

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MARCH 1, 1913

CHANGES IN LOWER BROADWAY, BROOKLYN

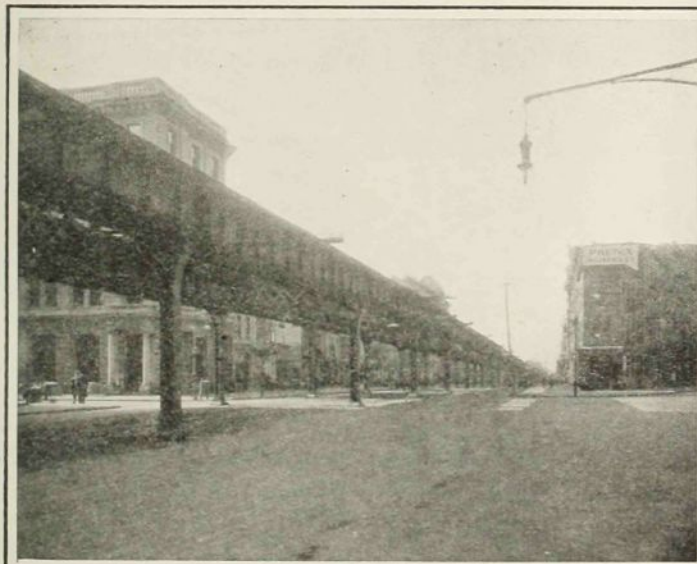
Once the Premier Part of Williamsburg, This Part of Broadway Was Impaired by the Opening of Williamsburg Bridge

BROADWAY, in Brooklyn, from the ferry east to Driggs avenue, a distance of four long blocks, has lost caste to a great extent as a result of the opening of the Williamsburg bridge, whose easterly end opens on a plaza two blocks wide and ends at Havemeyer street. From the most important part of the Eastern District, lower Broadway has become inconsequential and the Williamsburg Bridge has had the same effect on the street as the New York and Brooklyn Bridge has had on Fulton street between the river and Pierrepont street, in Brooklyn. East of Havemeyer street Broadway is one of the most important business thoroughfares of

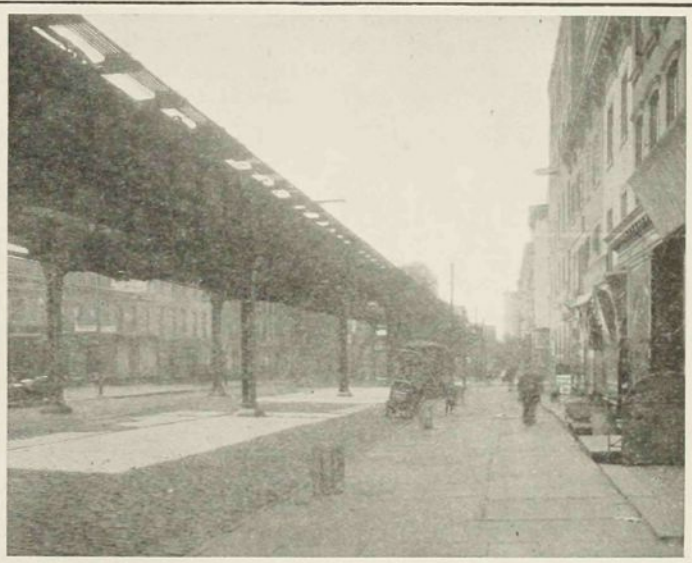
the city and leased to operating companies; but, it took much persistent agitation by the manufacturing interests of Williamsburg and Greenpoint to get the city to do anything in the premises.

The corporation that had acquired much of the ferry property from the old ferry company offered to sell it to the city at a figure which the city deemed excessive; and, the municipality accordingly asked the Supreme Court to appoint commissioners of estimate and assessment to determine the fair value of the property in discussion. The commissioners appointed were Bernard Gallagher, who is a former fire commissioner of the old city of Brooklyn and

remaining near the ferry is the building of the Brooklyn Daily Times, at 24 and 26 Broadway, which is still occupied by that paper; but, it is understood that within a year this paper will remove to the vicinity of Flatbush avenue and Fulton street, in the central part of Brooklyn; and, if this happens, then all of the old institutions in lower Broadway will have vanished except Thomas Wallace's haberdashery, a block away, which has been on one corner for 40 years or more. Since the decline of traffic in the blocks adjacent to the ferry the following institutions have removed from them to the vicinity of the Williamsburg Bridge Plaza: the First Na-



BROADWAY, AT BEDFORD AVENUE, BROOKLYN.



FOOT OF BROADWAY, BROOKLYN, NEAR THE FERRY.

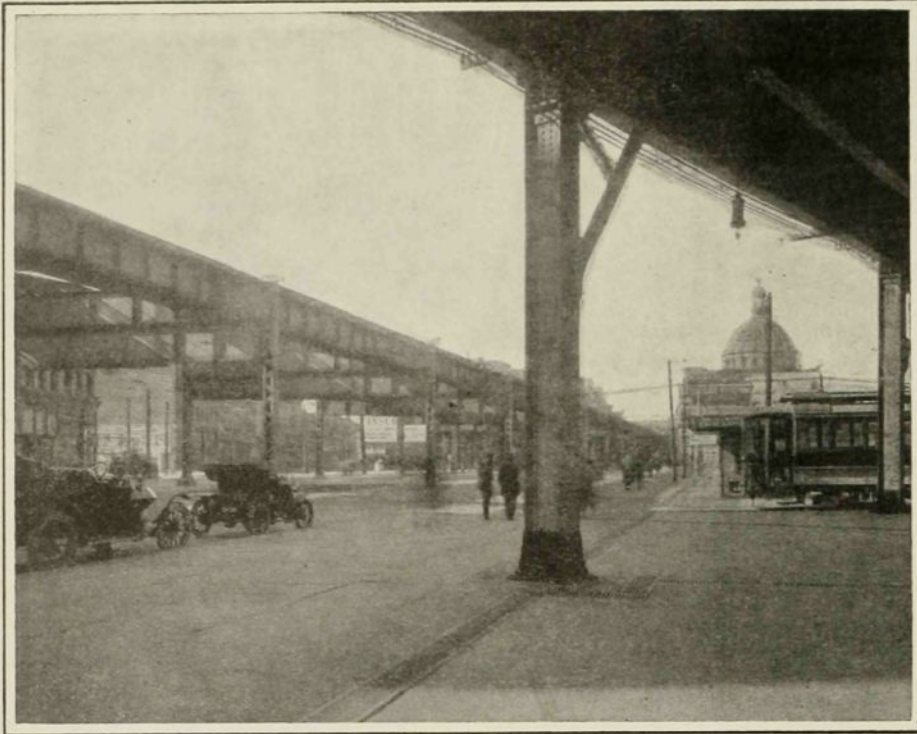
the greater city; but, this part of the street will be dealt with in another article in the near future. In lower Broadway the street lost business strength and rental productiveness on account not only of the opening of the bridge, but by the closing of all the Williamsburg ferries to Manhattan that had their Brooklyn terminals at the foot of Broadway. These ferries connected with 23d street, 42d street, Grand street and Roosevelt street, in Manhattan, and until bridges became the vogue these water routes yielded large profits to their operator, the New York & Brooklyn Ferry Company. More than five years ago practically all of these ferries were abandoned because it was no longer profitable for the company to run them. Shipping interests in Williamsburg felt the closing of them severely because they led to both up and down town in Manhattan and it meant a great deal of additional hauling by teams. After a long period of idleness some of these ferries were reopened by

a prominent builder of Williamsburg; Thomas E. Pearsall, a prominent lawyer of Brooklyn, and William D. Walsh, of Williamsburg. The latter made a minority report criticising the report of his fellow commissioners. Comptroller Prendergast also was opposed to the majority report. The result has been that the court has disapproved the findings of the majority of the commissioners and has appointed new commissioners to make their findings in the premises. This committee has not yet finished its work.

Car and pedestrian traffic has fallen off to so great an extent in lower Broadway that there are now 27 vacant stores and a few empty buildings from Driggs avenue west to the river. Vacant stores predominate in the north side of the street. Before the conditions changed for the worse in this part of Broadway nearly all of the important banks and other financial institutions in Williamsburg were situated within two blocks of the ferry. The only landmark re-

tional Bank, the Dime Savings Bank of Williamsburg, the Williamsburg City Fire Insurance Company, the Meserole City Surveying Company (Gen. J. V. Meserole), and several well-known restaurants, cafes, law firms, cigar stores and what not. Minden's famous cafe, which was right at the ferry, has vanished to other parts, while the cars that go to the ferry are few in number.

The rental power of property in either side of Broadway west of Bedford avenue is inconsequential compared to the incomes it produced when the ferries were the great traffic feeders of the street. True, the Manufacturers' National Bank, the Nassau Trust Company and the Kings County Savings Institution still hold forth in their old quarters, which are between Bedford avenue and Berry street, but in the opinion of those who are qualified to know it is believed that even these banks will eventually find it worth while to do business either farther east on Broadway or elsewhere in Brooklyn. At the



BROADWAY, BROOKLYN, AT WILLIAMSBURG BRIDGE PLAZA.

northeast corner of Broadway and Driggs avenue is a large 4-story iron front building that was built and occupied for many years by B. G. Latimer & Sons. When the construction of the Williamsburg Bridge was begun this firm foresaw that lower Broadway was doomed to be injured in its traffic activity and it packed up and moved over to the part of Brooklyn that it is rumored that the Brooklyn Times will remove to. The iron front building of the firm on Broadway has since had a varied existence. Part of its ground floor was for a long time occupied as a Station House for a city precinct, while the

rest of the building has been given over to light manufacturers; but, it never has been occupied again by one concern for any retail business.

On the northwest corner of Broadway and Driggs avenue is the fine granite structure of the Williamsburg Savings Bank, which is one of the strongest financial institutions of its kind in the country. The building is one of the early designs of George B. Post. While it is comparatively remote from the field of activity it is nevertheless right at an elevated station, near the cross-town line of cars and only a block from the lower part of the bridge plaza. This

bank could be more centrally situated nowadays, but it has a beautiful building to which it added a costly wing not more than ten years ago; and, it is very probable that the circumstance inclines the institution to remain where it is. Besides, the bank is so well known to every Brooklynite that people go out of their way to go to it, doing business as it does with persons in all parts of the borough and on Long Island.

The average business concern would have had to remove to a more central location long ago. This part of Broadway, adjacent to the west end of the plaza, has not been quite so hard hit by loss of traffic as the blocks west of Bedford avenue. At the southwest corner of Broadway and Driggs avenue Liptrott's Meat Market comprises a landmark that has been there for 40 years or more. Mr. Liptrott owns the property, and he can probably get more benefit from it as a butcher shop than he could by renting it for some other purpose. For his business this building is a valuable location, because he caters to trade throughout the Eastern District and besides his store is passed by several lines of cars and is within a block of the bridge plaza. There are no modern improvements hereabouts, and there are not likely to be. Many of these old buildings have apartments in the upper floors and these, of course, still produce an income.

In Broadway, west of Bedford avenue, there are numerous 3 and 4-story buildings, whole floors in which were in the past leased to lawyers, architects and brokers. Nowadays, these floors are either empty or are leased for light manufacturing purposes. A crosstown subway, from Coney Island to Queens, may help to restore lower Broadway to the primacy it once enjoyed, but even that is problematical.

THE ISSUE ON AUTOMATIC SPRINKLERS

The First Square Line-Up—A Misdemeanor Not to Obey Fire-Prevention Orders, Unless Arbitrary and Unreasonable.

SEVERAL points of vital importance to builders and owners of loft property have been recently decided by the Court of Special Sessions, in connection with the criminal prosecution of Charles Kaye for refusing to comply with an order of the Fire Commissioner, requiring the installation of automatic sprinklers in the 12-story loft building, 30-36 West 26th street.

Carlisle Norwood, Esq., counsel for Mr. Kaye, moved to dismiss the charge against him upon several grounds, among them these:

1. That the violation of a fire-prevention order is not a crime;
2. That the Fire Commissioner has no authority to require that a building shall be equipped with automatic sprinklers;
3. That the ordinance of December 19, 1911, under which the Fire Commissioner claims authority to require the installation of sprinklers, was superseded by the enactment of Chapter 322 of the Laws of 1912, an amendment to the Labor Laws effected at the instance of the Factory Investigation Commission.

Violation a Misdemeanor.

Assistant Corporation Counsel MacNulty, the city's fire-law expert, contended for the prosecution that a negli-

gent or wilful violation of a written order of the Fire Commissioner is a misdemeanor under the provisions of section 773 of the Greater New York Charter, which is punishable under section 1937 of the Penal Law by a fine of not exceeding \$500, or imprisonment in the penitentiary for not exceeding one year, or by both such fine and imprisonment. He argued that automatic sprinklers were "means for preventing and extinguishing fire," within the meaning of the ordinance of December 19, 1911, which empowers the Fire Commissioner to require factory buildings, shops and other business establishments to be equipped with "such means for preventing and extinguishing fire" as he shall deem necessary.

Finally, the Assistant Corporation Counsel urged that the amendment of the Labor Law is a general statute, mandatory in its terms and arbitrary in its effects, which could not be properly construed to divest the Fire Commissioner of his discretionary powers under the ordinance, in the absence of a specific repealing provision.

Mr. MacNulty pointed out that the Labor Law amendment, if held to be applicable to this city, would require the installation of automatic sprinklers in

all loft buildings over seven stories in height and having wooden floors and trim, in the event that more than 200 people were regularly employed on the floors therein above the seventh, irrespective of the comparative combustibility of the materials manufactured or stored therein. He further called attention to the fact that there was no possible appeal to the courts for relief against the unreasonableness of such a law. On the other hand, he argued that the courts had ample authority to prevent any unreasonable exercise of the discretionary powers of the Fire Commissioner, as to automatic sprinklers or other matters within his jurisdiction, and that the judiciary had not hesitated to assert such authority, whenever necessary.

Court Sustains City's Contention.

The Court sustained the contention of counsel for the city on all points and denied the motion to dismiss the information against Mr. Kaye; conceding, however, that he would be entitled to acquittal on proof that the order of the Fire Commissioner was arbitrary and unreasonable.

H. F. J. Porter, who was the expert on fire matters of the Factory Investi-

(Continued on page 460.)

THE PLANNING OF SUBURBAN HOUSES

By WILLIAM HERBERT

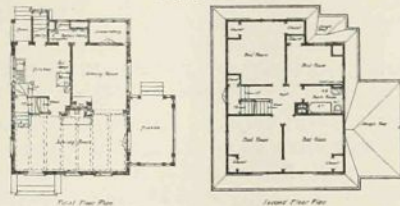
The Purpose of Good Planning Is the Getting of the Maximum of Convenience For the Least Expenditure.

Economize in the Size of the Hall, If Necessary—Kitchens Should Be Small and Carefully Planned.

THE planning of the rooms of a suburban house is a matter that is closely connected with the subject of our previous article, viz.: the layout of the grounds and the proper situation for the house itself. Indeed, the two things cannot be considered apart. A man who buys a lot in a suburb and proposes to build upon it a house according to some plan which has seemed to him very convenient in some other house is probably making a mistake. The plan of every house worked out in relation to a particular site and to the needs of a family of a certain size is substantially a new problem.

Its success depends upon its adaptation to the size and exposure of the site and to the possible irregularities and the trees which characterize the lot. It also depends upon the size of the family, the kind of house which it can afford to build, and the needs of its various members. The practice which used to prevail of buying a set of designs and plans for a house of a certain cost, and putting that house down upon a lot irrespective of the dimensions and exposure of the site or of the needs of the family—such a practice is bound to result in uncomfortable as well as ugly houses.

While, however, it is impossible to devise typical sets of plans which can be applied to an individual case without careful modification to meet the needs of that case, the art of planning houses has in recent years advanced quite as much as the art of designing them. Trained and experienced architects have worked out certain general conditions to which a good plan must conform; and while these conditions are not of



No. 20 North 10th Street, Roseville, N. J. Erected for Roseville Realty Co. J. F. Capen, Architect.

universal application, they supply a good rough test of the practicability of any particular plan.

Rectangular Shaped Houses Are Economical.

Here again the suburban development companies have made a real contribution to the art of planning houses under severe and inexorable commercial restrictions. They have been obliged to study carefully how certain sound general ideas about planning could best be applied to a house of particular size situated on a particular lot. The success and failure of their operation might well depend upon their ability to impose upon possible purchasers the idea that they were getting a peculiarly convenient and unexpectedly spacious house for the money.

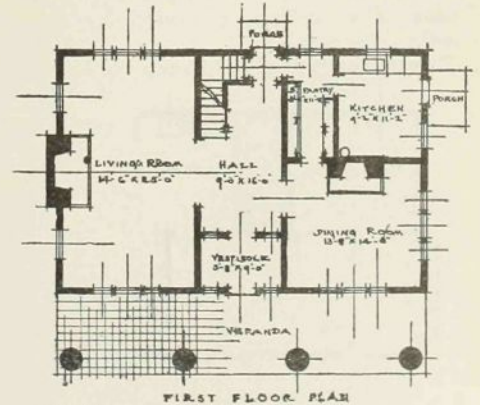
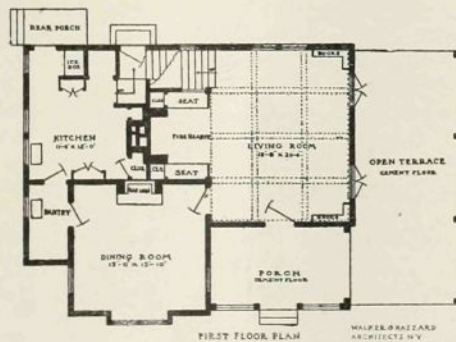
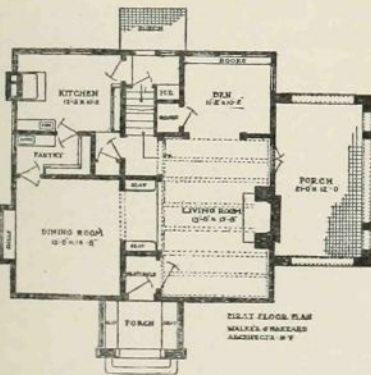
The purpose of good planning is to secure for the family the maximum of convenience for the smallest possible expenditure of money. The maximum of convenience requires that each room shall be precisely adapted in size and location to its particular purpose, and that

the different rooms shall be connected in such a manner as to necessitate no unnecessary traveling and no unnecessary interference. In spite of the fact that for many years the ordinary American suburban house was square, it is now pretty well agreed among architects that a rectangular house usually permits a more economical distribution of the space. A little consideration will convince the reader that a rectangle allows of much more flexibility in arrangement than would a square.

Halls Are Smaller.

In modern planning the tendency is to make the halls much smaller than formerly. In no one of the rooms has a larger amount of saving been effected. Unquestionably nothing contributes more to the attractiveness of a house than a spacious and inviting hall, but whenever it is necessary to save, as in the case of most suburban houses, it is better to save in the dimensions of a non-essential room like a hall than in the case of one of the really essential rooms.

I do not mean by the foregoing statement that the hall should be omitted. On the contrary, the absence of a common means of access to the different rooms necessarily means a comparatively inconvenient house, but no attempt need be made to convert it from a convenience into a living-room. In care the house has only one staircase, the distance from the kitchen to the staircase should be short, so that the movement of the servants will not attract much notice; but whenever possible there should be two staircases. Nothing is more important in the arrangement of a house than the concealment of the servants from view



A nine-room house of Spanish mission design, red-tile roof. Dining and living rooms finished in oak paneled wainscot and beamed ceilings. Five bedrooms in white enamel. Plot 110x125.

This house, fashioned after an old English roadside cottage, contains many attractive features. Open terrace with red-tile floor. Six bedrooms in white enamel. Plot 80x125.

Dutch Colonial cottage, finished in Colonial style throughout. First and second floors finished in white enamel. Spacious rooms, well lighted. Plot 85x175.



when they are attending to their ordinary work.

So the hall has of late years tended to become a smaller and more exclusively practical apartment; the living-room has, on the contrary, tended to become larger. People are beginning to understand that a spacious living-room affords perhaps the best possible means of making an economical house both attractive and comfortable.

Comfortable Living-Rooms.

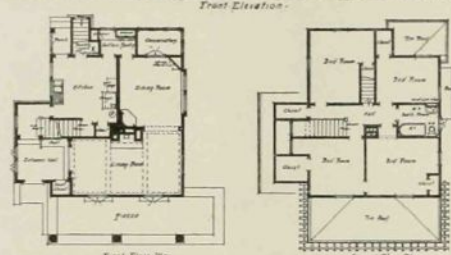
Even in cheap buildings, consequently, this essential apartment is surely less than 14x18 ft., while in inexpensive dwellings of the bungalow type it is frequently larger. It is almost essential for a comfortable living-room in our climate that it has plenty of window-space and that it obtain the full advantage of a southern exposure. The whole effect is to make it as bright and sunny and airy as possible. The old habit of placing the porch so that its roof deprived the living-room of direct light has been completely abandoned. The porch is now almost always situated on the end of the building. It must be accessible from the living-room, but must not interfere with its light. In order to satisfy these requirements, the living-room usually occupies one end of a rectangular building with windows on three sides.

The Size of the Dining-Room.

The tendency of present planning is to keep the dining-room small as compared to the living-room. It has been described as a room built around a dining table. A family of a certain size needs a table of a certain size; and if you add to the size of the table space for chairs, for necessary additional furniture and for convenient serving, you get pretty near the size of the modern dining-room. Of course, I am referring to those houses in which it is necessary above all to economize space.

Rooms no bigger than 12x15 ft. can be made convenient and attractive, although it is desirable if possible to have a little more space. An eastern exposure is ideal for a dining-room, because breakfast is the meal at which it should look and feel its best, but usually the exposure of the dining-room cannot be considered in the arrangement of the rooms. It has to be sacrificed to the more important requirements of the living-room. A serious attempt should, however, be made to avoid the inconveniences of a western exposure for this room.

The tendency is also to keep the kitch-



No. 23 North 10th Street, Roseville, N. J. Erected for Roseville Realty Co. J. F. Capen, Architect.

en comparatively small, so that the cook will not have to move around too much in preparing the meals. A small kitchen need not be a hot kitchen, provided proper cross drafts are provided or, still better, a system of forced ventilation to remove both the heat and the odors.

A Glance into the Kitchen.

A great deal of ingenuity has been exercised of late years in improving the arrangement and equipment of kitchens. A small kitchen is practical even for a large house, but its very smallness makes it necessary that every detail should be carefully planned. The range, for instance, should be near the sink, and both should be very well lighted. Windows near the ceiling should be provided if possible. Dripboards are now usually built-in and are liberally provided, because the housewife needs a great many of them. Ice-boxes are also frequently furnished as fixtures. The space under the sink is left open for sanitary reasons. Pantries also are made smaller so as to diminish the amount of necessary housework, and much can be done towards this end by the use of good permanent materials. Tiled walls and floors for pantry and kitchen are rare in suburban houses, but they are worth what they cost in their durability and in their labor-saving value.

The Luxury of Porches.

With the improvement of house-plans the porch has become an object of increasing study. It is almost always situated on the side of a house, or in the

rear, so as to obtain privacy. The porch is now as frequently used both as an out-door living-room and as a dining-room and should, consequently, be accessible only from the house. It is becoming more and more common to protect the porches from the north, to screen them in summer and sometimes entirely to enclose them in winter. It is becoming more and more common, also, to locate a sleeping porch over the chief veranda—an addition, which is frequently as desirable architecturally as it is practically. A sleeping porch must not be less than seven feet in width, although eight feet is better. If windows are used, those of the casement type allow a freer passage of air.

Wherever possible, bedrooms should have windows on two sides, and the master and mistress of a house can do nothing which in our climate will contribute more to their comfort than a bedroom with windows on three sides—assuming, that is, that they do not want to sleep out-of-doors.

Bathrooms, like the other purely practical apartments, should be kept as small as possible, and should be liberally provided. One bathroom for every three adults in the house is little enough. Like the kitchen and pantry, they should be finished if possible in tile. Expenses of this kind are an economy in the long run.

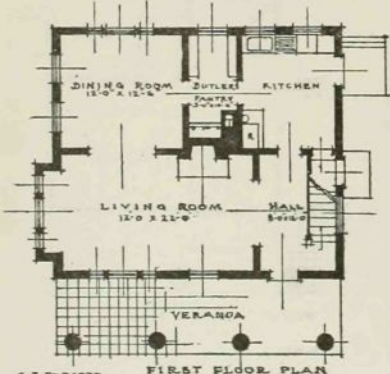
[The illustrations at the bottom of this and the preceding page are drawn from distinctive homes at Great Neck Villa, Long Island.]

Speculation Necessary for Progress.

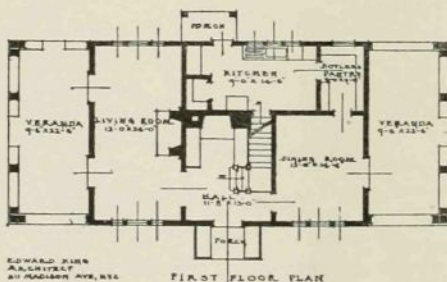
"Endeavors to limit and stifle speculation bring a long list of evils in their train," said a financier. "Speculation is the natural development in great and small business. It is the yeast which keeps the loaf light and sweet. Ill-advised efforts to blot it out will result in failure, or, if successful, will mean distinct disadvantage to the whole country."

"This experiment has been tried in an older country than the United States, and after laws of the kind had been tested in actual operation for a number of years, they were completed rescinded. Reference is made to the experiment in Germany, where for twelve years restrictive measures against speculation were in force.

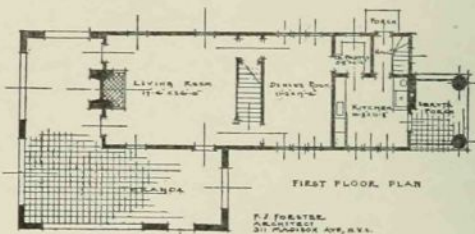
"The government, in rescinding the law, stated very positively that it had been injurious to general public interest."



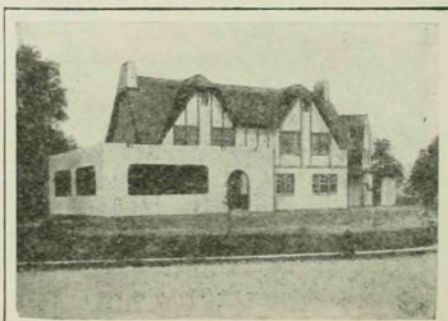
Eight-room cottage, conveniently arranged. Dutch paneling in living and dining rooms. Four bedrooms and bath. Plot 60x148.



Old English house with wide verandas, very attractive studio hall with hanging balcony. Four large bedrooms, linen closet and bath on second floor. Plot 100x125.



The feature of this house is the living-room, which is lighted from three sides with French windows opening on a spacious veranda, which can be used as a sun parlor.



NEW BUILDING REGULATIONS FOR CITY

A Committee of the Board of Estimate to Consider Legal and Economic Possibility of Limiting Building Height and Protecting Property Rights

THE resolution which Borough President McAneny introduced in the Board of Estimate on Thursday brings the whole subject of building restrictions to a point where it can be made a definite issue, and where it can be officially investigated as to its legal, architectural and economic soundness. The resolution recognizes the growing sentiment in the community that the time has come when some attempt of an official nature should be made to regulate the height, size and arrangement of buildings, in order to arrest the seriously increasing evil of shutting off light and air from other buildings, to prevent unwholesome congestion, both in living conditions and in the streets, and to reduce the hazards of fire. The resolution will pass.

mittee is to submit a report not later than six months from the date of its appointment and shall thereupon cease to exist.

The Invasion of East Side Workers.

The continued invasion of the highest class shopping and retail district of Manhattan by sweatshops and factories located in the upper floors of huge loft buildings, sending forth daily their hordes of workers to flood the sidewalks and bring business practically to a standstill during the middle of the day, has apparently made it imperative for all who take a real pride in Fifth avenue and want to see it preserved, to get into line behind this movement which, up to the present time, seems to be the only one to hold forth any relief from

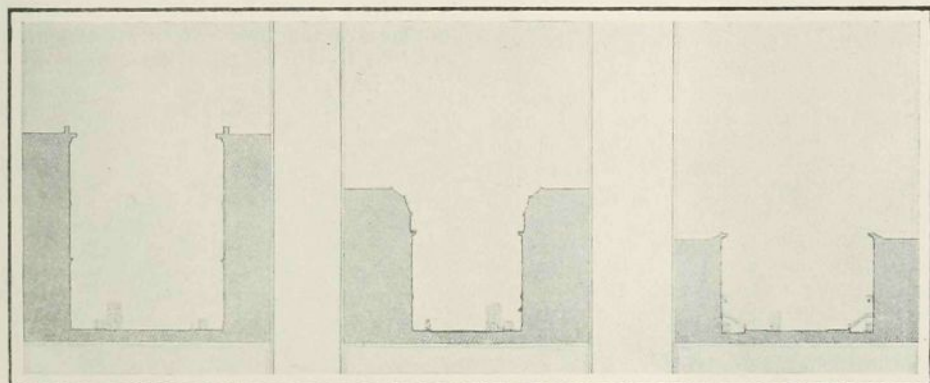
to several hundreds of Fifth avenue property owners and business men asking their views. With almost no exceptions, every owner of property and business man who answered—and the number that did answer was surprisingly large—gave vent to the most earnest and enthusiastic approval of the proposed limitation measure and promised his utmost support of the movement to put the restrictive law into effect.

Coming Out in the Open.

One of the most significant facts of all in connection with the making of this canvass to determine where the leading property and business interests of the Fifth avenue section stand with reference to the anti-high building programme is that a large number of persons—among them many of the best-known and most influential residents of the city—who rarely come out in the open and make their positions known in a matter of this kind, have been among the most spirited in their expressions of approval.

One of the strongest replies to a circular letter of inquiry, which went to about 50 persons in all, came from an eminent physician, whose views, he said, represented those not alone of himself but of several other owners of Fifth avenue property. He was opposed to any further erection of high buildings in Fifth avenue, he declared, not only because he is personally interested as a holder of real estate but because as a physician he is interested as much in the prevention as in the cure of diseases, particularly of tuberculosis.

A prominent real estate firm, writing as the representatives of large Fifth avenue interest, say: "We most decidedly agree that the restriction of the height of buildings to 125 feet to the cornice line with no more than two mansard-roof stories should be enforced in order to save Fifth avenue from the



Fifth avenue with buildings the height of the University Club (128 feet).

Rue de la Paix, Paris.

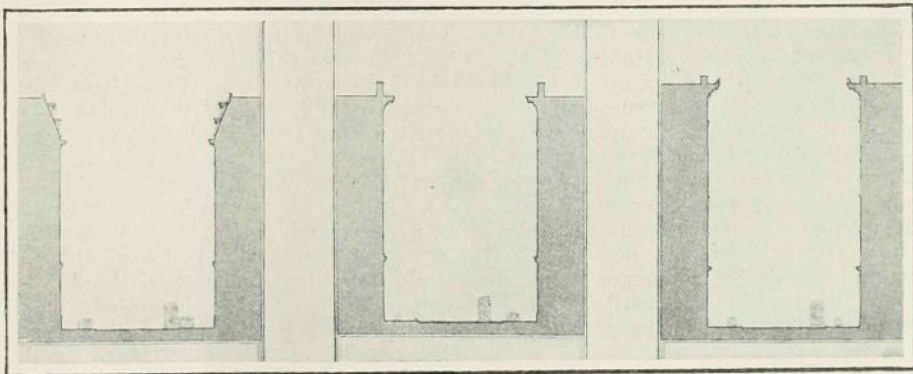
Fifth avenue as it was.

Mayor Gaynor is authorized by the resolution to name three members of the Board of Estimate to take this general subject under consideration, to inquire into and to investigate the conditions actually existing, and to ascertain and report whether in the opinion of the members of the committee it is desirable so to regulate the plans of buildings hereafter to be erected or altered within the city limits. Also, to examine into the practice and comparative experience of other cities either here or abroad, and finally, to consider and report upon the matter of the legal right of the city to regulate building construction in the manner proposed.

Whether it would be lawful and desirable to divide the city into zones, in order to regulate the height, size and arrangement of buildings on a basis suitable for each district, the committee is also directed by the resolution to inquire into. The committee may appoint an advisory committee to aid in its work but to serve without pay; a secretary may be employed and expert and technical help obtained, for which a fund of not to exceed \$15,000 is provided.

The committee is instructed to submit in advance of any general report suggestions and recommendations relative to the proposed limitation in the height of buildings hereafter erected on Fifth avenue between Washington Square and 110th street. There was already a resolution before the Board of Estimate, since May 9, 1912, looking toward building restrictions on Fifth avenue, which prior resolution will be superseded by the new one. The com-

those intolerable conditions. Nor is this the only reason why inordinately high buildings should be prevented from rearing themselves in the world's foremost shopping and residential thoroughfare. The harmony of Fifth avenue's architecture, its beauty and its rare charm are seriously threatened by the existing marked tendency to make



Fifth avenue with buildings 125 feet to cornice line and two stories in roof. Total height, 150 feet.

Fifth avenue with buildings 150 feet high.

Fifth avenue with buildings the height of Sherry's (162 feet high).

it a cheerless canyon like so many downtown streets.

These and many other considerations have combined to win a very large public support for the proposed legal height limitation of future structures along the Avenue. How earnest this feeling of the part of the public is in behalf of keeping out the "skyscraper" and the loft building in future is shown by a large number of replies received by the Fifth Avenue Association recently in response to invitations sent out by it

blight that exists below 23d street. It is unsightly and unattractive in the extreme, and we hope that your valuable association will use every effort to bring about this result, in order that symmetry and grace may abide where now there is so much that is not uniform or beautiful."

One of the most vigorous expressions of opinion came from a woman owner of property in the thirties. "I consider the question of limiting the height of buildings on Fifth avenue absolutely

vital for more reasons than one," says she. "Fifth avenue should be kept from becoming an Avenue A ghetto, as it has already become in some portions in the morning, at the lunch hour and at the closing hour. I do not believe that any city or any people but ours would tolerate or permit the various nuisances and abominations that are being perpetrated in New York in various ways, among others the abominable skyscraper which is fast turning the city into a vast sunless canyon."

Of the same tenor is the letter from a prominent business man and property owner in West 53d street. He

writes: "I am very strongly in favor of limiting the height of buildings on Fifth avenue to 125 feet to the cornice line; in fact, I feel that that height is too much, and would like to see buildings established on the line of Fifth avenue, agreeing in height with the two beautiful buildings just erected by Black, Starr & Frost, at 48th street, and Duveen Brothers, at 56th street."

The rector of one of the largest and best known Fifth avenue churches states: "We are most heartily in favor of such a movement (for limiting building heights) being made, and guaranteed by most effective legislation."

REAL ESTATE MORTGAGES AS INVESTMENTS

A Sure Income with Absolute Security—Free From the Risks of Stock Ownership—Unaffected By Business Panics

By HENRY BLOCH

HAVE you ever stopped to consider who really owns New York? Did you ever realize that while the title to the real estate is vested in the owners of the property a greater interest by far is held by those who hold the mortgages covering the property? That of the seven and one-half billion dollars of assessed real estate probably two-thirds thereof is represented by mortgages on it? That the landlord is the popular owner and owner in name, while the first and more substantial interest is held by the mortgagee?

A conservative mortgage on well-located, improved real estate is perhaps the choicest of the many forms of investment. For security, it is classed with government bonds and is one of the few forms of investments permissible to trustees, executors, etc., by the laws of the State. The risk of investment in a business, and the uncertainty of the rise and fall of a stock investment are almost entirely eliminated. The rate of interest is higher than is payable on government bonds or on deposits in savings banks.

Small Chance for Loss.

The likelihood of a loss is placed at a minimum. The owner takes care of his property to prevent the loss of his money invested therein; he must lose everything before the mortgagee loses anything. For the holder of a mortgage which does not exceed sixty per cent. of the value of the property, a tremendous depreciation is necessary to endanger the security of the investment. Unless it covers property of a class peculiar to itself, such as clubs, theatres, factories, etc., which are always undesirable for mortgage loans on account of the limited market which such properties have, such a loss is improbable.

The value of New York City real estate may fluctuate with the times; it may rise and fall; but in the last analysis it will be found that the amount of the increase has exceeded the depreciation. Land values in New York have come to stay. Our city family consists of a teeming population of almost 5,000,000 persons. As many as 48,000 immigrants were poured into New York, the gateway to the nation, in a single day. And all the people must have a home and a place to work. The city's increase in population every year equals the entire population of Albany, and in three years

the population of Buffalo. It is estimated that in 1950 the population of New York will be 10,000,000.

An investment in bond and mortgage is no alluring attraction to the speculator. There is not even a vague possibility of a doubling in value, as may be the case in stocks which are sometimes artificially driven up to a high mark by the manipulations of a chosen few, entirely regardless of the true and intrinsic value of the security. On the other hand, there can be no such terrible slump in the value of mortgages as to wipe out the entire investment and make those paupers who, the day before, had beguiled themselves into a blissful belief that they were rich, when all they had was a bundle of stock certificates which proved to be worthless. The panic in Wall street, a few years ago, which even now leaves an aftermath of wrecked fortunes, furnishes so glaring an example to the would-be speculator as to be a lasting lesson to those looking where and how to invest their money.

No Set Rules for Investors.

No fixed set of rules can be laid down for the guidance of investors in mortgages. No piece of property is exactly like any other piece—each case must stand or fall on its own merits. As a general rule, however, it may be said that mortgages on vacant land, land especially utilized for particular purposes, as for schools, churches, storage warehouses, factories, etc., and land improperly improved, are undesirable.

A mortgage loan should be made only on property which has a ready market, or on property which the mortgagee would be willing and financially able to own if he had to buy it in to protect his mortgage in the event of a foreclosure. The cost at foreclosure should be always accurately estimated before the investment is made. The main consideration should in all cases be the net income which the property will produce, for this is the safest basis for determining value.

Exempt from taxation (if brought within the provisions of the recording tax law), free from the trials and tribulations of the owner of property and the risks and hazards of the owner of stocks or of a business, the holder of a first mortgage on real estate in the city of New York, selected with foresight and care, with absolute security,

LAST WORD IN STORE PLANNING

Many New Ideas Will Be Found in the Lord & Taylor Building.

In a number of particulars the new Lord & Taylor Building on Fifth avenue, at the northwest corner of 38th street, will represent an advance in big store architecture over anything heretofore designed in New York. The building will be owned by Burton Brothers, now in the wholesale drygoods trade, and will be leased to Lord & Taylor, in which the Burtons are also large owners. Their architects are Goldwin Starrett & Van Vleck. The senior member of the architectural firm is a brother of Paul Starrett, head of the George A. Fuller Company, and also of Theodore Starrett.

One of the first new conveniences that the patrons of the store will notice will be an entrance for automobiles, from which passengers will alight directly into the building. There will be an entrance for delivery wagons directly into the basement, where seventy-two wagons may be loaded at a time instead of blocking traffic in the street.

Show windows will be built on the second floor as well as the first, but the window dressing will be done in the basement, so that the windows never will be covered. When the new window is dressed it will be raised by elevators in place of the old. Twenty passenger and four freight elevators have been provided, while the pneumatic tube system exchange will be operated on one of



the upper floors instead of in the basement, the usual practice.

A waiting-room with theatre, railroad and steamship ticket booths, telephone and telegraph facilities, a suite of men's dressing-rooms, with collars, gloves, handkerchiefs and other accessories available, with a barber shop near by; a specially designed children's barber shop; a conservatory, dining rooms and a roof garden, and many women's dressing rooms with maids in attendance, are among the features of the new Lord & Taylor Building.

Fire-escape stairways opening directly into the street on three sides of the building, and another providing exits from the centre of the store, have been specified, and in addition, there will be practically no wooden flooring used throughout the building. Even the tables in the workroom will be of steel. The building will have its own power plant, with auxiliary engines, dynamos and boilers in case of a breakdown.

On the seventh floor will be a large cold storage plant for furs, and on the tenth three dining rooms.

The building will cost, it is estimated, about \$2,000,000. The general contract has not yet been awarded. A frontage of 148.1 feet is shown for the Fifth avenue side, 260 feet in Thirty-eight street and 150 feet in Thirty-ninth street.

NEW TAX LEGISLATION.

Taxes Made a First Lien—A Concession to Unfinished Buildings.

Mr. Griffin's and Mr. Kerrigan's bill to amend the Greater New York Charter in relation to duties and powers of the Department of Taxes and Assessments, was evidently prepared by the Department of Taxes and Assessments. It has two principal points:

1. It reverses the rule laid down by the Appellate Division in *Jackson vs. Smith* and provides that with regard to taxes laid in the future, such taxes shall be a lien prior to any encumbrance, restriction, covenant, lease, easement or other division of estate. As to this provision, it has been agreed by the representatives of the city that after the word "easement" there shall be inserted an exception of party walls and beam rights, so that foreclosure of a tax lien will not cut off those necessary easements where they exist.

The second important provision is the insertion of a new Section "889 A," providing that buildings in course of construction commenced since the preceding first day of October and not ready for occupancy, shall not be assessed. This will lighten carrying charges on structures during the unproductive period of construction and save the Department of Taxes and Assessments from the attempt to value uncompleted structures. The Law Committee of the Allied Real Estate Interests has reported that if the exception above mentioned is inserted in the bill, it is recommended that the bill be approved.

Waterfront Plans.

Mr. McClelland's and Mr. Caughlin's bill, to amend the charter in relation to plans for waterfront, amends Section 819 by permitting the Commissioner of Docks, with the approval of the Commissioner of the Sinking Fund, to alter all plans for the improvement of the waterfront, notwithstanding that such plans may have been wholly or partially physically perfected and improvements made in conformity therewith, including the elimination and closing of marginal wharves and streets, even though they have been physically constructed. This would seem to be a radical measure, and the Law Committee of the Allied Interests states that it may do considerable injury to property owners without an opportunity for compensation.

The same committee has reported to the Allied Interests as follows on other bills:

Mr. Benninger's and Mr. Patten's bill seeks to amend the Real Property Law (Section 450) so that in the City of New York, cemeteries shall not be exempt from assessments for street openings and street improvements. The operation of this bill would be to make cemeteries bear a proportion of the cost of street improvements of which they get the benefit. The bill should be favored.

Mr. KeHy's bill adding to the institutions entitled to exemption from the payment of water rates, churches and religious bodies owning or maintaining a church house or building devoted exclusively to social and settlement work. This association is of record as being against all exemptions and this bill extending exemptions should be opposed.

Mr. Schaap's bill reproducing the Sullivan-Brooks bill of former years, increasing the rate of taxation on improvements and decreasing the rate on land. This bill is subject to all the objections that have heretofore been urged against this legislation and to the additional objection that it contains a referendum clause which probably would make the bill unconstitutional.

Mr. Kennedy's bill to amend the charter so that inspection of tenement houses shall be compulsory upon the department instead of being discretionary as it is now. Unless the element of cost makes this prohibitive, it would seem to be a wise provision.

Mr. Carswell's bill to amend Section 311 of the Real Property Law in relation to certification of deeds executed without the State of New York. This bill is improperly drawn. It seeks to amend the law in relation to matters which have already been taken care of by amendment and omits amendments which have heretofore been made. It should be opposed in its present form.

Mr. Heffernan's and Mr. McKeon's bill to amend the charter so that during the first year that taxes are a lien, if interest be charged thereon, it be at the rate of 5 per cent. per annum and thereafter at the rate of 10 per cent. per annum. The bill will weigh most heavily against the taxpayer who has not the money with which to pay his taxes promptly. It raises the rate from 7 to 10 per cent. against the needy taxpayer, but the one who can pay within the first year gets a reduction of interest. This bill should be opposed.

Mr. Hammer's bill authorizing the Board of Assessors to hear claims for damage by reason of change of grade of streets running underneath or intersecting the Grand Boulevard and Concourse in the Bronx. This is a type of special legislation which has heretofore been consistently opposed. This bill should be opposed, says the committee.

—Jersey City is considering the advisability of purchasing its water supply from the company now operating there.

A GROUP OF BIG HOUSES.

To Be Erected on Washington Square South, Covering a Block Front.

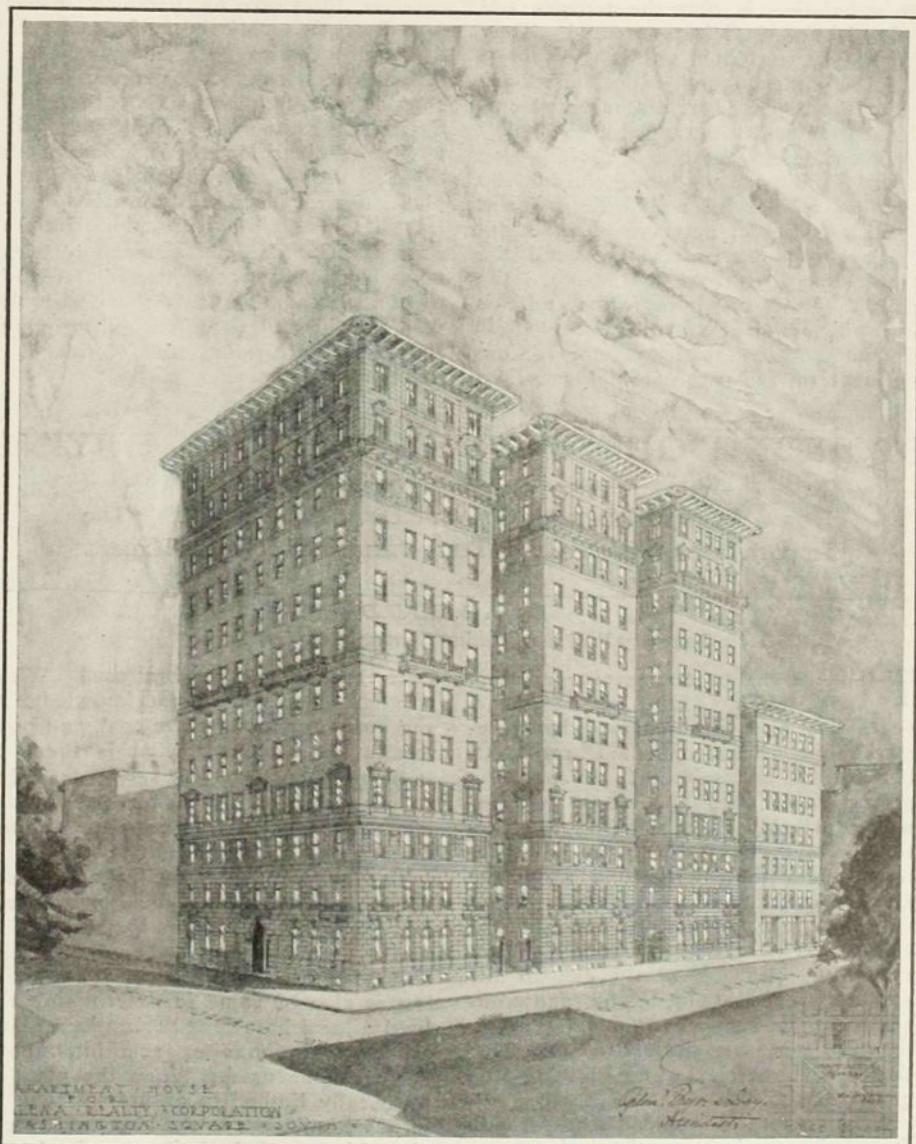
The long felt need of apartments in the location of Washington Square for business people of that vicinity, is now to be realized by the erection of a group of twelve-story and seven-story apartment houses on Washington Square South, and extending the entire block front on the East Side of Thompson street. The larger building will have entrance from Washington Square South, with its apartments looking on the Park, so situated that one can have a vista across the park through or over the Washington Arch, up Fifth avenue.

