387), ort of \$28.000.

Bethune.

"Henry st, 259 (1:287); ext of \$2,000 mtg
to Mayl'16 at 6%; Apr30; Mayl'13; Jos
Alexander with Moritz Lefkowitz, 259
Henry.

"Houston st. 279 E (2:350), ss. 100 w Clinton, 25x102.3; PM; May1; May2'13; due &c as per bond; Szerena Reitman to Title Guar & Trust Co. 28,000

&c as per bond; Szerena Reitman to Title Guar & Trust Co. 28,000

***mHoward st, 25 (1:209), ss, 248.9 e Bway, 25.10x100; May8'13; 1y5%; David Greenebaum to Emigrant Indust Savgs Bank, 51 Chambers. 21,000

**Madison st, 352 (1:266), ss, 240.2 e Scammel, 23.3x94.10x23,3x95.1; PM; May1; May7'13; 5y5%; Selara Holding Co, a corpn to Lawyers Mtg Co, 59 Liberty. 19,000

***Monroe st, 55 (1:272), ns, 90.5 e Pike, 20.2x100x25xirreg; certf as to payment of \$2.024 on account of mtg for \$17,000; Apr 29; May2'13; Jno A Rutherfurd as trste Alfred G Myers to Jacob Katz.

***Monroe st, 158 (1:258), ss, abt 165 e Clinton, 23x100.1; also MONROE ST, 160-6 (1:258), ss, abt 190 e Clinton, 23x100.1; also MONROE ST, 160-6 (1:258), ss, abt 190 e Clinton Schrenkeisen, 1070 Mad av to Emigrant Indust Savgs Bank. 75.000

***Monroe st, 160-2, on map 160-6, see

Monroe st, 160-2, on map 160-6, see onroe, 158.

Ionroe, 158.

"Mott st, 104 (1:204), es, abt 125 s Hester, 5x94; PM; pr mtg \$--; May1; May3'13; y6%; Dominick Lambiente, 112 Mott to thas H Louis, 1 W 81. 6,000

mMott st, 104; PM; pr mtg \$16,000; May1; May3'13; installs; 4%; Dominick Lambiente to Obermeyer & Liebmann, 59 Bremen, Bklyn.

**Ridge st, 55 (2:342), ws, 150 s Delancey, 25x100; pr mtg \$41,000; May2'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70.

6%; Chas I Wellston 7,200

MRidge st, 55; certf as to above mtg;
May1; May2'13; same to same.

MRidge st, 55; ext of \$41,000 mtg to Jan

18'16 at 5%; Mar31; May2'13; Church Mission of Deaf Mutes & ano with Chas I
Weinstein Realty Co.

MRivington st, 231 (2:338), swe Willett
(Nos 73-5); 25x63; 5y4½%; Adolf Jabloner to German Savgs Bank, 157 4 av.

20,000

mRivington st, 235 (2:338), ss, 25 e Willett, 20x70; May7; May8'13; due &c as per bond; Jacob Conner & Mary Weiser to Title Guar & Trust Co.

mRivington st, 235; sobrn agmt; May7; May8'13; Harris B Greenberg with same.

mRivington st, 235; ext of \$2,000 mtg to May7'16 at 60 May7; May8'13; same with Jacob Conner, 235 Rivington, & Mary Weiser, 188 2d.

Weiser, 188 2d.

mom

mst Lukes pl, 13, or Charles pl (2:583), ns,
275.5 e Hudson, 21.8x100; pr mtg \$10,000;
Jan21'09; May3'13; 3y5%; Jno Collins to
Michl & Jno Tracy, Bklyn.

"Stanton st, 186 (2:345), nec Attorney
(Nos 146-50), runs e25.6xn69.7xe25.2xn30.2

xw50.1xs100 to beg; pr mtg \$30.000; May5;
May6'13; 5y6%; Alex & Abr Finelite to
Sarah Defries, 325 Central Park W. 1.877

mThompson st, 98-100 (2:502); sal Ls;
May7'13; demand; 6%; Nicolo Martinc to
Beadleston & Woerz, a corpn, 291 W 10,
300

mThompson st, 132-4 (2:516), es, 135 n Prince, 60x96.2; May7'13; 5y5%; Citizens Investing Co to Mary C Hencken, Green-wich, Conn. 67.500 Thompson st, 132-4; certf as to above tg; May7'13; same to same.

mWater st, 590 (1:245), ns, abt 70 w Montgom ry, 22.7x112.5 to Cherry (No 343) x22.8x112.7 ws; PM; May7; May8'13; 2y5%; Isaac Lewenthal to Chas P How-land, 131 E 78.

land, 131 E 78. 2,000

**MWhite st, 1, see West Bway, 229.

**William st, 194 (1:103), ss, abt 65 w
Frankfort, 17.4x76.7x17x74.3; Apr17; May6
'13; due Oct 17'13: 6%; Jno E Bullwinkle,
533 Wash av, Bklyn to Matilda A Sanderson, 258 Emerson pl, Bklyn. 1,700

**Willett st, 73-5, see Rivington, 231.

**"nad st, 308 E (2:372), ext of \$7,000 mtg
to Apr30'18 at 5%; Apr30; May5'13; Lawyers Title Ins & Trust Co with Jacob
Waldfogel. nom

**"MTH st, 167 E (2:432); leasehold: Apr

Waldfogel.

***m4TH st, 167 E (2:432); leasehold; Apr 8; May8'13; 5y6%; Thos Windmuller, St Albans, NY, to Sophie Cassellius, 487 1 av. 3,400

"6TH st, 322 E (2:447), ss. 300 se 2 av, 25x97; pr mtg \$—; Aprl1; May6'13:1y 6%; Chas Rubinger to Jos L Buttenwieser, 300 Central Park W. 7.000 msTH st, 334 E (2:390); ext of \$33,000 mtg to Mar5'18 at 5%; Apr25; May2'13; Lawvers Mtg Co with Hattie Taub, extrx Leon Taub.

mSTH st, 55 W (2:572), ns, 152.7 e 6 av, 24.11x93.11; PM; Apr1; May7'13; 4y6%; Fannie C Devoe to Arlington Estates Inc. 55 W 8.

55 W 8. 15.000

m10TH st, 17 W (2:574), ns, 257.11 w 5
av, 26x94.9; Apr30; May2'13, 5y4½%; Jno
J Bogert, Bklyn, NY, to Lawyers Title
Ins & Trust Co. 15,000

m11TH st, 212 E (2:466). ss, 409 w 2 av,
18x95; PM; May6; May7'13; 5y4½%; Annie R Greenberg to Seamen's Bank for
Savgs in City NY, 76 Wall. 10.000

m11TH st, 233 E (2:467), ns, 202 w 2 av,
25x100; pr mtg \$—; May3; May6'13; due
&c as per bond; Jos Fine to Max A Seigel, 960 Stebbins av. 4,500

m11TH st, 281 W (2:623), ns, 75 e Bleeck-

&c as per bond; 308, 14,500 gel, 960 Stebbins av. 4,500 m11TH st. 281 W (2:623), ns, 75 e Bleecker, 25x100; pr mtg \$20,000; May5'13: 1y 5½%; Eliz C B Parks, Cairo, NY to Marv E Meyer, 283 W 11. 3,500 m12TH st, 237 E (2:468); ext of \$13,000 mtg to June2l'16 at 4½%; April; May2 '13: Mary Wiener with Fanny Behren, 237 E 12. m12TH st. 237 E; ext of \$5,000 mtg to June 21'16 at 41/2%; April; May2'13; same with nom

m14TH st. 307 E (3:921). ns, 75 e 2 av, 21 6x53.3: May5'13; due &c as ner bond: Jno G Moran, Brewster, NY to Title Guar & Trust Co. 7,000

**Trust Co. **
**Trust Co. **
**19TH st, 336 E (3:924), ss, 260 w 1 av, 20x92: pr mtg \$8.000: May1: May2'13: installs. 6%: Kate Strauss, 46 E 75, to Walter M Goldsmith, 320 W 105. **

**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**Trust Co. **
**

stalls, 6%; Kate Strauss, 46 E 16, to Walter M Goldsmith, 320 W 105.

m20TH st, 28 E (3:848); leasehold; Apr 26; May2'13; installs; 6%; Frank Barro & Chas Muller, firm Barro & Muller, 26 E 20 to Moses Lindheim, 1254 Bway. 5,000 m22D st E, ns, — e Av A, see Av A, 362-70.

m23D st, 504-6 E, see Av A, 362-70.

m24TH st, 409 W (3:722), ns, 100 w 9 av, 25x98.9; May6'13; 3y4½%; Thos Lynch to Bowery Savgs Bank, 128 Bowery, 8,000 m28TH st, 150-2 W (3:803), ss, 150.6 e 7 av, runs w51.2xs98.9xw51xn25.3xw1.9xn73.5 to beg; May7; May8'13; 2y6%; Twenty-Bighth St & Seventh Av Realty Co to Tillie Wacht, 790 Riverside dr. 13,000 m28TH st, 150-2 W; certf as to above mtg; May6; May8'13; same to same.

m29TH st, 49-53 E, see 4 av, 424-32.

m31ST st, 100-4 W, see 6 av, 517-19.

m31ST st, 100-4 W, see 6 av, 517-19.
m32D st, 31-3 E (3:862), ns, 125 e Madison av, 50x98.9: May2'13, 5y5%: Bramko Constn Co to Bklyn Savgs Bank, 141 Pierrepont, Bklyn.
230,000

m32D st, 31-3 E; certf as to above mtg; May2'13; same to same.