The twelve-story building will have apartments ranging from seven rooms down to three rooms, and is so planned that larger apartments can be obtained if so desired. Each apartment will have a foyer hall entrance. Three elevators placed centrally in the building, give ample service to various floors.

The arrangement of elevators necessitates a loggia as an entrance and a large foyer hall on the first or entrance floor. The laundry, janitor apartments and additional servants' rooms are placed on the roof, separate from the large roof garden overlooking the Square. The basement will have a large restaurant convenient to the tenants of the building, also with a separate outside entrance on the Square.

The seven-story building will have an entrance from Thompson street. This building will be arranged to have three, four and five-room apartments, and shops on the ground floor. This building will be connected with the twelve-

(Continued on Page 460.)



Washington Square South. Ogden, Pryor & Day, Architects, PERSPECTIVE SHOWING TWELVE AND SEVEN-STORY APARTMENTS.

BUILDING MANAGEMENT

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

The help in a building has a great deal to do with the renting quality of the building—more so, perhaps, than is generally supposed. The attitude of employees toward their work creates an atmosphere that, however intangible it may be, is felt, pleasantly or unpleasantly, by visitors as well as tenants. If you meet in the elevator entrance an employee who seems to like his job and to be proud of it, and who answers your inquiry courteously, you get an impression which predisposes you to think well of the entire service of the building. A building which is visited daily by many people is not altogether an impersonal thing. It has individuality and character. The sentiments it elicits are seldom neutral. You think of the building as distinctive or commonplace, efficient or inefficient, friendly or unfriendly, penurious or generous. The building is unconsciously personified and the attributes of this abstract person are for the most part a reflection of the qualities of the employees. The building thus acquires a reputation which invariably reacts on its ability to attract tenants.

Now, the fundamental requisite for establishing the right sort of a reputation for a building is that the tenants and their visitors shall be contented. They will not be contented unless the service in the building is good, and good service cannot be expected of discontented employees. It is not enough for the building manager to exercise care in hiring help; he must see that the help does its work in a cheerful and willing spirit. Tenants quickly perceive the feeling which employees entertain toward the manager and, consequently, toward the tasks they are set to perform; and this feeling is bound to influence the tenant in his own relation to the management. Contentment on the part of employees is a

matter of general treatment rather than of high wages. It cannot be secured without a fairly good knowledge of human nature. But if a manager has enough of this knowledge to get along with tenants, he certainly ought to be able to command the good will of his subordinates, provided he realizes the importance of having it. The trouble frequently is that the manager acts on the settled conviction that employees will not do their best except under the stimulus of fear. As a matter of fact, an employee who responds only to rough treatment is not worth having around. Such treatment destroys initiative, and the manager who is obliged to direct every trivial operation in a buildings will have no time for more productive work. The manager who enjoys the confidence and friendship of his subordinates will find his tenants disposed to believe that he means to do the right thing by them, too.

Of course, it is not necessary to relax one's vigilance in supervision to obtain the good will of subordinates. Indeed, employees must be made to feel that the manager understands their work and that he is accurately informed by personal inspection how the work is performed. He does not need to pose as an expert in the engine room, for example; but he should be a frequent visitor there. If he asks questions of the engineer with a view to learning the various operations of the heating, lighting and power plant, the engineer will soon be on his mettle to suggest economies and improvements. The manager should know enough about the technique of the work of employees to impress them with the idea that he understands whether or not they are performing the duties in a competent manner.

nomically the building manager first should find the most economical size of anthracite to burn; that is, the smallest size which he can use with his equipment, and keep up his steam. Some of the factors which determine this are draft, size of grate area, amount of heating surface, and kind of grates. There is a very considerable difference in the price per ton for the smaller sizes of anthracite, although these smaller sizes average about the same in actual heat value. A very large number of office buildings, apartment houses and hotels in New York are burning larger sizes than are necessary.

Checking Up the Power Produced.

With the kind of coal settled upon, the buyer then must consider the quality of the coal actually delivered. Isn't the quality of coal many times more important than the quality of soap? And yet, I dare say, there are many building managers who have given more time to the consideration of the quality of soap they buy, although their power cost is from 40 to 60 per cent. of the total operating expense. Why is this so? Because the losses in coal buying and burning are elusive and intangible without accurate data.

The majority of power plants in office buildings have no means of checking up the amount of power produced from month to month, or year to year. With such a state of affairs, when the coal bill increases, how can you tell whether the cause is greater power requirements, poorer quality of coal, lower efficiency of the plant or wasteful firing methods?

The writer knows of one case where a large building adopted systematic tests of the coal delivered and by acting on the definite data obtained, succeeded in getting coal fully 10 per cent. better than the year before. At the end of the year the coal bill was higher. The manager at once said: "What is the use of testing my coal? The tests show that the coal has been 10 per cent. better, and yet the bill continues to increase."

Investigation showed that this building had installed a large number of electric lights during the year in a space previously unlighted, besides increasing the power requirements along other lines. It had not occurred to this man that these things meant more tons of real coal shoveled down into his bunkers, and that if he had not obtained better coal, his coal bill would have been still higher. The variations in coal quality are directly related to the amount of coal used under given conditions to produce a given amount of power. This fact has been proved an infinite number of times in plants where accurate power records are kept. The size of the coal bill is no index of fuel economy unless the amount of power used is known. If the quality of your coal is improved, and the coal bill keeps on rising, don't say that the coal tests are no use, but look for the reason in the plant.

Variations in Coal Quality.

Few plant managers realize the great variations in coal quality, even in coal shipped from the same mine. Anthracite coal is really a manufactured product.

STOPPING GUESS-WORK IN COAL BUYING

How a Building Manager Can Cut Down His Coal Bills—The
Importance of Systematic Tests Explained By an Expert.

By G. B. GOULD

Secretary Fuel Engineering Company of New York.

THE increasing interest in scientific coal buying during the past few years has been accompanied by a remarkable confusion of B. T. U. contracts, boiler tests, and suitability of coal to a given plant, until the plant manager who previously thought he knew something about coal (blissful in his ignorance), now finds himself in about the mental condition of a real estate owner who has just listened to a single tax lecture. This confusion of allied, not conflicting ideas, is partly due to the assumption of authority by numerous amateurs and partly to the deliberate attempt of some coal dealers to "side-step" the inevitable arrival of coal buying on a quality basis.

A boiler test is intended to determine the efficiency of the mechanical apparatus, and the results must be based on the

heating quality of the coal used. When a boiler test is run without knowledge of the heat produced by the coal, and poor results are obtained, what is there to indicate whether these results are due to poor coal or low boiler and furnace efficiency? There are two quite separate factors, and both are unknown.

The heat producing quality of the coal used can only be determined by analysis, and when known permits the engineer to arrive at a reliable figure for the efficiency of the equipment. The boiler test is also of value in determining the kind of coal best suited to a given plant, where bituminous or semi-bituminous coals can be used. When the plant is practically limited to anthracite coal, as in office buildings in the heart of a great city, this use of the boiler test is absent.

To buy his coal intelligently and eco-

The raw material is the mixture of rock, slate and coal brought from the mine, and from this is picked the rock and slate with varying degrees of care. A certain amount of incombustible material cannot be removed by any process, but down to this point the quality of the delivered coal is dependent on the care used in preparing it for market. Anthracite coal delivered every month in New York City varies from about 10 per cent. ash to 25 per cent., and sometimes reaches 30 per cent. and higher. This means a great variation in value which the buyer, without any systematic check on the quality of the coal delivered, has to stand for. Hasn't the buyer of coal the same right to demand careful preparation of the coal sold to him that he has in the case of leather or steel? Hasn't he the right to protect his own interests against careless preparation at the mines?

Furthermore, the dealer who consistently prepares his coal with care should be able to get a higher price for his coal than the man who occasionally or regularly ships poorly prepared coal to market. A properly drawn B. T. U. contract provides for payments adjusted in direct proportion to the variations in heat value of the coal delivered (determined by analysis), above or below an agreed upon standard. The B. T. U. contract was not devised as a means of "beating the coal man," but simply to safeguard the buyer who has no control over the preparation of the coal, and to furnish an incentive to the dealer to deliver as good coal as possible. A buyer who pays premiums for coal above standard on such a contract is better off than if he had to exact penalties, because as the quality becomes poorer there is a loss in boiler and furnace efficiency. In other words, as the percentage of ash increases, a smaller proportion of the heat producing elements can be utilized.

Coal Analysis.

Coal, of all products, requires such a method of adjusting the price paid in accordance with a definite standard. Coal cannot be tried in small quantities with any assurance that future deliveries will be the same. A lot of coal 20 per cent. poorer than the sample lot would not be detected by the eye. It would only be discovered after the coal is burned up, if at all. What definite claim has the buyer against the seller? He has nothing that he can put his finger on, and if he changes dealers, what is to prevent the same thing happening again?

This matter of testing merits some consideration here. There are hundreds of chemists who will claim, and most of them sincerely, that they know all about coal analyses. It does look simple, on the face of it, if one reads the directions in a chemical text-book for making coal analyses, but nine hundred and ninety-nine chemists out of every thousand have not made enough coal tests to even know whether their results are right or not, for coal analysis is a tricky proposition at best, unless handled by specialists of wide experience, and then only when every safeguard is thrown about their work. To quote a prominent engineer with very wide experience with combustion problems:

"We still have a lot to learn about coal analysis, and there are probably not to exceed a dozen laboratories in the United States at the present time that can be relied upon to report the B. T. U. of a coal with reasonable accuracy. Coal analysis is entirely outside the province of the amateur. The B. T. U. contract received a bad send-off in the start because, among other things, there were too many amateurs making coal analyses."

NEW THINGS

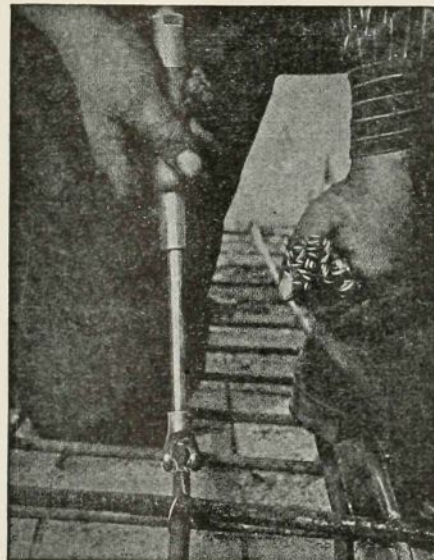
Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A Binder for Reinforcement.

Clifford L. Miller & Co., of 110 East 23d street, are introducing into the market what is called the Curry Tyer for binding reinforcement, rods and mesh in concrete building construction. The device is a simple one, consisting of a cylindrical tool with a spiral worm-gear piston, at the end of which are two lugs engaging loops in special designed ty-



ing wires. The lugs engaging the loops revolve when the cylinder is pulled, thus incidentally binding it over to make it fast whether it is to be reinforcing bar, a bag, lumber packages, or anything



requiring firm binding. The accompanying illustrations give a clear idea of the device in operation. It is claimed for this implement that it saves a great deal of time and labor and makes an absolutely secure and uniform tie.

QUESTIONS and ANSWERS

Frost on Fresh Paint.

Does freezing weather or heavy frosts have a harmful effect on freshly coated steel girders on which red lead and oil paint have been used?

Answer.—We should say that any linseed oil paint, when the temperature is at freezing point or below that, is apt to dry very slowly unless more drier than usual is added besides some volatile thinner, such as turpentine or benzine,

in order to make it flow evenly and freely. Even then it is liable to creep or crawl, due to the partial congealing of the oil from the cold atmosphere. It is evident that when the paint creeps or crawls the surface is not covered uniformly and therefore that paint does not give the protection it otherwise would.

On the other hand, if sufficient drier and volatile thinners are added to an oil paint to prevent crawling in cold weather the life of the paint will suffer to some extent. This applies to paint in general, especially on metal surfaces, where there is no penetration as is the case with wood. As to your special case of coating steel girders with red lead, it depends a great deal upon the condition of the metal at the time of applying the coating, and also whether the red lead is pure and mixed with raw linseed oil shortly before application, so that there was no oxidizing action. If the metal is dry when the red lead is applied and the material mixed as stated above, the heavy frosts at night will not seriously affect the lasting and protective quality of the coating, but as a matter of course will considerably delay its drying. Red lead, because of its heavy specific gravity, will, when pure, lie close to the metal, thus keeping out moisture and air.

Weight of a Flywheel.

Can you advise me how to calculate the weight of a fly wheel?

Answer.—First find the cubical contents of the metal of which the wheel is composed. If this is cast iron, multiply the total by 356 pounds, which represents the weight of one cubic foot of cast iron, and divide the result by 2,240 to arrive at the number of long tons contained in the wheel.

Testing Electric Meters.

I am desirous of ascertaining how to test electric service meters supplying different tenants from an isolated plant in an office building.

Answer.—A simple method, and one frequently employed, is to connect another meter which is correct in the same circuit with the one to be tested.

Kalsomine.

Will you please answer the following questions? Are kalsomines supposed to be used on exterior works such as cellars, air lofts, and outside concrete work? Are cold water kalsomines identical with cold water paints? What alkaline or other injurious substance affecting ceiling varnish are found in cold water kalsomines?

Answer.—The term kalsomine or cal-cimine is used for a glue, whitening and water paint that is applied cold, similar to, but less expensive, than distemper. Whitening, being carbonate of lime, and calcium being the chemical term for lime, has furnished the name for the material. Kalsomine, as prepared by the painter, is for interior work only and will not stand exterior exposure. The cold water paints are made up on a different formula, the binder being casein in place of glue, and usually a certain percentage of oil is added to insure additional wear. They also contain more or less white pigment, such as zinc oxide or lithopone in addition to calcium carbonate or calcium sulphate. If kalsomine is made up as it should be, from the whitening known as English Cliffstone Paris white (which is pure chalk) and good sheet glue, there can be nothing in its composition that would injure or affect ceiling varnish, although enough alkali might be present to affect Chinese or Prussian blue. In such case a select grade of bolted English china clay is substituted for the whitening.

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The bill to reduce the tax on buildings is up in Albany again this year under a new alias. It is promising just as many benefits as ever, but real estate men are mighty wary and incredulous on all subjects relative to taxes.

The Long Island Taxpayers' Association is making up a list of owners of lots in suburban tracts on Long Island. The association invites development companies to communicate with its Secretary at 877 Brook avenue, New York City.

The report of the Citizens' Committee, presented to the Legislative Committee this week by Allan Robinson and Eugene H. Outerbridge, offers a carefully studied plan of reorganization for the Police Department and suggests a radical change of public policy with respect to the vices that are the chief sources of graft in the department. Whether or not one agrees with the report in its entirety, there can be no question but that it is a valuable piece of constructive work; and it is a pleasure to note that the president of a real estate organization has had a share in it.

Some ten or twelve bills have been introduced at Albany to restrict or control the activities of the New York Stock Exchange. Several of these measures would, if enacted, seriously curtail the business of the exchange and of "Wall Street" generally, and would thus react on the demand for office space downtown. This is practically true of the bill which proposes to double the stock transfer tax. We are not informed as to what evil the double tax is expected to remedy, and we can't figure it out by ourselves; but any stock exchange broker in Chicago, Philadelphia or Boston will no doubt see without much trouble how the measure might send business his way.

Real Estate in the Financial District.

Property owners in the Financial District are threatened with legislation on the part of the State which will adversely affect their interests. It is proposed to double the transfer tax on stock certificates, and if such action is taken it will undoubtedly have a serious effect on the amount of business transacted in and about Wall Street. The Record and Guide does not mean that the Stock Exchange will move, or that the bulk of its business will be transferred to other cities, but a certain proportion of the present business of New York is certain to be lost. The securities of many local companies are bought and sold in Wall Street, because it has afforded the best market, but a very small increase in the expense and difficulty of conducting these transactions in New York would be sufficient to shift the market for such securities to other cities. The various bills which are now being offered at Albany to increase the taxation on the transfer of securities and to regulate the operations of the Stock Exchange will inevitably have the result of diminishing the amount of business hitherto transacted and of diverting some of the remainder to other cities, and the effect of these changes upon real estate interests in the financial district is bound to be very injurious.

The Record and Guide has no opinion to offer on the bills, introduced by Governor Sulzer, for the purpose of getting rid of the abuses which have been permitted in the methods of transacting business in Wall Street. That serious abuses have existed every one is aware. Wall Street was warned during the administration of Mr. Hughes that some reforms would eventually have to be made, but the members of the Stock Exchange neglected to put their house in order. They can not complain consequently with any good grace in case the State steps in and compels them to do away with evils the existence of which has been notorious. Unfortunately, however, this legislation has been introduced at a time when its effect will be to injure many innocent people, and if it is accompanied by an increase of taxation the injury will be all the more serious. Of late years a number of causes have co-operated to diminish the demand for space in the office buildings of the financial district. Speculation on the Stock Exchange has been at a low ebb. The process of business consolidation, which tended to make the larger corporations transact an increased proportion of their business in New York, has been checked. The smaller demand for office space has not, for accidental reasons, prevented the erection of new office buildings.

A number of large corporations had prepared plans for new edifices which their directors had reason for carrying out independently of any expectation of a profitable investment. A fire compelled the Equitable Assurance Society to put some improvement on the Broadway property commensurate with its enormous value. The increase in taxation made the holding of under-improved parcels downtown unexpectedly expensive. For all these reasons it looked as if the owner of real estate in the financial district was in any event bound to have a number of bad years. But now the State comes along and threatens to make the matter very much worse by an increase in the existing tax on Stock Exchange transactions. Quite apart from the general expediency or in expediency of the tax, it is utterly unwise to increase it at the present time. The effects of the increase will be extremely injurious to many people who have nothing to do with the Stock Exchange and will diminish the prosperity of New York. It will mean a

decrease of taxable values in the financial district and a consequently increased burden of taxation elsewhere throughout the city. Property owners in all sections should join with those of the financial district in vigorously protesting against the increased tax.

The proposed change in the rate of taxation on the transfer of securities is part of a plan, fathered by Governor Sulzer, for doing away with the taxation of real estate by the State. The property owners of New York would reap some small benefit from the abandonment of the general real estate tax, but the benefit would be small compared to the loss from which they will indirectly suffer because of any further discouragement of business in Wall Street. Finance is the most important single industry carried on in New York City. Upon it depend not merely the value of property in the lower part of Manhattan, but also the value of much real estate in the retail and amusement districts and the value of still more residential property in all the outlying boroughs. By imposing these heavy burdens upon a local industry the State is doing to New York a grave injury. It is converting a purely local business into a source of income for the whole State irrespective of the harm done to local interests. The tax on stock transfers might be defensible in case the fruits of the tax went into the city treasury, but in this instance the State is injuring a local industry and appropriating for itself any benefit which may result from the injury.

It is very much to be hoped that this wholly unjustified proposal will meet with vigorous and tenacious opposition. It is an attack on the prosperity of New York City which will affect not merely the owners of securities, not merely bankers and brokers, not merely the proprietors of real estate in the financial district, not merely even the owners of real estate in other parts of the city, but retailers and wage-earners of all classes and in all sections. The great body of office employees and clerks will be particularly hard hit by any further diminution of the business which will be permanently transacted in Wall Street, and they should realize fully how much they have at stake.

The Fate of Fifth Avenue.

Whatever cause for grumbling property owners may have in the rest of the city, those who are fortunate or far-seeing enough to own real estate on Fifth avenue have no ground for complaint. That part of the avenue, on which business development is still possible continues to be the one locality in Manhattan where expensive real estate can easily be sold for cash. The inroads which business is making on the blocks between 50th and 59th streets is remarkable. These blocks differed from those farther south because the property was, as a rule, owned in larger parcels by very rich men, who had spent unusually large sums of money in erecting and decorating their dwellings. It looked as if property owners of this kind would put up a much more stubborn fight against the inroads of business than was possible farther south, and, of course, in a great many cases no offer to buy would now be entertained.

The extraordinary thing is, however, that so many of them have been willing to sell or to lease. During the past year five or six of the most important corners have been definitely diverted to business uses and the blocks in question have already obtained as much of a business as a residential aspect. There can be no doubt that within a comparatively short time almost all the smaller and less expensive dwellings in the neighborhood will yield to business

buildings. There will remain a considerable number of very expensive residences, which will continue to be occupied by their owners; but every additional firm which rents space in these blocks for the transaction of any kind of business makes them more valuable for other business enterprises and less desirable as a site for an exclusive private residence.

The prophecy can be made with some degree of confidence that the several block fronts on Fifth avenue now occupied by various members of the Vanderbilt family will eventually be improved with commercial buildings. The frontage opposite the Cathedral may well serve some day as a site for a competitor of Lord & Taylor. In the long run individual preferences cannot make headway against the fact that valuable as these blocks are for residential purposes they are still more valuable for business purposes. They have enough additional value for business purposes to enable the owner of the property to consign his expensive private house to the scrap heap and still to get out with a substantial profit to his credit over the original cost of his land and building, and he is the more likely to adopt this alternative because the increased taxes on his house makes the expense of maintaining it as a residence much heavier than it formerly was. Thus, once the land becomes much more valuable for business than for any other employment the stars in the courses fight against the man who attempts to stem the tide. Of course a rich man who can afford to pay the bills may refuse to recognize the facts—as in the case of the old Schermerhorn mansion, which stood so long in 23d street—but such men are rare.

THE WEEK IN REAL ESTATE.

The real estate market this week comprised many transactions of more than ordinary interest. It began with the sale of a large plot in Thompson street, from Washington Square to 3d street, which will be improved with an immense tenement house; while the dealings in the Fifth avenue neighborhood, in the upper and lower West Side and in Harlem were substantial. There appears to be much activity of a new kind in the section of Park avenue north of 59th street, namely, the purchase and assembling of plots for reimprovement with apartment houses. The Mordecai purchase is the most recent instance. Five years ago, when fine new private dwellings were being built in Park avenue, it looked as if even cheap tenement houses would be torn down to make way for the ingress of the wealthy into the avenue; but, the movement seems to have subsided and to have been superseded by a movement to build fine apartment houses there. It seems as if enough private dwellings had been built in upper Park avenue to insure its further advance as a private dwelling street, while on the other hand it looks as if fine apartment houses will share in shaping the character of the thoroughfare. This circumstance can be accounted for probably by the fact that private dwelling construction on Manhattan Island is comparatively infrequent now and the tendency is for it to become less frequent. It will be recalled that when Oakleigh Thorne built his fine home in Park avenue, a few years ago, he restricted his adjoining lots to private dwellings. There are few if any restrictions being made nowadays.

A notable foreclosure of the week was that of the 19-story loft building at the northeast corner of Fifth avenue and 12th street, the proceeding having been brought by Thomas F. Ryan, who held the second mortgage of \$500,000 on

the property. It was bid in for Mr. Ryan at \$450,000. The Equitable Life Assurance Society holds the first mortgage amounting to \$1,250,000. The total cost of the building, with accrued interest, was \$1,714,583. Henry Corn, who had owned the building, held it at \$2,000,000. The site was bought from Mr. Ryan in March, 1911. It is 131.3x 150 feet in size.

There were some good sales in Brooklyn during the week, especially of private dwellings in the suburbs. Brooklyn brokers are awaiting the final decision in the subway matter when they expect the demand for property in that borough to improve materially. On Long Island, beyond Brooklyn, there appears to be a good demand for real estate which is taken as an indication of early spring activity.

Of great interest to real estate developers everywhere is the lease made of the large floor space above the waiting room of the Grand Central Station, where the real estate men of Westchester county purpose to maintain a permanent exhibit of the residential advantages of that part of the state. The New York Central and the New Haven roads will co-operate with the real estate men in making known the advantages of the territory that they serve.

Home Improvements and Taxation.

Editor of the RECORD AND GUIDE:

Please inform me whether I will incur any penalty in the way of increased assessment or method of assessment of taxation on my private residence in Brooklyn, if I remove the terrace. I am under the impression that I once saw a statement that a two-story and basement house with cellar was treated differently from a three-story house with cellar. The floor of my basement is practically level with the sidewalk, there being a foot rise to the front yard at both the end house and the street end of same.

I have thought that I would like to eliminate this slight terrace, but hesitate to do so if by so doing my taxes will be increased.

Answer.—It is impossible to answer this question "yes" or "no." If you spend \$1,000 in making your house more attractive and thereby more salable for a higher figure, it is highly probable that the Department will certainly increase your assessment. The amount of the increase, of course, should not exceed the money expended on the improvement.

Allied Real Estate Banquet.

The banquet of the Allied Real Estate Interests of the State of New York, which was held at the Waldorf-Astoria Hotel last evening, was well attended by the representative real estate men of the greater city and state, many of whom were eager to hear Governor Sulzer discuss efficiency of state administration, particularly as regards taxation throughout the state. The Governor met the expectations of his hearers. The new Public Service Commissioner for this district, Edward A. McCall, was equally as interesting to the real estate men in his discussion of subways as was the Governor. Don P. Seitz, business manager of The New York World, also addressed the gathering. More than 600 persons attended the function. Allan Robinson, president of the Allied Real Estate Interests, presided. The organization was highly honored in the fact that the invitation it extended to the Governor to be a guest was the first dinner invitation he has accepted since he took office. The Governor said that

he could not resist the temptation to meet the real estate men of New York and discuss state expenses with them.

AGENTS TO ALBANY.

To Protest Against the Stock Transfer Bill As Inimical to Real Estate.

A committee of real estate agents, appointed at a conference held at the office of Bryan L. Kennelly on Monday, went to Albany on Wednesday to attend a hearing given by a joint committee of the two houses, on the Stock Transfer Tax bill. The committee comprised Messrs. C. A. DeBost, E. A. Cruikshank, Robert E. Dowling, W. B. Gaillard, Robert E. Grannis, C. Cone, John N. Golding and George T. Mortimer.

After listening to a representative of the Stock Exchange, the hearing was adjourned until March 12, without the real estate men being heard. But while at the State capital they did effective work in other ways. Mr. Kennelly, the president of the agent's committee, is confident that their cause has been won, and that the bill will not be enacted. He thinks it unnecessary now to call a meeting of the Realty Forum at the Real Estate Exchange, as some are in favor of. No action has been taken by the Real Estate Board of Brokers.

The position the agents take on the question is cogently set forth in resolutions adopted at Monday's conference.

"The firms, individuals and corporations engaged in this city in the buying and selling of stocks pay in the aggregate a very substantial percentage of the income derived from office buildings, apartments and private houses, and comprise, moreover, a considerable part of the clientele of hotels, shops, restaurants and theatres.

"It is clear to us that if this additional taxation on the purchase and sale of stocks be enacted into law it will force many such firms and individuals either to withdraw from business or largely to reduce space occupied and rentals paid by them, with the result of greatly reducing the income, value and assessed valuation of real property."

Riverside Park Extensions.

The filling-in of the river-shore of Riverside Park between 96th and 129th streets, is progressing rapidly. The Bloomingdale Boat Club house is now entirely surrounded by land instead of water, as formerly. The material comes principally from the subway diggings. On the outer edge of the fill a bulkhead wall will be built, from which line the ground will be sloped back over the railroad tracks to the present park grounds. The city and railroad company will unite to bridge over completely the railroad tracks so that the six tracks which the railroad company will then have along the park-side will be in a tunnel, which will be sodded and planted over like the rest of the park. The president of the Board of Aldermen, who is a member of the Committee of the Board of Estimate in charge of the negotiations, says that it has been agreed between the parties to do this.

Awhile ago it was feared that the railroad company would get all the new-made land, together with wharves on the waterside, but Mr. Mitchel now states that the railroad tracks will be limited to six in number. As the railroad will be electrified, there will be no smoke and little noise for the residents on the hill.

The next few years will see great improvements along the park side. For one thing, the public is to come into its own—into the use and enjoyment of the

park lands along the water's edge from which everyone is now debarred, except at Fort Washington Point. A change of route and the tunnelling of Fort Washington Park by the railroad company, together with the tunnelling of Inwood hill, will restore thousands of feet of water frontage to public use, or for improvement as park lands. No doubt there will be fine landing-places for motor boats, plenty of room for fishing and reservations for bathing pavilions, and a great stadium for athletic sports, besides the Fulton Watergate and other attractions and beauty spots. Then will Riverside Park be "true to name."

President Mitchel predicts that there will be no elevated marginal railroad structure for the New York Central tracks south of 59th street, but just what method of getting the railroad tracks down to Cortlandt street will be adopted he will not reveal.

WASHINGTON SQUARE APARTMENT HOUSES.

(Continued from page 455.)

story building through the basements only.

The exterior of this group is designed in the Italian Renaissance style of architecture, with the first three stories in rusticated and ornamental stone. Above this the shaft or middle portion is of tapestry brick with a capping of ornamental terra cotta, composed of the three upper floors. This in turn is capped by a large overhanging cornice. Balconies have been arranged on the facade for additional enrichment as well as being useful for a building in this locality.

The site, as reported a week ago, was purchased from the Italian Benevolent Institution by the Elena Realty Corporation, Dominick Abbatte, President, and associated with him are Pancrazio Grassi, Celestino Piva, John LaSpana, Michael A. Refrano and Vincent DeLuca. The Italian Institution acquired this parcel in 1907, for the erection of a new Home, but this project was abandoned. The proceeds of the sale of this plot the Institution will apply to the erection and operation of an Italian Hospital in the block front facing the East River between 83d street and 84th street.

The architects are Ogden, Pryor & Day, 1170 Broadway. Both buildings are planned to be as fireproof as it is possible to make them.

AUTOMATIC SPRINKLERS.

(Continued from page 450.)

gating Commission, then testified in behalf of Mr. Kaye, and former Fire Chief Croker and other experts on fire prevention will give evidence against the efficiency of automatic sprinklers as a protection to life against fire perils, when the trial is resumed on March 7. They will be followed on the witness-stand by Chief Kenlon, Deputy Chief Guerin of the Bureau of Fire Prevention, and other recognized authorities who have full faith in the advantages of sprinklers, as "means for preventing and extinguishing fires," and as the best safeguards against a repetition of the Triangle disaster.

This is the first square line-up in the local courts of experts on the subject of automatic sprinklers, and the outcome of the contest will be awaited with much interest by thousands of persons who are directly concerned with all that pertains to fire perils in factories, including, of course, the owners and tenants of loft property throughout the city.

—Property owners in Amity street, Flushing, have asked the Public Service Commission for the First District to give a hearing on the proposed ex-

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.)

MANHATTAN. Conveyances.

	1913	1912
	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.....	135	175
Assessed value.....	\$9,481,500	\$10,113,400
No. with consideration..	10	24
Consideration.....	\$542,075	\$1,825,800
Assessed value.....	\$487,000	\$1,658,900
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	1,273	1,489
Assessed value.....	\$83,329,212	\$129,480,100
No. with consideration..	186	152
Consideration.....	\$7,121,627	\$8,280,081
Assessed value.....	\$7,284,962	\$7,664,500

Mortgages.

	1913	1912
	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.....	90	102
Amount.....	\$3,928,900	\$1,639,368
To Banks & Ins. Cos....	19	22
Amount.....	\$2,480,500	\$477,500
No. at 6%.....	37	37
Amount.....	\$1,315,670	\$474,006
No. at 5½%.....	3	1
Amount.....	\$1,335,000	\$9,000
No. at 5%.....	17	28
Amount.....	\$382,500	\$516,950
No. at 4½%.....	8	10
Amount.....	\$347,000	\$200,500
No. at 4%.....
Amount.....
Unusual rates.....	1
Amount.....	\$4,000
Interest not given.....	25	25
Amount.....	\$548,730	\$434,912
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	886	989
Amount.....	\$30,445,077	\$34,909,163
To Banks & Ins. Cos....	224	212
Amount.....	\$15,957,450	\$16,836,540

Mortgage Extensions.

	1913	1912
	Feb. 21 to 27	Feb. 23 to 29
Total No.....	27	47
Amount.....	\$741,500	\$1,492,500
To Banks & Ins. Cos....	8	19
Amount.....	\$373,000	\$722,000
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	354	485
Amount.....	\$12,270,585	\$21,145,177
To Banks & Ins. Cos....	125	166
Amount.....	\$6,074,050	\$11,978,000

Building Permits.

	1913	1912
	Feb. 24 to 28	Feb. 24 to Mar. 1
New buildings.....	12	12
Cost.....	\$413,825	\$1,334,000
Alterations.....	\$180,725	\$406,010
	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
New buildings.....	80	125
Cost.....	\$8,048,025	\$12,053,875
Alterations.....	\$1,522,945	\$1,939,696

BRONX. Conveyances.

	1913	1912
	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.....	126	134
No. with consideration..	16	11
Consideration.....	\$171,900	\$322,820
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	1,087	1,162
No. with consideration..	117	91
Consideration.....	\$1,298,225	\$1,234,694

tension of the Corona rapid transit line from Corona through Flushing to Bay Side. The route for this extension was adopted by the commission a short time ago and sent to the Board of Estimate and Apportionment for its approval. The Amity street property owners object to the building of an elevated railroad through that thoroughfare, desiring an underground road.

—Senator Stillwell, who introduced the Bronx County bill in the Legislature, will make his first public address since the bill was declared unconstitutional by the Court of Appeals, on that question, Sunday evening, March 2, at 8 p. m., at the Bronx House, 1637 Washington avenue.

—Real estate interests are assured of speedy relief from the uncertainty of the Subway situation, by the announcement of Borough President McAneny, before the Board of Estimate, on Thursday, that the Public Service Commission will dispose of the entire matter within the next few days.

Mortgages.

	1913	1912
	Jan. 21 to Feb. 27	Feb. 23 to 29
Total No.....	95	72
Amount.....	\$1,061,491	\$1,025,253
To Banks & Ins. Cos....	7	11
Amount.....	\$35,673	\$600,000
No. at 6%.....	55	26
Amount.....	\$665,995	\$93,001
No. at 5½%.....	7	11
Amount.....	\$29,184	\$217,000
No. at 5%.....	23	13
Amount.....	\$333,622	\$511,000
Unusual rates.....	2	2
Amount.....	\$1,190	\$1,602
Interest not given.....	8	20
Amount.....	\$31,500	\$202,650
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	764	848
Amount.....	\$8,165,061	\$7,713,535
To Banks & Ins. Cos....	92	107
Amount.....	\$2,087,818	\$2,137,266

Mortgage Extensions.

	1913	1912
	Feb. 21 to 27	Feb. 23 to 29
Total No.....	8	13
Amount.....	\$98,000	\$380,225
To Banks & Ins. Cos....	1	1
Amount.....	\$32,000	\$30,000
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
Total No.....	108	150
Amount.....	\$1,708,600	\$2,618,125
To Banks & Ins. Cos....	14	37
Amount.....	\$425,500	\$915,900

Building Permits.

	1913	1912
	Feb. 21 to 27	Feb. 24 to Mar. 1
New buildings.....	30	15
Cost.....	\$941,390	\$451,000
Alterations.....	\$1,425	\$6,650
	Jan. 1 to Feb. 27	Jan. 1 to Mar. 1
New buildings.....	141	170
Cost.....	\$3,878,016	\$5,186,175
Alterations.....	\$151,960	\$223,025

BROOKLYN. Conveyances.

	1913	1912
	Jan. 20 to Feb. 26	Feb. 21 to 28
Total No.....	423	475
No. with consideration..	40	26
Consideration.....	\$299,538	\$218,369
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 28
Total No.....	3,686	3,764
No. with consideration..	257	215
Consideration.....	\$2,145,694	\$1,898,955

Mortgages.

	1913	1912
	Feb. 20 to 26	Feb. 21 to 28
Total No.....	263	321
Amount.....	\$1,340,264	\$1,387,461
To Banks & Ins. Cos....	59	90
Amount.....	\$715,287	\$460,220
No. at 6%.....	137	173
Amount.....	\$373,959	\$536,279
No. at 5½%.....	29	35
Amount.....	\$106,525	\$180,218
No. at 5%.....	72	99
Amount.....	\$765,950	\$432,734
Unusual rates.....	2	1
Amount.....	\$45,700	\$900
Interest not given.....	23	13
Amount.....	\$48,130	\$237,330
	Jan. 1 to Feb. 26	Jan. 1 to Feb. 28
Total No.....	2,599	2,723
Amount.....	\$9,757,044	\$10,949,639
To Banks & Ins. Cos....	605	637
Amount.....	\$4,091,917	\$4,510,373

Building Permits.

	1913	1912
	Feb. 21 to 27	Feb. 21 to 28
New buildings.....	74	71
Cost.....	\$739,225	\$455,005
Alterations.....	\$73,165	\$84,320
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 28
New buildings.....	548	481
Cost.....	\$4,326,585	\$3,704,345
Alterations.....	\$525,062	\$418,219

QUEENS. Building Permits.

	1913	1912
	Feb. 21 to 27	Feb. 23 to 29
New buildings.....	82	122
Cost.....	\$266,385	\$375,725
Alterations.....	\$16,540	\$6,782
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
New buildings.....	590	486
Cost.....	\$1,806,692	\$1,898,585
Alterations.....	\$158,961	\$65,587

RICHMOND. Building Permits.

	1913	1912
	Feb. 21 to 27	Feb. 23 to 29
New buildings.....	12	14
Cost.....	\$16,995	\$77,400
Alterations.....	\$2,060	\$3,547
	Jan. 1 to Feb. 27	Jan. 1 to Feb. 29
New buildings.....	70	102
Cost.....	\$131,155	\$780,175
Alterations.....	\$18,260	\$71,650

BUILDING MATERIALS AND SUPPLIES

Spring Quotations on Basic Commodities Show Generally Higher Levels With Mill Stocks Extremely Low.

Sand and Gravel Sharply Advance—Crude Oil Stiffens—Structural Steel Without Change—Common Brick Slightly Higher—Hardwoods and Michigan Maple Stiffer

SPRING quotations for sand and gravel are being made at an advance of five cents for the former and ten cents for the latter. Michigan maple and hardwoods in general are being quoted from five to seven dollars a thousand above the range prevailing a year ago, because lack of snow has checked logging operations; Southern pine, in heavier demand than at any time in recent years, is exceedingly scarce, so much so that current inquiry is far in excess of mill capacity; structural steel is holding firm at the new high levels; nails are up and Hudson River common brick in this market is touching \$7.50 a thousand, wholesale, with average run of barge going out at \$7.37½ with Raritan up a shilling and selling at \$7.12½.

Most of these changes represent developments of the last ten days and they are significant in their lack of relation to the nervousness of the securities markets, and the higher rates being asked for money. As far as actual orders are concerned, every department of the building material market is showing exceptional strength on inquiry and heavy specifications rule.

The most pronounced stiffness is shown in crude oils and Portland cement. The new high prices ruling on crude oil are being well sustained and it now begins to look to persons well versed in the trade that it will go considerably above the \$2.50 level before the middle of March. Portland cement, still quoted here at \$1.58, with a rebate of ten cents for each bag, making the mill price approximately ninety cents, is strengthening on inquiry, although distributors will not fully realize on the recent advance until sometime in April. In the meanwhile weather conditions have been such as not seriously to interfere with interior or exterior construction work, and dealers' supplies are running low. When the building season gets fairly under way quotations are almost sure to move up.

The common brick market is peculiar. Here and there a fine covered cargo of North Rivers will go out at \$7.50, but in spite of the absolute lack of demand for open market brick, the price has moved up a shilling, or from \$7.25 to \$7.37½, while the minimum range instead of moving up in proportion to the maximum, is weak with some shading among manufacturers who want their boats emptied. This has created a nervousness among buyers that is not wholesome, especially since navigation is closed, stacks are getting low and the available supply both here and up the river is not any too heavy to meet spring building requirements.

Distributors are advising prospective users of building materials to make their inquiries early. The low mill stocks and an exceptionally heavy Western demand at present for such commodities as structural steel, tin plate, nails, lumber, including shingle and lath, metal lath and reinforcing material, terra cotta, front brick and paints, not to mention the heavy demand that is expected to develop in the eastern market as soon as the new building season strikes its pace, make it imperative that those

who would take advantage of existing conditions get into the market on present levels wherever this can be done.

Some departments, notably cement, are not taking business on schedules above thirty days, and it is entirely probable that within another fortnight other interests will be assuming the same firm attitude.

The only weak element in the market at present is stone. Blue stone is quiet and without spine. Granite is in very meagre demand when activity in other building commodities is considered, limestone is weak and interior stone, although firm, is not in heavy inquiry. Prices are low and competition is such as to encourage shading for desirable business.

CRUDE OIL FIRING.

Some Interests Look for Higher Levels in Near Future.

THE crude petroleum situation is being watched with considerable interest by building managers at present. Although there was no change in prices this week, it is freely prophesied in the trade that crude oil will see a higher level in the very near future, despite the fact that more conservative interests consider that \$2.50 is in itself abnormally high. There is a consensus of opinion that if conditions continue as they are at present higher prices are sure to be reached and maintained for a short time anyway.

Within the last year there has been an advance in gasoline of about 75 per cent., the old price having been 11 cents, while the price today is 19 to 20 cents. That this is a final price even for the present no one believes. It does not take account of the reflected effect of the recent advances in the price of crude and the belief is current here that a large further increase in gasoline will be a thing of the near future. Some of the advances in crude oil may not be transferred to the gasoline owing to the peculiar relationship between it and kerosene. Not long ago gasoline was practically a bi-product with kerosene the chief output. Today the relationship and the percentage of production of the two products has been reversed. But much more gasoline is being refined from a given unit of crude than formerly. It pays to resort to processes that will extract, say, 10 per cent. more of the gasoline than it did when the prices were lower and the demand for gasoline was less than now. This makes the advances in the crude product rather difficult to distribute evenly between the two items and the other products turned out by the petroleum refining industry.

NO GOVERNMENT LUMBER PRICES. Secretary of Agriculture Decides to Discontinue Forest Quarterly Reports.

BECAUSE of the extent to which private agencies are now collecting lumber price data, the Secretary of Agriculture has decided to discontinue publication by the Forest Service of its quarterly issue of mill and wholesale lumber prices.

When the Government began to publish these compilations detailed statistics upon production, consumption, and prices were available for all of the great industries which produce and handle raw materials, lumbering only excepted. Many of these statistics were being gathered by the Federal Government, particularly the monthly crop reports and cotton reports. Prior to 1905 the lumber industry, then fourth and now third largest of the country, lacked even annual statistics of production. In that year a compilation of the lumber started by the Forest Service, with the co-operation of the Bureau of the Census. Authentic records of prices of standard grades in the centers of distribution did not become available until 1908, when the Forest Service began its record of wholesale prices. This record, by leading markets, was published monthly until November, 1910. Since then it has been compiled and published on a quarterly basis.

After a year's publication of market prices there was a general demand for the compilation of prices at the mills, since the market quotations included freight and other costs subsequent to manufacture, and did not show the prices received by manufacturers. In July, 1909, the Forest Service began a quarterly publication of mill prices of lumber, which except for minor changes in species and grades has been continued without change until the present time.

Within the past two years lumber associations and other agencies have taken up actively the

work of compiling and publishing lumber prices in most of the lumber-producing regions. Under these circumstances it is considered unnecessary for the Government to continue this work, except to the extent necessary for its own information. Hence the decision to discontinue the quarterly publications of the Forest Service. The usual January issue containing the prices for October, November and December is not to be brought out.

The Eastern mill men have passed the inventory season and they report a fair development of new business. Many orders were carried over the holidays and these are heavy enough to keep the factories well occupied. In Astoria and in The Bronx the sash and door interests were particularly active. General lumber in this market is reported to be in good inquiry with prices holding firm.

PORTLAND CEMENT FIRING.

Manufacturers Not Yet Fully Realizing on the Recent Advances.

IT probably will be May or June before Portland cement manufacturers in this market begin to realize on the recent price advance reported in these columns. The conditions in the Lehigh Valley mill district are such as to indicate beyond much doubt that prices will a full dollar before the building season gets fairly under way. Here in New York the price of \$1.58 a barrel is firming as dealers' stocks become low. This means an allowance of 10 cents on the bag return. This makes the price at the mill between 90 and 95 cents at the moment. Prices quoted on natural cement are now 95 cents. This represents a higher price than has been attained for this community in several years.

LIME LOOKING FOR BIG SEASON.

Market Continues Steady and Firm As New Building Projects Increase.

THERE is a decided improvement in the tenor of the lime market. Most of the prospective business is shaping well and quotations are decidedly firm, although no actual change in price levels has been reported. It is significant, however, that shading has been almost entirely eliminated. The volume of new building operations that is going ahead seems to indicate that lime will soon be in a rising market. State common now brings 75 cents a barrel for 500 barrel lots delivered in New York. Special \$1.37. Finishing, 300 pound barrel, \$1.40, same, 200 pound barrel, \$1.02, same, 350 pound barrel, \$1.62. Plaster blocks are 6 cents for 2-in., 6½ cents for 3-in. and 7½ cents for 4-in. Only the 2-in. block is hollow. Plaster boards ½-in. thick are quoted at 16 cents per square yard.

COVERED BRICK ACTIVE.

No Arrivals or No Barges Covered—Present Demand Slightly Improved.

THE market for Hudson River common brick last week developed some strength by reason of the fact that navigation still remained closed, thus keeping new cargoes out of the market and because riding from stack has been rather heavy.