May2'13; same to same.

"32D st, 31-3 E; sobrn agmt; May2'13;
same & Gibraltar Mtg Co with same. nom

"33D st, 33-43 E (3:863), also 34TH ST,
48-52 E (3:863); agmt as to share ownership in mtg: May5; May7'13; Mutual Life
Ins Co of NY & County Holding Co with
Jno B Walker, 7 E 54.

m34TH st, 48-52 E, see 33d, 33-43 .E

m35TH st, 158 E (3:890), ss, 279.7 e Lex
av, runs s 97.6xe8 to ws Elbert, xn98.7
to st xw22.7 to beg; Apr25; May2'13, ly
5%; Jos, Jno, Danl & Celia Pollard &
Margt Flannery to Emigrant Indust Savgs
Bank.

Margt Flamer; 8,000 Sank.

**M47TH st, 243-5 W (4:1019), ns, 325 w 8 av, 50x100.5; pr mtg \$66,000; May1; May2 '13; due &c as per bond; Geo Bickelhaupt to Mary E Rooney, 562 W 113.

m48TH st, 219 W (4:1020), ext of \$20,000 ntg to May1'18 at 4½%; May1; May6'13; Bowery Savgs Bank with Francis X

Manhattan

Bowery Savgs Balk No. nom O'Connor. now. 15x100.5; leasehold; PM; Mar24; May5'13; due Apr1'16; 4½%; Suzanne M Pierson to Richd Mortimer, Tuxedo, NY & ano. 7,000 m50TH st, 503-5 W (4:1079), ns, 100 w 10 av, 100x100.5; given as collateral security for note; pr mtg \$_-: May3; May5'13; demand; 6%; Julius G Hocke, Bayonne, NJ to City Bank of Bayonne, Bayonne, N J. 82,000

Isabella J Bush, 206 W 86.

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,000

3,

m57TH st, 342 E (5:1349), ss, 225.1 w 1 av, 16.6x68.5x16.7x69.11; May1; May2'13; 2y6%; Ida A Hammel to Henry Wendt, Pearl River, NY. 1,000

m57TH st, 433 E (5:1369), ns, 301.5 w Av, 20x100.5; pr mtg \$8,000; Apr30; May6'13; due &c as per bond; America Stark, 433 E 57 to David W Levy, 33 W 84. 1,000 E 57 to David W Levy, 33 W 84, 1,000 m59TH st, 214 E (5:1332), sal Ls; May2; May7'13; demand; 6%; Michl & Dominick Coyne to Lion Brewery, 104 W 108, 646.30

646.30

m60TH st, 126 E (5:1394); ext of \$24,000 mtg to May6'16 at 5%; May6', May8'13; Bankers Trust Co, trste, with Henry B Anderson, Lewisboro, NY.

m62D st. 135 E (5:1397), ns, 80 w Lex av, 23.6x100.5; PM: May6; May7'13; due &c as per bond; Esther M Chapin to Eliz B Sands, 28 E 75.

m62D st. 140 W (4x122)

as per sands, 28 E 75.

m62D st, 140 W (4:1133), ss, 450 w Col av, 25x100.5; pr mtg \$14,000; May6; May7'13; 1y6%; Dora E Hermes, 160 Claremont av to F Milton Welch at East Marion, LI, 1,000

m63D st, 127-35 & (5:1398), ns, 85 w Lex av, 70x100.5; pr mtg \$68,000, which is hereby extended to May6'16 at 5%; May 6; May7'13; 3y, int as per bond; Henry B Anderson, Lewisboro, NY, to Marie La Montagne, 617 5 av, & ano, trstes Ernst C La Montagne.

m63D st, 108-10 W (4:1134), ss, 150 w (3 av, 50x1005; estoppel agmt; Apr24; Ma '13; Wm H Wheeler with Saml Woolve ton at Scarsdale, NY as trste Ann Cairns.

m66TH st, 143 W, see Bway, 1961-9.
m67TH st, 432 E (5:1461); certf as to payment of \$6,350 on account of mtg; Apr10; May2'13; Sundel Hyman to Saml Levy, 54 E 82.

m69TH st, 59 W (4:1122), ns. 125 e Col av, 20x100.5; Apr10; May8'13; 5y5%; Gregor, A MacGregor, trste, to Saml E Kilner, 335 W 78 & ano, trstes Fredk Billings, 27,000 m69TH st, 59 W; sobrn agmt; May2; May 8'13; same & Amy A C Montague with same.

nom 2018T st, 173-5 E (5:1406), ns, 19010 w 3 av, 29,10x102.2; Mav2'13; 5y5%; Mildred P S wife Ransom S Hooker to Bowery Sav-ings Bank, 128 Bowery. 35.000

ings Bank, 128 Bowery.

"71ST st. 113-15 W (4:1143), ns. 100 w
Col av, 49.11x1022: bldg loan; pr mtg
\$71,000; May1; May3'13; 1y6%; Hennessy
Realty Co to Albt Jarmulowsky, 1295 Mad
av et al exrs &c Sender Jarmulowsky.
80,000

80,000 solution of the state of

m73D st, 101 E, see Park av, 783. m75TH st W, sec Ams av, see Ams av, sec 75th.

m76TH st. 241-3 W (4:1168); ext of 2 atgs for \$15,000 ea to May2'16 at 4½%; fay1; May8'13: Bankers Trust Co, trstes, with Benj F Romaine, 347 5 av, et al.

m77FH st, 74-86 E, see Park av, swc 77th.
m78FH st, 157 W (4:1150), ns, 191 e Ams
av, 19x102.2; pr mtg \$21,000; May1; May
2'13; 2y6%; Minnie A Brooks to Agnes M
Nichols, 354 W 23.

Nichols, 354 W 23.

"S0TH st, 100 W, see Col av, 410-6.

"S2D st, 514 E (5:1578), ss, 223 e Av A, 25x102.2; pr mtg \$12,000; Apr28; May2'13; 3y6%; Julius Roubitsheck to Max Robitschek, 2237 82d, Bklyn.

"S3D st, 66 E (5:1494), ss. 108 w Park av, 18x102.2; pr mtg \$__; May6'13; 1y44'6', 18x102.2; pr mtg \$__; May6'13; 1y44'6', 19x102.2; pr mtg \$__; May6'13; 1y44'6', 10x102.2; pr mtg \$__; May6'13; 1y4'6', 10x102.2; pr mtg \$__;

"S4TH st, 19 W (4:1198), ext of \$30.000 mtg to May1'18 at 5%; May6; May7'13; Horace E Fox with Louisa Minturn, 13 E

mS4TH st. 21 W (4:1198), ext of \$18,500 mtg to May1'18 at 5%; May6; May7'13; Horace E Fox. 105 W 62 with Frederic deP Foster. Tuxedo Park, NY & ano trstes for Ethel Sands, under will Sarah A Sands.

m86TH st, 330 W (4:1247), ext of \$26,500 mtg to Mayl'18 at 5%; Apr3; May2'13; Lawyers Mtg Co with Henry J Finlay.

m87TH st, 135 E, see Lex av, 1290-8.

230

mS9TH st, 135 E, see Lex av, 1290-8.
mS9TH st, 113 W (4:1220). ns, 225 w Col
av, 25x100.8; May1; May6'13; 5y5%; Jas
Fitzsimmons to Walter S Gurnee, Bar Harbor, Me, et al trstes for Delia E Gurnee,
will Walter I Gurnee.
19,000
m91ST st, 24 W (4:1204), ss, 212 w Central Park W, 18x100.8; ext of \$15,000 mtg
to May7'18 at 4½%; May7'13; Bernhard
Greeff with Maurice S Bondy, 14 E 60,
rtste Nathas F Strauss.
nom
m93D st. 55 E (5:1505), ns. 94 e Mad av.

m93D st, 55 E (5:1505), ns, 94 e Mad av, 51x100.8; ext of \$70,000 mtg to June1'16 at 5%; Apr30; May6'13; Cath, wife Fredk Leopold, with Metropolitan Life Ins Co, 1 Mad av.

Leopold, with Metropolic nom

1 Mad av.

1 Mad av.

1 Mad av.

21x100.8; pr mtg \$17,000; Apr15; May5'13;
2y6%; Florence A Hawley to Fay P Randall, 23 Willow, Montclair, NJ. 3,000

1 May2'13; 54-6 E (6:1604), ss, 150 e Mad av, 37.3x100.11; PM; pr mtg \$35,000; Apr 30; May2'13; 5y6%; Gussie Lindenauer to Shenk Realty & Constn Co, 62 W 107.

8,000

m105TH st. 136 E (6:1638), ss, 55 w Lex av, 16.8x100; May5'13; 1y5%; Jas O'Connell, East Rockaway, LI, to Emigrant Industrial Savgs Bank.

dustrial Savgs Bank. 5,000 m109TH st, 338-44 E (6:1680), ss, 100 w 1 av, runs w68xs100.11xe150.6xnw—xn10 to beg; PM; May2'13; 5y4½%; Carmelo D'Orazio to Metropolitan Impt Co, 100 Bway. 28,000

m109TH st, 338-44 E; PM; pr mtg \$28,000; May2'13; installs, 5%; same to Metropolitan Impt Co, 100 Bway. 8,000

m110TH st, 58 E (6:1615), ss, 53.4 e Mad av, 16.8x100.11; May2'13; 1y5%; Thos Ham-mill to Emigrant Indust Savgs Bank. 7,000

7,000

***T14TH st. 133 E (6:1642); ext of mtg for \$4.800 to Febl'16; 4½%; Feb3; May3'13; Chas Ahner with Bowery Savgs Bank, a corpn, 128 Bowery.

***I14TH st. 216-8 on map 216 E (6:1663), ss. 201.10 e 3 av, 36x100.11; PM; pr mtg \$28.000; May1; May2'13; 3y6%; Jacob Buchbinder to Archie Realty Co, 346 Bway.

**T14TH st. 216-8 on map 216 E (6:1663), ss. 201.10 e 3 av, 36x100.11; PM; pr mtg \$28.000; May1; May2'13; 3y6%; Jacob Buchbinder to Archie Realty Co, 346 Bway.

m114TH st, 347 E (6:1686), ns, 150 w 1 av, 25x100.10; pr mtg \$6,000; Apr4; May7 '13; due &c as per bond; Maria Colucci, 1342 Fulton av, to Feliciana Mega, 412 E

m114TH st, 222 W (7:1829); ext of \$23,000 mtg to May2'17 at 5%; May2'13; Bertha Isenstein with Wm Menke. 333 Central Park W, & Max Isenstein, 215 W 138.

m115TH st, 56 E (6:1620), ss, 70 e Madison av, 25x100.11; pr mtg \$17,000; May7; May8'13; 3y5%; Marie Cottek, 56 E 115, to Therese Mergentime, 263 W 129. 1,000 to Therese Mergentime, 263 W 129. 1,000 mtg to Apri'16 at 5%; Apri5; May2'13; Jennie Currier & ano, exrs Geo C Currier, with Sarah Upland, 549 W 111. nom m16TH st, 254 W (7:1831); asn Ls by way of mtg to secure performance of Ls to am tof \$3,248.50; all title; May1; May2'13; Fredk B Kohlhepp to Pabst Brewing Co, nom m11TH st 100 W (7:1902) ps 155 w

mi17TH st. 109 W (7:1902), ns. 135 w Lenox av, 20x100.11; pr mtg \$—; May3; May6'13; due &c as per bond; Jos Fine to Walter Finkel, 103 Van Buren, Bklyn

m120TH st. 305 W (7:1947), ns. 125 w 8 av. 25x100.11: pr mtg \$18.000; Mav2; Mav5; 13; 3y6%; Max Falk to Emil Altman 748 5th.

5th.

3,000

***m1218T st, 158 W (7:1905), ss, 124 e 7 av, 18x100.11; PM; Apr28: May3'13; 3y, % as per bond; Fannie wife Isaac Pick to Farmers' Loan & Trust Co, 22 Wm.

10,000

**m124TH st, 316 E (6:1800), ss, 175.6 e 2 av, 17x100.11; Apr29; May8'13; 3y5%; Richd S McCaffery, Moscow, Idaho, & Sara M McCaffery, 163 W 94, to Emigrant Indust Savgs Bank.

**m124TH st W (7:1978), ss, 300 w Ams av, 100x100.11; pr mtg \$25,000; May2'13; demand; 6%; Martha Bldg Corpn to Samson Lachman, 313 W 106 & ano.

**m124TH st W (7:1978), same prop; certf

m124TH st W (7:1978), same prop; ce as to above mtg; May1; May2'13; same same.

same.

***m125TH st, 233-5 W, see 126th, 228-38 W.

**m126TH st, 228-38 W (7:1931), ss, 275 w
7 av, runs s99.11xw50xs99.11 to ns 125th
(No 233-5) xw50xn99.11xw50xn99.11 to st
xel50 to beg; pr mtg \$180,000; May6; May
7'13; due Decl'14, 5%; Arthur Brisbane,
46 W 46, to Sarah E Fox, 44 E 53, & ano.

m126TH st, 228-38 W (7:1931); also 125TH ST, 233-5 W; agmt as to ext of above mtg in case the mtg for \$180.000 held by Mutual Life Ins Co is extended; May7'13; Sarah E F'ox & ano with Arthur Brisbane, 46 W 46.

m12STH st, 246 E (6:1792); receipt of \$1,-500 on account of mtg for \$4,000; Apr28; May2'13; Arlington Estates (Inc), to Plainfield Plumbing, Hardware & Paint Supply Co.

m128TH st, 246 E; sobrn agmt; Ap. May2'13; same with Abr Rudy, 27 Ludl

m12STH st, 241 W (7:1934), ns, 367 e 8 av, 16x99.11; May2'13; due &c as per bond; Edna F E Spear & Wilbur S Seaman to Title Guar & Trust Co. 4,000 m129TH st, 51-5 E (6:1754); ext of \$75.000 mtg to Nov15'18 at 5%; May5'13; Citizens Savgs Bank with Isaac Specter, 95 W 119.

m129TH st, 617 W (7:1996), ns, 275 w 11 av, 25x199.10 to ss 130th, given as col-lateral security for paymt of chattel mtg; May6'13; demand; 6%; Mulligan Hotel Co to Beadleston & Woerz, a corpn, 291 W 10. 1,000

RECORD AND GUIDE

m129th st, 617 W; certf as to above mtg; May2; May673; same to same.

m130TH st W, ss, 275 w 11 av, see 129th, 617 W.

617 W.

ml31ST st, 26 E (6:1755), ss, 291.9 e 5 av, 18.3x99.11; pr mtg \$----; Apr24; May8'13; 2y6%; Stephen Wilcox, 788 Riverside dr, to Jessie C Nolan, 804 E 216.

ml31ST st, 27 W (6:1729), ns, 335 w 5 av, 16.8x99.11; pr mtg \$4,500; May2'13; due &c as per bond; Ratina J Richmond, Nyack, NY, to Margaretta L Clark, Nyack, NY, 1,000

m133D st, 600 W, see Bway, 3291-5. m134TH st, 253 W (7:1940), ns, 270 e 8 av, 15x99.11; Mar25; May8'13; 3y5'%; Sarah M Chapman, Freeport, LI, tJ Jos H Chapman, Freeport, LI, et al. 3,097 Chapman, Freeport, LI, et al. 3,097

m142D st, 56 W (6:1739), ss, 262.6 e Lenox
av, 37.6x99.11; PM; May8'13; 3y5%; Patk
J Kane, 735 E 150, to Henry F Schwarz,
trste for Ida T L Schwarz, will Fredk
A O Schwarz, at Greenwich, Conn. 30,000

m142D st, 60 W (6:1739), ss, 225 e Lenox
av, 37.6x99.11; PM; May8'13; 3y5%; Patk
J Kane, 735 E 150, to Herbt F Schwarz,
255 W 108. 30,000

30,000 30,000 1055 W 108. 30,000 1055 W 108. 346-8 W (7:2051), ss, 52.9 W 2dgecombe av, 32.5x104.2x31.10x98.9; PM; or mtg \$20,000; May7; May8'13; 3y6'%; Abe Greenberg to Clover Constn Co, 35 3,500

Nassau.

3,500

m177TH st W. see St Nicholas av, see St Nicholas av, 1332-8.

m184TH st W. see St Nicholas av, see St Nicholas av, 1474.

m185TH st, 555 W (8:2157), ns, 229.9 e St Nicholas av, 20.3x107.5; Apr26; May3'13; due &c as per bond; Adele Borgia to Louis P Destribats. Trenton, NJ.

2,750

m186TH st, 561-3 W (8:2157), ns, 200 w Audubon av, 50x114.10; ext of \$10,000 mtg to Mayb 16 at 6%; May6'13; Wm Meyn & Minna Amling with Fred Lunstedt, 2206 Aqueduct av.

m207TH st W, nwc Bway, see Bway, nwc

m207TH st W, nwc Bway, see Bway, nwc

"Av A, 113 (2:435); ext of \$18,000 mtg to
June!'18 at 434%: May!; May6'13: Anna
M Fronmuller with Frances E Ansbacher,
135 Central Park W. nom

135 Central Park W.

MAY A. 362-70; also 23D ST, 504-6 E; also 22D ST E (3:980); leasehold; May5; May 6'13; installs \$300 monthly after Aug1'13 or on demand; 6%; Hy J Benjamin, 55 E 93 & Auto Truck Storage & Exch Co, 370 Av A, to Effie A Brown at Montelair, NJ.

10,000

mAv B. 84-6 (2:401); ext of \$28,500 mtg to May25'18 at 5%; Apr21; May2'13; Lawyers Mtg Co with Max Fischer. nom mAv B. 88 (2:401); ext of \$28,500 mtg to May25'18 at 5%; Apr21: May2'13; Lawyers Mtg Co with Max Fischer. nom mAmsterdam av (4:1146). sec 75th; ext of \$71.000 mtg to May6'15 at 5%; Apr26: May 5'13; Arthur Bookman with Amalia Sachs, 60 E 80 et al exrs Saml Sachs. nom mBowery, 83, see Bowery, 85 & 85½ on map 85.

map 85.