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

1913.			
Left Over, Feb. 16—61.			
	Arrived.	Sold.	Covered.
Monday	0	2	0
Tuesday	0	2	0
Wednesday	0	0	0
Thursday	0	1	0
Friday	0	2	0
Saturday	0	0	0
	0	7	0

Condition of market, dull. Prices, Hudson (basic), \$7 to \$7.37½. Raritan, \$7 to \$7.25. (Wholesale dock N. Y. For dealers' prices, add profit and cartage.) Newark (yard), \$8.25. Left over (open cargoes), Feb. 22, 54. Total covered—0. Total covered sold—15. Total covered on reserve—19. Total covered in corresponding week last year—36.

Note.—The average price for covered cargoes last week was \$7.37½ per M. Some cargoes did sell, however, for \$7.50, but these were exceptional brick.

1912.			
Left Over, Feb. 24—13.			
	Arrived.	Sold.	Covered.
Monday	0	1	0
Tuesday	0	0	0
Wednesday	0	1	0
Thursday	0	0	0
Friday	0	0	0
Saturday	0	3	0
	0	5	0

Condition of market, dull. Prices, Hudson River, \$6.50 to \$7.25. Total covered—36. Total covered sold—7. Left over (open cargo), Feb. 24—8.

SAND PRICES ADVANCE.

Gravel Also to Move Up on Cargo Lots in the Spring.

SPRING prices for sand and gravel will be higher. Quotations made for April and May deliveries at the present time are on a 50 cent level, whereas 45 cents has been ruling all winter. Gravel quotations are being made at 85 cents and 90 cents per cubic yard on full cargo lots delivered New York. These are based on 500 cubic yard scow capacity. Subway construction and a very heavy prospective building volume account for the change.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Large Transactions Formed the Feature of the Market this Week.

The real estate market proved its capacity to take care of itself this week. There were numerous good sized transactions in Manhattan real estate, both improved and unimproved; and the Fifth avenue neighborhood is still adding activity to the dealing. Harlem property appears to be in steady demand. The Dyckman tract is not out of the reckoning. The lower West Side also came into prominent notice consequent on the sale of a block front in Thompson street and a parcel in West Washington place. The city generally participated in the weeks dealing.

The Manhattan sales totaled 46, against 47 last week and 37 a year ago.

The number of sales south of 59th street was 17, against 14 last week and 27 a year ago.

The sales north of 59th street aggregated 29, compared with 33 last week and 10 a year ago.

From the Bronx 17 sales at private contract were reported, against 19 last week and 11 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$2,053,250, compared with \$584,783 last week, making a total since January 1 of \$9,027,553. The figure for the corresponding week last year was \$749,598, making the total from Jan. 1, 1912, \$7,848,942.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

EAST HOUSTON ST.—John R. & Oscar L. Foley sold for the estate of Julia K. Barry 279 East Houston st, a 5-sty building, on a lot 25x102.3.

LEWIS ST.—Max Hoffman sold 12 Lewis st, a 5-sty tenement house with stores, on a lot 25x100, about 150 ft north of Grand st. The buyer gave Brooklyn property in exchange.

STANTON ST.—Representing a Hebrew congregation, Englander & Schwartz bought from the estate of Jente Ritter 180 Stanton st, a 5-sty building with stores, on a lot 20x93.6, 60 ft west of Attorney st. The building will be remodeled into a synagogue.

THOMPSON ST.—Elena Realty Co. bought from the Italian Benevolent Institution the eleven old 3 and 4-sty buildings, on the plot 209x75, in the east side of Thompson st, from Washington Sq South to West 3d st. The purchasing company, which is composed of Italian investors, will reimprove the site with two apartment houses, one to be 7 stories in height and the other 12 stories, the latter structure to face the square. The new buildings and the site will total an investment of \$1,000,000. The property was bought by the society in 1907 as a site for a hospital to be used exclusively by Italians. The King of Italy had promised to donate a certain sum to the improvement under certain conditions, but apparently these conditions were not fulfilled. The money obtained from the sale is to be used in increasing the facilities and scope of the Italian Hospital facing the East River between 83d and 84th sts. The Elena company, which is to carry on the Washington Square operations, was formed at Albany recently. Its president is Dominick Abatte. Associated with him are Pancrazio Grassi, John La Spina, Vincent De Luca, Michael A. Rofrano and Celestino Piva. Pepe & Bro. were the brokers in the sale of the property.

WASHINGTON PL.—Chas. F. Noyes Co. sold for R. J. Horner to C. and G. Razetti 77 Washington pl, a dwelling, on a lot 22x97. The buyers own two adjoining houses and now control a total plot 66x97x irregular. Negotiations are pending for a resale of the plot to a builder for reimprovement.

3D ST.—Pepe & Bro. sold for Gertrude Lahr to the Elena Realty Corporation 73 West 3d st, a 4-sty dwelling, on a lot 25x90. The seller had owned this property since 1860. It will form part of a large improvement.

22D ST.—Anna C. Murray sold 359 West 22d st, a 4-sty dwelling, on a lot 18.1x98.9.

15TH ST.—The estate of John A. Whiteman sold to the Convent of Jesus and Mary, 220 West 15th st, a 3-sty and basement dwelling, on a lot 24.9x86.6. This property adjoins the Convent at 222 and 224 West 15th st, running

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through to 225 to 229 West 14th st; and it is bought for the purpose of protecting the east-erly light of the edifice.

18TH ST.—Crist & Herrick sold for H. C. Gissel 251 West 18th st, a 5-sty double flat, on a lot 25x63.

29TH ST.—H. M. Weill Co. sold for the estate of Chas. A. Smith 124 and 126 West 29th st, two 3-sty and basement dwellings, on a plot 40x98.9. The buyer will improve the site with a 12-sty loft building.

33D ST.—The Toner estate bought from Floyd M. Horton and Sarah R. Hendricks 503 and 505 West 33d st, two 4-sty dwellings, on a plot 50x98.9. The buyer owns 504 and 506 West 34th st, abutting.

42D ST.—Jas. de W. and Walter Cutting sold to the New York College of Dentistry 326 and 328 East 42d st, two 3-sty and basement dwellings, on a plot 33.4x98.9, between 1st and 2d avs. Together with other adjoining property, the college now has a plot 100x98.9, which it will improve with a new college building.

55TH ST.—Douglas Robinson, Chas. S. Brown & Co. sold for W. S. Mason to F. C. Whitney, president of the Whitney Opera Co., 131 and 133 West 55th st, running through the block to 124 and 126 West 56th st, a plot 200x99.6. The property includes the old Tichenor-Grand Stables and riding academy. The buyer will reimprove the plot with an opera house for the presentation of opera at popular prices. The site is between 6th and 7th avs.

57TH ST.—Fred'k T. Barry Co. sold for Abraham and Leo L. Schwab 134 East 57th st, at the southwest corner of Lexington av, a 5-sty business building, on a lot 22.6x25.5.

PARK AV.—Cross & Brown Co. sold for Mrs. Henry Hall Forbes to Emery L. Ferris 96 Park av, a 5-sty American basement dwelling, on a lot 16.8x80. The reported selling price is about \$80,000, which is considered to be a record price for a property of this size in lower Park av. The buyer owns the abutting property at 40 East 40th st.

1ST AV.—Harry Lippman and Lowenfeld & Prager resold to Frank Gens 67 1st av, at the northwest corner of 4th st, a 5-sty tenement house, on a lot 24.5x99.3. The sellers bought the property at auction, on Feb. 11 of this year, for \$54,550.

4TH AV.—The northwest corner of 4th av and 28th st, which stands in the name of Eliza L. Edgar, is reported sold to a builder for improvement. It comprises a plot 80x78, known as 404 to 410 4th av, and 47 East 28th st, covered with old brick buildings.

Manhattan—North of 59th Street.

66TH ST.—Douglas L. Elliman & Co. sold for Mrs. Abraham Cohn to an investor 64 East 66th st, a 4-sty and basement dwelling, on a lot 20x100.5.

66TH ST.—The Fuller-Weaver Realty Co. bought through Douglas L. Elliman & Co. from Miss Janes C. P. Tiffany 65 East 66th st, a 5-sty American basement dwelling, on a lot 18x100.5; and from Wm. E. Low 67 East 66th st, a 4-sty dwelling, on a lot 18x100.5. Together with the northwest corner of Park av and 66th st, the purchasing company now has a plot 80x110, the latter frontage in 66th st; and it will reimprove the plot with a fine apartment house.

68TH ST.—Elizabeth D. Greene sold 49 West 68th st, a 4-sty dwelling, on a lot 19x100.5.

68TH ST.—Mrs. Elizabeth D. Greene sold 49 West 68th st, a 4-sty and basement dwelling, on lot 19x105.5, between Central Park West and Columbus av.

77TH ST.—A. L. Mordecai & Son bought from Phillip Phoenix 78 East 77th st, a 2-sty stable, on a lot 25x102.2. The firm now owns 74 to 84 East 77th st, which includes the southwest corner of Park av. The stable threatened to be an obstacle to the re-improvement of the rest of the plot, but that possibility is now eliminated. The Mordecais now control a plot fronting 102 ft on Park av and 155 ft in 77th st. A 12-sty apartment house will be built on the total plot. A stable around the corner, at 870 Park av, was given in payment to Mr. Phoenix for his stable in 77th st.

81ST ST.—Harriet B. Barrow sold 42 East 81st st, a lot 16x102.2, on which are the ruins of a 4-sty dwelling. The buyer of the lot will reimprove it with an American basement dwelling for his own occupancy.

86TH ST.—W. W. & T. M. Hall sold through L. J. Phillips & Co. 16 West 86th st, a 5-sty American basement dwelling, containing an elevator, on a lot 25x102.2, 262 ft. west of Central Park West. The buyer is Mrs. Hess, daughter of the late Isidor Straus and wife of Dr. Alfred F. Hess.

86TH ST.—Alliance Realty Co. sold to Keitt P. Walker, 103 to 107 East 86th st, four 5-sty flats, on a plot 100x100.8, north side of the street, 55 ft east of Park av. The buyer gave in part payment 44 East 81st st, a 5-sty American basement dwelling, on a lot 19x100, between Park and Madison avs. Leon S. Alt-mayer was the broker. The buyer is a prominent builder.

96TH ST.—F. de R. Wissman sold for Isaac Clothier, of Philadelphia, 11 to 15 East 96th st, a 75-foot front plot. The buyer, whose name is withheld, will erect two fine houses on the plot.

102D ST.—Stephen McCormick sold for John R. Blair and Jas. McEwenie respectively, to Jas. B. Nimmons the two 3-sty dwellings at 308 and 310 West 102d st, on a plot 37x100.11. The buyer occupies 308.

103D ST.—Leonard Weill sold 144 West 103d st, a 5-sty flat on a lot 27x100.11. The buyer is Lillian A. Jarecky, who gave in part payment at 115 West 121st st, a 3-sty and basement dwelling on a lot 20x100.11.

105TH ST.—Edward C. Prescott sold through M. M. Hayward & Co. 148 West 105th st, a 5-sty flat, on a lot 25x100.11. The buyer owns 146, adjoining.

114TH ST.—Edward L. Montgomery, Jr., sold 34 West 114th st, a 5-sty dwelling, on a lot 17.6 x100. The buyer gave in part payment three dwellings in the eastern part of the Bronx.

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Private Realty Sales—Manhattan.

115TH ST.—North Holding Co. sold 616 to 620 West 115th st, a 6-sty elevator apartment house, known as The Arleigh, on a plot 75x100.11. Out-of-town property was given in part payment. Mulliken & Moeller compose the selling company.

121ST ST.—Dr. H. Jarecky sold to Leonard Weill 115 West 121st st, a 3-sty and basement dwelling on a lot 20x100.11.

122D ST.—Nassau Mortgage Co. sold 424 and 426 East 122d st, two 3-sty dwellings, on a plot 33.4x100.11.

130TH ST.—The Brown-Weiss Realties sold 44 to 62 West 130th st, ten 3-sty and basement dwellings, covering a plot 250x99.11 and adjoining the southeast corner of Lenox av. The row was acquired last October from Max Marx, who gave the dwellings in part payment for the Brighton apartment house at the southeast corner of Audubon av and West 176th st.

131ST ST.—Senior & Stout resold to A. War-malts 124 West 131st st, a 3-sty and basement dwelling, on a lot 18.9x99.11. The sellers bought the property about two weeks ago from the Hogencamp estate.

131ST ST.—Ernest Goldbacher sold through Paul A. McGoldrick to John C. Dandolph 109 West 131st st, a 3-sty dwelling, on a lot 18x 99.11.

136TH ST.—Julius Kloskey sold to Mary E. Sandford 607 and 609 West 136th st, a 5-sty apartment house, on a plot 54.6x99.11, adjoining the northwest corner of Broadway. The buyer gave in part payment 82 New Chambers st, a 4-sty tenement house, on a plot 40.10x75.2x irregular, near Cherry st, together with a vacant Brooklyn plot, 40x100, in the west side of 12th st, 180 ft. north of Av I.

158TH ST.—John Creedon sold to Lowenfeld & Prager, who resold to the Riverview Construction Co., Henry M. Bloch, president, the two old dwellings and a stable, on a plot 96x 99.11, in the south side of 158th st, 72.3 ft east of St. Nicholas av. The buyers will erect an apartment house on the site.

184TH ST.—The Douglas Robinson, Charles S. Brown Co. sold to Douglas Robinson the plot 25x179.10 on the north side of 184th st, 95 ft east of Audubon av, running through to 185th st. Mr. Robinson owns the adjoining 50 ft. to the west, and on the combined site he will erect a 5-sty apartment house. The property just purchased was formerly a part of a large tract which was bought by Mr. Robinson's mother in 1862 and sold at auction in 1891.

AMSTERDAM AV.—Maude T. Lavinge sold 1627 to 1633 Amsterdam av, at the southeast corner of 141st st, a 7-sty elevator apartment house, on a plot 99.11x35.

BROADWAY.—Walter J. M. Donovan sold to the Coe estate the southwest corner of Broad-way and 93d st, two 7-sty elevator apartment houses, on a plot 75.8x100.

PARK AV.—Moritz G. Morgenthau sold for J. Gundlich and Josephine Pfreiner to a client of Edward J. Thompson, 1080 Park av, at the northwest corner of 88th st, a 5-sty flat with store, on a lot 25.2x82.3.

VERMILYEA AV.—Ennis & Sinnott bought from the Allen Construction Co. and resold to John J. Mallon 153 and 155 Vermilyea av, a 5-sty apartment house, on a plot 50x150. The building contains 30 apartments. Fred'k Zittel & Sons were the brokers.

WADSWORTH AV.—Epstein & Yarfitz sold for the Henry Morgenthau Co. to John Katzman the southeast corner of Wadsworth av and West 191st st, a plot 133.6x100. There is a new subway station on this block. The buyer will improve the plot with two 5-sty apartment houses, similar to two adjoining houses.

3D AV.—Degelman Realty Co. sold through Geo. W. Brettell 2231 and 2233 3d av, a 5-sty loft and store building, on a plot 75x100, with a 5-foot strip of land in the rear running to 122d st.

5TH AV.—City Real Estate Co., acting, it is understood for Edmund L. Baylies, sold to V. Everit Macy the vacant plot, 35x100, on the east side of 5th av, 60 ft south of 89th st. The buyer will erect a fine house on the plot for his own occupancy. Mr. Macy at present leases a house at 39 West 56th st.

Bronx.

BRISTOW ST.—E. Loewenthal & Son sold for Mrs. Bridget Murphy to Phillip Watten-berg, president of the Taxpayers Realty Co., the lot 25x87, at the northwest corner of Bristow and Jennings sts for improvement with stores.

BUSH ST.—W. E. & W. I. Brown sold for a client the plot 100x100, in the north side of Bush st, 100 ft. west of Anthony av, to a builder, for improvement.

FOX ST.—Maze Realty Co. sold to John M. Ruhl 643 to 663 Fox st, six 5-sty apartment houses, each on a plot 40x125. The buyer gave in part payment 1063 to 1073 Kelly st, six 2-family houses together with several unimproved plots. Wm. A. Darling & Son and Brann & McKegney were the brokers.

KELLY ST.—Longville Construction Co. sold through H. Hornstein to Samuel Zuckerman 847 Kelly st, a 4-sty modern tenement house, on a plot 33.4x100. The buyer is an investor.

MINFORD PL.—Philip Cahill bought through Paul Bultmann 1446 Minford pl, a dwelling and a garage, on a plot 37.6x100.

SWINTON ST.—John R. Peterson sold through Edward Polak lot 68, of the Waring estate, in Swinton st, Throgs Neck.

144TH ST.—Thos. H. Roff sold through Kurz & Uren 259 to 263 East 144th st, three frame dwellings, on a plot 50x100.

EAST 156TH ST.—Paul Bultmann sold for a client 493 East 156th st, a 5-sty tenement house, on a lot 24.9x100, located 49.6 ft west of Brook av. The buyer is an investor.

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BATHGATE AV.—Mrs. G. M. Cuddeback sold through Clement H. Smith to Mrs. David M. Butcher 1816 Bathgate av, a dwelling, on a plot 50x100.

BRYANT AV.—Philip Steinman & Son sold for the D. H. Jackson Co. to I. L. Pascal the vacant plot, 75x100, on the west side of Bryant av, 200 ft south of Seneca av. The buyer gave in part payment a 2-sty stucco detached dwelling, on a plot 40x100, on the State road, near Bayview av, Far Rockaway, Queens Borough.

CLAY AV.—Mandell Construction Co. sold through Edward Polak the northwest corner of Clay av and 173d st, a 5-sty flat with stores, on a plot 49x100. The buyer gave in part payment the four dwellings at 180 to 184 and 161 East 206th st, Bedford Park.

LA FONTAINE AV.—Philip Wattenberg sold through Ernst & Cahn 2080 La Fontaine av, a 2-sty and basement dwelling, on a lot 16.8x100.

SOUTHERN BOULEVARD.—Richard H. Scobie has sold for the Dwyer & Carey Construction Co. 1825 to 1829 Southern Boulevard, a 5-sty apartment house with stores and a 1-sty taxpayer, on plot 65x105x irregular, located 100 feet south of 176th st. The buildings were only recently completed, but are fully rented, including the stores.

TINTON AV.—A. Blumenthal sold for the 174th Street Construction Co. the southwest corner of Tinton av and 166th st, a plot 100x 66.9. The buyer will improve the plot with a 5-sty apartment house.

VYSE AV.—Sarah Levey sold through Nicholas Lopard and Paul Bultman 1476 Vyse av, a 4-sty brick flat, to Franz Schostal.

WALTON AV.—Emma Dilberger sold to Mary F. Burke 2397 Walton av, a 3-sty dwelling, on a lot 19.11x96.5. The buyer gave in payment 3478 Newell av, a 3-sty dwelling and a 2-sty stable, on a plot 50x100, about 200 ft. south of Gun Hill rd.

WILLIS AV.—Henry Boscé sold through Richard H. Scobie 209 and 211 Willis av, two 3-sty buildings with stores, on a plot 50x96. The stores are leased to the F. W. Woolworth Co.

Brooklyn.

CARROLL ST.—J. Mammerly sold through Cullen & Terrence to D. Savarose, for occupancy, 242 Carroll st, a 3-sty brownstone dwelling, opposite Carroll Park.

HERKIMER ST.—Edward Grotelocross sold for the Lyondale Realty Co. to the Hatwell Realty Co. 130 to 140 Herkimer st, three 4-sty apartment houses. The buyer gave in part payment a tract of 41 acres one mile from the village of Hempstead, L. I.

PRESIDENT ST.—E. T. Newman sold for Geo. A. Ellis, to a physician of the Park Slope, the 3-sty and basement brownstone octagon front dwelling, on a lot 20x100, at 832 President st.

ST. JOHNS PL.—Kings & Westchester Land Co. sold to F. C. Henry Heese for occupancy 1023 St. Johns pl, a Kinko dwelling.

1ST ST.—John Pullman Real Estate Co. sold for John Schroth to a buyer, for occupancy, 409 1st st, a 3-sty and basement brownstone front dwelling, on a lot 19x100.

1ST PL.—Cullen & Terrence sold for the O'Reilly estate to Jacob Weinstein 65 1st pl, a 4-sty brownstone dwelling. The buyer will alter the structure for business purposes.

EAST 18TH ST.—J. J. & F. W. Lahey sold for J. F. Kendall to Dr. E. H. Saniter 1401 East 18th st, a semi-detached dwelling, on a lot 18x100.

EAST 18TH ST.—Ascunty Realty Co. sold to Howard G. Smith, of the firm of Howard J. Smith & Son Co., the detached stucco dwelling, on a plot 45x100, at 911 East 18th st; to Albert F. Lane, of the New York Stock Exchange, the detached dwelling, on a plot 40x100, at 961 East 18th st; and to Milford M. Marcy the detached dwelling, on a plot 40x100, at 915 East 18th st. In each case the buyer will occupy the house. Geo. M. Smith & Co. were the brokers in the first two mentioned transactions, while Wm. H. Goldey & Son negotiated the last mentioned sale.

EAST 19TH ST.—J. J. & F. W. Lahey sold for a client to a buyer, for occupancy, a semi-detached stucco dwelling, on a lot 18x100.

21ST ST.—Green & Son sold for Thos. Branagan to a buyer, for occupancy, 321A 21st st, a 2-sty and basement frame dwelling, on a lot 17.6x100.

EAST 23D ST.—Wm. Sawkins sold through J. J. & F. W. Lahey 1329 East 23d st, a detached frame dwelling, on a plot 40x100.

EAST 24TH ST.—J. J. Foughman sold through J. J. & F. W. Lahey 1319 East 24th st, a detached frame dwelling, on a plot 40x100.

40TH ST.—John F. Burke sold for John O'Hearn the plot of 10 1/4 lots in the north side of 40th st, 140 ft east of 4th av, containing two dwellings and two stables. The buyer will reimprove the entire plot with high-class apartment houses. It was a cash transaction.

4TH AV.—Frank A. Seaver sold for Waldron & Forman the northeast corner of 4th av and 84th st, a vacant plot 64x76x irregular, or 90 ft on the inside line.

5TH AV.—Tutino & Cerny sold for Max Simon to Benjamin Friedman 5421 5th av, a 3-sty brick flat with store, on a lot 18x90. This is the second sale of this property by the same brokers within the last six months.

5TH AV.—John McCabe sold the northwest corner of 5th av and 58th st, a double flat with stores, on a lot 25x100.

6TH AV.—Louis Michel sold through Green & Son to Catherine McGuire 496A 6th av, a 2-sty and basement brick dwelling, on a lot 16.8x100. The buyer will occupy the dwelling.

15TH AV.—Lorraine Realty Co. sold to the S. G. Building Co. the vacant block front in the west side of 15th av, between 38th and 39th sts. The plot will be improved with five 4-sty apartment houses.

Queens.

LONG ISLAND CITY.—Seldel Realty Co. sold for Annie F. Seaman the vacant plot, 50x100, on the east side of 3d av, 570 ft north of Jamaica av, Long Island City. The buyer will improve the plot with two 3-sty double flats. **ADD RURAL & SUBURBAN** **HOBBY**

FAR ROCKAWAY.—Andrew McTigue sold for Geo. F. Hurd his house in Pine st to F. M. Booth; for J. T. Mahoney a dwelling in Irving pl to Jas. R. Rowe; also for a client to J. T. Mahoney a plot of 11 lots on Woodlane av, near Central av; and to the same buyer the plot, 80x 160, at the southwest corner of Central av and Linden st, all in Far Rockaway. The buyer will erect on the last mentioned plot a detached 3-sty stucco dwelling.

FAR ROCKAWAY.—David Weingarten sold through Herman Frankfort to Ome Samuels a corner of Mott av and Oak pl. Far Rockaway, fronting 100 ft on Mott av and 175 ft in Oak pl. The buyer will improve the plot with an apartment house.

FAR ROCKAWAY.—Robbins & Whitson leased through Fred'k W. Avery & Co. to M. J. Strain for a term of 3 years from May 1, 1913, the dwelling on the east side of Sheridan Boulevard, 100 ft north of Birdsall av, Far Rockaway.

Near-By Cities.

HOBOKEN, N. J.—Anthony Deltmarling sold to Eugene E. Gardner 914 Park av, Hoboken, a 3-sty dwelling on a lot 20x100.

JERSEY CITY, N. J.—Jacob Joseph bought from H. I. Darling Improvement Company, 252 and 254 Central av, Jersey City, two brick taxpayers, on a plot 50x100.

JERSEY CITY, N. J.—The Board of Education of Jersey City bought from Bertha J. Blohm a plot 125x100 in the south side of Wade st, near Jackson av, Jersey City.

JERSEY CITY, N. J.—Henry Windhorst bought from the Roberts estate 617 and 617 1/2 Newark av, Jersey City, two 3-sty store buildings, on a plot 50x100.

NEWARK, N. J.—Louis Schlesinger sold for Henry F. Cannon to E. G. Minion, 730 Ridge st, a detached frame dwelling, on a plot 40x100; also for Mrs. J. Walter to F. Chance 37 Grant st, Newark, a brick dwelling.

WEST HOBOKEN, N. J.—Andrew J. Kenny sold to Anna Zenorini 333 to 337 Spring st, corner of Malone st, West Hoboken, three frame dwellings, on a plot 75x100.

WEST NEW YORK, N. J.—West New York Realty Co. sold to Mary E. Tallman a plot 100x 100 in the north side of 12th st, near Hudson av, West New York. Three 6-family brick flats will be erected on the site at a cost of \$37,000.

Rural and Suburban.

ARDSLEY-ON-HUDSON, N. Y.—Burton Thompson sold for Mrs. M. M. Van Beuren to Mrs. Samuel A. Megeath her country place at Ardsley Park, Ardsley-on-Hudson, comprising a large dwelling and 10 acres of land. The buyer will take possession on May 1.

BELLMORE, L. I.—Honora T. Sloyan sold through the Duross Co. to J. F. Burke lots 551, 553 and 555, at Wantagh rd and Briggs st, Bellmore.

BETHEL, N. J.—Thos. Clayton sold to Gustave Muller a farm of 50 acres, at Bethel, Monmouth County.

BLAIRSTOWN, N. J.—John Hull, of Blairstown, sold to Otto Hattasch, of Brooklyn, N. Y., a fruit and poultry farm of 20 acres, at Blairstown.

FLORAL PARK, L. I.—Windsor Land & Improvement Co. sold, at Floral Park, to E. McGuire and M. Durnin each a plot, 40x100, on Mayflower av; to W. Koster a plot, 40x100, on Daisy av; to J. J. Hoban a plot, 40x100, at Verbena av and Mignonette st; to J. Lobe a plot, 40x100, in Aspen st.

GARDEN CITY, L. I.—The Garden City Co. sold, at Garden City, to J. J. Melancon the large half-timbered detached dwelling, on a plot 200x 100, at Clinton rd and Brook st; also to J. Stacy Palmer, of Staunton, Va., the detached cottage on a plot 80x100, on the west side of Kilburn rd, between Stewart av and North av; and to Andrew W. Gibson the cottage, on a plot 60x100, on the west side of Euston rd, between Salisbury av and South av, for occupancy.

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Private Sales, Rural and Suburban (Continued)

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold, at Hempstead, to P. Connolly a plot 40x100 in Botsford st.; to N. Held a plot 60x100 at Windsor and Hempstead Parkways; to J. Murray a plot 40x100 on Nassau Parkway; to M. Flynn a plot 40x100 in Frazier st.; to M. Keating and J. Coby a plot 140x119 on Ocean side av.; to B. O'Connor a plot 40x100 in Weir st.; to N. McHugh a plot 40x100 in Allen st.

LYNBROOK, L. I.—Windsor Land & Imp't Co. sold, at Lynbrook, to A. Lustermak a lot, 20x88, on Ocean av.; to A. Mueller a plot, 40x70, in Buckingham pl.

MONROE, N. J.—Dudley P. Power sold for the Ford estate a tract of 120 acres at Monroe, Morris County, located about 2 miles from Morristown. The buyer will develop the property into one-half and one acre farms.

NEW BRUNSWICK, N. J.—Abraham Jelin bought the site on which the old Janeway & Carpenter wall paper factory was erected, in Schuyler and Paterson sts, New Brunswick. The reported price is \$16,000. Mr. Jelin will erect 30 brick dwellings on the property.

NORTH BERGEN, N. J.—William Grant Brown bought from Florence E. Haines the tract of 18 acres in the north side of Main st, adjoining the New York, Susquehanna and Western Railroad, at North Bergen.

OCEANSIDE, L. I.—Windsor Land & Imp't Co. sold, at Oceanside, to W. B. Wylie and Heti Scheutinger each a plot, 40x100, on Ebert av.; to J. and A. Kyle a plot, 40x100, on Windsor Parkway; to H. Schriefer a plot, 61x85, at Bayside and Hallman avs.; to C. Heitman a plot, 40x102, on Lawson av.; to J. Pearson and F. Carlson a plot, 40x100, on Merrifield av.; to T. Stickle a plot, 80x100, on Perkins av.

SAG HARBOR, L. I.—Frank C. Havens, of Piedmont, Cal., who has a country estate of 80 acres on Shelter Island Sound, at Sag Harbor, has bought a tract of 100 acres of water front adjoining, from the estate of Wm. R. Sleight. The land is bounded on two sides by water and has been in the Sleight family for six generations.

SOMERVILLE, N. J.—Tunis Huff sold to Samuel Herskowitz a farm of 120 acres along the Millstone River at Somerville.

VALLEY STREAM, L. I.—Windsor Land & Imp't Co. sold, at Valley Stream, to L. Drulich a plot, 20x98, in Emerson pl.; to Meta Kearney a plot, 40x100, in Sheridan st.; to J. Swenson and G. Kvalden a plot, 40x100, on Morris Parkway; to L. Williams a plot, 40x100, on Grove av.; to G. Gieller a plot, 40x100, on Melrose av.; to Y. Schirmer a plot, 40x100, in Maple st.; to S. E. Grew a plot, 100x133, on Madison av.; to N. McKenna a plot, 40x100, on Hawthorne av.; to M. Grady a plot, 40x100, in St. Mark's pl.

WASHINGTON, N. J.—J. Willever, of Bloomsbury, N. J., sold to R. J. Houston, of Montclair, N. J., a farm of 150 acres at Washington, Warren County, N. J.

LEASES.

Manhattan.

JOHN J. KAVANAGH leased for the estate of Martin B. Brown, for a term of years, the ground floor store, 21x70, at 931 Madison av, southeast corner of 74th st. The upper part of the building will be remodeled into doctors' and dentists' offices and bachelor suites. Edward L. Angel is the architect.

CORN & CO., in conjunction with F. & G. Pfomm leased for the owners to the Acme Press, for a term of years, the 2-sty building, on a lot 25x98.9, at 7 East 28th st.; also sub-leased for the Acme Press to Edward A. Goolnick, a tailor, now at 14 West 29th st, a small store in 7 East 28th st. The Acme Press is now at 47 East 28th st.

GUSTAVE BRITT leased for the estate of Calvin Demarest to Dr. P. McInerney, a veterinary surgeon, the stable at 22 Jane st, the doctor being the present tenant; for Elizabeth F. Cutter to Chas. L. Dixon the 3-sty dwelling at 303 West 18th st.; for the estate of Wm. P. Woodcock 2d, the 3-sty and basement dwelling at 24 Bank st to Minnie Matthews.

CHAS. S. DAVIS, proprietor of the Hotel St. Andrew, Broadway and 72d st, leased to the British & American Tobacco Co. the immediate corner store in the ground floor of the hotel, for a term of 5 years.

DOUGLAS L. ELLIMAN & CO. leased for clients to Mansfield Ferry and Winchester Fitch large apartments in 960 Park av.; also to Mrs. Frederick Keppel an apartment in 63 East 74th st.; also to J. Culbert Palmer an apartment in 840 Park av, the latter lease completing the leasing of the last mentioned building.

G. W. BARNEY leased for a client to the Wm. B. Nisbet Co., of 347 Lexington av, the 3-sty building at 547 Lexington av; also, for a client to the Commercial Baggage & Repair Co. the store and basement in 146 5th av.

THOS. J. O'REILLY leased for clients to A. Bobe a store at 2485 Broadway; to Samuel Hoffman a store in 3910 Broadway; and to Geo. Kuradjian a store in 3912 Broadway.

A. BELLER & CO. leased for a term from Feb. 1, 1913, to May 1, 1919, an additional loft in 37 to 43 West 26th st, and also renewed their lease of 3 other lofts for a similar period.

JOHN J. KAVANAGH leased for Marie Friedlander to John L. Dudley, Jr., 66 East 79th st, a 4-sty and basement dwelling, for a term of years.

THE DUROSS CO. leased for a client to Elizabeth F. Pyne the 3-sty dwelling at 447 West 24th st.; also to Harry A. Tripp the dwelling at 148 West 13th st.

THE FIRM OF Leonard J. Carpenter, in conjunction with G. H. Echem, leased for the estate of M. J. Minot, of Boston, the two old

business buildings at 95 and 97 Wall st, adjoining the southwest corner of Water st, covering a plot 40.7x40.9, to J. Aron & Co., coffee merchants, now at 91 Wall st. The lessees have the option of purchase. They will occupy the greater part of the buildings for their coffee business.

MOORE & WYCKOFF leased for a client to Julius Orbach, now at 11½ East 29th st, the parlor floor store in 691 Madison av, at the northeast corner of 62d st.

H. L. MOXLEY & CO. leased to the International Silver Deposit Works the second floor at the southwest corner of Madison av and 33d st, and to J. W. Johnson the top floor.

JOHN H. FIFE CO., in conjunction with the Ruland & Whiting Co., leased for clients the old Hotel Albany, to be known henceforth as The Continental, at the southeast corner of Broadway and 41st st, to the Louvre Hotel Co., of which Henry S. Duncan is president and manager. The basement is not included in the lease. The latter, formerly known as the College Inn, together with the restaurant on the ground floor, in the rear of the hotel, and the south store, fronting on Broadway, have been leased for a term of 10 years to I. H. Rosenfelt, proprietor of the Cafe Boulevard, on 2d av. The aggregate rental, including taxes, will represent about \$1,250,000. The building is being entirely remodeled and will be ready for occupancy by April 1.

MOOYER & MARSTON leased for the Plumb estate to Gerson Schwartz 45 West 44th st, a 2-sty garage, on a lot 18.9x100.5, for a term of years. The premises will be improved with a 2-sty store and loft building.

DOUGLAS L. ELLIMAN & CO. leased for Charles A. Peabody his new and heretofore unoccupied 5-sty American basement dwelling at 132 East 74th st to Matthias Nicoll.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the first loft at 137 to 141 Madison av to the Peck and Hills Furniture Co., of Chicago; space on the tenth floor at 470 4th av to the Excelsior Publishing Co., now at 27 East 21st st; for the estate of Walden Pell the store at the northeast corner of 6th av and 4th st to Lavacorola & Perilli; the second loft at 817 6th av to Julius Friedman, now at 39 West 38th st, for the estate of Albert Rigny.

M. & L. HESS leased for a client to the A. H. Stiehl Furniture Co., now at 28 West 30th st, the store and basement in 27 to 33 West 20th st.

RICHARD H. SCOBIE leased for Jampole & Werner 1455 St. Nicholas av to Price & Co. for a 5, 10 and 19-cent store.

M. MORGENTHAU, JR., CO. leased to Drachlis & Spivach, now at 142 West 24th st, the first loft in 139 to 143 West 24th st.

ARTHUR VON OSTERMANN leased offices in the Emmet Building at Madison av and 29th st to A. M. Richard, F. A. Sergeant Co., Christian Ellrodt, George Wagner and C. G. & C. A. Smith.

PEASE & ELLIMAN leased the parlor floor store in the Waldon Chambers at 172 West 72d st to Samuel Berlin for a term of years.

TUCKER, SPEYERS & CO. sub-leased for P. & F. Corbin to the Metropolitan Telephone & Telegraph Co. the entire sixth floor in the Hardware Building, at the northwest corner of Walker and Lafayette sts, for a term of years.

MOORE, SCHUTTE & CO. leased to a client the 6-sty elevator apartment house at 543 and 545 West 146th st, for a term of years.

CHAS. F. NOYES CO. leased for a client to the F. H. Ross & Son Insurance Agency, now at 1 Liberty st, extensive space on the ground floor of the Woodbridge Building at 100 William st.

PEASE & ELLIMAN leased for a client to Mrs. S. M. Roosevelt an apartment in 40 East 62d st; also to Miss Anna Nitz an apartment in 601 Madison av.

TUCKER, SPEYERS & CO. leased for Elizabeth Brown to Paul Sarrocco, now at 3 East 30th st, the parlor floor and part of the basement in 68 West 47th st, for a term of years. The lessee is a dealer in gowns.

GEO BOCKHAUS CO. leased for Christian Dages to Maurice Feinberg and Samuel Cohen the livery stable at 170 and 172 East 123d st, for a long term.

THE NEW YORK Central & Hudson River Railroad Co. leased to Geo. Bockhaus Co. the vacant plot at the northwest corner of Park av and 129th st, 100x100, for a long term of years and the lessee will improve the plot with a 1-sty brick garage.

WM. H. WHITING CO. leased for a client to Henri Rogowski, now at 409 Pearl st, the 5-sty building at 444 and 446 Pearl st, for a term of 10 years; to Booth & Co., now at 90 Gold st, the store, basement and sub-cellar at 78 and 80 Beekman st, for a term of 7 years; and to the Elgin Brass Co. the store and basement in 94 John st.

O. D. & H. V. DIKE leased for clients, in the Candler Building, 220 West 42d st, an entire floor to the North Eastern Agency Co., now at 19 Liberty st, for a term of years; to the Monatan Realty Investing Corporation, now in the Times Building, a large part of the 12th floor; to Jos. P. Bickerton, Jr., now at 1520 Broadway, offices on the 19th floor; to the New Jersey & Long Island Realty Corporation, the rear part of the 16th floor; to the Grantwood Realty Corporation offices on the 16th floor; to Willauer, Shape & Brady, architects, now at 156 5th av, the entire 24th floor; in conjunction with Stephen H. Tyng to the Foster & Reynolds Co., now at 1 Madison av, the entire front of the 20th floor; in conjunction with Carstein & Linnekin to the National Salesmen's Training Association, now at 949 Broadway, offices on the 10th floor; and, in conjunction with Edgar A. Manning Co., to the Clysmyc Spring Co., now at 251 5th av, the entire 12th floor in the 41st st extension.

M. & L. HESS leased for the Realty Holding Co. to Wm. H. Mendel, now in the Grand Central Station, the north store and basement at the northwest corner of 4th av and 29th

st for a term of 21 years, at an aggregate rental of \$200,000, which will be made into a high-class cafe and lunch-room. The entire ground floor of this 4th av building is now leased.

CROSS & BROWN CO. leased for a client to the Gulbransen-Dickinson Co., now at 442 West 42d st, the 8th floor in the building at 327 to 333 East 29th st; also, to the Fleischmann Realty Co., now at 507 5th av, office space in the 3d floor of the building at the southwest corner of Madison av and 42d st.

MOOYER & MARSTON leased for the Plumb estate to Gerson Schwartz the 2-sty garage, on a lot 18.9x100.5, at 45 West 44th st, for a term of years. The structure will be remodeled into a loft building.

F. R. WOOD-W. H. DOLSON CO. leased for Dr. Edwin Cudlipp to Mrs. Ora N. Paul the 3-sty dwelling at 165 West 71st st.

H. C. SENIOR & CO. leased for a client to Albert G. Darling the 4-sty dwelling at 133 West 64th st.

DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for a client to John W. Brett, for business purposes, the 4-sty dwelling at 45 West 37th st, for a term of years. Mr. Brett is now at 501 5th av.

VAN VLIET & PLACE leased for a client to the Forbes Paper Co., now at 641 Hudson st, the 5-sty building at 13 Gansevoort st and 342 West 13th st, for a term of 5 years.

ELECTUS T. BACKUS leased for a client to Oscar C. Arlitz, now at 1741 Broadway, the 4-sty building at 603 West 45th st.

EWING, BACON & HENRY leased for clients space in the Hudson Building, at 32 Broadway, to the Georgia Tile & Lumber Co., now at 30 Church st; to the Santo Domingo Hardwood Co.; and to Wm. H. Hard, now at 24 State st.

FABIAN CONSTRUCTION CO. leased to A. W. Drubin & Co., now at 15 West 26th st, a loft in 122 to 126 West 26th st, for a term of years.

THE DUROSS CO. leased for a client to Mrs. Hulda Julien the two westerly stores in 428 and 430 West 13th st, for a long term of years, to be used as a lunch room.

M. & L. HESS leased space in the building at 432 4th av to the Rider & Driver Publishing Co., now at 1123 Broadway; to the New England Art Co.; to the Wire Products Co.; and, in conjunction with Pease & Elliman, to Paul Chalfin, of 104 East 40th st.

H. C. SENIOR & CO. leased for a client to Tyrrell's Hygienic Institute the 4-sty building at 134 West 64th st; for a long term of years; and to Martin Flanagan the store at 55 Columbus av, corner of 62d st, for a term of 10 years.

STEPHEN H. TYNG, JR., & CO. leased for a client to A. & M. Karagheusian, now at 890 Broadway, the 6th floor in the Hess Building, at the southwest corner of 4th av and 29th st, containing 20,000 sq. ft.

JAS. KYLE & SONS leased for a client to Henry V. Weil, now at 698 Lexington av, the dwelling at 126 East 57th st, which will be altered for business purposes.

EWING, BACON & HENRY leased, in the Architects' Building, at 40th st and Park av, space to Irons & Todd, now at 320 5th av; to the Expanded Metal Engineering Co., now at 1182 Broadway; to the Watson Mfg. Co., now at 1328 Broadway; and to the Atlas Paint Co., now at 103 Park av.

THE DUROSS CO. leased to H. S. Brennan the store in 302 to 306 West 13th st.

GEORGE KETCHUM and the McVickar-Gallard Realty Co. leased to Lumine & Tucker the store at 1532 Broadway for a term of years.

JOHN N. GOLDING leased offices in 80 Maiden la to the following: On the 11th floor to the Continental Appraisal Co., on the 13th floor to the Railroad Syndicate, on the 18th floor to Charles Haymann, James R. Howe, Jr., and Peter J. Munderoff, on the 6th floor to Wolf & Shonkoff, on the 12th floor to Robson & Simpson and on the 5th floor to the New England Casualty Co. and Menkel & Hinckley; also in 44 and 46 Cedar st offices on the 9th floor to A. W. Booraem, H. A. L. Sand and E. S. Brownson, Jr.

McVICKAR-GALLARD REALTY CO. leased for a client to the Kalmars & Puck Music Co. a store in 152 and 154 West 45th st, and a store to Jos. Elfenbein in the same building; also to the American Picture Frame Co. the store and basement in 50 Maiden la.

EDWARD J. HOGAN has leased space in the Woolworth Building to Francis Zion Bishop, the Ed. H. Callaway Engineering Co., the Combination Ladder Co., William H. C. Broughton, the Nutley Realty Co., H. C. Lockwood Co., Campbell Moore & Amerman, Everett D. Barlow, the Frederick Page Contracting Co., Garvin, McMillan & Young, the Adjustment Corporation, John I. D. Bristol, agent medical department Northwestern Life Insurance Co.; Augustine J. Smith Co., Charles P. Holland, B. J. Johnson Soap Co., J. Leopold, Murphy Iron Works, Windsor Realty Co., William A. Jones and Elmer G. Story, Arthur D. Truax, Samuel Fine, Joseph L. Levy, Harry S. Wallenstein and O. Ellery Edwards, Jr., Herbert A. Knox, Mirabeau L. Towns, Albert S. Osborn, De Vito & Nicholson, American Association of Foreign Newspapers, Merrill S. Flint, Westerberg & Williams, Thomas A. Hill, Press & Hirschberg, Rosslyn M. Cox and P. J. Burke, Bird & Co., Inc., Joseph W. Doolittle, Public Service Construction Co. and Jordan Reporting Co.

HENRY KELLY & SONS and Henry Kelly, Jr., wholesalers and retailers of vegetables and fruits, respectively, have leased four 3-sty cement buildings, to be erected for them by John Gillen, at 412-419 West 14th st. These buildings are in a group of others of the same kind—12 in all—which Mr. Gillen will build on the plot 250x206.6 on 14th and 15th sts, between Washington st and 9th av. Eight of the buildings will be started on March 1.

GEO. R. READ & CO. leased for the estate of J. Tolman Pyle to Chas. Duveen, an art dealer, doing business under the name of Charles of London, the northeast corner of 5th av and 53d st, a 4-sty dwelling, which will be superseded by a 6-sty art building. The lot is 25.5x100. It is understood that the lease is on a net rental basis of between \$25,000 and \$30,000 a year ground rent and 6 per cent. of the cost of the new building to be erected.

ROBT. E. FARLEY has leased from the New York Central & Hudson River Railroad and the New York, New Haven & Hartford Railroad companies the floor space above the main waiting room in the Grand Central Station or more than 18,500 sq. ft. The space will be used as a permanent country life exposition particularly of the advantages of living in Westchester county. About \$20,000 will be expended in equipping the room for the purpose. The exposition will be opened in May.

M. & L. HESS leased for a client to Scheetman & Cobert the 4th loft in 53 West 24th st; to Chas. L. Fox the 1st loft in 252 6th av; to Weissnitz & Scharf, now at 612 Grand st, the 5-sty building at 409 East 24th st.

GUSTAVE BRITT leased for Burnett C. McIntyre to Marie Kohler the 3-sty and basement dwelling at 262 West 12th st; for Mary E. Troup to Harriet Roy the 3-sty and basement dwelling at 298 West 12th st; for C. M. Benson to Sonverian Monette the 3-sty and basement dwelling at 263 West 11th st.

CORN & CO., in conjunction with Daniel Birdsall & Co., leased for the owner to Rosenwasser Bros., now at 472 Broadway, 10,000 sq. ft. of space in 466 and 468 Broadway; also for the L. H. M. W. Co. to Pester & Friedeald 5,000 sq. ft. of space in 130 and 132 West 25th st.

JOHN J. MEENAN leased for a client to Shapiro & Becker, men's furnishers, the store at the northwest corner of 45th st and 10th av.

THE DUROSS CO. leased for John J. Brogan to Michael Gleason, for a term of years, the 3-sty and basement dwelling at 151 West 13th st.

JOSEPH P. DAY leased for the Bernheimer estate to the Fulton Building Co., A. L. Shackman, president, the southeast corner of Broadway and 81st st, a plot 102.2x220.8. The lessee will erect a theatre on the plot.

INVESTMENT SECURITIES CO. leased to E. H. Patrick 674 to 680 Madison av, three buildings, on a plot 75x95, for a term of 5 years, at an annual rental of \$14,000.