"Bowery, 85 & 85%, on map 85 (1:303), es, abt 100 s Hester, 25x112; also BOWERY, 83 (1:303), es, abt 130 s Hester, 25x112; Apr7: May2'13; 1v5%; Jennie A wife of & Frederic A Dowsey of Manhasset, LI. to Almy C Casey, 3512 Harney, Omaha, Neb. 500

mBrondway, 1961-9 (4:1138), nwc 66th (No 143), 112 10x89.1x100 5x140.8; pr mtg \$3,000; Apr22: May2'1°: 1y6%: Montrose Realty Co to Union Estates Co, 135 Bway, 25,000 mBrondway, 1961-9; certf as to above mtg; Apr22; May2'13: same to same — mBrondway, 1961-9 (4:1138), nwc 66th (No 143), 112.10x89.1x100.5x140.8; ½ pt; pr mtg \$325.000: Apr28: May2'13: 1y6%: Wm L Flanagan, of Sheridan Co, Wyo, to Louisine W Ferrier, at Dinard, France. 38,000 mBrondway, 3291-5 (7:1999), swc 133d (No 600), 74.11x irreg x99.11x125: agmt as to ownership in mtr for \$45,000: Apr30; May7'13; Chas Laue with Jos Hamershlag, 38 W 69.

"Broadway (8:2242), nwc Emerson (nc 107th), —x103.8x100x100; May2'13; 5y5' Theo W Myers to Angel J Simpson, 5 W 207, et al.

w 207, et al. 25, "Columbus av. 410-6 (4:1210), swc 80th (No 100). 102.2x64; pr mtg \$300.000; M 1; Mav\$'13; due &c as per bond; Orlea Real Estate Co to Verio Land Co, 60 W 2

mColumbus av. 410-6; certf as to above mtg; May5; May8'13; same to same.

mGreenwich av. 47 (2:612), ws. 84 s Perry, runs s21xw64 3xn19.3xw7.4xe71.5 to beg; PM: May5'13; 5v5%; Marv E Meyer to Emigrant Indust Savgs Bank.

mLexington av, 356 (5:1295), ws, 20.6 n 40th, 19.6x25; all title to any strips or gores adj; May8'13; due &c as per bond; Marie J Harris to Title Guar & Trust Co. 6,000

"Lexington av. 571 (5:1305), es, 50 5 s
51st runs e100xn50.5 to ss 51st (Nos 160-6)
xe220xs1005xw186.5xsw34.6xn8.3 x w100 to
av xn50 to beg; PM; pr mtg \$210 000; Abr
30'13; due &c as per bond: Hammerstein
Opera Co to Leo S Bing, 2170 Bway et al.
(Corrects error in last issue when Lex av
No was 574.)

No was 574.)

**MLexington av. 571; also 51ST ST. 160-6

E: PM: Apr30'13: 2v514%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co.

210,000

mLexington av, 656 (5:1310), nwc 55th (No 133), 20.5x73; May6'13; due Junel'15; 5%; Annie J Gruner to American Mtg Co, 46 Cedar.

46 Cedar. 6,000

**mLexington nv, 864 (5:1399), ws, 20.5 s
65th, 16x80; pr mtg \$13,000; May5; May6'13;
5y6%; Alex & Abr Finelite to Sarah
Defries, 325 Central Park W. 1,877

**mLexington nv, 129°-8 (5:1516), nwc 87th
(No 135), 100.8x36.2; also all title to LEXINGTON AV (5:1516), ws, 100.8 n 87th,
strip 0.½x36.2; May7; May8'13; 3y5%;
Lina Well to N Y Title Ins Co, 135 Bway.

60,000

mLexington av, 1740 (6:1636), ext of \$8,-500 mtg to May 28'16 at 5%; May1; May6'13; Maria D Iasilli with Mary G Richardson, 17 W 74.

mMadison av, 958 (5:1390), ws, 52.2 n 75th, 25x75; pr mtg \$40,000; May3; May6'13; due Marl'15; 6%; Edwin Parsons of Kennebunk, Me to Wm H Platt, 1309 Bedford av, 6,000

Bklyn.

mManhattan av, 521 (7:1948), ws, 68.11 s
122d, 16x90; PM; May2: May5'13; 5y41/6%;
Nelson & Gelston Real Estate Co, 521 Manhattan av to German Svgs Bank, 157 4 av.
7,000

mPark av, 783 (5:1408), nec 73d (No 101), 27.6x96; May6; May7'13; 3y % as per bond; Oakleigh Thorne, at Millbrook, NY, to Farmers Loan & Trust Co, 22 William.

mPark av (5:1391), swc 77th (Nos 74-86), 102.2x155; May2'13; due Sept1'18, 6% until completion of bldr & 5½% thereafter; 850 Park Av Corpn to Metropolitan Life Ins Co, 1 Mad av.

Co, 1 Mad av. 875,000

"Park av (5:1391); same prop; certf as to above mtg; May2'13; same to same. —

"Park row, 164-6 (1:160), nwc Baxter (Nos 2&2½), 30x92x33.6x90.2; pr mtg \$75,000; May5; May6'13; 5y6%; Alex & Abr Finelite to Sarah Defries, 325 Central Park W.

000: May5: May6:13: 5y6%: Alex & Abr Finelite to Sarah Defries, 325 Central Park W.

"Riverside dr (8:2245), plot begins at nl land conveyed by Sheafer to Sheafer by deed recorded July7'06 at pt 988.11 nw, measured along sws Dyckman st, from cor formed by sws Dyckman st, from cor formed by sws Dyckman & ns Riverside dr, which pt is 191.8 sw from sws Dyckman, as measured along line at r a to said st, runs nw along line of Sheafer's land 20.9 to es land conveyed to exrs of Loyal L Smith by deed recorded Oct30'08; at pt 211.6 sw of said st &1248.11 nw from said cor of st and drive xs358.8 on curve x—216.10xne & e along nws of Riverside dr on curve 459.5 to pt 1059.8 w along ns of drive from sws said st xn119.9 to pt 254.9 sw said st xne63.1 to beg, except strip on n 2 ft along east 200 ft & 6 ft wide along w 60 ft; also anv land below high water mark of Hudson River; PM; Mar19; May7'13: 3y5%; Vermont Hygeia Ice Co to Henry Sheafer, Pottsville, Pa. 46,500 mst Nicholas av. 1332-8 (8:2133), sec 177th, 99.11x100; PM; May8'13: 3y5%; Wm W Blair to Equitable Trust Co of NY, 37 Wall.

"St Nicholas av, 1474 (8:2154), sec 184th; and Is. Apr18; May2'12; demand. 664.

"St Nicholas av. 1474 (8:2154), sec sal Ls: Apr18; May3'13; demand Ehlert Henneke to Lion Bwy, 104

"West Brondway, 229 (1:178), sec White (No 1), 15x47; Mav5'13; 5y5%; Ernest H Mever, Bklyn to Emigrant Indust Saves Rank.

Mever, Bklyn to Emigrant Indust Saves Bank.

16,000

mWest End av. 562-8 (4:1225) es 22.8 n

87th. 78x100; sobrn agmt: May5: May6'13;
Aeon Realty Co & Security Mtc Co with
Metropolitan Life Ins Co. 1 Mad av. nom

mWest End av. 562-8 (4:1225) es 22.8 n

87th, 78x100; bldg loan; May5'13; due Sent

1'18; 66′ until completion of bldg & 514 %
thereafter: Aeon Realty Co to Metropolitan Life Ins Co. 1 Mad av.

350.000

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May5'13; same to same.

mWest End av. 562-8; certf as to above
mtg: May6'13; installs; 66′, 672-13; diglio to Grossman Investing Co.
1851 7 av. 6,500

mIST av. 225 (2:455); ext of mtg for \$13.
000 to Julvl'16; 56′, May2'; May7'13; Mever
& Rose Rosenberg, 164 W 116 with Isaac
Steigerwald. 78 Irving pl.

misT av, 1267 (5:1443), ws. 24.11 n 68th,
24.6x75; pr mtg \$15.000; May1; May2'13;
3v66′, Mary Etrich, 137 Vernon av. Rockville, Conn. to Wilhelmina Duschatko. 493
Fletcher pl.

misT av. 1308 (5:1465), ext of \$6,000 mtg
to May1'16 at 66′, May1; May5'13; Frank

3,000
to Mavi'l6 at 6%; Mavi; Mav5'l3; Frank
Krupicka to Jno & Mary Masek, Hicksville, LI.

wille, LI.

"2D av. 611 (3:914). ws, 78.9 n 33d. 20x75;
Mav5'13; 5y5%; Schlesinger Realty Co. 7
Stanton to Metropolitan Savgs Bank 5961 Cooper Sq E.

"2D av. 611; certf as to above mtg; May
1; May5'13; same to same.

"2D av. 611; sobrn agmt; Apr30; Mav5'13;
same & Jno A Weekes, Jr. with Metropolitan Savgs Bank, 59-61 Cooper sq E.

nom

m2D av. 1893 (6:1647), ws. 26.2 s 98th, 24 8x96.8x24.9x96.8: May1; May2'13; 5v5%; Henry Fischer to Esther Surut, 138 W 121, 14,000

49-53). 107.6x80; ext of \$700.000 mtg to Senti'23 at 5%; May2: May3'13: Realty Holding Co with Metropolitan Life Ins Co, 1 Mad av.

m4TH av, 424-32; certf as to above ext ntg; May2; May3'13; same to same.

m4TH av, 424-32; certf as to mtg for \$25,000; May2; May3'13; same to same. \$25,000; May2; May3'13; same to same.