BUTTERLY & HINDS leased to the Advance Box Co., now at 604 Greenwich st, the 6-sty factory building, on a plot 75x100, at 629 to 633 East 16th st.

SAMUEL BERMAN leased to Arkin & Co. the new store at 1902 7th av.

Bronx.

JAMES BUTLER leased through Richard H. Scobie to Azarik & Baronian, confectioners, the store in 687 Tremont av for a long term; also for the same owner to Jacob Simon, dealer in leather goods, trunks and bags, the store in 685 Tremont av for a long term. This completes the renting of the eight large stores in what is known as the Butler block, on Tremont av, from Belmont av to Crotona av.

GEO. BOCKHAUS & CO. leased for Jos. Powers to Edward Ehlers, who is the present tenant, the store and floor at 533 Walton av, corner of 149th st, for a term of years.

Brooklyn.

BULKLEY & HORTON CO. leased for Mrs. Wm. E. McCullen to Mrs. Ida R. Hawkins the 3-sty and basement brownstone front dwelling at 1174 Dean st for a term of years.

33D ST.—The Hamburg-American Line got a lease last Wednesday from the Sinking Fund Commission for the city's 1,600 ft. pier at 33d st in South Brooklyn. The lease will run for 10 years at \$75,000 a year. Two renewals are to be allowed, the first for 5 years at a rental of not less than \$82,500 a year and the second for 5 years more at an increase of not less than 5 per cent. above that for the second renewal period. The company explains that it wants the pier for "surplus tonnage." Close to the pier the depth of water is only 35 ft. If the Hamburg-American Company wants to dock the new Imperator at South Brooklyn extensive dredging will have to be done for the ship can't navigate in 35 ft. of water.

Suburban.

DOUGLAS L. ELLJMAN & CO., in conjunction with B. M. & W. A. Osborne, leased for the summer season of 1913 for Theron G. Strong his country place, at East Hampton, L. I., to Peter H. B. Frelinghuysen, of 32 Liberty st, Manhattan. The place is furnished.

THE LEWIS H. MAY CO. leased, at Far Rockaway, for the summer season of 1913, for F. Haberman dwelling No. 4, in Frederick Court, to Asher Holzman; for Edward B. Corey to John Schmeig a cottage on Ocean av; for the S. & L. Construction Co. to Nathan Brownold a cottage on Mott av; for S. N. Decker to M. D. Kopple a cottage on Central av.

HARRIET K. MURRAY leased through the Lewis H. May Co. to Walter Reed her cottage on 6th av, Rockaway Park.

THE DOUGLAS ROBINSON, CHAS. S. BROWN CO. leased for Mrs. Myron H. Lockman to John M. Rtuberford, of Tuxedo Park, N. Y., the property known as the Van Wyck Homestead, at Huntington, L. I., for the summer season of 1913.

HARRIMAN SIMONS leased through Douglas Robinson, Chas. S. Brown & Co. to L. Seton Lindsay, of 52 East 77th st, Manhattan, his bungalow at Centre Island, Oyster Bay, L. I., for the summer season of 1913.

KENNETH IVES & CO. leased for Mrs. Rockwell Kent her residence in Wilson Park, Tarrytown, N. Y., to Gilbert Perkins, of Washington, and for the Hamill estate their cottage at Dobbs Ferry to Francis F. Longley, of Ottawa, Canada.

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Power Engineering Bureau, Sales Department

EDISON ELECTRIC ILLUMINATING COMPANY OF BROOKLYN

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Private Sales, Suburban (Continued).

E. S. & S. F. VOSS leased, for the summer season of 1913, for H. Hobart Porter, house on Ocean av, Lawrence; for Dr. I. E. Strong house at Lawrence Beach; for Mrs. J. L. Livingston house at Washington av, Lawrence; for the Frank Cotter Co. house on Neptune av, Woodmere; for Mrs. Susan S. N. Miller, house on Irving pl, Woodmere; for Harold Strebeigh house on Everett av, Hewlett; for Mrs. P. J. Brune house on East Broadway, Hewlett; for Dr. C. E. Clark house on East Broadway, Hewlett, and for Thomas & Pease house at Nantucket, Mass.

KENNETH IVES & CO. leased at Shinnon Point, Stamford, Conn., for E. E. Rinehart, Jr., his residence on the South Shore and for George A. Jenkins his residence on Ocean Drive West, for the summer season of 1913.

WILLIAM K. MACDONALD has rented for R. F. Wagner a furnished cottage on Linden st at Woodmere, L. I., to Carl M. Fishel, and for A. J. Barr a furnished cottage on West Broadway to J. M. Townsend, Jr., both of Manhattan.

REAL ESTATE NOTES.

SLAWSON & HOBBS have been appointed agents for the 12-sty building at the southeast corner of 4th av and 20th st.

J. B. ENGLISH has been appointed agent for the 6-sty elevator apartment house 933-935 Amsterdam av.

MRS. M. Le BRUN COOPER is the buyer of the dwelling at 64 East 66th st, the sale of which is elsewhere reported.

FRED'K ZITTEL & SONS were the brokers in the recent sale of 153 and 155 Vermilyea av, a 5-sty flat, for the Allen Construction Co. to Ennis & Sinnott.

ALBERT B. ASHFORTH was the broker in the sale, this week, of the stable at 78 East 77th st for Phillip Phoenix to A. L. Mordecai & Son.

ALBERT RATHBONE is the buyer of the plot at 45 and 47 East 78th st, which was recently sold. He will improve the plot with an American basement dwelling.

JOHN L. ROSSEL, formerly with the Darling-ton Realty Co., has taken a large tract of land in Huntington, L. I., which he is developing into a high class restricted bungalow colony.

PEASE & ELLIMAN have been appointed agents for the new 12-sty store and apartment building, now nearing completion, at 200 West 58th st, overlooking Central Park.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the 11-sty apartment house at the northeast corner of Lexington av and 67th st.

AT A DINNER of the Queens Borough Chamber of Commerce, to be held at the Waldorf-Astoria Hotel, on March 7, Public Service Commissioner McCall will be the guest of honor and make an address.

CHAS F NOYES CO., 92 William st, are again compelled to enlarge their offices, this time by the addition of nearly 100 per cent. more floor space. Their entire offices are being remodeled on the most modern plan.

WILLIAM H. ARCHIBALD has been appointed receiver of the rents of the 12-sty building on the northeast corner of 7th av and 24th st. The property is being foreclosed under a mortgage held by Robert Alexander.

CHARLES HITCHCOCK, JR., the present tenant, is the buyer of the dwelling at 114 East 78th st, the sale of which by Robert B. Roosevelt through Pease & Elliman was reported recently.

WEBSTER B. MABIE & CO., agents and brokers, of 1178 Broadway, have been appointed agents for the rental and management of the 12-sty Fitzgerald building at the southeast corner of Broadway and 43d st. They will open a branch office in the building.

PEASE & ELLIMAN have been appointed agents for the Schermerhorn apartments, occupying the block front of Madison av, from 82d to 83d st. They have also been appointed agents for the large loft building at 56 and 58 West 45th st, by the Geo. Backer Construction Co.

THE METROPOLITAN LIFE INSURANCE CO. made a loan of \$400,000 to the Herbert Dongan Construction Co. for the erection of a 10-sty apartment house at the northwest corner of Broadway and 160th st, 99.11x125. Neville & Bagge are preparing the plans. The same company also owns the balance of the block front in Broadway and a similar improvement will be made at the 161st st corner.

WILLIAM H. MOFFITT, president of the William H. Moffitt Realty Co. and vice-president of the Real Estate Association of the State of New York, delivered an address on the "Live Wire Real Estate Man" at a dinner given by the Rochester Real Estate Association Tuesday evening at the Hotel Seneca, Rochester, N. Y.

MRS. MARY W. D. VARNUM, widow of Gen. James M. Varnum, Surrogate of New York for many years and who was killed in an automobile accident six years ago, has been made defendant in a suit brought by her brother, Charles D. Dickey, to partition the realty holdings of the Dickey family in the Hunts Point section of The Bronx. The property adjoins the holdings of Peter S. Hoe and has frontages on some of the leading streets in Hunts Point section. Mrs. Varnum was the daughter of Charles D. Dickey, a member of the banking firm of Erown Bros. She married Gen. Varnum in Grace Church in 1899.

DIRECTORS AND STOCKHOLDERS of the Town and Country Estates, a corporation which is developing Muncie Island, last Monday held their fourth annual meeting at Babylon, L. I. Twelve men, representing groups of stockholders in New York, towns on Long Island and in Pennsylvania, were present, E. C. Thompson and

C. S. Greider representing stockholders in Harrisburg, Pa. The same officers who served last year were elected for the ensuing year. They are Maurice B. Thayer, president; Harry R. Foster, secretary and treasurer, and Dr. Jasper J. Garmany, vice-president.

IN EXCHANGE for the six 5-sty apartment houses at 642 to 664 Fox st, Bronx, on a plot 240x125, reported sold last week by the Maze Realty Co., the buyers, Henry A. Brann, Andrew T. McKegey and John Rahl, gave 4 lots on the west side of Cooper st, 200 ft. south of 207th st, 100x100, in the Dyckman section; also six lots in the east side of Sedgwick av, about 120 ft. south of Fordham rd; also the residence of Mr. Brann, at 2274 Loring pl, a 3-sty dwelling, on a plot 90x100; also a plot 100x100 at the corner of Napier av and 236th st, and the six 2-family houses 1063 to 1073 Kelly st, on a plot 100x100.

AUCTION SALES OF THE WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjudgment 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 Feb. 28, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Ann st, 47, ns, 118.5 e Nassau, 27.11x 153.9x26.10x162.1, 7-sty bk loft & str bldg; exrs sale; bid in at \$110,000.

*Elsmere pl, 813, ns, 125 w Marmion av, 25x100, 2-sty fr dwg; due, \$2,850.82; T&C, \$392.24; sub to two tax certificates aggregating \$2,066.90; Mary Reul, 2,500

*Platt st, 5, nes, 105.10 nw Pearl, 22.10x 82x23x80.2, 4-sty bk loft bldg; exrs sale; Chas L Huisking, 27,000

*St Georges crescent, nwc 206th, see 206th, 187 E.

*Stanton st, 57, ss, 22.3 w Eldridge, runs w22.3xs75xe44.6 to Eldridge (No 217), xn 21.10xw22.3xn53.2 to beg, 3-sty & b bk dwg & 2-sty bk & fr bldg; voluntary; withdrawn.

*Thompson st, 13, nws, 101.8 sw Grand, 20.6x100, 2-sty & b bk dwg with str; exrs sale; bid in at \$7,500.

*Union Sq W, 39, ws, 31.6 s 17th, 28.6x 150, 5-sty & b bk office & loft bldg with str & 2-sty bk rear bldg; exrs sale; withdrawn.

*12TH st, 345 W, ns, 251.10 e Washington, 22x80, 3-sty bk tnt; due, \$6,556.38; T&C, \$377.34; E E Vollhart, 7,500

*27TH st, 302 W, see 8 av, 339.

*108TH st, 9 E, ns, 150 e 5 av, 25x100.11, 5-sty & b bk & stn tnt; admtrx sale; bid in at \$23,000.

*116TH st, 20 E, ss, 110 w Mad av, 25x 100.11, 5-sty bk tnt with str; voluntary; M E Williamson, 32,600

*118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; due, \$18,087.45; T&C, \$1,797.68; adj to Marl3.

*125TH st, 213-23 E, ns, 155 e 3 av, 100x 99.11, six 3-sty bk tnts; due, \$42,908.42; T&C, \$1,503.34; with drawn.

*202D st E, ns, 97.10 e Valentine av, 25x 100, vacant; due, \$849.97; T&C, \$151.11; foreclosure of tax lien; O'Hare Bros, 1,150

206TH st, 187 E (), nwc St Georges Crescent, 52.9x298.4x irreg, 3-sty fr dwg & vacant; also JEROME AV, 3168, es, 161.7 s Van Courtlandt av, 25x100, 3-sty fr tnt & str; due, \$2,219.99; T&C, \$7,278.75; sub to three mtgs aggregating \$16,500; Saml Keeler, 26,500

Burke av, 775 (), ns, 50 e Wallace av, 25x100, Wakefield; due, \$5,870.88; T&C, \$150; Agnes L Kimberly et al trstes, 5,000

Burke av, 777 (), ns, 75 e Wallace av, 25x100, Wakefield; due, \$5,074.01; T&C, \$150; Agnes L Kimberly et al trstes, 5,000

*Jerome av, 3168, see 206th, 187 E.

Kinsella av, S66 (), ns, 176.4 w Bronxdale av, 25x100, Van Nest; due, \$2,580.93; T&C, \$227.64; Saml J Smith et al, 2,500

Lenox av, 438 (), es, 33.8 s 132d, 16.7x 85, 3-sty stn dwg; due, \$9,673.47; T&C, \$458.68; Thos Theford, trste, 9,500

Morris av, 631-3 (), ws, 58.10 s 152d, 58.11x100, 5-sty bk tnt & str; due, \$7,488.72; T&C, \$—; sub to pr mtgs of \$45,000; Henry Elias Brewing Co, 46,000

Park av, 1691 (), es, 51.3 s 119th, 24.10 x80, 3-sty fr tnt & str; due, \$7,941.54; T&C, \$525.63; Rebecca Spahn et al exrs, 6,000

Willett av, 3641 (), ws, 366.8 s 216th, 33.4x100, Wakefield; due, \$1,354.79; T&C, \$100.10; sub to a prior mtg of \$3,500; Geo Hauser, 4,500

7TH av, 2195 (), es, 24.11 s 130th, 18.9x 75, 5-sty bk tnt & str; due, \$3,661.78; T&C, \$95; sub to a first mtg of \$15,000; David Fawlowitz, 18,112

*8TH av, 339, swc 27th (No 302), 24.8x60, 4-sty bk bldg with str & 3-sty bk ext; voluntary; withdrawn.

BRYAN L. KENNELLY.

*Crosby st, 97, es, 113.3 s Prince, 25x65.2x 25.3x—, 7-sty bk loft & str bldg; voluntary; bid in at \$30,000.

Jumel ter, 18 (), ws, 98 s 162d, 17.6x100, 3-sty bk dwg; due, \$12,869.64; T&C, \$876.94; Jas C Thomson, 12,500

*3D st, 120 W, ss, 50 w Macdougall, 25x 100, 5-sty & b bk tnt; voluntary; bid in at \$24,750.

*11TH st, 358-60 W, ss, 146 w Washington, 44x100.3, 3-sty & b bk tnt & 2-sty bk stable; voluntary; bid in at \$21,750.

*90TH st W, swc West End av, see West End av, 619.

*91ST st W, see Riverside dr, see Riverside dr, 187.

*Riverside dr, 187, sec 91st, runs 33.95xe 39.3xs10xe46.10xn10xw10xn35.8 to 91st xw 75 to beg, 4-sty & b bk dwg; voluntary; bid in at \$104,750.

*West End av, 619, swc 90th, 24x90, 4-sty & b bk & stn dwg with 2-sty ext; voluntary; bid in at \$46,750.

HERBERT A. SHERMAN.

*12TH st, 1 E, see 5 av, 53-5.

*131ST st, 605, on map 603-5 W, ns, 100 w Bway, 50x99.11, 1-sty fr shop & 3-sty fr tnt; due, \$6,709.46; T&C, \$913.50; Adam S Sands et al, defendants, 11,875

*Maclay av, nwc Zerega av, see Zerega av, 1700.

*Zerega av, 1700, nwc Maclay av, 19.11x 78.11x20.3x79.10, Unionport; due, \$6,378.67; T&C, \$69.42; R H Arnold, 6,850

5TH av, 53-5 (), nec 12th (No 1), runs n131.6xe100xs28.4xe50xs103.2xw150 to beg, 18-sty bk loft & str bldg; due, \$521,883.67; T&C, \$10,364.01; sub to pr mtg of \$1,250,000; Thos F Ryan, 1,714,583

SAMUEL GOLDSTICKER.

Park av, 1710 (), ws, 50.5 s 120th, 25x 90, 5-sty bk tnt & str; due, \$22,117.93; T&C, \$1,346.32; Manhattan Savings Institution, 20,000

HENRY BRADY.

*Washington st, sec Starling av, 53.4x 108, Unionport; due, \$3,748.11; T&C, \$1,390.40; Christian Roser, 5,300

*11TH st, 25-7 W, ns, 389 w 5 av, 60x 100.11, two 5-sty bk tnts; due, \$53,571.32; T&C, \$2,614.66; Benj Schwartz for a client, 57,500

118TH st, 61 E (), ns, 180 e Mad av, 30 x100.11, 5-sty bk tnt; due, \$7,011.09; T&C, \$433.68; sub to mtg of \$22,000; Henry Von Bergen, 24,750

*211TH st E, sec White Plains av, being lots A, B, C, D, E & F, map of Estate of Wm F Duncan; sheriffs sale of all right, title, &c; H B Elgar, 30

*Starling av, sec Washington, see Washington, sec Starling av.

*White Plains av, sec 211th, see 211th E, sec White Plains av.

GEORGE PRICE.

Popham av, 1711 (), ws, 121.4 n 176th, 25x100, 2-sty fr dwg; due, \$6,682.92; T&C, \$507.13; Henrietta Gerken, 6,000

Total \$2,053,250
Corresponding week, 1912..... 749,598
Jan. 1, 1913, to date..... 9,027,533
Corresponding period, 1:12..... 7,848,942

Borough of Brooklyn.

The following are the sales that have taken place during the week ending Feb. 26, 1913, at the Brooklyn Salesrooms, 189 Montague Street:

WM. H. SMITH.

CLIFTON pl, 75 (*), ns, 400 e Grand av, 25 x100; First Natl Bank of the City of Bklyn, \$7,100

CLIFTON pl, 77, ns, 425 e Grand av, 25x 100; Cornelius Driscoll, 7,650

KOSCIUSKO st, ss, 425 e Reid av, 25x100; Aug Dirkes & wife, 9,300

KOSCIUSKO st, ns, 99 e Reid av, 26x100; Herman Hart, 9,600

MADISON st, 257, ns, 353.8 w Marcy av, 18x100; D S Yeoman, 5,750

ROSS st, 146 (*), ss, 232 ne Bedford av, 22x100; First Natl Bank of the City of Bklyn, 5,100

TILLARY st, nec Hudson av, 48.6x25.5x52.1x 20; Alex Gorga, 3,025

BAY 8TH st (*), nws, intersec sws 86th, runs nw193.4 to Bey 7th, xsw190.4xe202.1xe 131.7 to beg; Henry Pickbohm, 3,500

S 10TH st, 93-5, ns, 121 w Bedford av, 50x 100; Jas Sexton, 13,500

E 15TH st, ws; also E 14TH st, es, 300 s Av Y, 50x200; A Stanley Edwards, 1,600

40TH st (*), ss, 197 nw 12 av, 19.8x100.2; Wilhelmine Watson, 3,800

57TH st, ss, 100 w 16 av, 28x100.2; Michl- J Johnstone, defendant, 3,850

74TH st (*), nes, 166.10 se 4 av, 20x87.8x20 x87.4; Jno Johnston, 5,750

ALABAMA av, es, 70 n Glenmore av, 80x 100; Ike Frankel, 41,604

GREENE AV, 505, ns, 80 e Nostrand av, 20x100; D S Yeoman, 6,000

GREENE av, 793, ns, 20 e Lewis av, 20x 80; Jas Saxton, 4,000

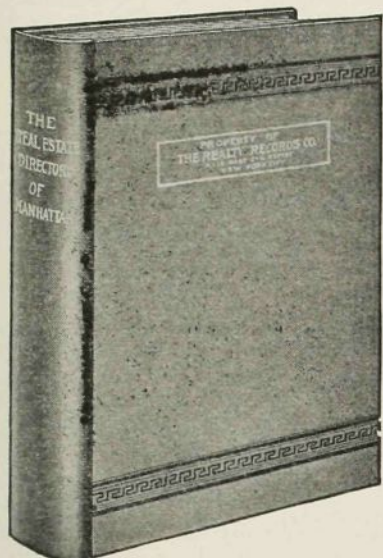
GREENE AV, 873, ns, 177.6 e Stuyvesant av, —x100; Roy H Hart, 4,275

GREENE AV, 875, ns, — e Stuyvesant av, —x100; D S Yeoman, 4,550

GREENE AV, 875A, ns, — e Stuyvesant av, —x100; J Jurgens, 4,550

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Auction Sales of the Week—Brooklyn (Continued).

LEE AV, 56 (*), sws, 20 nw Ross, 20x80; First Natl Bank of the City of Bklyn. 2,700
OCEAN pkwy (*), ws, 478.1 s Foster av, 27x150; Phillip Kramer et al. 7,000
OCEAN pkwy (*), ws, 553.7 s Foster av, 27x150; Phillip Kramer et al. 7,000
3D AV, 439, nec 8th, 22x95.9, 3-sty bk bldg, with str; exrs sale; Mary J, Rebecca V & Annie R Cushion. 5,000

WM. P. RAE CO.

92D st, ns, 47 e Gelston av, 20x95.7; Chas J Prinz. 4,200
LEWIS AV (*), ws, 60 s Pulaski, 40x75; Margaretha Mogk. 4,500

JAMES L. BRUMLEY.

WASHINGTON av, ws, 125 n Myrtle, 22x100; Jno R Vanderveer. 5,800

CHARLES SHONGOOD.

CRESCENT st (*), ws, 200 n Sutter av, 20x100; Pauline Furst. 3,300
DIAMOND st, ss, 1,298.4 e main rd in Village of Flatbush, 25x168.4; withdrawn.

MONROE st (*), ns, 250.8 e Throop av, 17x100; Merchants Co-operative Mtg Co. 4,500
MONTGOMERY st, nwc E 8th, 17.9x74.10; withdrawn.

41ST st (*), ss, 260 e 8 av, 20x100.2; Aug Moritz. 5,050

E 71ST st (*), es, 260 s Av V, 40x100; foreclos of tax lien; Henry Seinfeld. 207

GRAHAM av (*), see Richardson, 44x75; Wilhelm Schweizer. 8,350

NEW LOTS rd (*), ss, 20 w Warwick, 11x100; foreclos of tax lien; Henry Seinfeld. 271

NEW LOTS rd (*), ss, 40 w Warwick, 20x100; foreclos of tax lien; Henry Seinfeld. 371

Total\$202,753
Corresponding week, 1912.....\$254,629

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

BRYAN L. KENNELLY.

MAR. 5.

47TH st, 135 E, ns, 246.2 w 3 av, 17.6x100, 3-sty & b stn dwg.
3D av, 693, es, 80.5 s 44th, 20x80, 5-sty bk tnt with str.

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:

MARCH 1.

No Legal Sales advertised for this day.

MARCH 3.

JENNINGS st, 780, see Prospect av, 1398.
120TH st, 239 E, ns, 160 w 2 av, 25x100.11, 5-sty bk tnt & str; House of Mercy, N Y—Lucy S H Harper et al; Alexander & Green (A), 165 Bway; Warren Leslie (R); due, \$15,171.86; T&c, \$877.34; Joseph P Day.

MADISON av, 2004, ws, 80 s 128th, 19.11x60, 4-sty & b bk dwg; Jas Phillips Jr trste—Lillian Maginn et al; Boothby, Baldwin & Hardy (A), 71 Bway; Alex T. Mason (R); due, \$10,108.38; T&c, \$226.93; Joseph P. Day.

PROSPECT av, 1398, sec Jennings (No 780), runs sw19.7xse24.4xe41.5xn25.10xw58.11 to beg, 3-sty fr tnt & str; Arpad G Gerster—Liberty Brewing Co et al; Theo Hansen (A), 35 Nassau; Wm P Schoen (R); due, \$11,044.67; T&c, \$1,320.79; Joseph P Day.

MARCH 4.

ELIZABETH st, ns, 300 w City Island av, to h w m Eastchester Bay, 275x100x254x100, City Island; Saml J T Wood—Harnet Realty Co et al; Marsh & Wever (A), 42 Bway; Jos J Corn (R); due, \$21,417.47; T&c, \$1,163.50; Joseph P Day.

LAFAYETTE pl, 9-13, see 4th, 2-20 E.
4TH st, 2-20 E, ss, whole front bet Bway (Nos 692-4) and Lafayette pl (Nos 9-13), runs w275.3x453xe177.2xe27.5xe98xn73.11 to beg, 12-sty bk loft & str bldg; City Real Estate Co—Six Hundred and Ninety Four Broadway Co et al; Harold Swain (A), 176 Bway; Wm Klein (R); due, \$1,068,085.40; T&c, \$—; Joseph P Day.

123D st, 446 E, ss, 100 w Pleasant av, 33.4x100.11, 6-sty bk tnt & str; Sheltering Arms—World Securities Co et al; Roosevelt & Kobbe (A), 44 Wall; Moses J Stroock (R); due, \$24,398.65; T&c, \$430.65; Samuel Marx.

147TH st, 433 E, ns, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty bk tnt; Wm Rankin—Curtiss P Byron et al; Patterson & Brinckerhoff (A), 43 Cedar; Carl L Schurz (R); due, \$7,036.90; T&c, \$347.70; sub to mtg of \$29,000; mtg recorded Apr25'83; Joseph P Day.

154TH st, 301 W, see 8 av, 2911.

BROADWAY, 692-4, see 4th, 2-20 E.

LINCOLN av, 170-4, es, 75 n 135th, 75x100, 1-sty bk stable; Henry McCadden, Jr, Fuñd for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U. S. of A. & Elsewhere—Jas E Troy et al; Jos H Banigan (A), 40 Pine; Geo M Curtis (R); due, \$16,043.41; T&c, \$715; Joseph P Day.

NAGLE av, cl, 350 w Ellwood, runs s250xw 50x250xe50 to beg, vacant; Park Mortgage Co—Willard H Gildersleeve et al; Seybel & French (A), 41 Park Row; Jas A Lynch (R); due, \$8,631.77; T&c, \$183; Bryan L Kennelly.

8TH av, 2911, nwc 154th (No 301), 24.11x100; 6-sty bk tnt & str; Sigmund Wechsler exr—Silverson Constn Co et al; Ralph V Wechsler (A), 32 Bway; Lewis S Marx (R); amt due, \$44,981.45; T&c, \$481.25; Joseph P Day.

MARCH 5.

87TH st, 55 W, ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; sheriff's sale of all right, title, &c, which Wm H Davidow had on July 31'12 or since; Wakelee, Thornall & Wright (A), 50 Church st; Julius Harburger (R); Henry Brady.

HOE av, 1177, ws, 67.3 s Home, 30x65x30x 68.5, 2-sty bk tnt; Henry S Brill, trste—Nathan Passman et al; Wolf & Kohn (A), 203 Bway; Earnard M I Ernst (R); due, \$10,470.60; T&c, \$118; mtg recorded Nov16'05; Joseph P Day.

MARCH 6.

109TH st, 73 E, ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; F Albt Thomas—David Sommer et al; Action 2; Abr A Silberberg (A), 258 Bway; Emanuel Arnstein (R); due, \$2,901.37; T&c, \$500; sub to pr mtg \$21,000; Joseph P Day.

MARCH 7.

CHRISTIE st, 184, es, 125 n Rivington, 25x100, 5-sty bk tnt & str; Bernhard Mayer—Nathan Leibow et al; Malcolm & Sundheimer (A), 31 Nassau; Bernard Rabbinio (R); due, \$9,688.90; T&c, \$—; sub to first mtg \$28,500; J H Mayers.

HOUSTON st, 398-400 E, ns, 60 w Sheriff, 40x 65.8 to 2d (Nos 289-91) x10.4x60.7, 6-sty bk tnt & str; Fischel Weintraub—Halm S Lupowitz et al; David Drechsler (A), 140 Nassau; Jas A Foley (R); due, \$9,731.68; T&c, \$798.68; sub to 1st mtg \$42,000; Saml Marx.

2D st, 289-91, see Houston, 398-400 E.

176TH st, 673, on map 671 E, see Crotona av, 1873.

CROTONA av, 1873, nwc 176th (No 673 on map 671), 41.4x108.9x31.8x109.2, 5-sty bk tnt & str; Frank M Escalona—Nulaw Realty & Constn Co et al; Louis Wendel, Jr (A), 277 Bway; Leopold W Harburger (R); due, \$20,927.97; T&c, \$300; mtg recorded May18'11; Samuel Marx.

WALTON av, 2261, ws, 188 s 183d, 20x95, 2-sty bk dwg; Thos P Howley—Bedford Park Constn Co et al; Jno L Tobin (A), 35 Wall; Richd Ely (R); due, \$672.72; T&c, \$332.72; sub to mtg \$6,500; Henry Brady.

MARCH 8.

No Legal Sales advertised for this day.

MARCH 10.

MORRIS pl, 450, ss, 86 e Park av, 16x80, 2-sty fr dwg; Chas H Meyer—Emily Becker et al; H H Glass (A), 51 Chambers; Ralph H Raphael (R); due, \$1,294.17; T&c, \$8; Joseph P Day.

CARPENTER av, ws, abt 150 n 219th, being part of lot 1137, 25x105; Henrietta N Greeley—Louise Ringelstein et al; Grant Squires (A), 40 Wall; Wm Bernard (R); due, \$1,189.05; T&c, \$8.23; Joseph P Day.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, rooms, 189 Montague Street, unless otherwise stated.

MARCH 1.

No Legal Sales advertised for this day.

MARCH 3.

GARDEN st, sws, lots 62, 63 and 64, map of estate of Elenor T Mills; Ede F Gundrum—Wm Grelich et al; Harrison C Glore (A), 391 Fulton; Emil A Williams (R); Chas Shongood.

MCDONOUGH st, ns, 100 e Marcy av, 40x100; Peter Greeb—R Edmund Pendleton et al; Jacob Rieger (A), 257 Bway, Manhattan; Cornelius L Hays (R); Wm H Smith.

VAN BRUNT st, ws, 80 s Union, 20x80; Jas P Collins—Gaetano Paturzo et al; Franklin C Haven (A), 189 Montague; Geo F Elliott (R); Wm P Rae.

W 2D st, ws, 50 n West av, 75x100; Jane Turnbull—West Avenue Realty Co et al; Grover M Moscovitz (A), 189 Montague; Maurice F Miller (R); Chas Shongood.

GRAVESEND av, es, 20 s Av N, 20x82; also GRAVESEND av, es, 60 s Av N, 80x112; Jacob Lewis—Elevated & Subway Realty Co et al; Jacob M Peyser (A), 26 Court; Meier Steinbrink (R); Chas Shongood.

MARCH 4.

PARK pl, ns, 308 e Underhill av, 17.10x131; Fredk S Richards gdn—Fred C Cocheu et al; Leone D Howell (A), 189 Montague; Walter L Durack, Jr (R); Wm H Smith.

79TH st, ss, 340 w 3 av, 80x— to 80th; Brooklyn Inst of Arts & Sciences—Michl K Neville et al; Edwin Kempton (A), 175 Remsen; Jas M Kelly (R); Wm H Smith.

LAFAYETTE av, ns, 22 w Steuben, 42.6x95; Yonkers Homeopathic Hospital & Maternity—Clara Reiss et al; Henry L Thompson (A), 175 Remser; Geo W Gibbons (R); Wm H Smith.

LAFAYETTE av, ns, 64.6 w Steuben, 52.6x95; Francis R Simmons, exr—Clara Reiss et al; Action 2; Harry L Thompson (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

ROGERS av, ws, 92 s Hawthorne, 30x96; Ulster Co Savings Inst of Kingston—Mary L Doody et al; Action 2; Harry L Thompson (A), 175 Remsen; Fred M Ahern (R); Wm H Smith.

ROGERS av, ws, 61.11 s Hawthorne, 30x96; Edw McK Whiting et al—Mary L Doody et al; Action 1; Harry L Thompson (A), 175 Remsen; Franklin C Haven (R); Wm H Smith.

ROGERS av, ws, 30 n Winthrop, 30x96; Title Guar & Trust Co—Mary L Doody et al; Henry L Thompson (A), 175 Remsen; Richd E Walsh (R); Wm H Smith.

MARCH 5.

CARROLL st, swc Utica av, 62.6x157.9; Hermine Ruffy—melanie Pilzenmayer; Murtha & Hanson (A), 55 Liberty; Edw S Fowler (R); Wm H Smith.

PINE st, ws, 120 n Sutter av, 20x100; Miriam Shilberg—Chas W Young et al; Action 1; Max H Newman (A), 760 Flushing av; Israel H Perskin (R); Wm H Smith.

PINE st, ws, 140 n Sutter av, 20x100; same—same; Action 2; same (A); same (R); Wm H Smith.

VERMONT st, ws, 150 n Blake av, 50x100; Sam Patrick—Wodhary Realty Co et al; Hyman Lurio (A), 61 Thatford av; Seymour K Fuller (R); Charles Shongood.

WINTHROP st, nwc Rogers av, 96x30; Ulster Co Savings Inst of Kingston—Mary L Doody et al; Action 1; Harry L Thompson (A), 175 Remsen; Louis R Bick (R); James L Brumley.

8TH st, ns, 172.10 e 6 av, 12.6x100; Karl A Arvidson—Charlotte E Edwards et al; Reno R Billington (A), 50 Bway, Manhattan; Sol Feinberg (R); Wm P Rae.

45TH st, ss, 280 e 6 av, 20x100.2; Wm E Kay—Camillo Larsen et al; Action 1; Wm J Folger (A), 149 Bway, Manhattan; Edw S Fowler (R); Wm H Smith.

45TH st, ss, 400 e 6 av, 20x100.2; same—same; Action 2; same (A); same (R); Wm H Smith.

ROGERS av, ws, 31.11 s Hawthorne, 30x96; Edw McK Whiting—Mary L Doody et al; Action 2; Harry L Thompson (A), 175 Remsen; Paul Y Bonyuge (R); James L Brumley.

LOT 27, Block 3606, Sec 12; Hannah M Gill—Jesse Agnew et al; Litchfield F Moynahan (A), 141 Bway; Henry B Ketcham (R); Wm H Smith.

MARCH 6.

COOK st, ss, 325 e Morrell, 25x75; Riverhead Savings Bank—Jno G Straub et al; Timothy M Griffing (A), Riverhead, N Y; Jetur W Hand (R); James L Brumley.

MARCH 7.

BAINBRIDGE st, ss, 160 w Saratoga av, 30x100; State Bank—Jno Doe et al; Jos J Schwartz (A), 353 Stone av; Wm J Youngs (R); James L Brumley.

BRISTOL st, ws, 20 n Lott av, 20x60; Eastern Woodworking Co—Bristol Building Co et al; Jones, McKinny & Steinbrink (A), 215 Montague; Wallace Foster (R); Charles Shongood.

BRISTOL st, ws, 20 n Lott av, 20x60; Eastern Woodworking Co—Bristol Building Co et al; Jones, McKinny & Steinbrink (A), 215 Montague; Wallace Foster (R); Charles Shongood.

DOSCHER st, es, 220 s Glenmore av, 40x79.4; Geo Koehl—Isidore Dresdner et al; Chas Reinhardt (A), 756 Flushing av; Ernest W Tyler (R); Wm H Smith.

HAWTHORNE st, swc Rogers av, 96x31.11; Henry Waldeck—Mary L Doody et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P Rae.

STATE st, ss, 95 w Columbia st, 20x70; STATE st, ss, 105 e Furman, 20x70; Mary E Scully—Park J Galligan et al; Joyce & Hoff (A), 258 Bway, Manhattan; Elner G Sammis (R); Wm P Rae.

WALLABOUT st, ss, 441.6 w Marcy av, 50x100; Sol B Kraus—Morris Band et al; Jonas, Lazansky & Neuberger (A), 44 Court; Israel H Perskin (R); Charles Shongood.

LAFAYETTE av, nwc Steuben, 22x95; Bond & Mortgage Guarantee Co—Clara Reiss et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Wm P Rae.

LAFAYETTE av, ns, 107 w Steuben, 43x95; Francis R Simmons—Clara Reiss et al; Action 1; Harry L Thompson (A), 175 Remsen; Harry K Davenport (R); Wm P Rae.

PITKIN av, sec Earbey, 25x100; Mamie Von Felde—Carolyne Natanson et al; Herbt Cravauer (A), 271 Bway, Manhattan; Chas F Murphy (R); Wm H Smith.

MARCH 8.

No Legal Sales advertised for this day.

MARCH 10.

RYERSON st, es, 100 n Myrtle av, 20x100; Emelie Heilbrun—Alois Lazansky et al; Jonas, Lazansky & Neuberger (A), 44 Court; Maurice L Ripper (R); Wm H Smith.

AV E, cl, at intersec as Hunterly rd or Kouwenhoven pl, runs e-xne-xn-xne-xe, se&se-xe-xsw&se-xn-xne&nw-xnw&se-xne to beg, except parts released; Midwood Park Co—Bertha G McLaughlin Baker et al; Augustus Van Wyck (A), 1149 Bway, Manhattan; Jno J Fitzgerald (R); Wm H Smith.

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MUNICIPAL IMPROVEMENTS

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS.

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

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

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON MARCH 7, AT 2 P. M.

QUEENS BOULEVARD.—Amending the proceeding to open QUEENS BOULEVARD, bet Laconia av and Broadway, so that all additional land required shall be taken from the land on the south side of the present HOFFMAN BOULEVARD, which would make the north line of the proposed QUEENS BOULEVARD coincide with the present north line of HOFFMAN BOULEVARD.

MAURICE AV (COOK AV).—Regulating and grading the sidewalk spaces and laying sidewalks (where not already laid to grade and in good condition), in MAURICE (COOK) AV, north side, from Broadway to Chicago av, at ELMHURST, 2d Ward.

SHERMAN ST, ETC.—Constructing a sewer and appurtenances in SHERMAN ST, from Camelia st to Elm st, and from Temple st to Grand av, and to lay 6-inch pipe for house connection drains, where not already laid, in SHERMAN ST, from Broadway to Camelia st, and from Elm st to Temple st, 1st Ward.

HUGHES AV.—Regulating, grading, curbing, recurling and laying and relaying sidewalks (where not already laid to grade and in good condition) and paving with sheet asphalt pavement on a concrete foundation, in HUGHES ST, from Buchmann av to Doscher av, 2d Ward.

PURVES ST.—Regulating, grading, curbing, laying sidewalks (where not already laid to grade and in good condition), in PURVES ST, from Jackson av to Thomson av, 1st Ward.

ROCKAWAY BEACH BOULEVARD.—Opening ROCKAWAY BEACH BOULEVARD, from Monmouth av to the Adirondack boulevard, 5th Ward.

SUNSWICK ST.—Regulating and paving with a permanent pavement, consisting of improved granite block with bituminous grouted joints on a concrete foundation, SUNSWICK ST, from Paynter av to Wilbur av, 1st Ward.

OCEANUS AV, ETC.—Constructing park inlet basins and appurtenances on southwest corner of OCEANUS AV and LEFFERTS PL; on the east side of CHASE AV, 100 ft. south of the Long Island Railroad, and on the northeast and

southeast corners of DIVISION AV AND BURGESS PL, 5th Ward.

WILBUR AV.—Regulating and paving with a permanent pavement, consisting of improved granite block with bituminous grouted joints on a concrete foundation, WILBUR AV, from William st to Sunswick st, 1st Ward.

VAN CORTLAND AV, ETC.—Constructing sewer and appurtenances in VAN CORTLAND AV, from a point about 30 ft. west of Anthon av to Anthon av; in ANTHON AV, from Van Cortland av to Halleck av; to lay 6-in. pipe for house connection drains where not already laid in VAN CORTLAND AV, from Myrtle av to Fresh Pond rd, and to construct receiving basins and appurtenances on the north, west and south corners of VAN CORTLAND AV and BUCHMANN AV, 2d Ward.

11TH AV.—Regulating and paving with a permanent pavement, consisting of sheet asphalt on a concrete foundation, 11TH AV, from Potter av to Ditmars av, 1st Ward.

THOMSON AV, ETC.—Regulating, grading, curbing, flagging and paving with a permanent pavement, consisting of wood block and granite block on a concrete foundation 6 ins. in thickness, THOMSON AV, from Jackson av to the Viaduct, and from the Viaduct to Diagonal st, and COURT ST, from Jackson av to Thomson av, 1st Ward.

THOMSON AV.—Receiving basins and their appurtenances on the northeast, northwest and southwest corners of THOMSON AV and Court st, 1st Ward.

TROUTMAN ST.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition) and paving with a permanent pavement, consisting of sheet asphalt on a concrete foundation six inches in thickness, in TROUTMAN ST, from the Brooklyn Borough line to Flushing av, 2d Ward.

CORNELIA ST.—Constructing a sewer and appurtenances in CORNELIA ST, from Wyckoff av to the Manhattan Beach Division of the Long Island Railroad, 2d Ward.

PLEASANT AV.—Constructing temporary park basins on the southwest corner of PLEASANT AV and BOROUGHS AV, and on the east side of Pleasant av, opp Boroughs av, 5th Ward.

HAMILTON ST.—Regulating and paving with a permanent pavement consisting of sheet asphalt on a concrete foundation 6 ins. in thickness, HAMILTON ST, from Paynter av to Webster av, 1st Ward.

GROVE ST.—Rescinding petition to open GROVE ST, bet Fresh Pond rd and Traffic st, 2d Ward.

11TH AV.—Regulating and paving with a permanent pavement consisting of asphalt blocks on a concrete foundation 6 ins. in thickness, 11TH AV, from Potter av to Ditmars av, 1st Ward.

REMSEN AV, ETC.—Constructing temporary park basins and appurtenances on REMSEN AV, on the southwest corner of LELAND AV, on the southwest and northwest corners of LAKE GROVE PL, the easterly side of REMSEN AV, opp Lake Grove pl, and on the east and west sides of REMSEN AV, about 1,000 ft. south from McNeil av, 5th Ward.

GROVE ST, ETC.—Altering the lines of GROVE ST, LINDEN ST, GATES AV, PALMETTO ST, WOODBINE ST and MADISON ST, bet Fresh Pond rd and Traffic st; of DOUBLEDAY ST, bet Madison and Traffic sts, and of TRAFFIC ST, from Sigisbie pl to Fresh Pond rd; also to change the SEWER PLAN for the same streets, all of which is shown in detail on the "Map of Proposed Change of City Plan in TERRITORY FOUNDED by the Long Island Railroad, Brooklyn Heights Railroad and Fresh Pond rd, dated Brooklyn, Nov. 26, 1912, signed Meserole & Middleton, City Surveyors.

LAUREL HILL BOULEVARD (SHELL RD).—Closing LAUREL HILL BOULEVARD (SHELL RD) from the east side of Adams (Columbia) av to the south side of Queens boulevard, 2d Ward.

PAYNTAR AV.—Regulating, grading and paving with granite blocks on a concrete foundation PAYNTAR AV, from Van Alst av to Crescent st, 1st Ward.

PERRY AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in PERRY AV, from Mueller (Fisk) st to Rust st, 2d Ward.

Local Boards of Newtown and Jamaica.

AT BOROUGH HALL, LONG ISLAND CITY, ON MARCH 7, AT 2 P. M.

RIDGEWOOD AV, ETC.—Constructing a sewer and appurtenances in RIDGEWOOD AV, from Woodhaven av to Canal (Ocean View) av; in CANAL AV, from Ridgewood av to Syosset (Forman) st; in SYOSSET ST, from Canal av to Shaw av; in SHAW AV, from Syosset st to Jamaica av; in UNUM (1ST) ST, from Yarmouth st to Snedeker av; in SNEDEKER AV, from Unum st to Jamaica av; in YARMOUTH ST, from Syosset st to Jamaica av, and in JAMAICA AV, from Ferry st to the crown about 200 ft. east of the Borough line, 4th Ward.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 25.
134TH ST.—Regulating and grading 134TH ST and constructing a steel viaduct in the same street, bet. Broadway and Riverside Drive. Adopted.

146TH ST AND BROADWAY.—Fencing the vacant lot at the southeast corner. Laid over for 2 weeks.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON FEB. 25.
WATER ST.—Recommending the fencing of the vacant property at 643 and 645 WATER ST. There was no quorum present.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 25.
129TH ST.—Paving, etc., 129TH ST, from Convent av to a point 220 ft east thereof with granite block pavement and from that point to Amsterdam av with sheet asphalt pavement. Adopted.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 25.
1ST AV, ETC.—Sewers in 1ST AV, bet. 95th and 106th sts; and outlet sewers in 96TH and 102D STS, bet. Harlem River and 1st av. Adopted.

Local Board of Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 25.
FENCING VACANT LOT.—At 235 to 241 East 50th st. Adopted.

Local Board of Chester.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24.

BLACKROCK AV, ETC.—Constructing sewers and appurtenances in BLACKROCK AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Watson av and Blackrock av. Adopted.

BEACH AV.—Constructing sewer and appurtenances in BEACH AV, bet Wood av and Mansion st; and, in MERRILL ST, bet Beach av and St. Lawrence av, together with all work incidental thereto. Adopted.

FAIRMOUNT AV.—Laying out, from Eastern Boulevard to Waterbury av. Adopted.

REISS PL.—Laying out REISS PL, from Bronx Park East to Barker av. Laid over until March 18.

BAISLEY AV.—Laying out BAISLEY AV, from Eastern Boulevard to Waterbury av. Adopted.

BRONX AV.—Laying out BRONX AV (in Lester Park), from Adea av to Burke av. Laid over until March 18.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet. Wood av and Walker av; and in ARCHER AV, bet. Theriot av and Beach av; and in GUERLAIN PL, bet. Leland av and Beach av; and in WALKER AV, bet. Taylor av and Commonwealth av; and in WALKER AV (both sides), bet. Taylor av and Leland av; in THERIOT AV, bet. Walker av and summit south of Guerlain pl; BEACH AV, bet. Walker av and Guerlain pl, and in ST. LAWRENCE AV, bet. Walker av and summit south of Walker av, and all work incidental thereto. Laid over until March 18.

CLASONS POINT RD, ETC.—Paving with bituminous concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet. the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway from Westchester av to the East river, adjusting curb where necessary, together with all work incidental thereto. Laid over until March 18.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until March 18.

BAKER AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary in BAKER AV, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until March 18.

EAST 214TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains av to Barnes av, and all work incidental thereto. Laid over until March 18.

Local Board of Crotona.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON FEB. 24.

EAST 178TH ST.—Paving with redressed granite blocks on a concrete foundation EAST 178TH ST, from Park av to 3d av, setting curb where necessary, together with all work incidental thereto. Laid over until March 18.

EAST 179TH ST.—Paving with redressed granite blocks on a concrete foundation (permanent) EAST 179TH ST, from Park av to 3d av, setting curb where necessary, and all work incidental thereto. Laid over until March 18.