"4TH av, 424-32 (3:859), nwc 29th (Nos 49-53), runs n107.6xw60xs8.9xw20xs98.9 to st xe80 to beg; May2'13; duc Sept1'17; 5½%; Realty Holding Co, 9 Bway to Metropolitan Life Ins Co, 1 Mad av. 25,000

"5TH av, 587 (5:1283), es, 70.5 s 48th, 30x 125; Apr30; May2'13; 3y4½%; Jas B Haggin to U S Trust Co, 45 Wall.

"5TH av. 467. (6:145)

m5TH av, 1465-7 (6:1745), es, 50.5 n 118th, 50.6x110; ext of \$62,500 mtg to May2'18 at 5%; May2; May8'13; Lewis Danzig & Paul Eisenberg with Franklin Savgs Bank, 656

m5TH av, 1469-71 (6:1745), es, 100.11 m 118th, 50.6x110; participation agmt; Apr 30; May2'13; Columbia-Knickerbocker Trust Co, 60 Bway with Moses Hochster 60 W 120 & ano.

m6TH av, 92 (2:553), es, 22.9 s 8th, 22.9 s 80; ext of \$1,133.50 mtg to Apr6'14 at 6%; May6'13; Isaac Marks with Julius Eloskey, 660 W 180.

mgTH av, 134 (2:574), es, 25 n 10th, 21x Apr30; May2'13; Edwin W Andrews with Angeline Court.

m6TH av, 513-15, see 6 av, 517-19.

m6TH av, 513-15, see 6 av, 517-19.

m6TH av, 513-15, see 6 av, 517-19.

m6TH av, 517-19 (3:806), swc 31st (Nos 100-4), 49.5x100, fee; also 6TH AV, 513-15 (3:806), ws, 49.5 s 31st, runs s33xw60.10x ne5xnw39.4xn36.11xe100 to beg, leasehold; pr mtg \$293,572; May5; May6'13; 1y66's; S & A Mahler, Inc, a corpn, to Robt McGill, Hoboken, NJ.

m6TH av, 517-19; also 6TH AV, sobrn agmt; May5; May6'13; Astor Co with same.

m6TH av, 517-19; also 6TH AV, 513-15; sobrn agmt; May1; May6'13; Seymour Realty Co with same.

Realty Co with same.

m6TH av, 517-19 (3:806), swc 31st (Nos 100-4), 49.5x100; ext of mtg for \$13,400 to Nov1'14; 6%; Apr9; May7'13; Jas E Reynolds, 67 S Munn av, East Orange, NJ, with Abr & Saml Mahler, 2131 Bway. nom m7TH av, 1854-6 (7:1828), ws, 25.11 n 112, 50x100; additional to mtg of \$37,000; May 6'13; 1y4'½%; Prestonia Mann-Martin, wife Jno Martin, Stapleton, LI, to German Savgs Bank, 157 4 av. 23,000 mtg to May24'18; 5%; May6; May6'; May7'13; Wolf Brand to Minna G Goddard, Roslyn, LI, extrx Frederic N Goddard. nom m7TH av, 2427-9 (7:2010); ext of \$40,000

m7TH av, 2427-9 (7:2010); ext of \$40,000 mtg to May1'18 at 5½%; May6; May7'13; Lawyers Mtg Co with Jno Goldfarb, nom

Lawyers Mtg Co with Jno Goldfarb. nom mSTH av, 2615 (7:2042); ext of \$4,000 mtg to July!15 at 6%; Apr28; May2'13; Bella Meyer with N & Z Realty Co. nom m10TH or Amsterdam av (8:2149), cl at nc plot 19, runs se450 to Harlem River x w to land Wm Ferguson xnw487 to cl Ft George av & 10 xsw101.4 to beg, being plot 20, map Isaac Dyckman, except pt owned by City of NY & pt occupied by Sylvester Carfolite, leasehold; May2; May 7'13; demand; 6%; Chas J Johne to Lion Brewery, 104 W 108. 2,941.15

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf (Misc) as to mtg for \$5,200; May 2; May5'13; Globe Tobacco Machines Corporation to Chas D Simons, Jr, & ano. —

"Certf (Misc) as to mtg dated May2'13; May2; May5'13; Utility Printing & Publishing Co to Jno L Brevoort. —

"Consent (misc) to bill of sale of good will & prop of bindery dept; May5; May8'13; Cherouny Printing & rub Co to whom it may concern.

m Ducts built for reception of telegraph & telephone conductors, &c (Miscl); general and gordeed of trust supplemental to 20 other mtgs, the 1st of which was recorded Nov3'1892; pr mtg \$--; Jan1: May6'13; due &c as per bonds; Empire City Subway Co (Lim), a corpn, 15 Dey, to Bankers Trust Co, a corpn, 16 Wall, as trste.

additional bonds \$114,000 additional bonds \$114,000

mDucts, &c (Miscl); certf as to above mtg; May2; May6'13; same to same.

"Land in Bklyn, NY (Miscl); certf as to mtg for \$2,500; May5; May6'13; Edgeworth Realty Co to U S T G Co, 201 Montague, Bklyn.

mLand in Bklyn, NY (Miscl); certf as to mtg for \$80,000; Apr29; May7'13; Absol Constn Co to Title Guar & Trust Co, 176 Bway.

mLand in Bklyn, NY (Misc); certf as to ntg for \$35,000; Apr24; May5'13; Pohl Abbott Constn Co to Bway Trust Co, 754

mRichmond Hill & Kew Gardens, LI (Misc); certf as to mtg for \$7.000; Mayl: May5'13; Corbin Development Co to U S Title Guaranty Co, 201 Montague, Bklyn

MORTGAGES.

Borough of the Bronx.

Chisholm st, swc Intervale av, see In-ervale av, swc Chisholm.

tervale av, swc Chisholm.

mCoster st (10:2774-2775), ws, 307 s Oak
Point av, runs w750 to cl Casanova xs25xw
130xs18xw100 to es Tiffany xs287 to cl
Maxwell xe980 to Coster xn330 to beg, except pt for Mainda & Barretto sts; ½ pt;
May1; May2'13; 3y6%; Myra Moffat, Hewlett, LI, to Wm L Condit, Hoboken, NJ.
10,000

^mElm pl (11:3023 & 3026), es, 189.11 s Kingsbridge rd, 25.5x81.1x25x81.11; ext of \$4.000 mtg to May4'16 at 5%; Apr24; May 2'13; Heinrich Amos with Mary E Barron 911 Park av & ano trstes Thos H Geraty

mFarragut st (10:2777, 2778, 2779, 2780, & 2781), es, at sws Hunts Point av, contains 1122-1000 acres & other prop, see mtg recorded Marl'09; certf that Fredk W Fieder, Jr, never executed & delivered to party 1st part any mtg for \$160,605 or any other mtg; except a mtg for \$42420 recorded Marl'09; Apr30; May8'13; East Bay Land & Impt Co to Ryawa Realty Co, 30 E 42.

"Hewitt pl. swc Longwood av, see Longwood av, swc Hewitt pl.

mHewitt pl, swe Longwood av, see Hewitt pl, swe Longwood av.

pl, swe Longwood av.

"Home st (Lyon) (10:2728), ss, 100 w
So blvd, runs s82xs30xw50xn27.1xn79.2 to
st xe50 to beg; PM; pr mtg \$5,500; May7;
May8'13; due Nov7'16, 6%; Keilbert Constn Co, Inc, a corpn, to Peter Sinnott, 967
E 165.

mKelly st, 1070 (10:2716), es, 186,11 s 167th, 17x100; pr mtg \$3,000; May6; May7 13; due &c as per bond; Chas P Kelly to Wm Ennis, 923 Brook av. 1,000

"Dak ter, swc Beekman av, see Beekman iv, swc Oak ter, "Pond pl, 2781 (12:3290), ws, 125 n 197th, 25x125; PM; pr mtg \$5,500; May2; May2; May3; 13; 2y6%; Fannie L Bird to Geo Olt, 2781 2,000 pl.

^mRitter pl, 810-12, see Belmont av, sec 181.

^mSeabury pl nws at ws 172, see 172d E. vs., at nws Seabury pl.

ws, at nws Seabury pr.