HOE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of HOE AV, from East 173d st to Boston rd, adjusting curb where

necessary, together with all work incidental thereto. Adopted.

YVSE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of YVSE AV, from East 173d st to Boston rd, adjusting curb where necessary, together with all work incidental thereto. Adopted.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 24.

LAFAYETTE AV.—Constructing sewers and appurtenances in LAFAYETTE AV, bet Longwood av and Tiffany st, and all work incidental thereto. Adopted.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and re-flagging sidewalks, laying and re-laying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft east of Edgewater rd, together with all work incidental thereto. Adopted.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of BECK ST, from a point about 10 ft north of Leggett av to a point about 35 ft north of Leggett av, setting curb where necessary, together with all work incidental thereto. Adopted.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 24.

NETHERLAND AV.—Acquiring title to the lands necessary for NETHERLAND AV, from West 230th st to Spuyten Duyvil parkway. Laid over until March 18.

JOHNSON AV.—Acquiring title to the lands, etc., necessary for JOHNSON AV, from West 230th st to Spuyten Duyvil parkway. Laid over until March 18.

OXFORD AV.—Acquiring title to the lands necessary for OXFORD AV, from Johnson av to West 237th st. Laid over until March 18.

PUTNAM AV, WEST.—Acquiring title to the lands necessary for PUTNAM AV WEST, from West 233d st to Van Cortlandt Park South. Laid over until March 18.

DAVIDSON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary, also paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of DAVIDSON AV, from Evelyn pl to Fordham rd, together with all work incidental thereto. Laid over until March 18.

FINDLAY AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of FINDLAY AV, from 165th st to 166th st, setting curb where necessary, together with all work incidental thereto. Adopted.

FIELDSTON RD.—Acquiring title to the lands necessary for FIELDSTON RD, from Riverdale av to Spuyten Duyvil parkway. Laid over until March 18.

RIVERDALE AV.—Changing from a two-grade level to a one-grade level RIVERDALE AV, as proposed bet. 230th st and 238th st. Laid over until March 18.

WHALEN AV.—Laying out WHALEN AV, bet. Broadway and Huxley av. Laid over until March 18.

SPUYTEN DUUVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUUVIL CREEK along the proposed roadbed of 225TH ST, prolonged, which parallels the railway so that pedestrians may have convenient access to the subway and trolley lines centering at Broadway and 225th st. Denied.

NEWTON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (POST RD) from West 233d st to 260th st, together with all work incidental thereto. Laid over until March 18.

Local Board of Newtown.

AT BOROUGH HALL, LONG ISLAND CITY, ON FEB. 20.

REMSEN AV, ETC.—Temporary park basins and appurtenances in REMSEN AV, at the southwest corner of LELAND AV; at the southwest and northwest corners of LAKE GROVE PL, the east side of REMSEN AV, opposite Lake Grove pl and on the east and west sides of REMSEN AV, about 1,000 ft. south from MeNeil av, 5th Ward. Amended and adopted as two resolutions. Resolution No. 1: Temporary park basin in REDFERN AV at the west corner of Leland av, at the west and north corners of Lake Grove pl, and in the east side of REDFERN AV, opposite Lake Grove pl. Resolution No. 2: Temporary park basin in REDFERN AV at Wolcott av, and in the east side of REDFERN AV opposite Wolcott av.

MASPETH AV, ETC.—To construct a dry weather flow sewer and appurtenances in MASPETH AV, from Newtown Creek to Rust st; in RUST ST, from Maspeth av to Clarke av, and construct a sewer and appurtenances in CLARKE AV, from the outlet at Maspeth Creek to Borden av, 2d Ward. Amended, to exclude sewer in CLARKE AV, bet Perry and Borden avs. Otherwise adopted.

LELAND AV.—To construct a temporary sanitary sewer in LELAND AV, from the Sewage Purification Plant to Redfern (Remsen) av, and in REDFERN AV, from Horton pl to McNeil av, 5th Ward. No action taken.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON FEB. 25.

MARYLAND AV, ETC.—To provide a sanitary sewer in MARYLAND AV, bet the Staten Island Rapid Transit Railroad and Tompkins av, 4th Ward. Laid over until March.

DE KALB ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on DE KALB ST, from Richmond rd to Mosel av. Laid over.

PIERCE ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on PIERCE ST, from Richmond rd to Main av. Laid over.

PROSPECT ST.—To construct a temporary sanitary sewer with the necessary appurtenances in PROSPECT ST, from Bay st to Van Duzer st, in the 2d Ward. Adopted.

STUEBEN ST.—To grade, curb, lay vitrified brick gutter 4 ft. wide on 6-inch concrete foundation (permanent pavement) and pave with bituminous concrete pavement on macadam foundation (preliminary pavement), where not already done, on STUEBEN ST, from Richmond rd to Mosel av. Laid over.

MYRTLE AV, ETC.—Receiving basins on MYRTLE AV, at the northeast corner of FOSDICK AV; at the northeast corner of LAFAYETTE ST; and at the northeast corner of TOMPKINS PL. Preliminary work. Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

4TH AV, ETC.—Changing the grade of 4TH AV, from East 32d st to East 34th st; of PARK AV, from East 34th st to East 35th st; of EAST 33D ST, from 4th av to a point 256 ft. east therefrom; and of EAST 34TH ST, from Madison av to a point 238 ft. east of Park av. Laid over for 2 weeks.

ISHAM-DRAKE ESTATE SECTION.—Amending the proceeding for acquiring title to a large number of streets in the ISHAM-DRAKE ESTATE SECTION, by excluding the unacquired portion of WEST 214TH ST, bet Seaman av and Indian rd, and instituting an independent proceeding for acquiring title to WEST 214TH ST and to the unacquired section of ISHAM PARK, at the expense of the city at large. Laid over for one week.

BRONX.

NORTH ST.—Laying out NORTH ST, from Morris av to Walton av. Adopted.

FORT SCHUYLER RD.—Amending the proceeding for acquiring title to FORT SCHUYLER RD, from the east boundary line of the land acquired for West Farms rd at Westchester Creek to Shore dr, by EXCLUDING that portion of the street south of Morris lane. Laid over for 3 weeks.

BROOKLYN.

ELBERTS LANE, ETC.—Acquiring title to ELBERTS LANE, from Glenmore av to Stanley av; and to SHERIDAN AV, from Glenmore av to Fairfield av. Referred back to Engineer of Brooklyn.

QUEENS.

HUNTERS POINT AV, ETC.—Request of the Dock Commissioner that the Board certify the plan for terminal facilities, etc., on HUNTERS POINT AV, VAN DAM ST, NOTT AV, SCHOOL ST, THOMPSON AV, MEADOW AV and the north shore freight connection of the LONG ISLAND RAILROAD, and includes water and car float connections on DUTCH KILL CREEK at its head, near Hunters Point av. Granted.

FINAL MAPS.—Establishing the lines and grades of SECTION 318 of the FINAL MAPS. Adopted.

RUST ST, ETC.—Modifying the STREET PLAN for the section bounded by Rust st, Grand st, Broad st, Hill st, Clermont av, Flushing av and James st. Adopted.

COLUMBIA AV.—Acquiring title to COLUMBIA AV, from Laurel Hill boulevard to Queens boulevard. Adopted.

4TH ST, ETC.—Amending the proceeding for acquiring title to 4TH ST, from Queens boulevard to Jackson av; and to 5TH ST, from Queens boulevard to Woodside av. Adopted.

FIK AV.—Amending the proceeding for acquiring title to FISK AV, from Grand st to Woodside av, by excluding the three blocks NORTH OF QUEENS BOULEVARD. Adopted.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (Hempstead and Jamaica turnpike), from Jamaica av (Jericho turnpike), to 98th av (West Whittier st); and SPRINGFIELD BOULEVARD (Creed av), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Laid over for 2 weeks.

WOODBINE ST, ETC.—Changing the grade of the STREET SYSTEM, bounded by Woodbine st, Woodward av, Cornelia st, and Seneca av. Public hearing on April 3.

OXFORD AV.—Modifying the STREET PLAN for the section bounded by Oxford av, Beufort av, Hamilton av and Liberty av. Public hearing on April 3.

ST. FELIX AV.—Acquiring title to ST. FELIX AV, from Alden av to OLD BERGEN AV. Public hearing on April 3.

TOWNS PL.—Acquiring title to TOWNS PL, from Packard st to Laurel Hill av. Public hearing on April 3.

1ST ST.—Acquiring title to 1ST ST, from Greenpoint av to Woodside av, and from Howell av to Jackson av. Referred back to Borough President of Queens.

2D ST, ETC.—Acquiring title to 2D ST, from Howell av to Jackson av, and to 3D ST, from Queens boulevard to Woodside av, and from Stryker av to Jackson av. Public hearing on April 3.

FOREST AV, ETC.—Sewer in FOREST AV, from Putnam av as laid out north of Forest av, to Putnam av as laid out south therefrom; and in PUTNAM AV, from Forest av to Buchman av. Preliminary work. Adopted.

FRANCONIA AV, ETC.—Sewer in FRANCONIA AV, from 17th st to the crown 210 ft east of Central av; in 16TH ST, from Franconia av to Hawthorne st; and in HAWTHORNE ST, from 16th st to the crown 360 ft east of Central av. Preliminary work. Adopted.

PERCY ST, ETC.—Sewers in PERCY ST, from Parsons av to Beech st; in BEECH ST, from Percy st to Central av; in CYPRESS AV, from Percy st to Central av; in DELAWARE ST, from Percy st to Central av; and in ELM ST, from Percy st to Central av. Preliminary work. Adopted.

WASHINGTON AV.—Receiving basins at the northwest corner of 7TH AV, and at the northeast corner of 8TH AV. Preliminary work. Adopted.

FAIRVIEW AV.—Regulating and grading FAIRVIEW AV, from Forest av to Woodbine st. Preliminary work. Adopted.

HAROLD AV.—Regulating and grading HAROLD AV, from Thomson av to Skillman av. Preliminary work. Adopted.

BEEBE AV.—Paving with asphalt block (permanent pavement) BEEBE AV, from William st to Academy st. Preliminary work. Adopted.

7TH ST.—Amending the resolution of May 6, 1910, under which preliminary authorization was granted for paving with Belgian block 7TH ST, from West av to a point about 100 ft east therefrom, by designating the pavement as of a preliminary character. Adopted.

1ST AV.—Paving with asphalt block (permanent pavement) 1ST AV, from Payntar av to Washington av. Adopted.

11TH AV.—Flagging and paving with asphalt block (permanent pavement) 11TH AV, from Broadway to Graham av. Adopted.

HULST ST.—Sewer in HULST ST, from Greenpoint av to Anable av. Adopted.

LEFFERTS AV.—Sewer in LEFFERTS AV, from Liberty av to Atlantic av. Adopted.

RICHMOND.

TARGEE ST.—Changing the grade of TARGEE ST bet. Metcalfe st and Irving pl. Adopted.

TARGEE ST.—Changing the grade of TARGEE ST, bet. Baltic av and Richmond rd. Public hearing on April 3.

RHINE AV.—Temporary combined sewer in RHINE AV, from De Kalb st to Hansa st. Preliminary work. Adopted.

PUBLIC HEARINGS.

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

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

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

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

By the Board of Estimate.

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

MANHATTAN.

WEST 215TH ST, ETC.—Changing the grade of WEST 215TH ST, from Indian rd to Park Terrace West; of WEST 218TH ST, from Indian rd to the east line of Seaman av; and of SEAMAN AV, at its intersection with 215th st; and of SEAMAN AV, from the south line of West 218th st to a point abt 100 ft north of West 218th st.

BRONX.

CONCORD AV, ETC.—Changing the grade of Concord av, from East 142d st to St. Joseph's st; and of St. Mary's st, from Wales av to Robbins av.

TIEMANN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Tiemann av, Boston av, Wickham av, and Mace av.

SECTION 61 OF FINAL MAP.—Laying out the lines and grades of the STREET SYSTEM within the area designated as Section 61 of the Final Map.

EAST 167TH ST.—Acquiring title to the lands, etc., required for the widening of EAST 167TH ST, from Webster av to Clay av.

ADEE AV.—Amending the proceedings for acquiring title to ADEE AV, from Eoston rd to the bulkhead line of the Hutchinson River, as shown on Section 44 of the Final Maps, so as to conform to a map or plan adopted by the Board of Estimate and Apportionment on Dec. 12, 1912, and approved by the Mayor on Dec. 18, 1912, changing the lines of ADEE AV, at Gun Hill rd.

BROOKLYN.

GRAVESEND AV, ETC.—Changing the grades of the STREET SYSTEM, bounded by Gravesend av, Am M, East 3d st, Av N, Ocean parkway and Av O; of EAST 2D ST, from Cortelyou rd to Ditmas av; and laying out the lines and grades of RYDER AV, from Gravesend av to Ocean parkway.

EAST NEW YORK AV, ETC.—Changing the grades of the STREET SYSTEM, bounded by East New York av, Hopkinson av, Riverdale av, Watkins st, Hegeman av, Hopkinson av, Vienna av, Rockaway av, Stanley av, East 98th st, and Grafton st.

EAST 91ST ST.—Acquiring title to the lands, etc., required for the opening and extending of EAST 91ST ST, from Ralph av to Flatlands av.

EAST 91ST ST.—Acquiring title to the lands, etc., required for the opening and extending of EAST 91ST ST, from East New York av to Av D, excluding the right-of-way of the Manhattan Beach Branch of the Long Island Railroad.

QUEENS.

YOUNG ST, ETC.—Changing the grade of YOUNG ST, from Gale st to Hunterspoint av; and of HUNTERSPOINT AV, from Moore st to Honeywell st.

BROADWAY, ETC.—Changing the lines of the STREET SYSTEM, bounded by Broadway, Corona av, Parcell st, Chicago st, and Maurice av, providing for the discontinuance of abt. 160 ft of GERRY AV, at its west end; and for the discontinuance of PIKE ST, bet. Maurice av and Corona av.

BURROUGH AV.—Acquiring title to the lands, etc., required for the opening and extending of BURROUGH AV, from Borden av to Woodside av.

AMORY AV, ETC.—Acquiring title to the lands, etc., required for the opening and extending of AMORY AV, from Metropolitan av to Bleecker st; and STANHOPE ST, from Woodward av to Metropolitan av.

REMSEN AV, ETC.—Amending the proceeding for acquiring title to REMSEN AV, from Calamus av to Gwyder st; and REMSEN PL, from Breck pl to Corinth av; by eliminating REMSEN PL, from Breck pl to Corinth av; the proceeding, as amended, to relate only to REMSEN AV, from Calamus av to Gwyder st.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before March 25, at 11 a. m., when testimony will be taken:

MANHATTAN.

141ST ST.—Regulating, grading, curbing and flagging 141ST ST, from Broadway to Riverside dr, together with a list of awards for damages caused by a change of grade. List 2841.

EROOKLYN.

GELSTON PL.—Regulating, grading, curbing, gutting and laying sidewalks on GELSTON PL, bet. 86th st and 94th st, together with a list of awards for damages caused by a change of grade. List 9901.

BATTERY AV.—Regulating, grading, curbing and flagging BATTERY AV, from 86th st to 92d st, together with a list of awards for damages caused by a change of grade. List 1696.

AV L.—Regulating, grading, curbing, flagging AV L, from Coney Island av to East 15th st, and from East 16th st to Ocean av. The area of assessment extends to within one-half the block at the intersecting and terminating streets. List 2878.

CHURCH AV.—Basin at the northwest corner of CHURCH AV and ROGERS AV. Area of assessment: Block 5090. List 3005.

DINSMORE PL.—Sewer and appurtenances in DINSMORE PL, bet. Richmond st and Logan st; and basin on the south side of DINSMORE PL, opposite Richmond st. Area of assessment: Blocks 4139 and 4142. List 3006.

11TH AV, ETC.—Sewer in 11TH AV, from 65th st to 66th st, and in 65TH ST, south side, from 10th av to 11th av. Area of assessment: Blocks 5751 and 5752. List 3007.

83D ST.—Sewer basin at the north corner of 83D ST and 10TH AV. Area of assessment: Block 6011. List 3010.

72D ST.—Sewer basin on 72D ST, at the north corner of New Utrecht av. Area of assessment: Block 6180. List 3015.

NEWKIRK AV.—Sewer in NEWKIRK AV, bet. Coney Island av and 1st st. Area of assessment: Block 5425. List 3018.

75TH ST.—Sewers in 75TH ST, north side, bet. 14th av and the end of existing sewer abt. 341 ft east of 15th av; and on the south side, bet. 14th and 16th av. Area of assessment: Blocks 6212, 6213, 6223 and 6224. List 3019.

12TH AV, ETC.—Sewer in 12TH AV, bet. 68th st and 69th st (Bay Ridge av); and outlet in BAY RIDGE AV (69th st), bet. 12th av and 13th av; and in BAY RIDGE AV (69th st), bet. 10th av and 12th av. Area of assessment: Blocks 5880, 5772, 5773, 5774, 6154 and 6155. List 3022.

37TH ST, ETC.—Sewer basin on northwest corner of 37TH ST and OLD NEW UTRECHT RD. Area of assessment: Lot 1 of Block 5301. List 3023.

QUEENS.

ELY AV.—Regulating and grading ELY AV, from a point 148 ft north of Harris av to Payntar av, 1st Ward. Area of assessment extends to within one-half the block at the intersecting and terminating sts. List 2624.

PLEASURE AV.—Sewer in PLEASURE AV, from 2d av to Lawrence st, 1st Ward. Area of assessment: Block 91. List 3001.

NURGE ST.—Sewer in NURGE ST, from Emma st to Martin st, 2d Ward. Area of assessment: Block 20. List 3000.

By the Supreme Court.

FINAL REPORTS.

MINERVA PL, BRONX.—Acquiring title to the lands, etc., required for opening and extending MINERVA PL, bet. Jerome av and the Grand Boulevard and Concourse, 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 3, at 10.30 a. m.

EAST 182D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 182D ST, from Park av to Washington av, 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on March 3 at 10.30 a. m.

BILL OF COSTS.

WOOLSEY AV, QUEENS.—Acquiring title to lands, etc., required for the opening and extending of WOOLSEY AV, from Barclay st to Steinway av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a special term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 10 at 10 a. m.

By Comm'r's Estimate and Assessment.

WEST 179TH ST, BRONX.—Acquiring title to lands, etc., required for the opening and extending of WEST 179TH ST, from Osborne pl to Aqueduct av, 24th Ward. Frederick C. Hunter, Clarence C. Rogers and Henry A. Gumbleton, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before March 17; and they will hear all such parties, in person, on March 19 at 2 p. m.

Clarence C. Rogers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before March 17; and he will hear all such parties, in person, on March 19 at 2.30 p. m.

PARSONS AV, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of PARSONS AV, from Queens av to Rose st, 3d Ward. Frank L. Entwisle, John M. Reid and Edward Duffy, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, Long Island City, on or before March 17; and they will hear all such parties, in person, on March 19 at 2 p. m.

Frank L. Entwisle, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, Long Island City, on or before March 17; and he will hear all such parties, in person, on March 20 at 2.30 p. m.

Notice to Present Claims.

CHICAGO ST, ETC., QUEENS.—Acquiring title to lands, etc., required for the opening and extending of CHICAGO ST, from Corona av to Queens boulevard; TOLEDO AV, from South Railroad av to Queens boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gerry av to Corona av; and the PUBLIC PLACE, bounded by Chicago st, Justice st and Laconia st, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to George E. Blackwell, Patrick J. Mara, and Ellis Parker Butler, commissioners, at the Municipal Building, Court House Square, Long Island City, on or before March 6; and they will hear all such parties, in person, on March 13 at 10 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 142D ST.—Regulating, grading, curbing and flagging WEST 142D ST, from a point 450 ft east of Lenox av to Marginal st, 12th Ward. Area of assessment: Both sides of 142d st, from a point 450 ft east of Lenox av to Marginal st, and to the extent of half the block at the intersecting streets. April 19.

ELLWOOD ST.—Regulating, grading, curbing and flagging ELLWOOD ST, from Nagle av to Sherman av, 12th Ward. Area of assessment: Both sides of Ellwood st, from Nagle av to Sherman av, and to the extent of 100 ft on each side of said street. April 19.

SEAMAN AV.—Regulating, grading, curbing and flagging SEAMAN AV, from 218th st to a

point 100 ft south of 215th st; and constructing necessary retain wall and laying stone bridge, 12th Ward. Area of assessment: Both sides of Seaman av, from 218th st to 214th st, and to the extent of half the block at the intersecting streets. April 19.

5TH AV AND 56TH ST.—Restoring asphalt in front of northwest corner of 5TH AV AND 56TH ST, 22d Ward. Area of assessment: Lot 34, Block 1272. April 22.

BROOKLYN.

BENSON AV.—Opening and acquiring title to BENSON AV, from Bay 32d st to Bay 35th st, 30th and 31st Wards. Area of assessment: Obtained at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn. April 19.

EAST 8TH ST.—Regulating, grading, curbing and flagging EAST 8TH ST, bet. Church av and Av C, 29th Ward. Area of Assessment: Both sides of EAST 8TH ST, from Church av to Av C, and to the extent of half the block at the intersecting streets and avenues. April 19.

QUEENS.

3D AV.—Paving 3D AV, from Jackson av to Webster av, 1st Ward. Area of assessment: Both sides of 3D AV, from Jackson av to Webster av, and to the extent of half the block at the intersecting avenues. April 19.

3D AV.—Paving 3D AV, from Webster av to Graham av, 1st Ward. Area of assessment: Both sides of 3D AV, from Webster av to Graham av, and to the extent of half the block at the intersecting avenues. April 19.

9TH ST.—Regulating, grading, flagging and fencing vacant lots on 9TH ST, from Vernon av to East av, 1st Ward. Area of assessment: Both sides of 9TH ST, from Vernon av to East av, and to the extent of half the block at the intersecting avenues. April 19.

13TH AV.—Paving 13TH AV, from Grand av to Flushing av, 1st Ward. Area of assessment: Both sides of 13TH AV, from Grand av to Flushing av, and to the extent of half the block at the intersecting avenues. April 19.

BOULEVARD.—Paving BOULEVARD, from 14th st to Nott av, 1st Ward. Area of assessment: Both sides of BOULEVARD, from 14th st to Nott av, and to the extent of half the block at the intersecting streets. April 19.

CRESCENT ST.—Paving CRESCENT ST, from Flushing av to Hoyt av, 1st Ward. Area of assessment: Both sides of CRESCENT ST, from Flushing av to Hoyt av, and to the extent of half the block at the intersecting avenues. April 19.

VAN ALST AV.—Regulating and grading VAN ALST AV, from Ditmars av to Winthrop av, 1st Ward. Area of assessment: Both sides of VAN ALST AV, from Ditmars av to Winthrop av and to the extent of half the block at the intersecting streets. April 19.

WILBUR AV.—Regulating, grading, curbing, flagging and laying cross-walks on WILBUR AV, from William st to Sunswick st, 1st Ward. Area of assessment: Both sides of WILBUR AV, from William st to Sunswick st, and to the extent of half the block at the intersecting streets. April 19.

DE KALB AV.—Regulating, grading, curbing and flagging DE KALB AV, from Onderdonk av to Woodward av, 2d Ward. Area of assessment: Both sides of DE KALB AV, from Onderdonk av to Woodward av, and to the extent of half the block at the intersecting streets. April 19.

ST. NICHOLAS AV, ETC.—Laying cement sidewalks on ST. NICHOLAS AV, bet. Linden st and Myrtle av; northwest corner of MYRTLE AV and WOODBINE ST; southeast corner of STANHOPE ST and ONDERDONK AV; west corner of GREENE AV, SENECA AV, south side of BLEECKER ST, bet. Seneca av and Cypress av, 2d Ward. Area of assessment: Blocks 39, 124, 125, 127, 128; Block 30, Lots 1, 36, 37; Block 13, Lot 26, and Block 29, Lot 1. April 19.

FLUSHING AV.—Flagging east side of FLUSHING AV, from Melrose av south to the corner formed by the intersection of the east side of FLUSHING AV, with the right-of-way of the New York and Queens County Railroad; and on the west side of FLUSHING AV, from Fulton st to Terrace av, 4th Ward. Area of assessment: Block 794, Lot 43, and Block 795, Lot 36. April 19.

WILLARD AV, ETC.—Flagging WILLARD AV, east side, from Jamaica av to Ferris st; on FERRIS ST, south side, from Manor av to Willard st; on JAMAICA AV, south side, bet. Shaw av and Suydam st; southwest corner of MANOR AV AND BRANDON ST; and WOODHAVEN AV east side, bet. Jamaica av and Syosset st, 4th Ward. Area of assessment: Blocks 41, 45, 67, 79, 81 and 88. April 19.

Telephones Unprofitable in Apartment Houses.

The Washington Heights Taxpayers' Association opened a campaign this week for cheaper telephone service. At a meeting of the committee appointed to investigate switchboard charges it was asserted that the apartment house owner is a heavy loser under the present system. The committee will embody its findings in a report and present it to the officers of the telephone company within a few days.

It was said at the meeting that under the present system the actual cost to the landlord is from 7 to 11 cents a call. This is due, the landlords say, to the charge of \$274 a year for a switchboard, \$6 for each extension, calls charged by the company where "Busy" or "Don't answer" is reported by the central operator and the cost of from \$25 to \$30 a month for a switchboard operator. The owners charge the tenants five cents a call. An aggregate loss of \$25,000 a year to landlords through these causes was a conservative figure, it was asserted.

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

Architects In Albany Court House Competition.

The County of Albany which is to erect a County Court House for the various city departments, on the property bounded by Eagle, Lodge, Steuben and Columbia streets, Albany, will cost, including plumbing, heating, ventilating, wiring, permanent furniture and fixtures, but exclusive of movable furniture, mural decorations, architectural and engineering fees, and the acquisition and clearing of the site, \$672,000. Judging from the large number of architects who have consented to submit plans in competition, it will be one of the liveliest and most interesting architectural contests now before the profession.

Franklin B. Ware, 1170 Broadway, Manhattan, is architectural adviser, and Frank Miles Day and Walter Cook have been appointed by the Committee on Public Buildings of the Board of Supervisors to act with the adviser on the jury of award. It has been estimated that a building containing the requirements and constructed of substantial material can be constructed for 32 cents per cubic foot. Any design, therefore, which exceeds 2,100,000 cubic feet in gross volume will be debarred and placed but of the competition. The board is to pay the winning architect for his services a sum equal to 6 per cent.

The list of competitors, all of whom have offices either in New York City or New York State, include: Albro & Lindeberg, A. N. Allen, Bannister & Schell, Blair & Emerson, A. J. Bodker, G. A. & H. Boehm, F. H. Bosworth, Jr., Bragdon & Arnold, Brazer & Robb, C. W. Buckham, Butler & Morris, George Cary, E. P. Casey, George H. Chichester Cross & Cross, Crow, Lewis & Wickenhoefer, Davis, McGrath & Keissling, Delano & Aldrich, Dennison & Hiron, Dillon, McLellan & Beadel, W. J. Diltney, D'Oench & Yost, M. L. & H. G. Emery, Ewing & Chappell, J. H. Freedlander, Gillespie & Carrel, Wm. H. Gompert, A. S. Gottlieb, Griffin & Wynkoop, Hazzard, Erskine & Blagden, Hewitt & Bottomley, Hiss & Weekes, A. Hopkins, Hoppin & Koen, Hunt & Hunt, Chas. B. Huntington, Jackson & Rosencrans, H. A. Jacobs, Edgar A. Josselyn, Kirby & Petit, H. P. Knowles, La Farge & Morris, E. D. Litchfield, Guy Lowell, Ludlow & Peabody, H. R. Mainzer, Maynicke & Franke, A. Wallace McCrea & Co., Jos. H. McGuire, Chas. E. Miller, L. Moses, Nash & Smith, Nelson & Van Wagonen, Palmer, Hornbostel & Jones, Peppmuller & Mulliken & Moeller, Pilcher & Tachau, Henry Brooks Price, Wilson Potter, Geo. B. Post & Sons, J. G. Rogers, Albert R. Ross, Ross & McNeil, Pennington Satterthwait, Eugene Schoen, Seymour & Schonewald, William Neil Smith, Grenville Temple Snelling, Squires & Wendhack, Stem & Felheimer, Stephenson & Wheeler, Stoughton & Stoughton, Taylor & Bonta, Taylor & Mosley, Tryon, Lindenmeyr & Loeb, W. B. Tubby, Valentine & Kissam, John V. Van Pelt, Harry Leslie Walker, Hobart A. Walker, Werner & Windolph & Van Alen, Whitefield, Dodge & Chard, Wild-

er & White, York & Sawyer, all of New York City; Parfitt Bros., Brooklyn; Fuller & Robinson Co., C. G. Ogden, and Marcus T. Reynolds, all of Albany; Gordon & Madden, Rochester, N. Y.; A. H. Hopkins, and Martin C. Miller, all of Buffalo; Merrick & Randall and J. Foster Warner, of Syracuse.

Latest Park Avenue Apartments.

The Fullerton Weaver Realty Co., of 1 Madison avenue, is having plans prepared by J. E. R. Carpenter, 1 Madison avenue, for the improvement of the northwest corner of Park avenue and 66th street, having a frontage of 80 feet on Park avenue by 110 feet in 66th street. The plot is now covered with six private houses which will be demolished about July 1, and operations will be started immediately with either a twelve or eighteen-story apartment house of the highest type. There will be one apartment to a floor, consisting of eighteen rooms and six baths, including six private bedrooms and four baths, and six servant bedrooms with two baths, living-room, drawing-room, 20x32 feet, dining-room, gallery, 13x50 feet, large kitchen and butler's pantry, separate servant's dining-room, and private laundries on the roof. The interior equipment will be very elaborate. The total estimated cost of site and building together is \$1,500,000. The rentals for each apartment will average \$12,000 per year, and it is said that a lease of one of the apartments has already been consummated. The owners will take title to the property the latter end of June.

Activity on Sherman Avenue, Bronx.

The Bendheim Construction Company of 128 Broadway, is having plans prepared by Moore & Landsiedel, 3d avenue and 148th street, for a row of five five-story apartment houses, 50x113 feet each, to be erected on the south side of Sherman avenue, 100 feet west of Academy street, the Bronx, at a total cost of about \$250,000.

7th Avenue and 27th Street Loft.

The 28th Street and Seventh Avenue Realty Co., of which William F. Donnelly is secretary, 99 Nassau street, will start operations at once on a 16-story loft building, 100x100 feet, at the northwest corner of Seventh avenue and 27th street. The cost is estimated at \$400,000. The plans are being prepared by George M. McCabe, of 96 Fifth avenue. The owner will handle all contracts.

To Figure Y. W. H. A. Building.

The Young Woman's Hebrew Association, 1578 Lexington avenue, Mrs. I. Unterberg, president; S. I. Wyman, secretary, and Mrs. S. Liebovitz, treasurer, through L. A. Abramson, architect, of 37 Liberty street, will be ready for estimates about April 15, from general contractors for the ten-story building, 100x100 feet, which the association is to erect in the north side of 110th street between Lenox and Fifth avenues. The cost is placed at \$250,000.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BROOKLYN.—The Congregation B'nai Sholom, 9th st, between 5th and 6th avs, contemplate the erection of a synagogue, Rabbi I. H. Levinthal is interested in raising sufficient money to erect the proposed edifice. No architect has yet been selected.

ELIZABETH, N. J.—Nathan Finkel, 231 Elizabeth av, contemplates the erection of a 4-story brick and stone business building at 225-229 Broad st, to cost \$100,000. Title to the property has just recently been taken.

BINGHAMTON, N. Y.—Mitchell & Church, dealers in dress goods, contemplate the erection of a new factory this spring to cost between \$75,000-\$100,000. No plans have been drawn as yet and no architect has been selected.

SYRACUSE, N. Y.—The First National Bank, C. W. Snow, president, A. P. Fowler, vice-president, contemplates the erection of a bank building in this city. No site has yet been selected and no architect has been retained.

SYRACUSE, N. Y.—The Elmwood Presbyterian Church, Rev. A. W. Allen, 512 West Colvin st, pastor, contemplates the erection of a \$20,000 edifice. No architect has yet been selected.

NEWARK, N. J.—The Summerfield M. E. Church contemplate the erection of a new edifice at the corner of Mt. Prospect and Grafton avs, to cost between \$50,000-\$60,000. Rev. J. F. Maschman, 755 Clifton av, is pastor. No architect has yet been selected and in all probability definite action will not be taken until after April 1.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—The Mount Vernon Holding Co., 49 West 21st st, N. Y. C., owner, is taking bids for a 6-story brick apartment house, 50x94 ft., to cost \$70,000. Neville & Bagge, 215 West 125th st, N. Y. C., are architects.

DWELLINGS.

BRIGHTWATERS, L. I.—E. H. Janes, 124 West 45th st, N. Y. C., architect, is taking bids for a 2½-story frame residence, 35x50 ft., for Stephen Rensen, 462 West st, N. Y. C. Cost, about \$8,000.

GREAT NECK, L. I.—Aymar Embury, 2d, 132 Madison av, N. Y. C., architect, is taking bids for a 2½-story residence, 28x52 ft, of terra cotta blocks for Mrs. George M. Gales, care of architect. Cost, about \$12,000.

FAR ROCKAWAY, L. I.—John Reid, 248 West 15th st, N. Y. C., is taking bids for a 2-story residence, 33x50 ft, and garage, to be erected at Windsor Park, from plans by Thos. O'Kane, this place, architect. Cost, about \$12,000.

PORTCHESTER, N. Y.—John Simmen, 14 Mead av, owner, is taking bids on the general contract for a 2½-story frame residence, 28x31 ft, to be erected on Elmont av, from plans by D. H. Ponty, Depot Sq., architect.

MANHATTAN.—Trowbridge & Ackerman, 62 West 45th st, architects, are taking bids for alterations to the 2½-story brick residence at 155 East 70th st, for Dr. Dever S. Byard, on premises, owner. Cost, about \$20,000.

MANHATTAN.—Neville & Bagge, 215 West 125th st, architects, are taking bids for alterations to the 5-story brick and stone residence at 1365 St. Nicholas av for Lamont McLoughlin, 309 Broadway, owner.

HOTELS.

MANHATTAN.—John V. Fitzpatrick, 1543 St. Nicholas av, owner, is taking bids for a 2-story brick and limestone hotel and cafe, 100x100 ft, to be erected at the southwest corner of Nagle av and Dyckman st, from plans by Moore & Landsiedel, 148th st and 3d av. Cost, about \$25,000.

STABLES AND GARAGES.

BELMONT AV.—John Westhofen, 251 East 125th st, has received the general contract to erect a garage at 2144 Belmont av and desires bids on subs.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Franklin M. Small, 265 Broadway, architect, is taking bids for alterations to the loft building at 72-76 Greene st for E. Mansbacs, 320 Broadway, owner.

THEATRES.

MANHATTAN.—V. Hugo Koehler, 489 5th av, is completing plans for a 2-story brick moving picture theatre, 41x90 ft., to be erected at 11-13 West 116th st for the Uptown Holding Co., David Goldberg, president, and David New-

Plans Figuring (Continued).

berger, secretary, 489 5th av. The Rose Theatre Co., Mayer Seidlita, president, 489 5th av, is lessee. Jacob Fischel, 165 East 131st st, will take bids on separate contracts immediately. Cost about \$25,000.

NEWARK, N. J.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the theatre to be erected at the southeast corner of Washington st and Maiden lane from plans by McMurray & Pulis, 22 Clinton st, architects. Bids are wanted by the Libman Contracting Co., on all subs, immediately.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

116TH ST.—M. Bernstein, 131 East 23d st, has completed plans for alterations to the 5-sty tenement at 209 East 116th st, for Jos. Liebling, 135 West 26th st, owner. Cost about \$7,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the southeast corner of Wadsworth av and 191st st, for the 191 St. Constn. Co., 35 Nassau st, owner. Cost between \$50,000 and \$75,000.

70TH ST.—The 178 East 70th St. Co., controlled by I. Randolph Jacobs and Everett Jacobs, will shortly commence the erection of a 9-sty elevator apartment house at 178 to 182 East 70th st, from plans by Rouse & Goldstone, 40 West 32d st. It is estimated to cost \$250,000.

BROADWAY.—The Metropolitan Life Insurance Co. has made a loan of \$400,000 to the Herbert Dongan Construction Co. for the erection of a 10-sty apartment house at the northwest corner of Broadway and 160th st. Neville & Bagge, 217 West 125th st, are preparing the plans.

NAGLE AV.—Wortmann & Braun, 114 East 28th st, are preparing plans for a 5-sty apartment, 50x120 ft., to be erected at the northwest corner of Nagle av and Arden st for Brown Bros., Inc., Alexander Brown, Jr., president, Floyd de L. Brown, treasurer, 33 East 20th st. Cost, \$75,000.

CONVENT AV.—Chas. B. Meyers, 1 Union sq, is preparing plans for two 5-sty apartments to be erected at Convent av, near 133d st, for Elias A. Cohen, 198 Broadway, owner. Cost, about \$75,000.

158TH ST.—The Riverview Construction Co. is the buyer of the plot, 96x99.11 ft, on the south side of 158th st, 72.3 ft east of St. Nicholas av. The buyers will erect a 5-sty apartment house.

DWELLINGS.

35TH ST.—V. Hugo Koehler, 489 5th av, has completed plans for alterations to three 4-sty residences and stores at 13-17 East 35th st for the Wm. Waldorf Astor Estate, Chas. M. Baldwin, trustee, room 300, 489 5th av. Edward Margolies, 19 East 33d st, is lessee. Cost, \$15,000.

54TH ST.—Duncan Candler, 10 East 33d st, has completed plans for alterations to the 5-sty brick and stone residence at 4 West 54th st, for John D. Rockefeller, on premises. Cost, about \$25,000. The architect will take bids about March 2.

FACTORIES AND WAREHOUSES.

56TH ST.—Excavating is under way for a 3-sty brick wheelwright shop, 100x55 ft., at 609-615 West 56th st for John Theurer, 804 11th av, owner, Nieman & Luth, 25 West 42d st, have the general contract. Cost, \$25,000.

HALLS AND CLUBS.

COLUMBUS CIRCLE.—It is reported that the Supreme Lodge of the Loyal Order of Moose will erect a 5-sty clubhouse in the vicinity of Columbus Circle for the exclusive use of its members. It is said that the building will be completed by next October at a cost of \$500,000. J. W. Cunningham, special national director of the order, is at the head of the movement.

5TH AV.—The Knickerbocker Club, now at 319 5th av, northeast corner 32d st, contemplates the erection of a new home, site for which has not yet been determined. At a meeting this week the members decided to abandon its present quarters and erect a new building.

SCHOOLS AND COLLEGES.

42D ST.—The New York College of Dentistry has purchased four dwellings at 330-336 East 42d st, as a site for a new structure. Nothing will be done for two or three years. The college now occupies the building at 205-7 East 23d st, 48.10x98.9 ft., which will be disposed of and the funds secured will be applied to the proposed 42d st building. No architect has yet been selected.

MANHATTAN.—Bids were opened Feb. 24 for fire protection work at Public Schools 35 and 188, and Wadleigh High School: P. S. 35, Fenjes & Stiefel, \$4,873, low bidder; P. S. 188, The Consolidated Constn. Co., Inc., \$9,976, low bidder; Wadleigh High School, Joseph Ohlhansen, \$14,843, low bidder.

STORES, OFFICES AND LOFTS.

41ST ST.—Eberle & Demmer, 1260 Broadway, architects, are preparing plans for four 1-sty brick stores, 20x50 ft., to be erected at 302 West 41st st for Charlotte Youngs Jacob, 12 Bridge st, owner. Irving Sarnoff, 36 East 23d st, is lessee.

BARCLAY ST.—John H. & Harry Haaren, and Diedrich Ficken, owners of 107 West Broadway, have purchased the property in the south

side of Barclay st, between West Broadway and Greenwich st, measuring 111.5x26.8 ft. The new owners have no intention of building on the property.

7TH AV.—George M. McCabe, 96 5th av, is preparing new plans for a 16-sty loft building, 100x100 ft, to be erected at the northeast corner of 7th av and 27th st, for the 28th St and 7th Av Realty Co., William F. Donnelly, secretary, 99 Nassau st, owner. Cost, about \$400,000.

146TH ST.—Clarence True, 109 West 88th st, has completed plans for a 2-sty brick store and office building, 125x100 ft, to be erected at 10 West 146th st, for Mary C. Cunningham, 46 Hamilton pl, owner. Thos. Cunningham, 46 Hamilton pl, will take estimates. Cost, \$15,000.

THEATRES.

7TH AV.—A moving picture theatre will be erected by Felix Isman on the Seventh Av property between 41st and 42d sts, which he purchased last year. The seating capacity will be 969, and its cost \$85,000. William H. Hoffman is the architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HUGHES AV.—L. Pisciotto, 391 East 149th st, has completed plans for a 4-sty tenement with stores, 31x58 ft, to be erected at the southeast corner of Hughes and Crescent avs, for Scalzo & Mungo, 705 East 187th st. Bids are being received on subs and materials. Cost, about \$27,000.

CROTONA AV.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two 2-sty brick tenements to be erected at the northwest corner of Crotona av, for Benj. Benson, Crotona Park North, 407 East 153d st, owner.

176TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two brick tenements to be erected at 176th st and Arthur av, for the Stewart Construction Co., 176th st and Arthur av, Henry Cleland, president.

137TH ST.—Chas. Schaefer, Jr., 401 Tremont av, is preparing plans for alterations to two 5-sty tenements at the northeast corner of 137th st and Willis av, for Milton Silberman, 222 Willis av, owner.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 50x86 ft, to be erected on the east side of Webster av, 75 ft north of 184th st. Cost, \$40,000. The Keilbert Construction Co., 535 East 166th st, is owner.

SHERMAN AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for five 5-sty brick apartment houses, 50x113 ft, to be erected on the south side of Sherman av, 100 ft west of Academy st, for the Bendheim Construction Co., 128 Broadway, owner. Cost, about \$250,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

4TH ST.—Samuel Sass, 32 Union sq, N. Y. C., is preparing plans for four 6-sty store and apartment houses, 70x81 ft, to be erected in South 4th st. The construction will be of brick, limestone and terra cotta.

PROSPECT AV.—P. Tilton & Son, 389 Fulton st, are preparing plans for a 4-sty brick and limestone apartment, 39x80 ft, to be erected on the north side of Prospect pl, 200 ft east of Nostrand av, for the Prospect Pl Improvement Co., David E. Morris, secretary, 16 Bedford av. Cost, \$25,000.

HOSPITALS AND ASYLUMS.

WINTHROP ST.—The John T. Williams Co., 401 West 59th st, N. Y. C., has received the general contract to alter the 2-sty brick storehouse at the Kings County Hospital in the south side of Winthrop st, 200 ft west of Kingsland av, for the City of N. Y. Frank J. Helmle, 190 Montague st, is architect. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids Feb. 24 for installing electric equipment in new Public School 172. All bids were laid over.

BROOKLYN.—Bids were opened Feb. 24 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 175. Item 1, Grimshaw & Sturges, \$46,944, low bidder; Item 2, National Regulator Co., \$3,256, low bidder.

BROOKLYN.—Bids were received Feb. 24 for gymnasium locker (Room 47) in Girls' High School. John T. Williams Co., \$1,493, low bidder.

Queens.

DWELLINGS.

ROCKAWAY PARK, L. I.—J. B. Smith, Hammels, L. I., has completed plans for a 2½-sty frame residence, 30x60 ft, to be erected on Eastern av, 80 ft south of Boulevard, for John Devaney, 557 West 50th st, N. Y. C.

BELLE HARBOR, L. I.—Thomas O'Kane, Far Rockaway, L. I., has completed plans for a 2-sty frame residence, 28x38 ft, to be erected on the east side of Dover av, 76 ft south of Washington av, for Louisa Schilling, Rockaway Beach, owner. Cost, about \$5,000.

Nassau.

DWELLINGS.

LAWRENCE, L. I.—A. T. Ketcham, Cedarhurst, L. I., has completed plans for a 2½-sty frame residence, 31x23 ft, for Patrick Lahive, owner. Cost, \$5,000.

SCHOOLS AND COLLEGES.

GREAT NECK, L. I.—Work is expected to start in about six weeks on a new high school to cost about \$75,000. It will have three floors and basement, gymnasium, cooking, manual training, lecture and recitation rooms.

Suffolk.

PUBLIC BUILDINGS.

SOUTHAMPTON, L. I.—Work is to be commenced at once on a large addition on the south side of the Art Museum. It will be 1-sty of brick, 111x26 ft. The J. Dall Construction Co. has the contract.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

MAMARONECK, N. Y.—Luce Tripedi, of this place, contemplates the erection of a 3-sty brick apartment on Mamaroneck av. Cost, about \$7,000.

HASTINGS, N. Y.—E. Frank, Fernbrook st, Yonkers, is preparing sketches for four 4-sty brick apartments to be erected here.

DWELLINGS.

PORTCHESTER, N. Y.—D. H. Ponty, Depot sq, has completed plans for a 2½-sty residence, of terra cotta and stucco, 28x28 ft., to be erected at Columbus Park for Guiseppi Giorgi, 38 Willow st.

NEW ROCHELLE, N. Y.—I. C. Jones, 182d st and 3d av, N. Y. C., contemplates the erection of a 2½-sty frame residence at the corner of Paine av and Overlook rd. R. E. Rogers, architect, 1133 Broadway, N. Y. C., has submitted preliminary plans. Cost about \$10,000.

NEW ROCHELLE, N. Y.—Grace Fitchel, of this place, owner, has plans for a 2½-sty frame residence, 24x30 ft, to cost \$5,000.

RYE, N. Y.—O. M. Beach, of this place, contemplates the erection of a 2½-sty frame residence here to cost \$10,000.

NEW ROCHELLE, N. Y.—C. Lupprian, 180 Main st, is preparing plans for a 2½-sty frame residence to cost \$8,000.

NEW ROCHELLE, N. Y.—C. A. Patterson, Main st, is preparing plans for a 2½-sty hollow tile and stucco residence to cost \$10,000.

NEW ROCHELLE, N. Y.—C. Bunel, owner, is taking bids for a 2½-sty residence to cost \$8,000.

NEW ROCHELLE, N. Y.—L. Lewis, owner, has plans for a 2½-sty residence to cost \$5,000. It will be erected in Earl st.

MT. VERNON, N. Y.—H. J. Woodward, Cortland st, owner, has plans for a frame residence to be erected in Cortland st, to cost \$5,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—Geo. M. Bartlett, 103 Park av, N. Y. C., is preparing plans for enlarging the 2-sty brick clubhouse, 52x64 ft, on the west side of Cray av, north of Sidney av, for the Westchester Women's Club, on premises, Mrs. Howard Burton, Archer av, chairman of building committee. Cost, about \$25,000. Bids will be taken from local builders.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—The Tuberculosis Commission has requested \$6,000 for the necessary enlargement of the tuberculosis hospital here, from plans by G. Howard Chamberlin.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—Bids will be received by the Board of Education until March 5th at 8 p. m. for heating and ventilating School No. 10.

STABLES AND GARAGES.

YONKERS, N. Y.—Bates & How, 542 5th av, N. Y. C., have completed plans for a 2½-sty hollow tile garage, 35x21 ft, for Mrs. Richard Hayward, Lawrence Park West.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st, is preparing plans for a 4-sty brick store and studio building, 50x90 ft, to be erected on North av, near Lockwood av, for the New Rochelle Realty Co. Cost, about \$40,000.

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 Feb. 24:

NEWARK.—Garodnick & Litowitzch, 575 South 17th st, one 3-sty frame, \$8,000; Domenico Giordano, 30 Garside st, one 4-sty brick, alteration, \$1,000; Henry Ward, 263 Peshine av, one 3-sty frame, \$8,000; Cerone & Contrino, 225-227 Clifton av, one 4-sty brick, \$20,000; John Starns, 733 South 10th st, one 3-sty frame, \$5,000; Moses Klein, 8 North 11th st, one 3-sty brick, alteration, \$7,000; Mrs. Morris F. Kohn, 35-41 Brunswick st, one 4-sty brick, \$30,000; Benjamin Frankel, 539-541 South 19th st, one 3-sty frame, \$15,000; Jacob Rosenberg, 290 Belmont av, one 3-sty frame, \$7,000; Isadore Morelander, 482-484-486 South 19th st, three 3-sty frame, \$21,000; Morris Orimland, 25-27 Stuyvesant av, two 3-sty frame, \$12,000; Jacob Rosenberg, 286-288 Belmont av, two 3-sty frame, \$13,000; Gustav Kufferman & Louis Kusen, 468-472 South 17th st, three 3-sty frame \$22,000; Solomon Levin, 299-301 South 19th st, two 3-sty frame, \$13,000; Angelo M. Giulano, 104 Sheffield st, one 3-sty brick, \$8,000; Nicola DeLuca, 243 Adams st, one 4-sty brick, \$5,000; Herman & Co., 469 Washington st, one 3-sty brick, alteration, \$1,000; Paul Otto, 824-828 Bergen st, two 3-sty frame, \$14,000.

PATERSON.—Rosin & Warhaftik, 5 High st, one 3-sty brick, \$6,000; Davis Stein, 62-64 Van Houten st, one 5-sty brick, \$20,000.

PERTH AMBOY.—Alexander Balint, west side Grace st, 100 south of Smith st, one 2-sty frame, \$5,000.

BAYONNE.—Abraham Warshansky, 512 Av C, one 3-sty frame, \$200, alteration.

PASSAIC.—Jacob Wisnew, 65 2d st, one 3-sty brick, alteration, \$500.

JERSEY CITY.—August Dege, 380-382-384 Ocean av, three 3-sty frame, alteration, \$600; Abram. Towbin, 531 Grand st, one 3-sty frame, alteration, \$2,000; George F. Brown, 185 Newark av, one 4-sty brick, alteration, \$1,000; Alexander Vaccarello, 58 Germania av, one 3-sty brick, \$5,000; Nathan Bodner, 533-535 Grand st, two 4-sty frame, alteration, \$5,000.

KEARNY.—Pitro Testa, north side Tappan st, 133 west of Davis av, one 2-sty frame, \$4,000.

PRINCETON.—Jesse V. Bickford, 116-122 Nassau st, one 4-sty brick, \$40,000.

WEST NEW YORK.—James Viorenza, northeast corner 15th and Madison sts, one 4-sty brick, \$25,000.

CLIFTON.—Max Holder, southwest corner Main and Sheridan av, one 2-sty brick, \$6,000.

RARITAN.—David Glaser, northwest corner Somerset and Wall sts, one 3-sty brick, alteration, \$800.

CHURCHES.

NEWARK, N. J.—The Fifth Av. Presbyterian Church will erect a new chapel. More than \$25,000 has been subscribed toward the fund.

PASSAIC, N. J.—St. Joseph's Polish Catholic Church contemplates the erection of a new building in Wall st, near 8th st, this city. Father Monteuffel is the rector. The edifice will be one of the largest in the city.

DWELLINGS.

BOONTON, N. J.—Chas. Brock of the Boonton Iron & Steel Co. has purchased two large building lots in the park on which he will erect a residence this spring.

NEW BRUNSWICK, N. J.—Henry Lins, farmer, has purchased two lots adjoining Richter's Bottling establishment and it is expected that he will erect a residence there. Mr. Lins was formerly a butcher in Church st, Milltown.

FOREST HILL, N. J.—Feist & Feist, of Newark, have sold for Mrs. Josephine Searing, of Caldwell, N. J., the vacant plot at 764-766 Lake st, just north of Hellar parkway. Forest Hill, to John L. Gifford, who will erect a residence for his occupancy, estimated to cost \$7,500.

RUTHERFORD, N. J.—The Rutherford Construction Co., 31-33 Broadway, N. Y. C., has been incorporated under the laws of the State of New Jersey, with a capital stock of \$20,000. It is their intention to develop their property at Rutherford, known as Lincoln pl and Rutherford av with 1-family houses of 7, 8 and 9 rooms, with every modern improvement. The officers of the company are Joseph H. Oldort, president; Moses Greenbaum, treasurer, and Leo S. Greenbaum, secretary and engineer.

HALLS AND CLUBS.

ASBURY PARK, N. J.—The B. P. O. Elks of Asbury Park, Dr. F. F. Coleman, chairman of building committee, contemplates the erection of a new building at Cookman and Monroe avs and Heck st, to cost about \$50,000. It will be constructed of brick, stone and stucco, 4-stys in height, 34x100 ft. Project will include a restaurant on the first floor, reception rooms on the second, bedrooms and baths on the third, and lodge room on the fourth. Competition is now being held.

RED BANK, N. J.—Members of the Onward Council No. 98 Jr. O. U. A. M., of Red Bank, contemplate the erection of a 2-sty building. The trustees, Eden Ewing, Willard J. Roop and Samuel E. Clark, were appointed to look over available sites.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—Plans are under way for extensive additions to the plant of the Roessler & Hasslacher Chemical Co. A new platinum, gold and silver refining building is to be erected at once in Front st.

HOSPITALS AND ASYLUMS.

ASBURY PARK, N. J.—The Home for Aged and Incurables, conducted by Mrs. S. Truax, is planning to enlarge the building with a new wing.

HOTELS.

PATERSON, N. J.—David Stein, of Collier & Stein, this city, has plans for the erection of a modern apartment house in Van Houten st, to cost about \$20,000.

MUNICIPAL WORK.

PASSAIC, N. J.—The Board of Freeholders have instructed George W. Botbyl to advertise for proposals for an armory site in this city.

POWER HOUSES.

PORT MURRAY, N. J.—The Port Murray Terra Cotta Works will be enlarged and an electric light plant will be installed.

SCHOOLS AND COLLEGES.

NEW BRUNSWICK, N. J.—Plans for the new buildings at the Agriculture College to cost about \$100,000 are now in the hands of the State Architect at Trenton, and are still in a preparatory stage. They will not be ready to submit for bids for several weeks yet.

BAYONNE, N. J.—Abel Bottom & Sons, of Philadelphia, Pa., have received the general contract at \$113,096 to erect the new addition to No. 6 school in West 38th st. Among the other bidders was the Beavers Engineering Co., Newark. This company will do the electrical work for \$2,144.

STABLES AND GARAGES.

PATERSON, N. J.—The board of freeholders has authorized County Engineer Garwood Ferguson to prepare plans for a 1-sty garage to be erected in the jail yard.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—As a result of a conference between Mayor Jacob Haussling, City Counsel James R. Nugent, Irving C. Hooper, architect, and members of the Common Council market committee, the proposed building for the new Centre Market will be 2-stys and basement instead of 1-sty. The change will cost an additional \$100,000. The total cost of the new market will now be \$500,000.

PATERSON, N. J.—It is expected that plans for the J. A. Van Winkle building, to be erected in Van Houten st, will soon be ready for estimates. Estimated cost about \$28,000.

MISCELLANEOUS.

PASSAIC, N. J.—Plans and specifications for the two new depots to be erected on the east side of Passaic Park and Harrison st are now in the hands of the president of the Erie Railroad Co.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

184TH ST.—Jas. McWalters, 2434 Broadway, has received the general contract to erect the 5-sty apartment house, 50x100 ft, in the north side of 184th st, 45 ft east of Audubon av, for Douglas Robinson, 128 Broadway, owner. Joseph L. Herson, 128 Broadway, architect. Cost, about \$50,000.

5TH AV.—Hugh Getty, Inc., 359 West 26th st, has received the general contract to erect the 6-sty apartment and studios, 25x100 ft, at the northeast corner of 5th av and 53d st for Chas. Duveen, 720 5th av, owner. Carrere & Hastings, 225 5th av, are architects. Cost, \$75,000.

BANKS.

OWEGO, N. Y.—Van Ness & Ford, of this place, have received the general contract to erect the 2-sty brick bank and office building, 40x46 ft., in Lake st for the Owego National Bank, H. A. Clarke, president, and T. H. Riddish, chairman of building committee. J. Mills Platt, 524 Cutler Building, Rochester, N. Y., is architect. Cost about \$25,000.

CHURCHES.

SPARKILL, N. Y.—John M. Rooney, mason builder, has received the contract to erect a \$50,000 chapel for the Dominican Sisters at

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Sparkill. Ground will be broken at once. The front will be of fancy brick trimmed with Indiana limestone.

DWELLINGS.

RYE, N. Y.—(sub.) Howard Odell, of this place, has received the heating and plumbing contract for the 2½-sty stone and frame residence being erected on Seneca av, off Highland rd, for Richard Steel, 30 Broad st, owner. Wallis & Goodwille and A. L. Harmon, 346 4th av, N. Y. C., are architects. Ellsworth & Marshall are general contractors. Jenvey & Yates, of this place, have the mason work.

MANHASSETT, L. L.—The J. Dall Construction Co., 10 East 23d st, N. Y. C., has received the general contract to alter the 2-sty stone and frame residence at Hempstead Turnpike, for Payne Whitney, of this place, and 14 Wall st, owner. T. Markoe Robertson, 331 Madison av, N. Y. C., architects. Cost, about \$25,000.

PACIFIC ST.—The Reliance Construction Co., 89 Delancey st, N. Y. C., has received the general contract for alterations to three houses at 598-600-602 Pacific st, Brooklyn.

FACTORIES AND WAREHOUSES.

WEST END AV.—(Sub.) The Globe Automatic Sprinkler Co., 47 West 34th st, has received the contract for sprinklers in the building of the International Motor Service Association on West End av, 63d-64th sts, for Archibald D. Russell, owner, 30 Pine st. L. C. Holden, 103 Park av, is architect.

LIBRARIES.

179TH ST.—The W. L. Crow Construction Co., 103 Park av, has received the general contract to erect the 3-sty brick and limestone Carnegie Library at 535-537 West 179th st for the N. Y. Public Library, 42d st and 5th av. Cook & Welch, 3 West 29th st, are the architects. Cost about \$85,000.

STABLES AND GARAGES.

HUDSON FALLS, N. Y.—J. Fred Acker, 4 Nelson st, Glens Falls, has received the general contract to erect the 2-sty brick garage, 40x125 ft., in Main st for the Adirondack Motor Co., Hudson Falls, N. Y., Geo. Nay, president, and Wm. Sherman, treasurer. C. H. Brainard, State Architectural Office, Capitol, Albany, is architect. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

ST. GEORGE, S. I.—Phillip Wolff & Son, 17 Wright st, Stapleton, S. I., have received the general contract to erect the 6-sty brick store and office building, 31x80 ft., at Richmond Terrace, for James Crabtree, New Brighton, S. I., owner. James Whitford, Crabtree Building, is architect.

PATERSON, N. J.—(Sub.) J. H. Steele & Son, 140 Market st, have received the mason and steel contract, and P. S. Van Kirk Co., 85 Fulton st, the carpentry for the store and loft building to be rebuilt at 168 Main st, through to Van Houten st, for the J. A. Van Winkle Co., 47 Tyler st, owner. William T. Ganning, Colt Building, is architect. Cost, \$50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST & FT WASHINGTON AV, s e c, 6-sty brick and stone tenement, 100x90; cost, \$150,000; owners, Harvey Realty Co., Wm. Harvey, president, 40 East 22d st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 78.

STORES AND TENEMENTS.

NAGLE AV, 146 w Hillside av, 6-sty brick stores and tenements, 50x113; cost, \$50,000; owner, Isaac Blitstein, 134 Melrose st; architect, Samuel Sass, 32 Union sq. Plan No. 71.

ST NICHOLAS AV & 176th st, s w cor, 5-sty brick and stone tenement, 56x90; cost, \$87,200; owners, T. & J. Smith Holding Co., 2391 Walton av, Thomas Smith, president, 2391 Walton av; architect Andrew J. Thomas, 2526 Webster av. Plan No. 76.

FACTORIES AND WAREHOUSES.

63D ST, 231 East, 2-sty brick light storage, 25x90; cost, \$10,000; owner, Levantra M. Boardman, 100 Broadway; lessee, Arthur S. Verney, 170 West 73d st; architect, Edward King, 128 East 34th st. Plan No. 77.

51ST ST, 643-645 West, 6-sty brick factory, 50x138; cost, \$40,000; owners, David S. Brown and Katy Brown, 881 West End av; lessee, Chas. Kohler, 50th st and 11th av; architects, Ross & McNeil, 39 East 42d st. Plan No. 80.

HOSPITALS AND ASYLUMS.

BLACKWELL'S ISLAND, opposite 74th st, 3-sty brick hospital, 13x13; cost, \$6,000; owner, City of N. Y., Dep't Public Charities, foot of East 26th st; architect, Chester A. Taggart, foot East 26th st. Plan No. 70.

STORES, OFFICES AND LOFTS.

56TH ST, n s, 100 w 11th av, 3-sty brick and stone wheelwright shop, 100x55; cost, \$25,000; owner John Theurer, 804 11th av; architect, Louis E. Venez, 16 East 23d st. Plan No. 74.

THEATRES.

64TH ST, 345 to 349 East, 1-sty brick moving picture theatre and stores, 50x100; cost, \$10,000; owners, Jane Sandes and Catherine S. Rose, care of Architect Louis A. Sheinart, 194 Bowery; lessees, Hart Amusement Co., 194 Bowery. Plan No. 73.

7TH AV, 586 to 590, 2-sty brick theatre, 60x90; cost, \$35,000; owner, Felix Ismán, 1 East 40th st; architect, Wm. H. Hoffman, 39 West 38th st. Plan No. 72.

MISCELLANEOUS.

ST. NICHOLAS AV, 135TH ST, 136TH ST, e s, sky-sign fence, 200x8; cost, \$400; owners, Estate of Robt. & Walter Golet, Thos. Firth, Jr., Attorney, 9 West 17th st; architect, Wm. G. Browne, 935 Broadway; builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 75.

9TH st, s s, 468 e of Av D, two 1-sty sheds, 23x18x48x10; cost, \$225; owners, John Roach Realty Co., 701 Madison av; lessees and owners of shed, John W. Sullivan Co., 120 Lee av, Brooklyn. Plan No. 79.

The Bronx.

APARTMENTS, FLATS AND TENEMENTS.

163D ST, n e cor Simpson st, 6-sty brick tenement, 100x100, slag roof; cost, \$150,000; owners, Podgur Realty Co., Robt. Podgur, 1023 East 163d st, president; architects, Kreymborg Architectural Co., 163d st and 50 Boulevard. Plan No. 93.

178TH ST, s w cor Mapes av, 5-sty brick tenement, slag roof, 47.10x90; cost, \$55,000; owner, Middle Bronx Realty & Const. Co., Leonard B. Kaufman, 287 Division st, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 90.

DALY AV, e s, 517.75 s Tremont av, two 5-sty brick tenements, 37.10x96.8, tin roof; cost, \$90,000; owner, Geo. Hoffman, 1132 Clay av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 92.

VALENTINE AV, e s, 104.8 n 194th st, six 5-sty brick tenements, size irregular, slag roof; cost, \$150,000; owners, John J. Tully Co., John J. Tully, 1603 Boston Road, president; architects Kreymborg Architectural Co., 163d st and So Boulevard. Plan No. 91.

136TH ST, n s, 100 w Southern Boulevard, two 5-sty brick tenements, plastic slate roof, 50x93; cost, \$100,000; owners, Jos. Bullisbach Constn. Co., Jos. Bullisbach, 144th st and Southern Boulevard, president; architects, Moore & Landsidel, 3d av and 148th st. Plan No. 104.

CAULDWELL AV, w s, 74.9 n Westchester av, four 6-sty brick tenements, tin roof, 57x102; cost, \$220,000; owner, Jonas Weil, 547 Beekman st; architect, C. B. Meyers, 1 Union Square West. Plan No. 100.

HUNTS POINT AV, s e cor Seneca av, two 6-sty brick tenements, 35.11x108.7 and 41.11x96.8, slag roof; cost, \$120,000; owner, Geo. G. Graham Constn. Co., Geo. G. Graham, 6 Church st, president; architect, C. Steinmetz, 6 Church st. Plan No. 94.

VALENTINE AV, e s, 46.88 n 194th st, 5-sty brick tenements, size irregular, slag roof; cost, \$100,000; owners, John J. Tully Co., John J. Tully, 1603 Boston rd, president; architects, Kreymborg Architectural Co., 163d st and Southern Boulevard. Plan No. 98.

DWELLINGS.

DAVIS ST, n w cor Leland av, 2-sty and attic brick dwelling, shingle roof, 34x34; cost, \$5,000; owner, Nicholas Siviglia, 2122 1st av; architect, A. P. D'Agostino, 401 Tremont av. Plan No. 103.

MAYFLOWER AV, w s, 75 s William st, 2-sty frame dwelling, tin roof, 21x48; cost, \$5,000; owners, Holby & Holbeck, 1429 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 101.

HILL AV, e s, 525 s Edenwald av, 2½-sty frame dwelling, 22x45, slate roof; cost, \$5,500; owner, Robt. Wahldner, 642 Mead st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 97.

GIFFORD AV, n s, 155.71 e Balcom av, two 2-sty frame dwellings, 21x42, tin roof; cost, \$10,000; owner, Rudolph Hall, Gifford av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 96.

WATSON AV, n s, 405 w Castle Hill av, 2-sty frame dwelling, 21x52, tin roof; cost, \$4,500; owner, Wm. A. Bertkan, 1087 Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 95.

FACTORIES AND WAREHOUSES.

VAN NEST R. R. YARD, 130 w Bear Swamp rd, 2-sty brick storage, slag roof, 75x100; cost, \$25,390; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, C. W. Lord, New Haven, Conn. Plan No. 102.

STORES, OFFICES AND LOFTS.

BROADWAY, w s, junction Corlear av and 246th st, 1-sty frame store, 45x26; cost, \$1,000; owner, Tommaso de Fina, 3414 Bailey av; architect, Jos Ziccardi, 3360 Cruger av. Plan No. 99.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

JEWELL ST, w s, 95 and 120 n Norman av, two 4-sty brick tenements, 25.17x80.6, gravel roof, 8 families each; total cost, \$23,000; owner, Gustave Kellner, 546 Union st; architect, H. J. Nunick, 830 Putnam av. Plan No. 797.

68TH ST, n s, 98.5 e 3d av, 4-sty brick tenement, 53x85, slag roof, 17 families; cost, \$30,000; owner, Monroe Stiner, 4702 6th av; architects, Eisenla & Carlson, 16 Court st. Plan No. 775.

CHRISTOPHER AV, e s, 50 n Riverdale av, 4-sty brick tenement, 50x88, slag roof, 23 families; cost, \$25,000; owner, Bertha Ballowsky, 388 Watkins st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 836.

CHRISTOPHER AV, n e cor Riverdale av, 4-sty brick tenement, 50x90, slag roof, 23 families; cost, \$25,000; owner, Bertha Ballowsky, 388 Watkins st; architect, Jas. J. Millman, 1780 Pitkin av. Plan No. 837.

ST. JOHN'S PL, s s, 100 w Rochester av, 4-sty brick tenement, 40x89.5, tin roof, 16 families; cost, \$20,000; owner, Bristol Constn. Co., 313 Albany av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 882.

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EASTERN PARKWAY, s s, 203.4 w Schenectady av, three 4-sty brick tenements, 33.4x79.7, tin roof, 16 families each; total cost, \$90,000; owner, Parkvale Realty Co., 216 Utica av; architects, Cohn Bros., 361 Stone av. Plan No. 884.

LIBERTY AV, n w cor Sheridan av, 4-sty brick tenement, 55x92, slag roof, 21 families; cost, \$30,000; owner, Louis Cutolo, 1139 Liberty av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 871.

VAN BUREN st, n s, 200 e Throop av, 4-sty brick tenements, 50x88.4, tin roof, 17 families; cost, \$25,000; owner, Max Schoenberg, 316 Throop av; architects, L. Berger & Co., Myrtle av cor Cypress av. Plan No. 873.

ST JOHNS PL, n s, 125 w Troy av, three 4-sty brick tenements, 41.8x89, tin roof, 16 families each; total cost, \$75,000; owners, Oxfeld & Aaron, 361 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 866.

CHURCHES.

67TH ST, s s, 95 — 14th av, 1-sty brick church, 35.2x77.8, shingle roof; cost, \$8,500; owner, Diocese Mission of L. I., 170 Remsen st; architect, Lawrence C. Leicht, 103 Park av, N. Y. Plan No. 747.

DWELLINGS.

OVELAUGH PL, s e s, 112.9 e East 41st st, 2-sty frame dwelling, 26x31.4, shingle roof, 1 family; cost, \$4,000; owner, Annie R. Towne, 1044 Bryant av, Bronx; architect, G. Edw. Millsbaugh, 777 Westchester av. Plan No. 750.

POWELL ST, e s, 160 s Newport av, four 2-sty brick dwellings, 40x44, gravel roof, 2 families each; total cost, \$10,400; owner, David Siegel, 455 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 791.

EAST 15TH ST, e s, 180 n Av J, three 2-sty brick dwellings, 20x36, gravel roof, 1 family each; total cost, \$12,000; owner, John S. Dahl, 213 East 9th st; architect, John C. Wandell, 4-5 Court sq. Plan No. 798.

EAST 19TH ST, w s, 315 n Av I, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$6,000; owner, Ascutney Realty Co., 1721 Av J; architect, Seth Cutting, same address. Plan No. 777.

MERMAID AV, s s, 180 e West 32d st, 1-sty frame dwelling, 16x33, shingle roof, 1 family; cost, \$1,850; owner, Minnie Casey, 2897 Fulton st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 774.

SUNNYSIDE AV, n s, 128 w Barbey st, ten 2-sty brick dwellings, 19.2x39, tin or tile roof, 1 family each; total cost, \$35,000; owner, Frank Richards, 47 Ridgewood av; architect, Ernest H. Tatje, 106 Van Sicken av. Plan No. 766.

SUNNYSIDE AV, n s, 319.8 w Barbey st, two 2-sty brick dwellings, 19.2x39, tin roof, 1 family each; total cost, \$7,000; owner, Frank Richards, 49 Ridgewood av; architect, Ernest Tatje, 106 Van Sicken av. Plan No. 767.

EDWARDS PL, s s, 600 w West 30th st, 2-sty frame dwelling, 15x40, felt roof, 2 families; cost, \$1,500; owner, Jos. M. Creamer, Broadway and 85th st, N. Y.; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 876.

EDWARDS PL, s s, 60 w West 30th st, 2-sty frame dwelling, 15x40, felt roof, 2 families; cost, \$1,500; owner, Jos. M. Creamer, Broadway and 85th st, N. Y.; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 877.

SHEPHERD AV, e s, 100 n Belmont av, five 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owner, Max Goldberg, 501 Ashford st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 870.

SCHOLES ST, s s, 175 w Waterbury st, 2-sty frame dwellings, 18x40, tin roof, 2 families; cost, \$3,000; owner, Albert Selig, 264 Scholes st; architects, Koch & Wagner, 26 Court st. Plan No. 843.

DUMONT AV, s e cor R R av, 2-sty brick dwelling, 20x50, slag roof, 2 families; cost, \$3,500; owner, Thomas Gamierio, 110 Harrison st; architect, L. J. Frank, 206 Crescent st. Plan No. 864.

FACTORIES AND WAREHOUSES.

LORIMER ST, n s, 200 e Marcy av, 1-sty brick storehouse, 45x61.2, tin roof, 1 family; cost, \$3,000; owner and architect, Edison Elec. Ill. Co., 360 Pearl st. Plan No. 807.

SOUTH 1ST ST, s s, 106.6 e Bedford av, 1-sty brick storage, 17x22, — roof; cost, \$500; owner, H. I. Klauber, 193 Ralph av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 813.

KENT AV, w s, 17.4 n DeKalb av, 7-sty concrete factory, 267.8x93, — roof; cost, \$150,000; owners, J. Kayser & Co., 43 East 17th st, New York; architect, Wm. Higginson, 21 Park Row, New York. Plan No. 840.

HALLS AND CLUBS.

WEST 31ST ST, s e cor Railroad av, 2-sty frame club, 160x15, — roof; cost, \$6,000; owner, Benzion Kaufman, 482 Stone av; architect, Jas. D. McDonald, Surf av and West 24th st. Plan No. 782.

STABLES AND GARAGES.

ST. MARKS AV, n s, 87 w Franklin av, 2-sty brick garage, 40x90, gravel roof; cost, \$15,000; owner, Mary Lonergan, 654 Franklin av; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 790.

EAST 17TH ST, e s, 340 n Av J, 1-sty brick garage, 20x18, shingle roof; cost, \$4,000; owner, Martin Lowenthal, East 17th st and Av J; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 825.

WELLINGTON CT, n s, 220 e East 14th st, 1-sty frame garage, 16x20, shingle roof; cost, \$400; owner, Arthur Houtman, 27 Wellington ct; architect, R. T. McCormack, 1574 Flatbush av. Plan No. 835.

CLARA ST, n s, 80 w West st, 1-sty frame garage, 10x18, shingle roof; cost, \$100; owner, Hy M. Prehn, 124 West st; architect, C. G. Wessel, 1456 56th st. Plan No. 874.

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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., February 17, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 31st day of March, 1913, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring interior lighting fixtures and approaches) of the United States post office at Concordia, Kans. The building is two stories and basement and has a ground area of approximately 4,750 square feet. First floor only fireproof; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Concordia, Kans., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT. Office of Supervising Architect, Washington, D. C., February 28, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m., on the 28th day of March, 1913, and then opened for the installation complete of an electric passenger elevator in connection with the extension, United States post office and courthouse at Charleston, W. Va., in accordance with the drawing and specification, copies of which may be had at this office at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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Plans Filed, New Buildings, Bklyn. (Cont.).

LIBERTY AV., n s, 50 w Logan st, 1-sty frame stable and shed, 17.1x13, gravel roof; cost, \$250; owner, John G. Vignani, 873 Liberty av; architect, L. J. Frank, 206 Crescent st. Plan No. 885.

STORES AND DWELLINGS.

UTICA AV., w s, 20 n Union st, four 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$24,000; owner, Geo. Potts, Jr., 210 Schenectady av; architect, Adelsohn Feinberg, 1776 Pitkin av. Plan No. 762.

STORES, OFFICES AND LOFTS.

MANHATTAN AV., w s, 256.5 n Driggs av, 2-sty brick stores, 25x90, gravel roof; cost, \$5,000; owner, Carl W. Pfeifer, 1920 Anthony av; architect, Geo. H. Schwartz, 127 India st. Plan No. 758.

SURF AV., s s, 215 e West 10th st, 1-sty frame store, 14x100, gravel roof; cost, \$200; owner, Saml. Gomertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 781.

EMERSON PL., e s, 100 s Myrtle av, 1-sty brick offices, 23x36, gravel roof; cost, \$2,500; owner, M. H. Renken, 202 Classon av; architects, Koch & Wagner, 26 Court st. Plan No. 844.

STORES AND TENEMENTS.

GRAND ST., s s, 125 w Havemeyer st, 4-sy brick store and tenement, 24.11x65.8, gravel roof, 7 families; cost, \$12,000; owner, Wolf Pass, 298 Grand st; architect, Louis Wallant, 808 Broadway. Plan No. 806.

THEATRES.

16TH ST., s s, 100 w 5th av, 1-sty brick theatre, 46.8x100, slag roof; cost, \$18,000; owner, Hy H. Metjens, 158 16th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 826.

BATH AV., n e cor 20th av, 1-sty and balcony brick theatre, 52.1x98.6, concrete roof; cost \$80,000; owner, I. Noreck & Co., 133 West 21st st, N. Y. C.; architects, Shampian & Shampian, 772 Broadway. Plan No. 736. (Corrects error in last issue as to architect.)

MISCELLANEOUS.

STILLWELL AV., w s, 160 n Neptune av, 1-sty frame pavilion, 40x70, iron roof; cost, \$750; owner, Giuseppe Anunziatta, 2758 Stillwell av; architect, Rocco Mega, 285-7 West 5th st. Plan No. 799.

SUTTER AV., s w cor Hinsdale st, 2-sty brick shop, 35x39, gravel roof; cost, \$2,200; owner, Morris Weiner, 15-7 West 116th st, N. Y.; architect, L. Danancher, 7-9 Glenmore av. Plan No. 786.

SURF AV., s s, 274 e West 10th st, 1-sty frame "Ball Game," 39x48, gravel roof; cost, \$800; owner, Saml. Gompintz, C. I.; architect, A. D. Hinsdale, 552 56th st. Plan No. 778.

59TH ST., s s, 160 w 23d st, 1-sty brick lime kiln, 12x12, gravel roof; cost, \$1,400; owner, Antonio Rigio, 60 Graham av; architect, C. P. Cannella, 60 Graham av. Plan No. 821.

59TH ST., s s, 160 w 23d av, 1-sty frame shed, 20x78, gravel roof; cost, \$400; owner and architect as above. Plan No. 822.

59TH ST., s s, 160 w 23d av, 1-sty frame stable, 20x16, gravel roof; cost, \$500; owner and architect, as above. Plan No. 823.

CLINTON AV., w s, 44 n Greene av, 1-sty brick fence, 22.9x9.4, roof; cost, \$275; owner, Julius Liebman, 380 Central av; architect, Benj. Driesler, 153 Remsen st. Plan No. 867.

SCHOLES ST., n s, 100 e Lorimer st, 5-sty brick shop, 54x90, slag roof; cost, \$30,000; owner, Philip Rosenblum, 76 Graham av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 861.

BEDFORD AV., n e cor Wallabout st, 2-sty brick kiln and shop, 20.6x72.2, gravel roof; cost, \$5,000; owner, N. Y. & Bklyn Casket Co., 713 Bedford av; architect, Jas. B. Baker, 156 5th av. Plan No. 860.

KNICKERBOCKER AV., s e cor Halsey st, two 1-sty frame auto dome ticket office, —x—; cost, \$700; owner, Geo. H. Schneider, 365 Winfield st; architects, Koch & Wagner, 26 Court st. Plan No. 852.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Hancock st, e s, 90 n Washington st, 4-sty brick tenement, 25x76, tar and gravel roof, 9 families; cost, \$12,000; owner, T. Tarnowsky, 493 Boulevard, Long Island City; architect, Frank Braun, 311 Steinway av, Long Island City. Plan No. 512.

RIDGEWOOD.—Madison st, n s, 125 e Prospect st, 3-sty brick tenement, 21x61, tin roof, 3 families; cost, \$5,000; owner, Frank Mangeltti, 1259 Madison st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 516.

ROCKAWAY BEACH.—Boulevard, n w cor Neptune av, two 2-sty frame summer dwellings, 15x38, shingle roof, 2 families; cost, \$12,000; owner and architect, Monroe Rosenfeld, 58 South Oceanus av, Rockaway Beach. Plan Nos. 501-2-3-4-5-6-7-8-9-10.

CHURCHES.

MASPETH.—Clifton st, n s, 125 e Clermont av, 1-sty frame Church, 50x85, tin roof; cost, \$6,000; owner, Holy Cross Polish Church, Clifton av, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 532.

DWELLINGS.

JAMAICA.—Atlantic av, s w cor Washington st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$3,000; owner, John Macona, South st, Jamaica; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 488.

JAMAICA.—Cedar av, e s, 64 s Prospect av, two 2½-sty frame dwellings, 19x28, shingle roof, 1 family; cost, \$6,000; owner, Wm. Freund, care of architect; architect, F. G. Biedenkapp, 355 Fulton st, Jamaica. Plan Nos. 495-96.

JAMAICA.—Washington st, w s, 25 s Atlantic st, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$3,000; owner, John Macona, South st, Jamaica; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 487.

JAMAICA.—Remsen st, s s, 200 w New York av, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, \$2,000; owner, Ida S. Known, 149 West 13th st, N. Y. City; architect, Lars Olsin, 9 Twombly pl, Jamaica. Plan No. 485.

RICHMOND HILL.—Wicks st, e s, 219 n Jamaica av, seven 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$15,400; owner, Gacoyne Realty Co., 136 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 476-7-8-9-80-81-82.

ROCKAWAY BEACH.—Oceanus av, e s, 110 s Lefferts av, 1½-sty frame dwelling, 12x22, gravel roof, 1 family; cost, \$1,200; owner, Geo. Stadtmuller, 23 South Academy av, Rockaway Beach; architect, S. Thom, Pleasant av, Rockaway Beach. Plan Nos. 488-89-90-91 (4 buildings).

WOODHAVEN.—Ridgewood av, s s, 40 w Canal av, two 2½-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$4,000; owner, P. J. Young, 1260 Jamaica av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 474-475.

ARVERNE.—Banaster av, n s, 204 w Remington av, two 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$5,000; owner, Frank Bantel, 418 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 467-468.

FAR ROCKAWAY.—Rockaway turnpike, s e side, 100 e Everdell pl, 2½-sty frame dwelling, 26x44, shingle roof, 1 family; cost, \$5,300; owner, Charles Smith, Far Rockaway; architect, Morrell Smith, Inwood, L. I. Plan No. 464.

RIDGEWOOD.—Charlotte st, 143 s Flushing av, six 2½-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$19,200; owners, Komer & Kruse, Flushing and Woodward avs, Brooklyn; architects, Hart & Schmid, 43 Cedar st, N. Y. C. Plan No. 466.

ROCKAWAY BEACH.—Academy av, w s, 728 s Boulevard, four 2-sty frame dwellings, 17x23, shingle roof, 2 families; cost, \$4,000; owner, T. B. Merovitz, So. Division av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 470-71-72-73.

ROCKAWAY BEACH.—Ryder pl, e s, 44 s Lefferts av, 2-sty frame dwelling, 19x34, shingle roof, 1 family; cost, \$2,200; owner, Frank Holland, Oceanus av, Rockaway Beach; architect, J. B. Smith, Fairview av, Rockaway Beach. Plan No. 469.

ARVERNE.—Elizabeth av, w s, 280 e Remington av, 2½-sty frame dwelling, 22x29, shingle roof, 1 family; cost, \$2,500; owner, Gordon Bros., 1685 Bathgate av, N. Y. C.; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 525.

BELLE HARBOR.—Montauk av, w s, 260 n Newport av, 2½-sty frame dwelling, 30x30, shingle roof, 1 family; cost, \$4,000; owner, Norah Buckley, Academy av, Rockaway Beach; architect, William A. Hogan, 17 5th av, Rockaway Park. Plan No. 533.

EDGEWATER CREST.—Hudson av, w s, 100 s Edgemere av, 2½-sty frame dwelling, 26x43, shingle roof, 1 family; cost, \$6,500; owner, Hugh Markey, 531 Eastern Parkway, Brooklyn; architect, Wm. Flanagan, 118 E 28th st, N. Y. C. Plan No. 523.

MORRIS PARK.—Spruce st, w s, 112 s Atlantic av, 2-sty frame dwelling, 18x43, tar and gravel roof, 1 family; cost, \$10,000 (four houses); owner, Miles Construction Co., Atlantic and Lefferts avs, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 529.

RICHMOND HILL.—Gould st, n s, 341 e Williamsburg rd, 2-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$2,500; owner, J. Russo, Gould st, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 526.

RICHMOND HILL CIRCLE.—Gracey st, w s, 240 s Lulu av, 2-sty frame dwelling, 13x25, shingle roof, 1 family; cost, \$500; owner, R. Murch, Filbert st, Richmond Hill Circle; architect, F. Murch, same address. Plan No. 530.

ROCKAWAY BEACH.—Eldert av, w s, 255 n railroad tracks, nine 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$50,500; owner, Louis Gorden, 15 South Pleasant av, Rockaway Beach; architect, S. Millman, 1780 Pitkin av, Brooklyn. Plan Nos. 534-5-6-7-8.

SPRINGFIELD.—Wilson av, n s, 100 w Ocean av, 1½-sty frame dwelling, 22x40, shingle roof, 1 family; cost, \$2,750; owner, Jos. H. Burton, 1180 85th st, Brooklyn; architects, Parker & Elliott, 35 McDonough st, Brooklyn. Plan No. 524.

WOODHAVEN.—Hopkinson av, e s, 50 s Atlantic av, two 2-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$6,000; owner, F. W. Scutt & Co., 636 Fulton st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 527-528.

DUNTON.—Atfield ac, w s, 300 s Broadway, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,200; owner, E. F. Sanders, Dakota av, Dunton; architect, Samuel Sanders, same address. Plan No. 521.

KEW.—Ormande st, n s, 210 e Austin st, 2½-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$5,000; owner, John F. Kendall, 350 Ocean Parkway, Brooklyn; architects, Slee & Bryson, 153 Montague st, Brooklyn. Plan No. 520.

LONG ISLAND CITY.—Lawrence st, w s, 200 n Woolsey av, 4-sty brick tenement, 50x76, tar and gravel roof, 21 families; cost, \$20,000; owner, Chas. Dvorstky, 949 2d av, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 611.

QUEENS.—Hendrickson st, w s, 100 n Jericho turnpike, 2-sty frame dwelling, 22x30, shingle roof, 1 family; cost, \$3,000; owner, Charles Fisher, Fulton st, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 513.

RICHMOND HILL.—Greenwood av, e s, 300 s Chichester av, 2-sty frame dwelling, 18x56, tar and gravel roof, 2 families; cost, \$4,000; owner, W. C. Johnson, 24 Hamilton st, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 518.

ROCKAWAY BEACH.—Dodge av, 31 & 33, two 3-sty frame dwellings, 19x63, shingle roof, 2 families; cost, \$8,400; owner, John A. Langel, 25 Brandreth av, Rockaway Beach; architect, Philip Caplan, Boulevard, Rockaway Beach. Plan Nos. 514-515.

ROCKAWAY PARK.—5th av, e s, 339 s Washington av, 3-sty brick boarding house, 31x90, asbestos shingle roof; cost, \$20,000; owner, Lawrence Gresser, Glendale; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 522.

SPRINGFIELD.—Roseland av, s s, 175 w Pearl pl, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,500; owner, W. H. Schaberhorn, Springfield; architect, A. F. Higbie, Locust st, St. Albans. Plan No. 519.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Skillman pl, n s, 29 w Jackson av, 1-sty frame office, 15x30, gravel roof; cost, \$600; owner, Reliable Building Co., 300 East 72d st, N. Y. City. Plan No. 492.

ROCKAWAY PARK.—5th av, w s, 280 n Washington av, 1-sty frame store, 16x50, tar and gravel roof; cost, \$1,000; owner, Alexander Oldrine, Rockaway Park; architect, Phil. Caplan, Boulevard, Rockaway Beach. Plan No. 493.

RIDGEWOOD.—Covert av, w s, 75 n Lindne st, 1-sty brick store, 25x85, tar and gravel roof; cost, \$5,000; owner, Geo. Fogarty, 552 40th st, Brooklyn; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 517.

STABLES AND GARAGES.

CORONA.—Grant av, e s, 120 n Park av, 1-sty frame barn, 14x100, paper roof; cost, \$200; owner, P. Cali, 54 Grant av, Corona; architect, A. DeBlasi, 51 Grant av, Corona. Plan No. 499.

JAMAICA.—Home Lawn av, n w cor Briarwood av, 1-sty frame garage, 17x20, shingle roof; cost, \$90; owner, H. L. Rodgers, premises. Plan No. 484.

STORES, OFFICES AND LOFTS.

RICHMOND HILL CIRCLE.—Whitestone st, w s, 200 s Bergen Landing rd, 3-sty frame saloon, 50x45, shingle roof; cost, \$3,000; owner, Henry Satler, Whitestone st, Richmond Hill Circle; architect, F. Murch, Richmond Hill Circle. Plan No. 531.

THEATRES.

ROCKAWAY PARK.—Triton av, n s, bet 4th and 5th avs, 1-sty frame moving picture show, 30x109, gravel roof; cost, \$1,500; owner, Matinecock Realty Co., 31 Nassau st, N. Y. C.; architect, Axel S. Hedeman, 371 Fulton st, Jamaica. Plan No. 497.

MISCELLANEOUS.

JAMAICA.—Brown av, 302, 1-sty frame shed, 14x19, paper roof; cost, \$40; owner, Charles Rousa, premises. Plan No. 494.

MASPETH.—Clinton av, s s, 132 w Flisk av, 1-sty frame shed, 20x20, gravel roof; cost, \$175; owner, Fred Hopp, 25 Flisk av, Maspeth. Plan No. 483.

LONG ISLAND CITY.—12th st, n s, 195 e Ely av, 1-sty frame shed, 7x14, gravel roof; cost, \$30; owner, St. John's Hospital, on premises. Plan No. 465.

Richmond.

DWELLINGS.

NEW DORP LA, w s, 490 n Cedar, New Dorp, 1-sty frame bungalow; cost, \$200; owner and builder, E. L. Nichols, 527 5th av, N. Y. City. Plan No. 60.

SEASIDE PL, n s, & Sand lane, 1-sty frame bungalow, 20x30; cost, \$300; owner, Mrs. L. Witte, South Beach; builder, Robt. Witte, South Beach. Plan No. 61.

AMBOY RD, s s, 200 w Manse av, Tottenville, 2-sty frame dwelling, 18x28; cost, \$1,625; owner, Chris. Nielson, West Brighton; architect and builder, J. Jensen, Tottenville. Plan No. 59.

LINCOLN ST, 300 e Manor rd, Bull Head, 1-sty frame summer house, 12x20; cost, \$200; owner and builder, Mrs. Chas. Trachen, West New Brighton. Plan No. 57.

TARGEE ST, e s, 87 n Metcalf st, Stapleton, 2-sty frame dwelling; cost, \$1,800; owner and builder, Thos. Cummings, Stapleton. Plan No. 56.

HARBOR VIEW AV, n s, 191 w Castleton av, Tompkinsville, 2-sty frame dwelling, 20x26; cost, \$6,400; owners, Thos. Kiernan & Co., Tompkinsville; architect, Chas. B. Heweker, Tompkinsville. Plan No. 54.

ELM AV, w s, 60 n 4th st, Grant City, 1-sty frame bungalow, 14x30; cost, \$370; owner, Mary Dunbar, Beach Park; builder, August Alberson, Lincoln av, Beach Park. Plan No. 52.

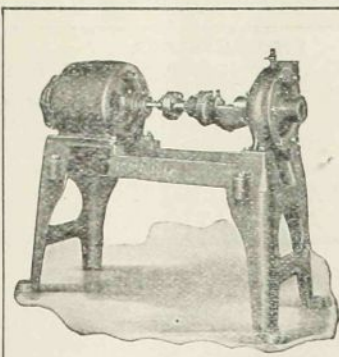
BEMENT AV, e s, 100 s Cust. av, West Brighton, 2-sty frame dwelling, 26x30; cost, \$3,500; owner, Julia F. Pallister, Port Richmond; architect, B. J. Kesler, 68 Prospect st, Newburgh, N. Y.; builder, Newburgh Erecting Co., Newburgh, N. Y. Plan No. 51.

STABLES AND GARAGES.

RICHMOND TURNPIKE, No. 3301, Bulls Head, 1-sty frame stable, 18x25; cost, \$200; owner and builder, D. Boschen & Sons, Bulls Head. Plan No. 58.

STORES, OFFICES AND LOFTS.

WASHINGTON AND RICHMOND AVS, n w cor, Graniteville, two 1-sty stores, 40x40; cost, \$2,000; owner, Lillian Keller, Graniteville; architect, F. D. Drake, Graniteville; builders, Drake & Bush, Port Richmond. Plan No. 55.



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Plans Filed, New Buildings, Richmond (Cont.).

MISCELLANEOUS.

SAND ST, a w cor Seaside boulevard, South Beach, 1-sty frame wagon shed, 24x36; cost, \$400; owners, Lembecke & Betz, 9th st, Jersey City; builder, Chas. I. Lange, 299 Broad st, Stapleton. Plan No. 53.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

BEEKMAN ST, 146, masonry and lumber to 4-sty brick store and smokehouse; cost, \$1,000; owners, Harriet D. Potter et al, 11 East 42d st; architect, Donald McKay, 867 East 181st st. Plan No. 382.

BLEECKER ST, 98-100, masonry and fireproofing to 8 and 5-sty brick store and lofts; cost, \$12,000; owner, Mary B. Brandegee, Brookline, Mass.; Clarence B. Wood, attorney, 317 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 379.

CANAL ST, 107-111, raising and general alterations to 5-sty brick and stone tenements; cost, \$15,000; owner, Gerald Fitzgibbon, 109 Canal st; architect, Max Muller, 115 Nassau st. Plan No. 369.

CHURCH ST, 30, extension of mezzanine floor to 22-sty brick offices; cost, \$800; owner, Manhattan & Hudson R. R. Co., John G. McAdoo, Pres., 30 Church st; architect, Adolph Balschun, 448 East 145th st. Plan No. 368.

CLINTON ST, 145, new bake ovens and partitions to 3-sty brick and stone store and tenement; cost, \$1,000; owner, Joseph Foss, 76 Clinton st; architects, Alfred L. Kehoe & Co., 1 Beekman st; mason, Solomon D. Multz, 133 Suffolk st. Plan No. 375.

CORTLAND ST, 45, masonry, trimming, new partitions and stairway to 4-sty brick and stone store and lofts; cost, \$600; owner, Morris Brill, 279 Broadway; architect, Carl P. Johnson, 8 East 42d st. Plan No. 404.