"Whittler st (10:2762), es, 250 n Senect
av, 50297.5x50x100; PM; May1; May6'13
3y5%; Edw E Miers, 3100 Bway to War
ren B Sammis, Huntington, LI. 1,000

"138TH st E (9:2301), ns, 231.6 e Alex av, 25x100; ext of \$6,000 mtg to Mar6'16 at 6%; May6; May7'13; Doreth Sugen-heimer with Go Schaefer, 353 E 138.

m13STH st E (9:2300), ss, 131.6 w Willis tv, 25x100; pr mtg \$---; Apr30; May3'13; tue July1'14; 6%; Kathryn E Turner, Mt Jernon, NY to Paul Schnizler, 401 W 139,

1,000

m139TH st, 279-81 E (9:2314), ns, 130.3 e
3 av, 50x99.3x50x99.2; May2'13; 5y5%; Jno
P Indorf, 160 St Anns av, to Metropolitan
Savgs Bank, 59 Cooper sq E. 19,000

m143D st, 493 E, see Brook av, 387-9.

m144TH st, 349 E (9:2306), ns, 104.5 e 3
av, 25x29.1x36.1x56.1; PM; May2'13; installs, 6%; Heinrich Young, 349 E 144, to
Eureka Co-op Savgs & Loan Assn, 420 E
149.

m147TH st, 532 E (9:2273), ss, 224.6 w St Anns av, 25x99.9; pr mtg \$13,500; Apr30; May2'13; due &c as per bond; Mary Ber-nero, widow, to Louisa Bernero, 404 W 35.

m147TH st E (10:2600), ss. 275 e Prospect st (now closed), 50x100; PM; Apr10; May2'13; 5y5%; Mary Smith to Alice J Hickey at Newark, Ohio. 7,000

m152D st E, nec Bergen av, see Bergen v, nec 152d.

"156TH st E (Melrose) (9:2415), ss, 140 e Park av (Terrace pl), 25x100, except pt for 156th; pr mtg \$3,000; Mar25; May8'13; 1y5%; Capitola F, wife Henry Wentworth, Passaic, NJ, to Jno J Slater, Passaic, NJ.

mtg to Mayl'16 at 5%; Apr3; May2'13; Lawyers Mtg Co with Mary F & Thos J Carney.

m166TH st, 781 E, see Tinton av, 1098. m167TH st E, nwc River av, see River av, nwc 167.

m16STH st E, nec College av, see College v, nec 168th.

m168TH st E, nwc Findlay av, see Findlay av, nwc 168th.

77.18T st, 537 on map 535 E (11:2928), ns 00.1 e 3 av, 27.6x118.8x27.6x120; May6 100.1 e 3 av. 27.6x118.8x27.6x120; May6; May7'13; due &c as per bond; Realty Busi-ness Corpn to Elwood Mildeberger, Bay-shore, LI.

m171ST st, 537, on map 535 E; certf as to above mtg; May6; May7'13; same to same

m1718T st, 537, on map 535 E; pr mtg \$20 000; May6; May7'13; due &c as per bon same to Jas G Wentz, 335 West Er 1,0

m171ST st, 537, on map 535 E; certf as bove mtg; May6; May7'13; same to sar

m172D st E (11:2966), ws, 150 s rd, 200x100; ext of \$22,500 mtg to '14 at 6%; May2; May7'13; Crotona Co with Abr L Lazarus, 150 l Bklyn. 150 s Boston mtg to June1 rotona Realty

m172D st. E (11:2966), ws. at nws Seabury pl, 36.7x100x143.2x149; PM; May1; May5'13; 1y6%; Abr L Lazarus, 150 Rodney, Bklyn, & Geo Kurzman, 1465 5 av to Emanuel Arnstein, 600 West End av et al exrs Leopold Hutter. 1,750

m177TH st E, nwc Walton av, see Walton av, nwc 177th.

m178TH st E, nwc Monterey av, see Mon-terey av, nwc 178.

m178TH st E, nec Washington av, see Washington av, nec 178th.

m179TH st E, sec Vyse av, see Vyse av, sec 179th.

"#818T st, 650 E (11:3081), ss, 50 w Bel-mont av, 34.6x—x33.7x97.11; PM; pr mtg \$26,000; May6; May7'13; due July29'13; 6%; Abr L Lazarus, Bklyn, to Sole Realty & Constn Co., 641 E 183. 1,123.57

"1818T st E, see Belmont av, see Belmont

"189TH st E, sec Hughes av, see Hughes

m199TH st E, nes, at ses Valentine av, ee Valentine av, 2922.

m216TH st E (*), ns, abt 550 w Barnes av, 50x114, Wakefield; May 7; May8'13; 3y 5½%; Jno J Knewitz, Jos Monat & Wm McGill trstes Hebron Lodge 818, Free and Accepted Masons to Herman F Epple, 2516 7,000

Grand av.

***m223D st E (*), ns, 447.11 e White Plains rd, 33.8x114.3; Apr25; May3'13; due &c as per bond; Ester wife Max Henry, 749 E 223 to Josephine Dunand, 606 Park av. 1,000

m223D st E (*), ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg \$8,000; Apr26; May 3'13; due as per bond, 6%; Ester Henry, 749 E 2'3 to Mt Vernon Builders' Supply Co, Mt Vernon, NY. 2,248

m224TH st E (*), ns, about 50 e Barnes av, 26.3x114; pr mtg \$—; Apr19; May2'13; installs; 6%; Antonina & Michl P Klunder to Frank Pipczenski, 813 E 225.

m226TH st E (12th) (*), ss, 200 e Barnes av, 50x114; pr mtg \$1,200; Apr9; May2 '13; due &c as per bond; Geo H Janss to Julia T Staff, 633 E 168.

m226TH st E (*), same prop; PM; mtg \$1,700; Apr28; May2'13; due &c as pbond; C Guidone, Inc, a corpn, 99 Nasse to Alfred Frankenthaler, 1215 Mad av. 1,00

m235TH st E, nec Mt Vernon av, see Mt Vernon av, 4270.

**Manthony av (11:2889), ws, 224 n 173d, 51.3x95.2 to es Clay av x46.7x84.3; participation agmt in mtg for \$39,000; May2; May5'13; NY Mtg & Security Co, a corpn, 135 Bway with Abr Leipzig, 50 W 77. nom **Manthony av (11:2889), ws, 190 n 173d, 54x84.3 to es Clay av x55.6x71.5; participation agmt in mtg for \$39,000; May2; May3'13; NY Mtg & Security Co, 135 Bway with Abr Leipzig, 50 W 77. nom **mAnthony av (11:2889), ws, 244 n 173d, nom **mAnthony av (11:2889), ws, 244 n 173d, 3'13; 3y5½%; Mellwin Realty & Constn Co to NY Mtg & Security Co, 135 Bway 3'13; 3y5½%; Mellwin Realty & Constn Co to NY Mtg & Security Co, 135 Bway. m235TH st, 13 E, see Mt Vernon av, 4270.

mAnthony av (11:2889), same prop; cert as to above mtg; May2; May3'13; sam to same.

to same.

"Anthony av (11:2889), ws, 190 n 173d,
54x84.2 to Clay av x55.6x71.5; May2; May3;
'13; 3y5½%; Mellwin Realty & Constn Co
to NY Mtg & Security Co, 135 Bway.
39,000

mAnthony av (11:2889), same prop; certf as to above mtg; May2; May3'13; same to same.

mAqueduct av (11:3212), es, 773.8 n 183d, runs e92xn15.6xe16.6xn70xw103 to av xs90 to beg; May5; May6'13; 2y5%; Wm Evans to Alice C Holden, 323 Riverside dr.

mAqueduct av (11:3215), sec Kingsbridge rd, old line, runs e66.8xs111.10xs32.5xs abt 30xw97.1 to av xn128.11 to beg; also AQUEDUCT AV (11:3215), es. 128.11 s Kingsbridge rd, old line, 30x96.11x30x97.11 also KINGSBRIDGE RD (11:3215), ss. 66.8 e Macombs Dam rd, runs e33.4xs118.2xw 22.5xn111.10 to beg, except pt for Aqueduct av & Kingsbridge rd pr mtg \$30,500; Dec 31'12; May3'13; demand; 6%; Emilie Wendel, to Louis Wendel, Jr, 351 W 51. 1,500

mAqueduct av (11:2875), es, 201.3 s from ss Aqueduct av & ws Plympton av, runs s on curve 30xs on a tangent 399.6xs on curve 74.7xe137.1xn204.11xe10xn100xne125.-11xn49.4xnw66.9 to beg; PM; May1; May2 13; due &c as per bond; Mary J Mullis, 296 Carroll, Bklyn, to Arco Realty Co, 30 60,000

"Bailey av (12:3266), ws. 107 s 231st (Macombs), runs s45xw132.2xn35xe31.3xe 116.7 to beg, except pt for Bailey av; pr mtg \$\(-\); May2; May3'13; due &c as per bond; Bertelsen Realty Co to Manhattan Mtg Co, 200 Bway.

Bailey av (12:3266), same prop; certf as o above mtg; May2; May3'13; same to ame.

mBassett av (*), ws, 196.8 s on curve from as McDonald, 24.7x100x25.10x100; PM: Apr 30; May6'13; 2y5½%; Frank De Micco, 30; May6'13; 2y5½%; Frank De Micco, 2383 Hoffman to Hudson P Rose Co, 32 W 200

mBaychester av, nec Boston rd, see Boston rd, nec Baychester av.

mBeekman av (10:2555), swc Oak ter, 25x
100; bldg loan; May5; May6'13; demand;
6%; K & J Constn Co, Inc, a corpn, to City
Mtg Co, 15 Wall.

mBeekman av (10:2555), same prop; certifas to above mtg; May5; May6'13; same to

"Beekman av (10:2555), same prop; PM; Jan2; May6'13; 3y6%; Harvey Michaels, 1192 Fox to Charlotte K Rodriguez at Mamaroneck, NY.

mBelmont av (11:3081), sec 181st, 141.3x 68.4x140.2x85.9; PM; May6; May7'13; due Nov1'13; 5½%; Crownhill Constn Co to Jared W Bell, 248 Lex av. 11,500 mBelmont av (11:3081), same prop; certf as to above mtg; May2; May7'13; same to same.

same.