GRAND ST, 197-201, one 10,000-gal gravity tank and one 7,500-gal steel pressure tank with a fireproof enclosure to 7-sty brick lofts; cost, \$2,500; owner, Elizabeth H. L. Lorillard, 149 Broadway; architect and builder, Earl C. Maxwell, 30 Church st. Plan No. 407.

GRAND ST, 416-418, masonry and steel for bake ovens to 6-sty brick stores and tenements; cost, \$2,000; owner, Abraham J. Rabiner, 328 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 383.

MACDOUGAL ST, 179-181, masonry and iron to 3-sty brick and stone hotel; cost, \$600; owner, Anacleto Sermolino, 179 MacDougal st; architect, Anthony Vendasio, 496 West Broadway. Plan No. 401.

MONROE ST, 158, masonry and partitions to 6-sty brick and stone moving picture theatre and lofts; cost, \$600; owners, Est. of Martin Schrenkeisen, Jr., trustee, 1123 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 374.

MULBERRY ST, 73, new flooring to 5-sty brick and stone tenement; cost, \$150; owner, Ruffauelo Prisco, 73 Mulberry st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 363.

NASSAU ST, 93-101, rearranged store front to 9-sty brick and stone store and offices; cost, \$100; owners, Estate of Geo. B. Wilson, Geo. B. Wilson, Jr., executor, 101 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 394.

PELL ST, 18, masonry and steel to 5-sty stores and club rooms; cost, \$4,000 owner, The Lee Dondong Realty Co., Mr. Lee, Vice-Pres., 677 3d av; architect, Richard Rohl, 128 Bible House. Plan No. 361.

WARREN ST, 34, masonry and fireproofing to 5-sty brick store and lofts; cost, \$1,200; owner, F. Augustus Schermerhorn, 31 Liberty st; architect, Harry N. Paradies, Plan No. 373.

WASHINGTON ST, 350 to 356, masonry, fireproofing, stairs and partitions to 10 and 3-sty brick store and lofts; cost, \$25,000; owners, The Fruit Auction Co., Victor K. McElheny, president, 204 Franklin st; architect, Frank T. Cornell, 125 East 23d st. Plan No. 398.

WHITE ST, 134, sheet iron screens to 6-sty brick and stone tenement; cost, \$200; owners, Samuel Aronson and David Baum, 73 Bayard st; architects, Samuel Gross & Jos. Kleinberger, Bible House, Astor pl. Plan No. 399.

2D ST, 274 to 280, partitions, new windows, and plumbing to 1-sty brick church and school; cost, \$1,500; owners, Austrian Hebrew Free Burial Ass'n, Simon Lyman, president, 65 Pitt st; architect, Jacob Fischer, 25 Av A. Plan No. 396.

3D ST, 11 East, masonry to 5-sty brick tenement; cost, \$150; owner, Wm. H. Schmohl, 814 East 14th st; architect, Henry Regelmann, 133 7th st. Plan No. 391.

5TH ST, 231-233 East, new entrance, masonry and steel to 4-sty brick and stone tenements; cost, \$300; owner, James Nealis, 125 8th av; architect, Harry Zlot, 230 Grand st. Plan No. 365.

10TH ST, 304 West, new windows, partitions and masonry to 5-sty brick and stone store and tenement; cost, \$1,000; owners, Est. of Patrick Skelly, Hugh P. Skelly, executor, 646 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 362.

11TH ST, 28-30 East, cellar entrance to 5-sty brick and stone lofts; cost, \$200; owner, Annie E. Allen, 214 West 59th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 366.

17TH ST, 440-2 West, iron tool house and water cooling tower to 4-sty brick ice plant; cost, \$600; owners, Donald H. Edler, 321 West 14th st and Milo M. Wells, 54 West 94th st; architects, B. Franklin Hart, Jr., & Co., 50 Church st. Plan No. 384.

21ST ST, 228 East, fireproofing to 3-sty brick home for girls; cost, \$850; owner, Chas. F. Murphy, 306 East 17th st; architect, Wm. F. Crockett, 306 East 59th st. Plan No. 403.

27TH ST, 27 West, masonry, metal coverings and plumbing to 6-sty brick store and lofts; cost, \$1,200; owner, Wm. Rogers Morgan, Newport, R. I.; lessee, Morris Glantz, 27 West 27th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 389.

27TH ST, 28-32 West, masonry and fireproofing to 12-sty brick loft; cost, \$800; owners, The Sperry Realty Co., Wm. A. McKee, treasurer, 2 West 45th st; architect, Beverly S. King, 103 Park av. Plan No. 397.

35TH ST, 13 to 17 East, steel and masonry to 4-sty brick and stone store and residence; cost, \$10,000; owners, Wm. Waldorf Astor Estate, Chas. M. Baldwin, trustee, 489 5th av; lessee, Ed. Margolies, 489 5th av; architect, V. Hugo Koehler, 489 5th av. Plan No. 371.

44TH ST, 45 West, skylights, stairways and partitions to 2-sty brick store and loft; cost, \$5,000; owners, Est. of Abraham Ilex, Farmers Loan & Trust Co., Ed. S. Marston, president, exr., 22 William st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 376.

47TH ST, 3 East, masonry and fireproofing to 4-sty brick and stone dwelling; cost, \$4,500; owner, Robt. W. Goelet, 9 West 17th st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 392.

69TH ST, 12 East, new partitions, masonry and stairs to 4-sty brick and stone private dwelling; cost, \$25,000; owner, James W. Ellsworth, 18 East 53d st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 400.

57TH ST, 358 East, masonry and partitions to 3-sty brick tenement and moving picture show; cost, \$500; owner, Abraham Axelrod, 358 East 57th st; architect, Harry Zlot, 230 Grand st. Plan No. 364.

58TH ST, 229 West, iron sky-sign to 4-sty brick store and lofts; cost, \$350; owner, Alibey G. O'Reilly, 106 East 81st st; architect, Wm. G. Bowne, 935 Broadway; builders of sign, O. J. Gude Co., 935 Broadway. Plan No. 380.

70TH ST, 203 to 215 East, a rear extension to 5-sty brick and stone home for the aged; cost, \$20,000; owners, The Little Sisters of the Poor, Rev. Marie Celestine, Mother Superior, 203-215 East 70th st; architect, Raymond F. Almirall, 185 Madison av. Plan No. 367.

73D ST, 120 East, general alterations to 3-sty brick and stone dwelling; cost, \$25,000; owner, Weylyis Terry, 60 Wall st; architect, Jas. Gamble Rogers, 11 East 24th st. Plan No. 393.

104TH ST, 172 East, masonry to 4-sty brick store and tenement; cost, \$300; owner, Julia Tomback, 203 East 110th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 402.

109TH ST, 71-73 West, masonry and carpentry to 6-sty brick and stone tenement; cost, \$300; owner, Leon Sobel, 200 Manhattan av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 370.

114TH ST, 354 East, new windows and partitions to 4-sty brick and stone tenement; cost, \$350; owner, C. Palladino, 417 East 116th st; architect, Henry Nordheim, 107 Tremont av. Plan No. 381.

104TH ST, 404 to 412 East, masonry and iron to 5 and 6-sty brick and stone loft; cost, \$250; owner, Wm. Hauptmann, 410 East 104th st; architect, Rudolph Moeller, 1007 Tinton av, Bronx. Plan No. 377.

116TH ST, 346 East, masonry and partitions to 3-sty brick and stone dwelling; cost, \$300; owner, Frank Cateirami, 346 East 116th st; architect, Pas. Richard, 230 East 115th st. Plan No. 395.

116TH ST, 221 to 225 West, sky-sign to 2-sty brick stores; cost, \$375; owners, Chas. S. and Thos. Pinckney, 115 Broadway; owners and builders of sign, The O. J. Gude Co., 935 Broadway. Plan No. 405.

125TH ST, 209-11 West, new partitions to 5-sty brick theatre; cost, \$250; owner, Benj. Lichtenstein, 209 West 125th st; lessees, Harlem Opera House Co., 1493 Broadway; architect, Hector J. McKinnon, 209 West 125th st. Plan No. 378.

BROADWAY, 693-697, fireproof shaft and flooring to 17-sty brick store and offices; cost, \$500; owner, Philip Braender, 315 4th av; architect, Richard Rohl, 128 Bible House. Plan No. 406.

BROADWAY, 2401, masonry, interior fixtures and show windows to 5-sty brick tenement; cost, \$1,800; owner, Elizabeth Horgan, 145 West 71st st; lessee, Alfred A. Rotholz, 450 West 147th st; architect, Nathan Korn, 1042 Southern Boulevard, Bronx. Plan No. 390.

LEXINGTON AV, 1804, masonry, fireproofing and new partitions to 3-sty stone and brick stores and residence; cost, \$750; owner, Mary E. Sanford, 85 Ralph st, Belleville, N. J.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 387.

3D AV, 2262-2264, general alterations to 3-sty brick stores; cost, \$8,000; owner, Est. of Robt. S. Erown, 20 Nassau st, Miss Orella et al, trustees, 162 West 76th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 388.

5TH AV, 346-350, general change in the layout of rooms to 16-sty brick and stone Waldorf Astoria Hotel; cost, \$2,500; owners, John Jacob Astor, Douglas Robinson, trustee, 23 West 26th st; lessee, Geo. C. Eoldt, on premises; architect, C. Ed. Halback, 27 East 21st st. Plan No. 385.

7TH AV, 78-84, masonry and steel to 2-sty brick and stone store and dwelling; cost, \$350; owners, Sisters of Charity of St. Vincent de Paul, Margaret E. Allen, Mt. St. Vincent-on-the-Hudson; architect, Isaac E. Dittmars, 111 5th av. Plan No. 372.

7TH AV, 446, masonry and steel to 4-sty brick and stone store and shop; cost, \$1,000; owner, Willmarth A. Robinson, 446 7th av; lessee, Hyman Shapiro, 446 7th av; architect, John H. Knubel, 305 West 43d st. Plan No. 386.



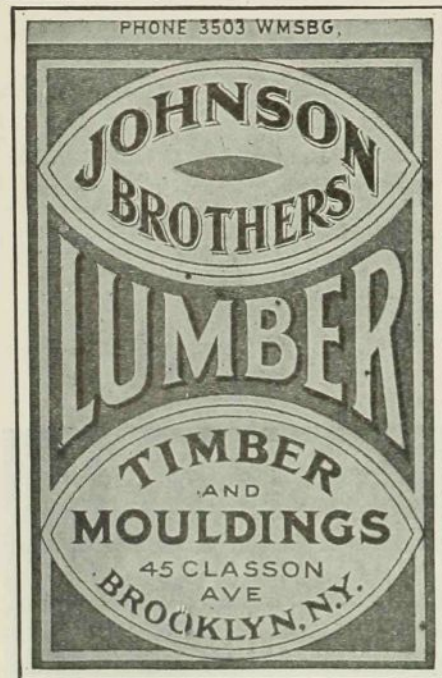
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165TH ST, 323, new partitions to 5-sty brick tenement; cost \$50; owners, Manhattan Island Realty Co., 1435 Boston road; architect, John Hauser, 360 West 125th st. Plan No. 73.

WHITE PLAINS AV, e s, 95 s Van Nest av, 2½-sty frame extension, 15.6x27, to 2½-sty frame dwelling; cost, \$1,000; owners, Church of Our Lady of Solace, Rev. Daniel J. Curley, 1676 White Plains av, pastor; architect, Wm. E. Walsh, 1123 Broadway. Plan No. 74.

TAYLOR AV, w s, 59 n Westchester av, move 1½-sty frame storage; cost, \$75; owner, A. Baur, Westchester and Beach avs; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 76.

WHITE PLAINS RD, e s, 251.35 s Guerlain pl, move 2½-sty frame dwelling; cost, \$300; owner, J. McCoy, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 75.

Brooklyn.

CENTER ST, s s, 119 e Clinton st, plumbing to 3-sty storage; cost, \$500; owners, Weiss Bros., 144 Center st; architect, D. A. Lucas, 98 3d st. Plan No. 789.

CLIFTON PL, s s, 100 w Bedford av, extension to 1-sty garage; cost, \$2,500; owner, Chas. Mosher, 986 Sterling pl; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 796.

DEAN ST, n e cor Sackman st, interior alterations and plumbing to 3-sty store and dwelling; cost, \$200; owner, Marco Froisi, 148 Sackman st; architect, C. P. Cannella, 60 Graham av. Plan No. 868.

EDWARDS PL, s s, 298 w West 30th st, move pavilion; cost, \$200; owner, Hugh P. Skelly; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 752.

EDWARDS PL, s s, 344 w West 30th st, move 1-sty club; cost, \$100; owner and architect, as above. Plan No. 753.

EDWARDS PL, n s, 298 w West 30th st, move 1-sty club; cost, \$100; owner and architect, as above. Plan No. 755.

FULTON ST, —, 90 e Rockwell pl, new store front to cafe; cost, \$240; owner, E. S. Calvert, 49 East 12th st, N. Y.; architect, Jos. Twelich, 690 Whitlock av, Bronx. Plan No. 761.

FULTON ST, s s, 187.9 e Bedford av, extension 1-sty frame stores, 19.4x15, tin roof; cost, \$700; owner, J. B. Hoecker, 1212 Hudson av; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 788.

HENDRIX ST, e s, 175 s Hegeman av, extension to 3-sty dwelling; cost, \$700; owner, Emma Decker, 809 Hendrix st; architect, E. Dennis, 241 Schenck av. Plan No. 815.

HERKIMER ST, n w cor Albany av, exterior alterations to 2-sty store and dwelling; cost, \$100; owner, Joseph Tomaschoff, 443 Herkimer st; architect, H. McEntlish, 29 Montrose av. Plan No. 818.

KANE PL, e s, 144 s Herkimer st, extension to 3-sty dwelling; cost, \$400; owner, Salvato Notto, 13 Kane pl; architects, I. Millman & Son, 1780 Pitkin av. Plan No. 841.

KOSCIUSKO ST, s s, 180 w Marcy av, exterior alterations to 3-sty dwelling; cost, \$350; owner, Sarah E. Gracy, 49 Cedar st; architect, Pat'k Dunn, 446 Gates av. Plan No. 816.

KOSCIUSKO ST, n s, 240 w Stuyvesant av, interior alterations to 3-sty dwelling; cost, \$150; owner, Louise K. Glasser, 403 Hart st; architect, Emil J. Messinger, 394 Graham av. Plan No. 830.

LYNCH ST, n s, 100.8 e Lee av, interior alterations to 3-sty dwelling; cost, \$400; owner, Therese Marinelli, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 805.

MONITOR ST, e s, 190 n Norman av, exterior alteration to 4-sty foundry; cost, \$1,000; owner and architect, John J. Sigrist, 263 Monitor st. Plan No. 765.

NOLL ST, n s, 80.1 w Central av, extension to 5-sty storage; cost, \$10,000; owners, S. Liebman & Sons, 36 Forest st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 783.

NORTH HENRY ST, s w cor Driggs av, plumbing to 2-sty store and dwelling; cost, \$650; owner, Lou Martin, on premises; architect, Chr. J. Bauer, 6 Bedford av. Plan No. 828.

NORTH 6TH ST, s s, 182.2 e Roebing st, 2-sty brick extension, 13x15, to dwelling; cost, \$700; owner, Ralph Crestetti, 256 North 6th st; architect, Jos. Monda, 372 Eroome st, New York. Plan No. 829.

TAAFE PL, w s, 178.1 s Willoughby av, new elevator; cost, \$1,000; owners, J. Kayser & Co., on premises; architects, Otis Elevator Co., 250 11th av, New York. Plan No. 839.

TEN EYCK ST, s s, 72.6 e Bushwick av, interior alterations to 4-sty store and tenement; cost, \$250; owner, Adolph Fredman, 468 Marcy av; architect, C. P. Cannella, 60 Graham av. Plan No. 764.


VAN SICLIN ST, w s, 492 n Av T, 2-sty frame extension, 23x26, to office; cost, \$1,800; owner, John H. Bennett, 150 Van Siclen st; architect, H. V. B. Ditmas, 2601 Av G. Plan No. 862.

WALTON ST, w s, 200 n Harrison av, interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Saml. Stein, 378 Wallabout st; architect, C. P. Cannella, 60 Graham av. Plan No. 763.

EAST 3D ST, w s, 72 s Lawrence av, interior alterations to 2-sty dwelling; cost, \$350; owner, Ellen D. Payne, 100 Lawrence av; architect, W. H. Volckenig, 186 Remsen st. Plan No. 776.


NORTH 7TH ST, n e, 125 e Kent av, store front to 2-sty store; cost, \$150; owner, Konstant Benkoski, 66 Kent av; architect, Fred Smith, same address. Plan No. 853.

WEST 8TH ST, s s, 125 e Roebing st, 1-sty brick extension, 25x27.6, to office; cost, \$4,000; owners, Jas. A. Sperry & Thos. Peters, 2 Rector st, New York; architect, Frank J. Helmle, 190 Montague st. Plan No. 848.



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Plans Filed—Alterations, Brooklyn (Continued).

EAST 13TH ST., e s, 210 s Av T, extension to 2-sty dwelling; cost, \$400; owner, G. Shrank, 2029 East 13th st; architect, Michael Foley, 2247 Homecrest av. Plan No. 792.

WEST 16TH ST., w s, 340 n Mermaid av; raise buildings and 2-sty dwelling; cost, \$400; owner, Louis Martorello, on premises; architect, Geo S Suss, 2966 West 29th st. Plan No. 875.

WEST 20TH ST., e s, 110 n Surf av, move 1-sty dwelling; cost, \$250; owner, Maria Egner, 67 Central av, Jersey City; architect, Jas. Bruno, 2916 West 20th st. Plan No. 858.

38TH ST., n s, 175 w 15th av, extension to 1-sty shed; cost, \$500; owners and architects, Szemko & Gaydica, 1433 38th st. Plan No. 814.

46TH ST., n s, 160 e 4th av, interior alterations to 3-sty dwelling; cost, \$750; owner, Eliz. Geoghan, —; architect, John H. O'Rourke & Co., 264 39th st. Plan No. 749.

57TH ST., s s, 100 w 11th av, plumbing to 3-sty dwelling; cost, \$150; owner, John Cohen, 626 East 2d st; architects, Smith & Theis, 65 Lawrence av. Plan No. 743.

BROADWAY, w s, 71 s Gates av, store front to 2-sty store and dwelling; cost, \$400; owner, Jas. H. Hart, 1 So. Elliott pl; architect, P. W. Tunnison, 1118 Bushwick av. Plan No. 779.

CENTRAL AV., e s, 80 s Noll st, plumbing to 3-sty tenement; cost, \$200; owner, Giacomo Bruno, on premises; architect, W. B. Wills, 1181 Myrtle av. Plan No. 784.

CORTELYOU RD., s s, 140 w Marlborough rd, tank on roof 3-sty factory; cost, \$150; owner and architect, Alex Traube, 1416 Cortelyou rd. Plan No. 771.

DE KALB AV., s s, 100 w Ryerson st, toilets in 3-sty dwelling; cost, \$275; owner, Myles Wilson, 338 DeKalb av; architect, Thos. F. Harrington, 334 DeKalb av. Plan No. 772.

DRIGGS AV., w s, 106.1 n Lorimer st, new tank on roof factory; cost, \$1,000; owner, Royal Lace Paper Works, 320 Driggs av; architect, E. C. Maxwell, 30 Church st, New York. Plan No. 793.

FLUSHING AV., s s, 200 w Tompkins av, interior and exterior alterations; cost, \$300; owner, Chas. Pfeiser & Co., 632 Flushing av; architect, Louis Allmendinger, 926 Broadway. Plan No. 759.

GRAVESEND AV., w s, 50 n Bay Parkway, extension to 1-sty shop; cost, \$200; owner, Cath. Hammerschlag, 1411 Av P; architect, C. Wessell, 1456 35th st. Plan No. 855.

HARRISON AV., s w cor Lynch st, repair roof to 3-sty store and dwelling; cost, \$150; owner, Mike Dileo, 226 Lynch st; architect, C. P. Cannella, 60 Graham av. Plan No. 773.

KINGSTON AV., w s, 30 n Midwood st, extension to 2-sty store and dwelling; cost, \$150; owner, Jas. Martinello, 538 Kingston av; architects, Phil Tillion & Son, 381 Fulton st. Plan No. 832.

KNICKERBOCKER AV., e s, 25 n Stanhope st, show windows to 3-sty store and dwelling; cost, \$250; owner, Max Berkowitz, on premises; architect, H. A. Sand, 192 St Nicholas av. Plan No. 817.

KNICKERBOCKER AV., n s, 75 w Harmon st, extension to 5-sty store and tenement; cost, \$2,000; owner, Julius Sadransky, 609 Monroe st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 794.

MONTROSE AV., n s, 200 e Lorimer st, interior alterations to 3-sty tenement; cost, \$150; owner, Louis Piscitto, 65 Montrose av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 872.

MYRTLE AV., n s, 129.10 w Bushwick av, plumbing to 2-sty store and dwelling; cost, \$100; owner, Henry Falke, 109 Lexington av, N. Y.; architect, Ernest Tatje, 106 Van Siclen av. Plan No. 878.

MYRTLE AV., n s, 104.10 w Bushwick av, exterior and interior alterations to 4-sty store and tenement; cost, \$150; owner, Henry Falke, 109 Lexington av; architect, Ernest Tatje, 106 Van Siclen av. Plan No. 879.

NEPTUNE AV., n e cor Shell rd, exterior alterations and plumbing to 2-sty bakery; cost, \$500; owner, Isadore Segall, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 768.

NEPTUNE AV., s s, 100 e West 12th st, move amusement buildings and general repairs; cost, \$5,000; owner, Luna Amusement Co., on premises; architect, Jos. Beedecker, Luna Parkway. Plan No. 850.

NORTH PORTLAND AV., w s, 270 n Auburn pl, exterior alterations to 3-sty shop; cost, \$5,000; owner, City New York; architect, I. N. de Verone, 21 Park Row, New York. Plan No. 809.

SAME prop. 1-sty brick storage extension, 22 x107.11; cost, \$12,000; owner and architect, as above. Plan No. 810.

SAME prop. interior alterations to 3-sty stable; cost, \$5,000; owner and architect as above. Plan No. 811.

SAME prop. interior alterations to 3-sty storage; cost, \$1,000; owner and architect as above. Plan No. 812.

NOSTRAND AV., w s, 80 n Lincoln pl, store front to 3-sty store and dwelling; cost, \$175; owner, Isidor Blumberg, 687 Nostrand av; architect H. G. Dangler, 215 Montague st. Plan No. 819.

OCEAN AV., s w cor Crooke av, new foundation to 3-sty dwelling; cost, \$1,000; owner, N. D. Hawkins, 404 Ocean av; architect, Geo. E. Crane, 387 Lincoln av. Plan No. 834.

OCEAN PARKWAY, e s, 450 n Neptune av, extension to 2-sty dwelling; cost, \$600; owner and architect, C. Meon, 2789 Ocean Parkway. Plan No. 842.

PARK AV., s s, 220 w Tompkins av, extension to 3-sty dwelling; cost, \$100; owner, Gertrude Hartman, 700 Park av; architect, Jos. Zimmerman, 192 Throop av. Plan No. 827.

SARATOGA AV., n w cor Park pl, interior alterations to 5-sty store and tenement; cost, \$150; owner, Abe Brunner, 121 Williams av; architects, Cohn Bros., 361 Stone av. Plan No. 744.

SEA BREEZE AV., 345 e Ocean Parkway, interior alterations to hotel; cost, \$200; owner, Sam Gufmertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 838.

SHORE RD., e s, 72.4 s 72d st, extension to 2-sty dwelling; cost, \$2,500; owner, Jas. S. Lawson, on premises; architect, Jos. J. Sley, 4805 6th av. Plan No. 808.

SOUTH PORTLAND AV., e s, 111.8 n Atlantic av, electric sign; cost, \$250; owner Tinea Strang, 193 South Portland av; architect, Geo. Wagner, 168 8th av. Plan No. 869.

SURF AV., s s, 298 w West 30th st, move 1-sty club; cost, \$100; owner, Hugh P. Skelly, 650 1st av, N. Y.; architect, Jas. McDonald, Surf av and West 24th st. Plan No. 751.

SURF AV., s s, 200 e West 32d st, move 1-sty dwelling; cost, \$100; owner and architect, as above. Plan No. 754.

SURF AV., s s, 215 w West 10th st, move building, 1-sty office; cost, \$150; owner, Saml. Gomfertz, Parkway Baths; architect, A. D. Hinsdale, 552 56th st. Plan No. 780.

VESTA AV., e s, 140 s Pitkin av, repair fire damage to storage; cost, \$350; owner, Levin Kronenberg, Belmont, cor Snediker av; architect, Abr. Farber, 1028 Gates av. Plan No. 770.

WYTHE AV., n w cor South 11th st, plumbing to 2-sty store and dwelling; cost, \$100; owner, H. B. Scharman & Sons, 359 Pulaski st; architect, Emil J. Messinger, 394 Graham av. Plan No. 831.

3D AV., e s, 16.11 s 7th st, plumbing to 4-sty tenements; cost, \$125; owner, Thos. F. Taylor, 233 West 83d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 839.

5TH AV., w s, 46.6 n Carroll st, store front to 4-sty store and tenement; cost, \$200; owner, Isidor Lapan, 4th av and 21st st; architect, Morris Schwartz, 194 Bowery. Plan No. 742.

5TH AV., e s, 50.2 n 13th av, new elevator; cost, \$3,100; owner, J. Michaels, 503 5th av; architect, A. B. See, 220 Broadway. Plan No. 760.

8TH AV., w s, 60 s 16th st, plumbing to 2-sty dwelling; cost, —; owner and architect, as above. Plan No. 800.

Queens.

COLLEGE POINT.—10th st, s e cor 6th av, interior alterations to tenement to provide wardrobe closet compartments, new plumbing; cost, \$300; owner, Alfred Flach, on premises. Plan No. 223.

COLLEGE POINT.—17th st, e s, 100 n 6th av, present extension on rear of dwelling to be raised 2-stys; cost, \$1,140; owner, Herman Herb, 17th st, College Point; architect, P. Schreiner, South 13th st, College Point. Plan No. 252.

CORONA.—Junction av, w s, 50 s Hunt st, 1-sty frame extension, 3x15, on rear dwelling, tin roof; cost, \$100; owner, Louis Buchner, premises. Plan No. 231.

CORONA.—Lincoln av, e s, 250 n Park av, erect 2 tier porch on rear dwelling; cost, \$200; owner, Nicholas Hansen, premises. Plan No. 234.

CORONA.—Central av, s w cor East Grand av, 1-sty frame extension, 19x21, on rear 2-sty frame dwelling; cost, \$300; owner, Mrs. Elizabeth Braun, 79 East Grand av, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 217.

EVERGREEN.—Park pl, 1, install new gas fittings; cost, \$20; owner, Mrs. Hoffman, on premises. Plan No. 228.

FAR ROCKAWAY.—Ocean av, s s, 300 e Channel av, 2-sty frame extension, 8x8, on rear 2-sty frame dwelling, shingle roof; cost, \$600; owner, Marie M. Cohen, 509 West 110th st, N. Y. C. Plan No. 239.

FLUSHING.—Wilson av, w s, 60 n Beach st, alter barn to provide for garage; cost, \$50; owner, John L. Hanson, 147 Wilson av, Flushing. Plan No. 233.

FLUSHING.—Broadway, n s, 629 e White-stone av, install new plumbing in dwelling; cost, \$150; owner, John D. Wells, Broadway, Flushing. Plan No. 242.

FLUSHING.—Broadway, n w cor Prince st, install new gas fittings in dwelling; cost, \$50; owner, Van Buren Realty Co., 517 West 21st st, N. Y. C. Plan No. 246.

FLUSHING.—Pine st, n s, 50 e Collins pl, install new plumbing in dwelling; cost, \$125; owner, Mrs. Wm. Skuse, premises. Plan No. 255.

FLUSHING.—Lawrence st, n e cor Warren st, install new plumbing in dwelling; cost, \$175; owner, Mrs. A. Southland, premises. Plan No. 256.

FLUSHING.—22d st, n w cor Crocheron av, dig new cesspool; cost, \$160; owner, Mrs. Schwall, 539 East 59th st, N. Y. C. Plan No. 230.

FLUSHING.—24th st, e s, 300 n Crocheron av, install new gas fittings in dwelling; cost, \$25; owner, Mr. McKelson, on premises. Plan No. 229.

FOREST PARK.—West end of Forest Park, install new plumbing in office; cost, \$300; owner, Park Department, on premises. Plan No. 219.

GLENDALE.—Tompkins pl, 258, erect new fence; cost, \$10; owner, Carl H. Rahemy, on premises. Plan No. 221.

GLENDALE.—Tompkins av, n e cor Maple av, 1-sty frame extension, 12x5, on rear of saloon; cost, \$30; owner, Wm. Bardenlager, 2537 Maple av, Glendale. Plan No. 220.

GLENDALE.—Cooper av, s s, 189 w Lafayette av, erect storm shed on dwelling; cost, \$75; owner, Valentine Meixner, premises. Plan No. 232.

JAMAICA.—Gulford st, w s, 462 s Fulton st, install new elevator in railroad station; cost, \$4,700; owner, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 237.

JAMAICA.—Herriman av, s w cor Fulton st, interior alterations to store and dwelling; cost, \$600; owner, E. G. Bullard, 455 Welling st, Jamaica. Plan No. 238.

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FIREPROOF WIRE-GLASS WINDOWS

JAMAICA.—Johnson av, n s, 200 w Rockaway rd install new plumbing in dwelling; cost, \$175; owners, J. & T. Adikes, Jamaica. Plan No. 241.

JAMAICA.—New York av, s e cor South st, cut new window in office; cost, \$25; owner, Keppel Cohen, 459 Fulton st, Jamaica. Plan No. 250.

JAMAICA.—Fulton av, n w cor Bergen av, erect new store front; cost, \$400; owner, H. & M. Realty Co., 200 Broadway, N. Y. C. Plan No. 225.

JAMAICA.—South st, n s, 25 e Phraner av, 1-sty frame extension, 22x9, on rear shop, gravel roof; cost, \$30; owner, G. Parone, on premises. Plan No. 216.

LONG ISLAND CITY.—Jackson av, 593, install new gas fittings in store; cost, \$50; owner, James DeLeo, 581 Jackson av, L. I. City. Plan No. 226.

LONG ISLAND CITY.—10th st, s s, 150 e Vernon av, alter wall of factory to provide windows; cost, \$150; owner, W. D. Wilson, 36 10th st, L. I. City. Plan No. 247.

LONG ISLAND CITY.—Hamilton av, w s, 200 n Payntar av, install new plumbing in factory; cost, \$175; owner, Franklin Candy Co., premises. Plan No. 244.

LONG ISLAND CITY.—Ely av, w s, 125 n Payntar av, interior alterations to dwelling; cost, \$75; owner, N. C. McBride, White Plains, N. Y. Plan No. 243.

LONG ISLAND CITY.—Flushing and Astoria rd from Hall st to Frey av, 1-sty frame extension, 83x72, on rear of road house to be used as bowling alley; cost, \$900; owner, Henry Pfister, Paterson, N. J. Plan No. 236.

LONG ISLAND CITY.—Walcott av, n s, 100 e 10th av, replace bay window and interior alteration to dwelling; cost, \$300; owner, Mary A. Scully, 526 9th av, L. I. City. Plan No. 235.

LONG ISLAND CITY.—Dock st, n w cor Front st, 1-sty frame extension, 69x6, steel roof; cost, \$800; owner, National Sugar Co., 480 Kent av, Brooklyn. Plan No. 249.

LONG ISLAND CITY.—Main st, s s, 104 e Grand av, alter fire house to provide new doorway; cost, \$850; owner, City of New York, 157 East 67th st, N. Y. C. Plan No. 248.

MASPETH.—Jefferson av, e s, 600 n Grand av, 1-sty frame extension, 20x10, on rear 2-sty dwelling, tin roof; cost, \$250; owner, William Melter, premises; architect, Albert H. Stines, 132 4th st, L. I. C. Plan No. 240.

MASPETH.—Grand st, n s, 100 e Kolyer av, 1-sty frame extension, 22x15, on front shop, tar and gravel roof; cost, \$300; owners, B. Yoepf & Co., Grand st, Maspeth; architect, Albert H. Stines, 4th st, L. I. City. Plan No. 253.

MASPETH.—Maspeth av, n s, 350 e Clemon av, 1-sty frame extension, 12x15, on front 2-sty frame dwelling, tin roof; cost, \$300; owner, H. P. Ruane, Maspeth av, Maspeth. Plan No. 227.

MIDDLE VILLAGE.—Katherine pl, s s, 40 w Furth av, erect extension on rear greenhouse; cost, \$150; owner, Henry Yowenhaupt, premises. Plan No. 245.

RIDGEWOOD.—Woodward av, 513, replace store front; cost, \$250; owner, S. Cohen, 130 Bleecker st, N. Y. City. Plan No. 254.

RIDGEWOOD HEIGHTS.—Highland boulevard, n s, 300 e Barby st, interior alterations to dwelling; cost, \$500; owner, August Bauer, 240 St. Nicholas av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 214.

RIDGEWOOD.—Woodward av, 566, general interior alterations to dwelling; cost, \$500; owner, Hyman Geller, 558 Woodward av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 215.

RIDGEWOOD.—Covert av, s e cor Woodward av, interior alterations to store and tenement, new plumbing; cost, \$700; owner, Franz Realty Co., 1 Suydam st, Woodhaven; architect, Fred J. Dassau, 1373 Broadway, Brooklyn. Plan No. 222.

ROCKAWAY BEACH.—North Fairview av, e s, 100 s L. I. R. R., interior alterations to provide for water closet compartments; cost, \$500; owners, Mollé & Mejo, Boulevard, Rockaway Beach. Plan No. 218.

Richmond.

ANDROVETTE ST, n s, 150 e Kreisler st, Kreislerville, brick piers to frame dwelling; cost, \$500; owner, Chas. H. Nielson, Kreislerville; builder, John Anneler, Kreislerville, S. I. Plan No. 32.

GLEN ST, 301 n Rossville av, Rossville, extension to frame dwelling; cost, \$200; owner, Anna L. Kimath, Rossville; builder, Jas. Annelly, Kreislerville. Plan No. 35.

METCALF ST, n s, 75 w Vanderbilt st, Stapleton, plumbing to frame dwelling; cost, \$75; owner and builder, Thos. Cummings, 60 Metcalf st, Stapleton. Plan No. 37.

METCALF ST, n e cor Targee, Stapleton, plumbing to frame dwelling; cost, \$150; owner, A. Branagan, Stapleton; builder, Thos. Cummings, Stapleton. Plan No. 38.

METCALF ST, n s, 50 e Targee st, Stapleton, plumbing to frame dwelling; cost, \$75; owner and builder, Thos. Cummings, Stapleton. Plan No. 36.

TARGEET ST, 108, Stapleton, addition to frame dwelling; cost, \$175; owner, Joseph Sanadel, Stapleton; builder, J. J. Kennedy, Stapleton. Plan No. 34.

OCEAN AV, n s, 50 w Old South Tom rd, South Beach, alterations to frame dwelling; cost, \$35; owner, Lillie Witte, South Beach; builder, Robt. Witte, South Beach. Plan No. 39.

TOMPKINS ST, s s, 175 n Quinn st, Stapleton; alterations to frame dwelling; cost, \$25; owner, A. A. Di Bari, Stapleton; builder, A. Di Brizzi, Stapleton. Plan No. 40.

TOMPKINS ST, s s, 200.1 w Quinn st, Stapleton alterations to frame dwelling; cost, \$25; owner, A. A. Di Bari, Stapleton; builder, A. A. Di Brizzi, Stapleton. Plan No. 41.

LINCOLN AV, e s, 40 n 3d st, Midland Beach, addition to frame dwelling; cost, \$650; owner, architect and builder, August Allerson, Lincoln av, Beach Park. Plan No. 31.

SIMONSON AV, e s, 300 s Richmond terrace, Mariners Harbor, S. I., addition to frame dwelling; cost, \$150; owner, Mary Fleming, Port Richmond; builder, Thos. Flannery, Port Richmond. Plan No. 33.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.

TROY, N. Y.—John J. Ryan has purchased the house at the northwest corner of Congress and 2d sts. He will remodel the building into a modern 4-sty apartment.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—The West End Brewing Co. will soon begin the erection of a large addition to its plant at 11-17 Edward st. Estimated cost, about \$45,000, 5-stys, 92x54.4 ft. J. C. Schultz of Buffalo is the architect, and Pius Kermer & Son are the general contractors.

ALBANY, N. Y.—Fuller & Robinson, of this city, have completed plans for a new building to be erected at Trinity pl and Arch st for the American Cigar Co., 4-stys, 40x150 ft., of slow burning construction. Ground will be broken in March.

HALLS AND CLUBS.

NEWBURGH, N. Y.—The Knights of Columbus will erect a large addition to its clubhouse. The matter has been referred to a committee which is to prepare plans and specifications.

SCHOOLS AND COLLEGES.

AMSTERDAM, N. Y.—The plans of Fuller & Robinson, architects, of Albany, for the new school in the Eighth Ward have been approved by the Board of Education, and bids will be advertised for at once; \$53,000 has been appropriated.

KINGSTON, N. Y.—St. Mary's Church, Rev. John J. Hickey, contemplates the erection of a new parochial school, 88x138 ft.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—Buckley Bros. will erect a modern brick carriage repository, costing several thousand dollars, at the corner of Haseco and Bush avs.

STORES, OFFICES AND LOFTS.

ALBANY, N. Y.—Henry Kramarth will erect a 14-sty office building at the southwest corner of Hudson av and South Pearl st. Plans are being made by W. J. Obenaus.

THEATRES.

BINGHAMTON, N. Y.—N. Korn Blite, proprietor of the Star Theatre, associated with New York capitalists is planning to erect a new theatre on the site of the Star accommodating 2,000 persons. Estimated cost about \$100,000.

MISCELLANEOUS.

HAVERSTRAW, N. Y.—Members of Edward Pye Post and the Haverstraw Monument Association have passed resolutions approving of a design and awarding of a contract for the erection of a soldiers' monument at Hudson and West Broad sts. The design is by C. M. Travis, of Nyack. It will be built of Barree, Vermont, granite and standard bronze. Cost about \$4,000.

PERSONAL AND TRADE NOTES.

H. A. HOEFER has resigned as State Architect.

THE CINCH EXPANSION BOLT & ENGINEERING CO. has moved to 208 Lafayette st, New York City.

E. M. HOUGHTALING, of Houghtaling & Wittpen, is in Chicago attending a Clay Products Exhibition, and will be back the latter part of next week.

THE UPPER KITANNING BRICK COMPANY at their annual meeting held recently re-elected Mr. E. M. Houghtaling president and general manager and Mr. Carl Schuman vice-president. The company has had a very good year and has run its plant to full capacity.

MAURAN, RUSSELL & CROWELL, architects of St. Louis, Dallas and Houston, write that they have lost all their catalogs in their Dallas, Tex., offices and request that the Record and Guide announce that they would like to have samples and catalogs from all building material houses.

JOHN C. LEFFERTS, a pioneer in the process of galvanizing betals, died this week in the German Hospital from a complication of diseases. He was born in Michigan seventy-five years ago, and had made his home in Brooklyn since boyhood. Mr. Lefferts was a descendant of an old Holland family, which helped to settle Flatbush.

THE CERESIT WATERPROOFING COMPANY of Chicago has recently added to its staff a superintendent department, which will be in charge of John J. Lyons. It is the aim of this department to superintend any structure where engineers or architects desire to have a check on the contractors in the waterproofing work. The company is in a position to give a bond of guarantee on all superintendents they place.

WILLIAM MAPES, one of the best-known men in the Bronx, especially the West Farms section, died at his home at 982 East 181st st. His ancestors had resided in the West Farms section ever since the Revolution. For many years he operated a general store near the situation of the old Mapes' Temperance Tavern, at 179th st and Boston rd. Later he was interested in the business of Henry Mapes, Jr., who has carried on for many years a large coal, feed and hardware store. When age came upon him he directed his attention to real estate, and built a large apartment house in 170th street.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
- B-- " Fire Escape.
- C-- " Fireproofing and Structural Alteration.
- D-- " Fire Alarm and Electrical Installation.
- E-- " Obstruction of Exit.
- F-- " Exit and Exit Sign.
- G-- " Fireproof Receptacles and Rubbish.
- H-- " No Smoking.
- I-- " Diagrams on Program and Miscellaneous.
- J-- " Discontinue use of premises.
- K-- " Volatile, Inflammable Oil and Explosive.
- L-- " Certificates and Miscellaneous.
- M-- " 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.)

MANHATTAN AND BRONX ORDERS SERVED.

- Named Streets.*
- Bleecker st, 97-9—Max Hilderfeld.....C
 - Bleecker st, 97-9—Hy Meinhard Est.....B-E-G
 - Bleecker st, 97-9—Abr Mendelson.....C-E
 - Bleecker st, 97-9—Newman Dube.....C-E-G
 - Bleecker st, 97-9—Paul Eisenberg.....A-C-G
 - Delancey st, 18—W Roth.....A-C-F-G
- Numbered Streets.*
- 154th st, 434 W—Frank W Crane.....K-L
 - 171st st, 560 W—Hugo Frey.....G-O
- Named Avenues.*
- Av B, 33—Henry Jacobi.....G-H
 - Bathgate av, 1908—John J Fox.....L-K
 - Bowery, 334-6—Rudolph Fiebush.....A-C-H
 - Bowery, 334-6—Donato Passailla.....A-C-H
 - Bowery, 334-6—Glatstone & Goldstein.....A-C-H
 - Bowery, 334-6—Jacob Garfunkel.....A-C-G-H
 - Bowery, 334-6—Mr Einhorn.....H
 - Bowery, 334-6—Saml Neuman.....H
 - Bowery, 334-6—Stotzel & Lipnitz.....H
 - Bowery, 334-6—Nick Perrella.....A-C-H
 - Bowery, 334-6—Kotlowitz Bros.....A-C-H
 - Fort Washington av, 240—Chas M Rosenthal.....G-H-O
 - Jerome av, 2355—L H Woods.....K
 - Jerome av & 165th st—Wm M Paul.....G-K-L

BROOKLYN ORDERS SERVED.

- Named Streets.*
- Hancock st, 471—Hannah McCarthy.....C

QUEENS ORDERS SERVED.

- Named Streets.*
- Jefferson st, ft of—Eugene Beitter.....C-H-K
 - Raunt, Jamaica Bay—Geo Starkey.....A-H
- Numbered Streets.*
- 25th st, nr Cypress av (Flushing)—Jos Fischer.....H

RICHMOND ORDERS SERVED.

- Named Streets.*
- Griffin st, 42—McKenzie & Son.....A-L
- Named Avenues.*
- Castleton av, 1020—Castleton Motor Car Co.....K-L
 - Castleton av & Havenwood rd—Jno Karlsson.....L
 - Central av, 93—Wm O Sprigg.....C
 - Central av, 118—Wm Schmidt.....A-G
 - Norwood av, 136—Wm J Cole.....A-G-H

Board of Examiners.

City of New York.

APPEAL 6 of 1913, New Building 191 of 1912, southwest corner 116th street and Seventh avenue, Manhattan, Thomas W. Lamb, appellant.

THEATRE.
APPROVED ON CONDITION that a double curved pipe rail, one convex and one concave, be placed on the platform at the point marked "A" on the first mezzanine floor plan, and that the platform be increased in area, as shown in red at the point marked "B" on the same plan.

APPEAL 7 of 1913, New Building 364 of 1912, premises 547-557 West 146th street and 538-540 West 147th street, Manhattan, George Keister, appellant.

THEATRE.
DISAPPROVED.
APPEAL 8 of 1913, New Building 686 of 1912, northwest corner Cathedral Parkway and Morningside avenue, Manhattan, Messrs. Jacobs & Youngs, appellants.

Question of construction of passenger elevator and shaft, private dwelling.
APPROVED ON CONDITION that all doors of the elevator shaft be made to open on the same side; and that a fireproof flue at least 12 inches x 16 inches be provided from the top of the elevator shaft, connected with a separate flue built in the chimney stack.

APPEAL 9 of 1913, New Building 397 of 1912, southwest corner 97th street and Broadway, Manhattan, Thomas W. Lamb, appellant.

THEATRE.
DISMISSED.
The Superintendent of Buildings for the Borough of Manhattan has been notified that this appeal was dismissed because the court relief

granted on the previous appeal did not contemplate a roof garden,—which the plans now show.
APPEAL 10 of 1913, New Building 351 of 1912, premises southwest corner Seventh avenue and 48th street, Manhattan, Messrs. Shire & Kaufman, appellants.

Question of occupancy of different parts of building, sufficiency of exits, etc. Second floor and gallery for moving pictures.

APPROVED ON CONDITION that the wall separating the stores from the north side of the arcade be built of six-inch terra cotta blocks, without openings of any kind.

APPEAL 219 of 1912, New Buildings 639 of 1912, premises 248-256 West 63d street and 70-74 West End avenue, Manhattan, Joseph C. Schaeffler, appellant.

Question of stairways.

WITHDRAWN BY APPELLANT.
APPEAL 220 of 1912, New Building 598 of 1912, premises 584 Fifth avenue, Manhattan, Messrs. Rouse and Goldstone, appellants.

Question of pent house on 6-story non-fireproof store and loft building.

DISAPPROVED.
APPEAL 1 of 1913, Alteration 3206 of 1912, premises 235-245 Sixth avenue and 109 West 15th street, Manhattan, Messrs. Buchman & Fox, appellants.

Question of removing division wall and substituting columns and girders. Sec. 32.

DISAPPROVED.
APPEAL 2 of 1913, New Building 679 of 1912, premises northwest corner Cathedral Parkway and Morningside avenue, Manhattan, Messrs. Jacobs & Youngs, appellants.

Question of extending elevator through roof, private dwelling.

APPROVED.
APPEAL 3 of 1913, New Building 3927 of 1912, southwest corner Grove street and Woodward avenue, Queens, Messrs. Gross and Kleinberger, appellants.

Question of frame construction, court walls.

WITHDRAWN BY APPELLANT.
APPEAL 4 of 1913, Alteration 6 of 1913, premises 1152 Second avenue, Manhattan, Lorenz F. J. Weiher, appellant.

Question of altering first floor of a 4-story non-fireproof building for moving picture theatre.

APPROVED ON CONDITION that the machine booth on the gallery floor be moved to the north side of the building, and that a fireproof vent-shaft (of an area not less than 250 square inches) be built from the ceiling of the booth through and two feet above the roof, with a plain glass skylight on top. This vent-shaft may be built of two thicknesses of No. 20 galvanized steel, with a two-inch air-space.