**MBelmont av (11:3081), sec 181st, 141.3x 68.4x140.2x85.9; also RITTER PL, 810-12 (11:2968), ss, 96.10 e Union av, 40x—x40x 85.4; pr mtg \$45.500; May6; May7'13; due as per bond; 6%; Crownhill Constn Co to Marie R Winters at Port Washington, LL 3,000

"Bergen av (9:2361); same prop; certf as to above mtg; May8'13; same to same.

mBoston rd (*), nec Baychester av, 100x 209,6x100x215.10; Mar5; May7'13; due &c as per bond; Bertram L Marks to Workmen's Sick & Death Benefit Fund of the U S of A, 3 av. 7,500

mBoston rd (*), nwc De Reimer av, 100x 109,6x100x102.10, except pt for Boston Post rd; PM; Mar5; May7'13; due &c as per bond; Wm Loeb to Jacob Larus, 707 St Nicholas av. 2,500

mBriers av (*), ns abt 209 w Paulding

mBriggs av (*), ns. abt 209 w Paulding av, 26,4x93.7 to Arthur x25x102, Laconia Park; Apr29; May5'13; due &c as per bond; Eliz Ryan, 148 W 67 to Laura Curry, 327 E 58.

mBronxdale av, nes, at es Muliner av, see Muliner av, es, at nes Bronxdale av.
mBronxdale av (*), nes, 85.3 nw Rhinelander av, 28.5x143.4x25x129.9; May1; May5'13; due &c as per bond; Thos F Owens, Bklyn, to Jennie E C Baker, 475 W 158.

mBrook av, 373 (9:2287); ext of \$12,000 mtg to Aug1'14 at 5%; May1; May8'13; Bernard C Gerken & ano, exrs Ernst C Korner, with Wm A Weber, 300 E 75.

mBrook av, 375 (9:2287); ext of \$13,000 mtg to May6'18 at 5%; May6; May8'13; American Mtg Co with Wm A Weber, 300 pt 75.

mBrook av, 387-9 (9:2288), nwc 143d (No 493), 50x90, except pt for av; PM; May1; May2'13; due &c as per bond; Robt Wyder, Douglaston Manor, LI, to Josephine A Farley, 493 E 143.

"Brook av, 1514 (11:2895), es, 100 n 171st, 25x100.11; May5; May6'13; 3y6%; Barnet Jaffe, 1744 Anthony av to Griene Blatt, 38

W 114.

"Burnside av (11:3156), ns, 108.5 e Anthony av, 50.10x99.9x42.lx72.9; May2; May5; 13; 5y5%; Thos C Lisk to Harold M Sill, Germantown, Pa & ano trstes Amelia W Dougherty.

28,000

mBurnside av (11:3156), same prop; pmtg \$28,000; Apr25; May5'13; 2y6%; sam 2487 Marion av to Francis H Haff, 345 l Fordham rd.

Fordham rd.

"Castle Hill av (*), sws, 400 se Green 1a, 25x105.2; May5; May6'13; 3y6%; Alice Murray to Matthew F Walsh, 2086 Vyse 9,000

^mClay av, es, 190 n 173, see Anthony av, ws, 190 n 173.

wS, 130 h 173. 173, see Anthony av, wS, 224 n 173, see Anthony av, vS, 224 n 173.

mClay av, es, 244 n 173, see Anthony av, vs, 244 n 173.

""College av (9:2436-2439), nec 168th, 200 x100; May1; May8'13; due &c as per bond; Rockledge Constn Co to Mary T Grace, 8,500 Grand av.

mCollege av (9:2436-2439); same prop; certf as to above mtg; May6; May8'13; same to same.

""Courtlandt av (9:2404), es, 48.6 s 158th, 50x91.6; pr mtg \$10,000; May6; May8'13; due &c as per bond; Morton M Green to Eliz A Green, 1096 West Farms rd. 2,600

"Courtlandt av. 790-2 (9:2404), es, 48.6 s 158th, 50x91.6; May1; May2'13; due &c as per bond; Jno Lyons, 415 E 153, to Annie Maguire, 184 E 111.

Maguire, 184 E 111. 10,000

"Decatur av. 3084 (12:3331), es, 275 s
204th or Woodlawn rd, 25x120; May6; May
7'13; due &c as per bond; Chas Forbach
to Title Guar & Trust Co. 6,500

"De Reimer av, ws, 477.10 n Boston rd,
see De Reimer av, ws, 427.10 n Boston rd.

"De Reimer av, nwc Boston rd, see Boston rd, nwc De Reimer av.

mDe Reimer av (*), ws, 227.10 n Boston rd, 2 lots, ea 25x100; 2 mtgs, ea \$350; Mar 5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42.

Co, 5 & 7 E 42. 700

**De Reimer av (*), ws, 102.10 n Boston
rd, 75x100; PM; Mar5; May7'13; due &c
as per bond; Wm Loeb to Jacob Larus,
707 St Nicholas av. 1,050

mDe Reimer av (* ws, 427.10 n Boston rd, 50x100; also DE REIMER AV (*), ws, 477.10 n Boston rd, 50x101.8x58.4x100; 2 mtgs, ea \$700; Mar5 Mav7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 1,400 mDe Reimer av (*), ws, 527.10 n Boston rd, 50x101.8; Mar5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 700

mDe Reimer av (*), ws, 377.10 n Boston rd, 25x100; Mar5; May7'13; due &c as per bond; Victoria Czajka to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 350

mDe Reimer av (*), ws, 402.10 n Boston rd, 25x100; Mar5; May7'13; due &c as per bond; Marie Holleran to Crawford Real Estate & Bldg Co, 5 & 7 E 42. 350

RECORD AND GUIDE

**De Reimer av (*), ws, 177.10 n Boston rd, 50x100; Mar5; May7'13; due &c as per bond; Louise Martzolf to Crawford Real Estate & Bldg Co, 5 & 7 E 42.

"Edgewater rd (10:2761), ws, 225 n See eea av, abt 150.9x94.10x150x100; PM; mtg \$—; May5; May6'13; 3y5½%; Ed E Miers, 3100 Bway to Lawrence Davi 370 Hudson av, Bklyn.

mEllis nv (*), ns, 261.2 w Pugsley av, 125x 88x125x84.11; May3; May6'13; due July1 '16; 5½%; Jacob Blaesser to Lilyan L Norman, Mt Vernon, NY. 2,500

mFindlay av (9:2436-2439), nwc 168th, 200x100; May1; May8'13; due &c as per bond; Rockledge Constn Co to Mary T Grace, 2550 Grand av. 8,500 mFindlay av (9:2436-2439); same prop; certf as to above mtg; May6; May8'13; same to same.

Grand blvd & concourse, es. 200 s 167th, ee Sheridan av, ws. 200 s 167th.

see Sheridan av, ws, 200 s 167(th.

"Grand blvd & concourse (11:3161 & 3169)
ws, 144.2 s 181st,25.8x129.11x25x136.6, except pt for Grand blvd & concourse; Apr
25; May3'13; due &c as per bond; Alwin
H L Frank & Ernest Munch, 2101 Grand
blvd & concourse to Jessie F Gatens, 236
E 61st.

"Grand blvd & concourse to Jessie F 3.000

"Grand blvd & concourse, 2901 (12:3319).
ws. 190 s 199th, 125x125; PM; May1; May
213; 3y6%; Victor Magri to Nicholas Waper, 670 Napier av, Woodhaven, LI. 2,500

"Hughes av (11:3076), sec 189th, 100x175 to Belmont av; Apr30; May3'13; due &c as per bond; Durbar Realty Co, Inc to Title Guar & Trust Co. 40,000

"Hughes av (11:3076), same prop; certf as to above mtg; Apr30; May3'13; same to

same.

"Hughes av (11:3076), same prop; sobrn agmt; Apr30; May3'13; Flordave Realty Co with same.

"Hull av (12:3349), ss, 313.7 e 204th, 50x 100; May5; May6'13; installs; 6%; Mary Gamble to Tremont Bldg & Loan Assn, 1931 Wash av.

[1,000]

"Hunts Point av. sws, at es Farragut, see Farragut, es, at sws Hunts Point av.

"Intervale av (11:2973), swc Chisholm, runs s50xw129.10xs25xw28xn75 to st xe 157.10 to beg; Apr30; May7'13; 1y6%; Klara Kozeluh to Carrie Kroutil, 1239 Intervale av.

av. "Intervale av (10:2699), ws, 143.10 n Westchester av, 50x100; PM; pr mtg \$9,-000; May5; May8'13; 3y6%; Jos & Osias Ornstein to Hannah Graff, 981 Intervale av. 2,000

av. 2,000

mKingsbridge rd, sec Aqueduct av, see Aqueduct av, see Kingsbridge rd,

mLongwood av (10:2695), swc Hewitt pl,
51x104.6; Mayl; May3'13; 5y5%; Jno F,
Haase & Louis Sasse, 117 W 131 to East
River Savgs Instn, 291 Bway. 5,000

mLongwood av (10:2689), nes, 147 nw
Hewitt pl, 39x100; ext of \$7,000 mtg to
July27'17 at 6%; Mayl; May2'13; Gesine
Bunger with Ferdinand N Bunger, 140 W
123 & Henry H Cording, 45 W 127. nom

mLongwood av (10:2695), swc Hewitt pl,
5%; Mayl; May5'13; East River Savgs
Instn with Jno F Haase, 506 W 149 &
Louis Sasse, 117 W 131. nom

mMohegan av (11:2958), ws, 69 n 175th,

Louis Sasse, 117 W 131. nom

"Mohegan av (11:2958), ws, 69 n 175th,
50x98.11x50x98.10; bidg loan; May1: May2
'13; demand, 6%; McEvoy & Koester Constr Co to City Mtg Co, 15 Wall. 38,000

"Mohegan av (11:2958); same prop; certf
as to above mtg; May1; May2'13; same to
same.

"Monticello av (*), es, 275 s Randall av, 50x100; Apr23; May2'13; 3y6%; Emma D wife of & Jno P Bengtson to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 3,000

mMonterey av (11:3061), nwc 178th, 75x 105; sobrn agmt; Mar17; May2'13; Mon-terey Bldg Co Inc a corpn, 170 Bway with Niels Hansen, 326 Audubon av & ano, nom

Niels Hansen, 326 Audubon av & ano. nom "Morris av (9:2437). es, 130 n 165th, 20x 92.6; given to secure payment of notes for \$1,000; pr mtg \$7,500; Jan6; May3'13; due &c as per bond; Meyer Harrison to Leopold Rosenberg, 459 W 125.

"Mt Vernon av, 4270 (12:3363), nec 235th, 80.10x116x70.11x79.10; also 235TH ST, 13 E (12:3363), ss, 79.10 e Mt Vernon av, 25x 95.5x25x95.11; PM; Apr30; May2'13; 3y6%; Kath A Lee to North Side Mtg Corpn. 391 E 149.

"Muliner av (*), as at nes Bronydala av

"Muliner av (*), es, at nes Bronxdale av, 27.2x138.6x25x143.4; May1; May5'13; due &c as per bond; Thos F Owens, Bklyn to Mary D Nesmith at Wakefield, Mass. 1,200

molmstead av (Av D) (*), ws, 58 n Ellis av (13th), 50x105; May6; May7'13; 3y5%; Nicholas J Tonner to Herman H Bammann, 2260 Bathgate av. 3,500

"Parker av (*), sws, 150 s Lyon av, 25x 130, except pt for Parker av; May1; May2 '13; 3y6%; Jas O'Hearn to Mary V Hicks, 1229 Wash av. 1,800

"Perry av (12:3299), ws. 85 s Mosholu pkwy S, 31.3x125; ext of \$2,500 mtg to May2'18 at 6%; May2; May8'13; NY Title Ins Co with Dorothy A Donovan, 318 Mospkwy

mRiver av (9:2489), nwc 167th, 80x24.9; ext of \$6,500 mtg to Janl'16 at 5%; Oct 11'12; May2'13; Martin Derx with Nicholas Hodes.

"St Lawrence av (*), es, 50 n Gleason av, 25x100; pr mtg \$4,750; Mayl; May2'13; 2y 6%; Jacob Cohen to Mary Franz, 1111 E 1,000

mSt Lawrence av (*), es, 25 n Gleason av, 25x100; pr mtg \$4,500; May1; May2'13; 2y 6%; Jacob Cohen to Mary Franz, 1111 E

6%; Jacob Content 1,200
179.

mSherman av (9:2456-2462 & 2463), ws,
200 s 167th, 150x272.4 to es Grand blvd &
concourse x153.2x241.1; May1; May8'13;
due &c as per bond; Rockledge Constn
Co to Mary T Grace, 2550 Grand av.
21,000

mSheridan av (9:2456-2462 & 2463); same prop; certf as to above mtg; May6; May 8'13; same to same.

mSouthern blvd (11:2979), es, 306.10 n Home, 30x105; ext of \$16.000 mtg to Feb 1'16 at 5%; Apr29; May2'13; Germania Life Ins Co with Jno P Leo, 765 St Nicholas av. nom

mSpuyten Duyvil rd (13:3407), nws, 39 sw land now or formerly Jas A Church, runs nw75xsw60xse75 to rd xne 60 to beg; sobrn agmt; Jan11; May8'13; Edgehill Terraces Co, Alfred Themans & Louis Guerr with Edgehill Co-op Savgs & Loan Assn & ano.

Assn & ano. ""Tinton av, 1698 (10:2671), nec 166th (No 781), 52x99; bldg loan; May5; May6'13; 1y 6%; Adolphus Realty Corpn to City Real Estate Co, 176 Bway. 45,000

Estate Co, 176 Bway.

Tinton av, 1698; certf as to above mtg;
May5; May6'13; same to same.

Trinity av, (10:2640), es, abt 233.8 n
165th, 18.9x90; May1; May2'13; 5y5%; Abr
M Van Praag to Jos Corbett, 906 Cauldwell
av.

5,500

av. 5,500

"Union av, 774-6 (10:2676), es, 116.2 s

Westchester av, 50x110.9x50.5x117.2; PM;
pr mtg \$40,000; May1; May2'13; 3y6%;
Bertha Schmuck, 777 Prospect av, to Benenson Realty Co, 407 E 153.

"Walentine av, 2106 (11:3144), es, 243.4 180th, 18.10x93.5x18.1x91.1; May7'13; du &c as per bond Harry Bierhoff, 301 V 109 to Washington B Beaudine, 4691 Par av et al trstes Washington H Beaudin

"Valentine av, 2922 (12:3297), ses, at nes 199th, 25x100; PM; May2'13; 5y5½%; Grace Evangelical Lutheran Church to Crescentia B Wolf, 2922 Valentine av. 6,000
"Valentine av (*), es, 150 s Fairmount av 25x100; May1; May5'13; 3y6%; Jos Clancy to Wm H Weygandt, 1046 Greene av, Bklyn.

"Van Nest av (Columbus) (*), ns, 75 e Barnes av (Madison), 25x100; Apr15; May 2'13; due &c as per bond; Felix Aronson to North Side Mtg Corpn, 391 E 149, 3,600
"Van Nest av (Columbus) (*); same prop;

to North Side Mtg Corpn, 391 E 149, 3,600

"Van Nest av (Columbus) (*); same prop;
sobrn agmt; Mar27; May2'13; David Zoglin with same.

"Vyse av (11:3131), sec 179th, 114.11x
173.3x115x175.10; bldg loan; pr mtg \$30,000; Apr30; May8'13; 1y6%; K & R Constn Co (Inc), a corpn, 35 Nassau, to Albt
Deutsch, 62 E 93.

"Vyse av (11:3131); same prop; certf as
to above mtg; Apr30; May8'13.

"Vyse av, 2071 (11:3127), ws. 77.6 n 179th.

to above mtg; Apr30; May8'13.

"Vyse av, 2071 (11:3127), ws, 77.6 n 179th, 37.9x83.10x34.7x83.7; PM; pr mtg \$16,500; Apr30; May2'13; 2y6%; Geo N Fischer, 345 E 84, to Barry Bros, 2804 3 av. 4,250

"Walton av (11:2853), nwc 177th, 100x 77.2; bldg loan; May2'13; due Mar31'14, 6%; Adolph Wexler (Inc), a corpn, to Bronx Investment Co, 100 Bway. 50,000 mWalton av (11:2853); same prop; cert as to above mtg; May2'13; same to same

mWatson av (*), ns, 379.11 w Castle Hill av, 49x103; all title to any strips adj; Mav8'13; installs, 6%; Wm A Bertkau, 786 E 180, to Franklin Soc for Home Bldg & Savgs, a corpn, 38 Park row. 3,500 mWashington av (11:3044), nec 178th, 28x 91.8x28x91.7; May2'13; 3y5%; Celtic Real Estate Co, 1238 3 av, to Emigrant Indust Savgs Bank. 12,000

Washington av (11:3044); same prop; rtf as to above mtg; May2'13; same to

"Washington av (11:3044); same prop; pr mtg \$12,000; May1; May2'13; 2y6%; same to Thos F McLoughlin, 173 Alex av. 4,000

"Washington av, 2152 (11:3049), es, 569
n 180th, 25x112x25.4x108.8; except pt for
av; pr mtg \$---; May2; May3'13; 1y6%;
Vincenzina Milano, 2152 Wash av to Eliz
M Coogan, 367 E 187 & ano.

M Coogan, 367 E 187 & ano.

"Washington av (11:3050), es. 36.7 n

Fletcher or 182d, 36.7x79.11x36x86.5; agmt
as to share ownership in mtg; Apr21; May
6'13; Agency Realty & Mtg Co with Ida
K Bronner, 2 W 72.

mWoodycrest av, 1121-3 (9:2513), ws, 100 n 166th, 2 lots ea 50x100; 2 PM mtgs ea \$34,000; Apr30; May5'13; 5y5%; Bagot Realty Co to German Savgs Bank, 157 4 av.

m3D av, 3547 (9:2373), ws, 259.4 n 168th, 24.4x100; May5'13; 3y5%; Frank Davidson; Montclair, NJ; Edw E Davidson, West Orange, NJ; Jno R Davidson, Mary E Baird, & Florence Clark, of NY, to NY Title Ins Co, 135 Bway.