APPEAL 5 of 1913, New Building 163 of 1912, 158-162 West 27th street, Manhattan, Messrs. Browne & Almiroy, appellants.

Question of skylight and pent house for photographic purposes.

APPROVED.

TRADE LITERATURE

Ontario Architects.

The Proceedings of the Ontario Architects' special general meeting of the 23d National Convention, are published in book form from the office of Herbery E. Moore, 94 King street West, Toronto, Ontario.

Fire Places.

In the January number of Radiation, published by the United States Radiator Corporation (10 cents, 3 West 29th street) is an article on the "Development of the Fireplace," and any architect who is interested in this feature of a building and who is desirous of introducing new ideas into his work will find this article by B. H. Smith to be of exceptional interest. He begins with the earliest known fireplace and carries his readers in an interesting manner through the development of fireplaces down to the present day. The article is well illustrated and is well worth reading.

Western Engineers.

The January number of the Journal of the Western Society of Engineers contains an interesting paper by Charles H. Wacker on "The Chicago Plan" dealing with city planning. This article covers the work of the Chicago Plan Commission in part and gives some interesting data of particular interest to those interested in civic matters.

Public Markets.

The American City for February (price 25 cents, 93 Nassau street, New York) has an interesting article by J. F. Carter, secretary of the San Antonio, Texas, Chamber of Commerce on Public Markets and Marketing Methods. A survey of market methods in 100 American cities is given and it embraces the subject comprehensively. The article is illustrated by cuts of markets in different parts of the country, notably the famous screened market of New Orleans, which is said to be flyproof.

A Modern Elevator Installation.

The twenty-story office building at Broadway and 20th street, which Bing & Bing, owners, are completing from plans of Robert T. Lyons, will be particularly well provided with elevator service, the installation to consist of four passenger elevators of the 2:1 Gearless Traction type, having a lifting capacity of 3,000 pounds, and traveling at a speed of 450 feet per minute; four combined passenger and freight elevators of the tandem worm gear drum type, having a lifting capacity of 3,500 pounds, and a speed of 300 feet per minute with a load of 3,000 pounds. One of these elevators will also be provided with a safe-lifting attachment for carrying loads up to 6,000 pounds at a slow speed.

In addition to the eight elevators mentioned above, running the entire height of the building, there will be installed a private passenger elevator and a private freight elevator for the

use of the tenants occupying the basement, first and second floors.

"Safety Engineering."

Beginning with the March number Insurance Engineering will be known as Safety Engineering. It will be published by the same company, with Franklin Webster as editor, Ira Gould Hoagland, editor and manager, and A. C. Carruthers, business manager. In the January number (80 Maiden lane, price, 25 cents) an exhaustive article is published on Motion Picture Theatres, especially in relation to fire protection in them.

What Sprinklers Will Do.

Since the discovery of the X-ray, our views concerning the composition of matter have undergone a great change. We know now that many of the commonplace occurrences of everyday life depend on the actions and activities of particles too small to be rendered visible, even under the most powerful microscope. The methods which scientists have used to study these actions have been marvelously ingenious and delicate.

Especially our notions as to the precise nature of electricity and magnetism have changed. These are matters which are discussed chiefly by mathematical processes in Bulletin 62, just issued by the Engineering Experiment Station of the University of Illinois. The bulletin is entitled "The Electron Theory of Magnetism," and its author is Dr. Elmer H. Williams of the Department of Physics. Copies may be obtained upon application to W. F. M. Goss, director of the Engineering Experiment Station, University of Illinois, Urbana, Ill.

Mining Engineers.

The February bulletin of the American Institute of Mining Engineers contains the following features: "The Effect of High Carbon on the Quality of Charcoal-Iron," by J. E. Johnson, Jr.; "The Iron-Ores of the South Range of the Cuyuna District, Minnesota," by Carl Zapffe and W. A. Barrows, Jr.; "Wittorff's Iron-Carbon Equilibrium Diagram," by Bradley Stoughton; "Fuel-Efficiency of the Cupola-Furnace," by John Jermain Porter; "Alloys of Cobalt with Chromium and other Metals," by Elwood Hayes; "The Function of Slag in Electric Steel Refining," by Richard Amberg; "Electrical Heating and the Removal of Phosphorus from Iron," by Albert E. Greene; "The Methods of the United States Steel Corporation for the Commercial Sampling and Analysis of Pig-Iron," by J. M. Camp; "Biographical Notice of Floris Osmond," by Albert Sauveur; and the "Discussion of Dr. Raymond's paper, Our National Resources and Our Federal Government," by George Otis Smith. All communications concerning the contents of the bulletin should be addressed to Joseph Struthers, Ph.D., Secretary and Editor, 29 West 39th street, New York City. (Price, \$1 each; members, 50 cents.)

Park Avenue Improvement.

The proposed plan to change the grade of Park avenue at 34th street, so as to eliminate the hill at that point, came before the Board of Estimate and Apportionment last Thursday and after some discussion the matter was laid over for two weeks. Borough President McAneny and Chief Engineer Lewis of the Board of Estimate are in favor of the improvement. The plan was originally devised by Lloyd Collins of the Fourth Avenue Association. It provided for the lowering of 34th street 6.22 feet at its intersection with Park avenue for a distance of 238 feet, and on the block to the west between Madison and Park avenues. Exclusive of damages the proposed cost is estimated at \$150,000.

BEST BUYING MARKET.

For New York City Realty—The Security Company's Big Holdings.

The financial statement of the New York Real Estate Security Company, just issued, shows assets of \$14,018,514.24 for 1912, as against assets of \$10,594,305.96 for 1911. The increase of approximately three and a half million dollars (\$3,424,208.28) represents the fourteen high-class income-producing New York City apartment houses that the company purchased during the year.

The holdings of the New York Real Estate Security Company at the close of business on December 31, 1912, totaled twenty-six properties. Since that time, however, it has consummated several deals that have largely increased its holdings of income-producing properties, and at the same time attracted a great deal of attention in real estate circles. The most notable of these recent deals was the purchase from former Vice-President Levi P. Morton of six large elevator apartment houses on the upper West Side. Through its purchases the company has become not only one of the most active operators in the New York City realty field, but also one of the largest owners of high-class income-producing properties on Manhattan Island. Several million dollars more have been added to the company's assets during the months of January and February of this year.

A careful analysis of the company's financial statement shows marked progress and a very healthy condition; and the company's operations, while showing unqualified confidence in carefully-selected New York City realty as an income-producer, have undoubtedly been conducted with more than ordinary conservatism. This is but natural, as the company buys for investment and not for speculation.

The last twelve or fourteen months during which the company made its heaviest purchases have without question been the best buying market known in years for New York City realty.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency.
* signifies not summoned.
† signifies that the first name is fictitious, real name being unknown.
Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

FEB. 24.

Aridan, Henry G—N Y Edison Co.....	62.83
Abbate, Pasquale—same.....	23.81
Arndt, Julius B—O W Zangen.....	593.69
Ackerson, Edna E—W W Mountjoy.....	35.91
Brennan, Adelaide L—N Y Edison Co.....	19.65
Barnard, Ella—N Y Tel Co.....	17.12
Block, Jacob—same.....	16.53
Erown, Lizzie—same.....	22.94
Bonagur, Antonio & Marianna—L Marks et al.....	304.41
Bernstein, Isaac—T F Sullivan.....	611.01
Bigley, Peter—N Y Edison Co.....	64.05
Brown, Wm G & Carl W Bliss—State Bank of Pike.....	493.48
Bisco, Nathan—H Cohn.....	365.85
Berger, Jos & Abr Polekoff—N Y Edison Co.....	71.93
Bradshaw, Jno J—S E H Wrightson.....	35.00
Barone, Jas or Carmello Bossano & Guiseppe Molea—People, &c.....	500.00
Beveridge, Alven—C W Hunt.....	6,324.07
same—C W Hunt Co.....	51,415.38
Bispham, Caroline—M Frank.....	173.19
Broudy, Noah—B Stuetz et al.....	855.71
Babcock, Martin B—G E Schablin.....	84.41
Bloodgood, Henry—Jones Thomas Co.....	86.20
Blackmar, Jno S—H C Lewin.....	4,581.77
Chapman, Wm—L S Murray.....	86.66
Church, Mary A—M Goldberg et al.....	237.92
same—same.....	429.76
Cohen, Jack—N Y Edison Co.....	14.96
Clawson, Sherwood—Eastern Oil Tank Co.....	98.74
Conger, Frace—M B Todd.....	192.85
Chaimowitz, Leah—R Cohen et al.....	38.14
De Lorenzo, Nich—N Y Edison Co.....	10.91
De Jong, Adolf—R F Knoedler.....	25,533.63
De Vito, Matteo—F Florio.....	272.16
Dinner, Morris—H Bernstein.....	70.77
Dobrin, Harry—A Wachtel et al.....	80.16
Dworkovitz, Saml—D Segal et al.....	125.68
Dorfman, Saml—S Zuckerman.....	191.66
Duncan, Wm J—Gibson Distilling Co.....	67.64
Euler, Fredk—N Y Tel Co.....	22.30
Feldman, Israel—N Y Tel Co.....	18.97
Fadel, Sadallah K—N Y Edison Co.....	12.77
Falce, Antonio—F C Huntington.....	76.07
Gross, Sol—N Y Edison Co.....	9.88
Goldberg, David—N Y Tel Co.....	23.11
Grabling, Florence G D M—J Friedman.....	154.60
Gioia, Giovanni—H Schwitzer.....	15.41
Goodwin, Stuart D—J Morrison.....	15.27
Goodspeed, Jane—Covens Inc.....	137.22
Holmes, Deacon D & Natl Surety Co—People, &c.....	200.00
Herbert, Helen H—N Y Tel Co.....	42.38
Herman, Henia A—N Y Edison Co.....	10.82
Hynd, Wm A & Robt—N Y Tel Co.....	24.44
Hearn, Harry J & Max Cohen—N Y Tel Co.....	15.67
Haight, Anna F—Interurban Rapid Transit Co.....	115.88
Hauser, Abr M & Louis Abrams—H Wender.....	34.65
Haber, Michl—J Penstein.....	42.57
Henry, Chas T—Washington Life Ins Co.....	532.57
Hartigan, Jos—H J Saphian.....	293.53
Iracati, Ignazio—N Y Edison Co.....	21.21
Jam, Sol—N Y Tel Co.....	14.80
Judd, Wm M—Z Van Raalte.....	150.98
Jacobowitz, Ferga—J H Gross.....	13.14
Klumpf, Aug, Jr—N Y Edison Co.....	38.54
Kasofsky, Aaron—same.....	50.51
Krivitzky, Henry—N Y Tel Co.....	15.40
Kalischer, Louis—Monarch Vacuum Cleaner Co.....	84.52
same—same.....	84.52
Kenipe, Saml D—M Bach.....	29.31
Kalotkin, Chas—W D Hanford.....	2,010.53
Klein, Fredk G—E H Wrightson.....	55.00
Kelson, Geo—O A Wurm et al.....	33.90
Levey, Henry J—N Y Edison Co.....	10.22
Levitt, Louis—S Wurf et al.....	107.86
Loeb, Mitchell—N Y Tel Co.....	38.55
Lipshutz, Abt—T J McLaughlins Sons.....	63.64
Leuchtenburg, Matilda—Harlem Savgs Bank.....	222.52
same—same.....	230.82
Locker, Benj & Frank—S Rubel et al.....	145.20
Litwin, Kirwin I—M Brukenfeld.....	1,175.46
Lawrence, Lionel—National Printing & Engraving Co.....	217.17
Lack, Herman—J Miller.....	96.71
Levi, Robt E—I Oppenheimer.....	47.45
Langeheineken, Eabetta—E W Langeheineken.....	87.57
Lemish, Nathan—D Rosenson.....	40.73
Margolin, Harry—N Y Tel Co.....	36.94
Marks, Louis D—N Y Edison Co.....	10.93
Murphy, Wm H—N Y Tel Co.....	19.02
Mensin, Aug—N Y Edison Co.....	16.03

McMann, Chas A—David Wilson Co.....	396.05
Marks, Nathan—A D Marks.....	37.75
McDonald, Stephen E & Julia N Lewgard Bergstrom—P Kane.....	114.69
Mascom, Bernardo—S Oliner et al.....	329.77
Mallory, David D—Irving National Bank of N Y.....	773.99
Mallory, Mary E—same.....	773.99
Minotti, Adena C E—N Y Times Co.....	134.16
Melenik, Ike or Isaac—P Baumann.....	182.12
Nevis, Robt F—R Passavant et al.....	175.63
Oppenheim, Max—S Friedman.....	374.65
Ostrom, Jay—I S Roney.....	511.57
O'Neill, Mary—J M Lowenstein.....	469.49
Ostrowsky, Saul—N Rothman.....	47.65
Physloc, Jos—J Weil.....	175.16
Pedota, Ernesto—F Pirozzi.....	467.79
Pappatin, Demetrins—W M Brennan.....	224.31
Quigley, Edw—N Y Edison Co.....	12.62
Quinn, Thos A—N Y Tel Co.....	29.31
Ritter, Abr—N Y Tel Co.....	25.59
Rashefsky, Isidore or Isidore Rich—A Kahn.....	67.91
Rosenbaum, Benj—N Y Edison Co.....	10.82
Reynolds, Thos L—N Y Tel Co.....	40.32
Rosenbluth, Saml & Saml Hunderstein—same.....	18.81
Rothber, Jos—J Spector.....	83.20
Rutherford, Richd A—J Martinczak.....	2,630.84
Rosenthal, Frank—R J Schwartzbach.....	892.40
Ruben, Joel J—C A Singer.....	565.74
Schmidt, Wm & Fred—N Y Edison Co.....	35.36
Soatz, Barney—same.....	11.92
Schwartz, Julius—same.....	7.70
Stezinger, Francis B—same.....	19.06
Stifter, Herman—N Y Tel Co.....	20.40
Schuetze, Cadette—same.....	39.51
Simon, David—I Lefkowitz.....	148.88
Strauss, Moses—N Y Edison Co.....	11.93
Schreyer, Jno—National Coke & Coal Co.....	16.33
Salam, Josephine—J E Hasbrouck.....	32.72
Seizlo, Alfonso & Frank Rizzo—Canebrake Realty Co.....	85.31
Schaefer, Henry—J H Krenrich Commission Co.....	75.16
Salvin, Sidney—B Salvin.....	132.67
Seeley, Herbert B—B Smith.....	5,458.85
Shapiro, Jacob—C I Silberman.....	13.78
Schuss, Saml R—A Rabinowitz.....	60.80
Selznick, Lewis J—C Golaz.....	234.11
Saalfield, David—J Shimeca.....	108.91
Turner, Thos J—N Y Tel Co.....	17.96
Tletjen, Harry C—same.....	15.44
Taglin, Jos J—Nassau Bank of N Y.....	423.28
Vogel, Saml—M Banwur.....	36.99
Verity, Henry S—A Wolter et al.....	48.15
Wedrick, Geo J—Stewart Distilling Co.....	352.81
Woodman, Chas—N Y Edison Co.....	20.27
Wagner, Max—N Y Tel Co.....	20.24
Watson, Mingo—same.....	44.32
Weiss, Wm L—Consolidated Gas Co of N Y.....	26.65
Wilson, Lena M—N Y Edison Co.....	69.95
Weinstock, Abr—N Y Tel Co.....	16.49
Weiser, Joe—Marine Ice Co.....	45.41
Young, Gibeon L—N Y Tel Co.....	41.68

CORPORATIONS.

Bash Amusement Co—N Y Tel Co.....	67.71
Gingold Realty Co—United Electric Light & Power Co.....	119.97
Ibrow Realty Co—Chesebro Whitman Co.....	113.91
Herman & Naegeli—N Y Edison Co.....	174.71
Roseno Bros, Inc—N Y Edison Co.....	13.01
Ellis, Evans & Co—N Y Tel Co.....	54.30
Murtaugh, Jas Co—N Y Edison Co.....	11.56
W M Way Refining Co—N Y Tel Co.....	36.15
McKeon Realty Co—N Y Edison Co.....	115.97
151 West 19th St Co—N Y Tel Co.....	35.96
Oceanic Pub Co—same.....	101.37
I E Anderson Co—Consolidated Gas Co N Y.....	25.50
Universal Hotel Co—N Y Tel Co.....	114.01
Venus Suit & Dress Co—same.....	24.92
Wollkind & Berman—Hardman Tire & Rubber Co.....	223.37
Abe Brill Co—Great Eastern Casualty Co.....	121.22
20 West 26th St Co—R J Horner & Co.....	705.52
Bliss-Heinke Mfg Co—System Co.....	226.41
City of N Y—C L Carman.....	36.16
same—same.....	208.78
same—T W Godling.....	55.61
same—same.....	539.40
Woods-Frazer Theatre Co—G G Reals.....	698.50
Corvan Co—T G Corvan.....	4,005.52
Washington Paper Co—L Green.....	592.90
Long Island Contracting & Supply Co & Jos A Boyce—Mahnken Bldg Material Co, Inc.....	378.01

FEB. 25.

Axelrod, Peter—B Vlodiner.....	32.16
Anderson, Cath H—E Stebbins.....	874.10
Abraham, Frank A—G O'Neill et al.....	752.93
Bauman, Jos L—El Nido Realty Co.....	206.91
Brodsky, Saml—W S Bainbridge.....	98.16
Beck, Walter & Zennon—People, &c.....	300.00
Blumberg, Herman or Harry—S Eisenstein.....	143.39
Banton, Mollie K, adm—Terry & Tench Co.....	13.08
Reil, Clark—Berkeley Press.....	52.72
Rush, Clifford V—J Keeman.....	198.67
Reebe, Evelyn C—F S Lovell.....	92.81
Barney, Chas—Robt Ferguson & Son Inc.....	78.31
Cameron, Doris—Wm Knabe & Co Mfg Co.....	25.66
Corduke, Danl J—E J Markey Co.....	368.14
Cohen, Bessie—N Y Butchers Dressed Meat Co.....	123.83
Clark, Myron S—A W Barber.....	285.00
Cowing, Mario A—P Repatzky.....	1,020.78
Derby, Jno S—C W Sinnott.....	610.74
Dorrance, Jno G—A Maurocordato.....	215.16
D'Angelo, Antonio—Standard Plumbing Supply Co.....	248.72
De Bones, Antonio—W R Jacques et al.....	464.24

Fischel, Hyman—G S Saltzman et al.....	223.25
Freiman, Israel & Jos—E M Pilzer.....	37.40
Grissler, Louis or Louis Grisler—A Dryfoos et al.....	107.71
Genet, Jacob—Guy P Hays Furniture Co, Inc.....	223.91
Guttenberg, Jacob & Harry—N Y Ry Co.....	75.00
Hechscher, Edw M—Tremont Hardware Co.....	318.51
Heimeidinger, Eugene M—C F Richardson.....	86.30
Hoffman, Francis R—E M Hoffman.....	40.40
Israel, Saml & Jacob Aranow—L Goldenberg.....	99.86
Johnson, Jno S—American Taximeter Co.....	83.10
Jenks, Aug—J W Matthews & Co.....	133.41
Joline, Adrian H & Douglas Robinson, recrs—S M Meek.....	250.00
Jacobs, Nathan H—M H Phillips et al.....	148.63
Kessler, Birdie S—W F Duckworth.....	343.47
Keller, Aug E—T Goldsmith.....	694.62
Keeley, Jas W—Kerin & Dunn.....	238.21
Kaplan, Louis—L S Simon.....	92.65
Kowes, Gustave—J Catoir et al.....	123.63
Kramer, Mary—C Barth.....	50.22
Kramer, Jos & Louis—Yellow Taxicab Co.....	169.67
Kunerman, Henry—Levine Bros Inc.....	80.96
Korenzinski, Mary—Majestic Mfg Co.....	88.29
Kingston, Edw—O Nicole.....	119.41
Lister, Cornelia D—A Roth et al.....	188.61
Lichtman, Saml—E L Mayer.....	32.15
Morrissey, Jas Sr gdn—Central Park, North & East River R R Co.....	67.63
Morris, Montrose W & Alvy W Momeyer—J W McKinnon.....	1,067.93
Moskall, Tekla—M Jaffe et al.....	396.68
Merry, D Maxwell—T O'Neill.....	105.27
Maher, Edw—S Eisenstat.....	177.65
McCready, Leroy—F Kiernan.....	197.78
Miraglia, Mary or Mary Rubino—J Shanski.....	55.72
Micha, Max—A Krumenaker.....	73.81
McCormick, Stephen J—B Moynahan.....	111.92
Mickley, Albt J—N M Powell.....	137.47
Nash, Saml—Chelsea Exchange Bank.....	693.11
Napier, Thos S—H D Johnson.....	33.57
Natter, J Lewis—Isaac H Blanchard Co.....	127.75
O'Neill, Mary—J M Lowenstein.....	791.60
same—same.....	1,579.10
Pinchon, Wm—G Stradtlander.....	107.26
Pick, Emanuel—De Peyster Realty Co.....	59.41
Pearsall, Wallace W—J McCunn et al.....	47.41
Pitter, Russell H—L O Dennison.....	1,311.27
Pickney, Henry I—C F Beck et al.....	71.31
Pope, Robt A—Van Schaick Realty Co.....	100.30
Provisero, Ralph—Magee & Crosbie Co.....	63.92
Press, Michl & Meyer Warshawsky—S Gutner et al.....	209.21
Popini, Andw—D W Clute.....	50.31
Roth, Peter—J R Gibney.....	257.76
Rhinock, Frank—Gorham Co.....	43.50
Reese, Wm—American Taximeter Co.....	46.67
Rosenfeld, Sydney—R Hilliard.....	112.67
Rosoff, Isidor—Chicago Varnish Co.....	41.81
Reilly, Wm F—M D Bair.....	661.20
Sproat, Edw—W S Bainbridge.....	42.91
Steiner, Philip—M Berk et al.....	87.84
Samuel, Philip—L Vitelli et al.....	176.90
Spinetta, Frank—F Garofalo.....	261.10
Scharnberger, Gustave—J Grillo et al.....	76.60
Schmitt, Wm—E L Wiesser.....	98.47
Salzman, Julius & Sarah—N Y Butchers Dressed Meat Co.....	47.41
Shannon, Wm H Jr—O W Ketcham.....	599.95
Spiro, Sam—American Taximeter Co.....	52.67
Stemmler, Theo W Jr—Perfurmer Pub Co.....	98.12
Sigman, Harry—I Rapp et al.....	22.65
Schafer, Adolph—H P Friedman & Bro.....	106.10
Scheier, Jno H—J Shanske.....	470.07
Slonimsky, Ike—3d Av Consn Co.....	109.08
Schildknecht, Louis—E F Amsler.....	570.10
Simons, Saml—J Winters.....	109.45
Sawitzky, Abr—Majestic Mfg Co.....	80.20
Schulz, Herman—Manhattan Rolling Mill.....	151.91
Simon, Rose—I Baer.....	273.10
Shapiro, Isaac P—Schiller Cohen Poultry Co.....	185.52
Schwartz, Abr & Marv—L Mishkin.....	704.00
Westbrook, Harland—T B Smith.....	69.31
Weene, Benj—J M Bernstein.....	90.78
Webber, Chas F—R Dormack.....	106.96
Wilke, Edwin—Nat Cash Register Co.....	204.17
White, Katie—Jacobs Bros.....	146.99
Whewell, Walter, exr—H Heindl.....	120.88
Ziegfeld, Florence Jr—Jurgens Anderson Co.....	283.41

CORPORATIONS.

Alamo Consn Co—E I Du Pont De Nemours Powder Co.....	229.58
A A Sash Door & Trim Co—D Hotchkiss Bros Co.....	752.35
Falcon Waist Co Inc—Singer Sewing Machine Co.....	10.00
Fearon & Martelo Co—H Howell.....	27,297.61
Roseno Bros Inc—R Weil.....	29.88
Well Burnett Consn Co—S Strauss.....	245.20
Independent Electrical Supply Co Inc—Voorhees Electric Co.....	477.43
Reliable Radiator Co Inc—American Pump & Tank Co Inc.....	150.68
City of N Y—Second Nat Bank of N Y.....	14,818.57
Bronxwood Realty Co—Northern Bank of N Y.....	717.82
Hennebique Consn Co—Leschen & Gous Rone Co.....	258.95
Golliak & Smith—Chelsea Exchange Bank.....	110.00
Rhine Stone Products Co—J Hosner.....	583.91
Tischborne Press—Estate of J W Stirrup Inc.....	273.06
Roseno Bros Inc—Security Bank of N Y.....	824.85
Roseno Bros Inc & Louis Roseno—same.....	2,439.95
Cafe Raub Inc—S M Hitchcock.....	88.07
Corinthian Consn Co & Antonio De Bones—W R Jacques et al.....	464.74
Star Co—F W Woolworth.....	500.00

Judgments—Manhattan and Bronx (Continued).

FEB. 26.

Amdur, Menachem D—W F Compton...60.94
Aufforth, Carl I—M Obrenstein...20.40
Allaway, Henry—C P Browning...1,154.22
Appleton, R Wilmarth—P Comber...66.65
Altman, Wm & Jos Josepher—People, &c...300.00
Audley, Frank H—H W Vogel et al...103.39
Argyros, Wm—W D Quimby Co...20.79
Albers, Henry F—C J Dperco...409.18
Aragon, Helen—Spear & Co...478.18
Berman, Abr A—H Herzog...118.75
Bartholow, Paul—Jno Wanamaker, N Y...51.41
Bergman, Henry—American Real Estate Co...70.30
Bellows, Genevieve & Wm C—E Breithaupt et al...229.77
Blanchard, Wm H—C Bohm...1,015.63
Bonomolo, Salvatore—A Ayres...507.97
Bodker, Albt J—J Twain...274.30
Eall, Bertram—E S Wood...327.60
Briggs, Clarence S—S H Jones...647.19
Birk, Dora—A Hussey Leaf Tobacco Co...112.66
Block, Gustav—E Gutman...567.70
Brigham, Jas R—N B Welch...86.71
Bonta, Arthur K—E O Dell...1,237.10
Babick, Jacob & Hyman—P L Harnett...73.41
Benedetto, Michl & Saml Weintraub—M Schnurmacher...968.32
Clark, Nancy J—J McAlpin...181.91
Conklin, Thos F—Williamsport Radiator Co...35.66
Casterlin, Edw—L E Chase...131.41
Cini, Antonio—G Olace...133.09
Collins, Chas W—M Wood...1,932.17
Cohen, Bernard—S Glaser et al...189.19
Cunningham, Michl J—Consolidated Hoop Pad Co...186.00
Cohen, Henry S—J Seeman et al...238.47
Cirasella, Frank—Holbrook Cabot & Rollins, costs, 108.18
Curran, Michl J—H W Vogel et al...90.50
Coleman, Chas W exr—Gotham Natl Bank of N Y...2,593.34
Darling, Oscar—J H Berresford et al...19.65
D'Ambrose, Louis—A Louis...42.82
De Figlio, Gateana & 591 Morris Av Co—H Herrmann Lumber Co...633.97
Donlan, Martin—M Conry...104.41
Draper, Edw J—R M Silverman...69.31
De Vivio, Frank & Frank De Voe—J Seeman et al...52.00
Dworkowitz, Wm—Colgate & Co...31.76
Ellis, Melville—W Forman...351.49
Pink, Anna—N Y Edison Co...10.67
Fogel, Saml—United Dressed Beef Co of N Y...152.56
Feigenbaum, Array—Eklyn Heights R R Co...52.00
Ferdinand, Hyman—City N Y...24.41
Fisher, Nettie—B Borschardt...87.18
Friedlander, Edw—W E Pruden Hardware Co...33.67
Feiber, Isaac admr—F Verju...221.80
Gang, Max—D Starer...112.50
Gimrin, Abr—United Dressed Beef Co of N Y...38.72
Goetchius, Henry B—Rector & Neally...46.42
Goldman, Morris—Bklyn Heights R R Co, costs, 154.66
Greenblatt, Sarah—T Robinson...174.26
Goldberg, Chas—C Riggi et al...75.00
Greenberg, Jos—J Mascoe et al...443.27
Herzog, Henry—E Southard...150.35
Hamlin, Asher—N Y Edison Co...10.97
Haims, Louis—same...13.26
Hornstein, Louis—United Dressed Beef Co of N Y...303.85
Heckscher, Edw M—B Davis...406.49
Horn, Edwin A—J T Lockwood Furn Co...190.01
Honig, Saml—B L Pulver...87.35
Kabsa, Julius—N Y Edison Co...51.46
Kinsilia, Jno—Maerbach Bwg Co...508.68
Kadel, Fred J—T J Hart et al...33.39
Katz, Sol—J O'Donnell...310.22
Konovitz, Wm—L Frooks Engine Co...29.86
Levenbach, Abr—United Dressed Beef Co of N Y...242.43
Levy, Ida—Lord & Taylor...136.61
Luce, Clarence F—Richmond Storage Warehouse & Van Co...27.40
Lederer, Reine D—F L Froment...1,424.96
La Cagnina, Bernardo—S L Peyser, costs, 23.08
Lifschitz, Max & Saml Rabinowitz—H F Gundrum, costs, 193.74
Linehan, Jno L—American Law Book Co...83.36
Larney, Wm A—F D Creamer et al...1,114.32
Merry, Dennis M—J David...60.08
McNiece, Henry—Stenberg Motor Truck Co...16.41
Meaney, Jno J—Robert Rossman Co...289.96
Miller, Saml—Koerting & Mathieson Co...267.49
Moretti, Angelo—A Paolich et al...226.20
MacCulloch, Lizzana J—A Galef...126.15
Mibilia, Nicola—N Y Edison Co...13.28
Mandelson, Saml—Colgate & Co...24.76
McCormack, Jas J—J O'Connell...33.40
McGuinness, Wm J—J J Meagher...95.80
Mould, Ruth M—M Tecla & Co...118.17
McElreavy, Wm L—Camden Pottery Co...272.36
Mapolis, Edw S assignee—J Ryan...210.74
same—same...27.41
Nash, Saml—Pacific Bank...763.02
Phelan, Timothy J—Western Electric Co...27.31
Probsky, Max T—F A C Schwartz...178.82
Parker, Wm Jr—E A Newell of N Y...125.80
Pappatina, Kastias—Chelsea Exchange Bank...429.63
Rappold, Gustave A—H Kasden...89.41
Rosenthal, Jacob—C R Lowrey et al...61.84
Rosenthal, Osias—United Dressed Beef Co N Y...119.09
Rabinowitz, Morris—C Richter...461.92
Rach, Jacob—M Lazarus et al...73.31
Robinson, Jas M—Neal & Brinker Co...63.42
Rothrock, Saml—American Contractor Pub Co...75.88
Rosenblatt, Edw & Theo L Jacobus—H Pfaltz et al...709.69
Shuck, Henry or Harry & Emily—Chas C Melgs Co...102.94
Sitomer, Abr—United Dressed Beef Co N Y...66.03
Sparry, Chas H—Lord & Taylor...407.28
Schlogl, Frank—N Y Edison Co...22.12

Saleski, Hyman—United Dressed Beef Co N Y...171.18
Stoney, Jno M Jr—K Murphy...162.76
Schiffman, Morris—United Dressed Beef Co N Y...58.54
Scholnick, Wm—Jos Stern & Sons, Inc...113.45
Steinart, Benj—L St Leon...264.65
Stillman, Max—D Follander et al, costs, 69.34
Smith, May & Saml Felix—People &c...500.00
Schmidt, Felix A—R Ginsberg...336.95
Stephens, Jennie M—J McTierney...1,041.95
Somner, Hedley P—R C Heather Co...32.91
Sabatino, Matthew—W L McElreavy...229.99
Schickler, Saml—Equitable Trust Co N Y...891.52
Simon, Jacob & Philip Miller—J Krupricoff...94.20
Schoenberger, Wm—Harry Rosenbaum Iron Works...352.64
Schwartz, Max—N Y Edison Co, costs, 108.13
Swan, Chas H—A Curtis...2,941.71
Tower, Chas P—Mausser Mfg Co...188.85
Violante, Jno & Teresa—L Koenig et al...1,270.17
Varo, Jno—V Biodini...169.72
Van Buren, Margt—Independent Owners Garage Co...87.41
Worden, Walter H—S Steinhart & Bro...252.86
Wallace, Jno C—S D Hering...824.43
Weissinger, Saml—H Dorfman...73.80
Woods, Wm St F—V Sillo...102.12
Wollock, Saml—Jos Stern & Sons Co...161.97
Willenbrick, Jno C—N Y Edison Co...45.05
Weinberger, Adolph—City of N Y...35.15
Willis, Michl—M Conry...39.41
Wiegand, Harry—City of N Y...34.41
Weckeman, Anthony L—City N Y...34.41
Weckerman, Anthony L—Butler Bros...146.16

CORPORATIONS.

Eoard of Education of the City of N Y—S B Simpson...329.24
Baxter-Howell Bldg Co—C W H Arnold...323.91
Fiss, Doerr & Carroll Horse Co—Dochtermann Van & Express Co...3,532.60
Brody Press—D Weinhandler et al...124.41
Legal Realty & Mtg Co—I Schlusberg et al...52.22
Sander Realty & Constn Co, Saml Sanders & Danl Sanders—Williamsport Radiator Co...168.85
Greenhut-Siegel Cooper Co—E Sullivan...118.90
Edson Hardware Co—E G Worden...2,120.00
Grand Steam Laundry Co—E E Alley & Co...164.14
East Canada Power & Pulp Co—F B Gilbreth...3,591.04
Perfect Paper Box Co & Bernard R Armour—F W Fey Paper Co...88.16
Perfect Paper Box Co—same...353.82
General Express Co—C G Rieder...74.65
Universal Standard Electrical Co—Neal & Brinker Co...130.08
Royal Mail Steam Packet Co—W L Gallagher...5,141.75
Dyett Sand, Lime, Brick Co & Jas H Dyett—103 Park Av Co...240.33
Chas Sobel Lumber Co—H Tirrell...40.41
Hedden Constn Co—Canavan Bros Co...13,120.06
Waldemar Co—L S Fischl's Sons Inc...87.31
North Pole Wafer Co—J Jaburg et al...74.28
Progressive Constn & Leasing Co—R H Sayre...77.95

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Ackerman, Morris—United Produce Co...134.25
Arnold, Max, Saml Nadelman & Julius Feinberg*—A Barnett et al...136.24
Alford, Smith & Geo F Sweeney—Natl Nassau Bank of N Y...289.21
Bamby, Julia E—Tenement House Dept...262.00
Burnside, Victor W—M Leitman...37.41
Black, David—N Y Tel Co...45.38
Bonagur, Antonio & Marianina—B Masor Co...345.72
Bartels, Chas F—A G Spalding & Bros...32.53
Baird, Robt H—F Rozell et al...390.22
Banniga, Edw—Mulvihill & Co...35.91
Booss, Geo F C & Dorothea A M—N C Rogers...2,232.50
Butti, Antonio—F Alberti et al...49.11
Botfan, Sam—J Wilking...17.41
Boyle, Monica—N Y Tel Co...12.84
Brychczynski, Frank—B K Bloch...171.00
Brown, Edw A & Orville H—F Garcia et al...75.77
Black, Geo M & Michl J Murphy—Mrs Commercial Co...70.60
Bachrach, Harry J—M Vaccaro...costs, 36.16
Blumenfeld, Sol & Isaac S Bloom—S Lazarus...1,069.18
Berman, Frank—M A Gunst & Co...37.26
Bracker, Ernest—Kerin & Dunn...247.11
Bierman, Jac M, Max Goldberg & Herman Kraut—L Wetherhorn et al...1,373.99
Banker, Bertrand D—Wayne Oil & Pump Co...97.98
Clifford, Wm L—A David...370.47
Cooley, Agnes M—Saml Hopper Co...457.81
Barkin, Saml—R Roth...875.38
Corcoran, Hugh—C E F McCann...341.40
Crispens, Wm—S Barasch et al...268.32
Calandra, Tessie, Rossa Chiera & Jos Chiera—N Y Tel Co...21.46
Clausnitzer, Jno—same...71.07
Cyr, Chas & Frank Barbero*—N Y Tel Co...40.81
Campo, Luiz & Maximillian Pelleri—J B Owens...308.84
Clark, Ivor B—M Mendelson...535.22
Collver, Burton—R E Johnston...2,286.17
Carter, H Graham & Wm H—Sprague Pub Co...57.63
Castello, Mary A—C Doblin...2,677.18
Cruickshank, Alex & Archibald T Mackenzie—L Wetherhorn et al...1,373.99
de Owikiel, Casemer & Otylea Januchowska—E Kennelly...234.65
Didioto, Rosina & Abram Taassomi*—Tenement House Dept...57.00
Donohue, Jos A—T C Wilwerth...31.93
Doher, Anthony J—N Y Tel Co...77.00
Dally, Wm—Wallace S Todd, Inc...578.94
Devine, Patk F—Park & Tilford...83.99
Ellett, Tazwell—N W Bove...240.17
Eyre, Lincoln, Jr—T C Reid et al...305.41
Endress, Theo F—K A Blue...costs, 90.62
Ferrari, Cesare—People, &c...200.00
Franzese, Antonio & Vincenzo Cecio*—Tenement House Dept...262.00
Foster, Jno S—same...57.00
Feinstein, Morris & Mike—L B Brockov...163.80

Ferrara, Antonio & Salvatore Rizzo*—Tenement House Dept...57.00
Fried, Bernhard L & Henry Silverstone—N Sheehan...1,056.60
Feldman, Hyman—Wm Kunstler & Bros...102.43
Freedman, Isaac* & Morris—Bacon & Co...261.04
Feinberg, Herman & S Feinberg Co—D P Ritchey...2,558.96
Grosso, Alfonso & Vincenzo*—Tenement House Dept...57.00
Goldstein, Murray H—P A Isler et al...508.57
Hults, Burchard—Standard Oil Co of N Y...539.34
Helman, Moe—N Y Tel Co...43.86
Hentschel, Chas, Jr—Same...30.88
Harcum, O Marvin—C Crychfield...203.24
Huber, Theresa—S E & M E Bernheimer...87.79
Heymsfeld, Adolph—A E Ayer...13.72
Halem, Jacob—United Dressed Beef Co of N Y...982.66
Jacklowitz, Saml—E W Peetluk...27.32
Kilgore, J Perley—H H Buckle...111.81
Kebach, Jos & Meyer Lesnick—A C Dodge...29.67
Knapp, Nathan S—A L O'Shea...301.31
Leake, Harry—People, &c...200.00
Lehmann, Richd—N Y Tel Co...51.67
Lomax, Jno H—same...28.65
Levy, Mac—same...35.73
Loovi, Thos F—T Fallon...526.33
Law, Burton R—N Y Tel Co...63.80
Leahy, Denis—Geo Morris Co...112.79
Lewis, Ray—L Kurzman...496.00
Longobardi, Guisepp—E Badt...302.40
McCabe, Hannah—J Gould...244.27
Mayer, Gustave R—M Rosenfeld...68.68
Murphy, Wm A—J B Wood et al...180.44
May, Solomon—N Y Tel Co...25.75
Markstein, Solomon—same...43.04
McDevitt, Mary L—A Scheick...3,011.79
Magenheimer, Henry—H C Myers et al...197.91
Nichols, Thos—N Y Tel Co...34.19
O'Shaughnessey, Michl—Jacob Stahl Jr Co Inc...48.08
Oppenheim, Max—Wood & Selick Inc...81.08
Pederson, Herman—N Y Tel Co...40.41
Price, Jno B & Abe Kahn—same...27.12
Petres, Adolph—R Lutze...16.81
Pinckney, Harry I—R C Kastner Paper Co...145.97
Powers, Richd—Victor Neustadt Inc...31.31
Rothenberg, Jno W—Eastern Gas Appliance Co Inc...116.50
Reardon, Wm—A G Spalding & Bros Mfg Co...71.37
Rothman, Thos—Interborough Rapid Transit Co...costs, 472.00
Rosentall, Woolf—S A Freeborn...2,046.88
Rogers, Lewis H—N Y Tel Co...28.24
Rubin, Morris—same...31.33
Reddy, Rose—M Frank...40.77
Rabinowitz, Louis—Gaiti McQuade Paper Co...532.49
Rosthal, Saml & Mathilde—E Heller & Co...174.20
Rosenthal, Max—German Exchange Bank...883.16
Rogers, Davis adm—B Besunder...costs, 109.20
Spartaro, Emanuel—Tenement House Dept...57.00
Sheifer, Harry—A G Spalding & Bros...60.31
Schwarz, Gustave—W Guerin et al...38.30
Schroeder, Herman—W Guerin et al...38.30
Schramm, Arnold—N Y Tel Co...42.69
Schlesinger, Robt—same...52.25
Solomon, Mortimer W—same...14.87
Spiegel, Jos or Joe—A Fortunoff...26.38
Sirkin, Irving—Interborough Cigar Co...13.91
Sault, Rebecca—Cluett, Peabody & Co...82.41
Stone, Louis—A David...39.36
Streicher, David—J Siegel et al...69.03
Saxton, Harry L—J Stern...438.18
Schwartz, Ida gdn—N Y Edison Co, costs, 154.23
Schwartz, David or Dave—J M Narzisenfeld...164.77
Stein, Bernl—Bramhall Deane Co...62.43
Sweeney, Geo F—Natl Nassau Bank of N Y...289.21
same—same...165.32
Stash, Frank—N Y Tel Co...36.01
Siebert, Julius H—J W Petry...4,631.13
Tienery, Thos—Luyties Bros...300.86
Voss, Wm H—L C Rober...95.18
Violante, Jno—T Giordano...186.68
Weil, Bert—E Regensburg & Sons...48.34
Woodruff, Dene—N Y Tel Co...25.71
Wolfman, Maximilian—A P Babcock...30.61
Wrightman, Simon G—K A Griggs...790.33
Wecker, Geo—Mulvihill & Co...28.01
White, N Edw—Roneo Co...434.10
Wilkes, Nathaniel R & Jno C Gekfins—N Y Tel Co...116.50
Welch, Edw J—Jos S Mack Silk Co...331.57
Walker, Saml—F M Graham...331.62
Zikernick, Meyer—N Greenberg...89.72
Zuckerman, Maurice—Sheffield Silver Co...466.35

CORPORATIONS.

Velvitlo Co—Enyard & Godley...884.77
Union Trust Co of N J—L C McCru, costs, 403.97
Consumers Dairy Co—People &c...500.00
Liberman Dairy Co—same...500.00
Fashion Waist Co—N Y Tel Co...27.83
Samuel Bros Co—same...61.10
Frank Dunham Co—Lincoln Electric Co...87.60
Harry Gilmore Co—Conron Bros Co...601.29
City Realty Co—M Lewis...12,192.20
Faultless Constn Co—Rozzini Co...519.72
Crescent Button Co & Frank I Nichols—Nat Cash Register Co...218.40

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Alov, Jac—E Geller...6,302.56
Arriconi, Arigo—N Y Tel Co...13.97
Abbott, Alson—G G Tegge...230.12
Barkowitz, Jac & Morris E Scheiblich—People, &c...500.00
Brinkworth, Jos—C E Grunewald...133.61
Bauer, Theo H—N Y Tel Co...108.45
Barber, Jas F—same...41.38
Bellman, Sanford—First National Bank of Jersey City...198.83
Buttner, Theo—C Bonnerwurth...96.41
Buss, Louis C & Wm Wanner—C Prosnitz...86.66
Bayler, Chester A—R E Jones...19.41
Burney, Peter W—B K Bloch...188.22
Bauer, Jos R—Mattson Rubber Co...296.10
Bentham, Edgar & Robt C Corbett—W P Wiggins...1,545.33
Brown, J Romaine—E Spiegel...4,970.68
Cohen, Saml & Wm Hauser—People, &c...200.00
Connor, Herbert A—Acker, Merrill & Condit Co...24.34

Connell, Chauncey F—Diamond Rubber Co of N Y 65.81
 Clark, Matilda L—Acker, Merrill & Condit Co 29.73
 Cohn, Leo—J Spang 3,137.17
 Clingen, Jno J—V Cerabone Constn Co. 365.01
 Cunningham, Jno—F J Walter 50.00
 Cataldo, Ruggi & Albt Amadala—People, &c 300.00
 Cullio, Jno—D Woodcock 259.63
 Cohn, Harris—Arlington Button Co. 50.00
 Cohen, Isaac M—S Cohen costs, 86.41
 Dalberg, Melvin H—E Lissberger 65.15
 Dunham, Percy—H B Roberts 10.67
 Dornfield, Chas P—S Knee 40.41
 Donohue, Jno—17th St Realty Co. 111.91
 Doran, Jno—A P Ford et al 89.41
 De Macchi, Clementino—J W Pratt & Co. 52.41
 Erenstopt, Nathan—Plymouth Rubber Co. 63.08
 Elsner, Samuel—M Kaempfer & Son 95.72
 Engel, Jos & Ida—Bronx Poultry Co. 158.24
 Eichner, Emanuel A & Henry C Ritzheimer—Press Pub Co 276.26
 Flynn, Patk H—Hamilton Trust Co. 68,893.92
 Flamm, Israel—J Richman et al 96.35
 Fay, Jos M—Fairbanks Morse Co. 143.81
 Feischer, Morris—Acme Clothing Co. 182.99
 Freifeld, Jacob J—H Baumgart 76.21
 Ferrigan, Mary J—Knickerbocker Ice Co. 72.92
 Goldfarb, Saml—I Daumson 329.31
 Gortikov, Benj—M Gortikov costs, 181.73
 Griswold, Margt—N Y Tel Co. 16.38
 Glasheim, Nathan—N Y Life Ins & Trust Co 515.72
 Gwatkin, Chas O—H J Levin 49.34
 Goodman, Aaron—T Wacht 1,438.91
 Gluck, Emil & Harry L Schwartz—M Itzkowitz 60.66
 Gallagher, Jno J—Jno Irwin—People, &c 500.00
 Gale, Geo H—Acker, Merrill & Condit Co. 106.18
 Goldstein, Annie—Van Zandt Jacobs & Co. 67.76
 Gerzog, Wm—H R Lhow 64.41
 Gluck, Emil—M Itzkowitz 66.06
 Greenblatt, Eli—City of N Y 9.41
 same—same 14.41
 Grassow, Henry C—Funk & Wagnalls Co. 26.11
 Ginochio, Jno—N Y Tel Co 13.45
 Glead, Jno R—same 61.27
 Hoadley, Jos H—A L Harris costs, 141.28
 Healy, Timothy—A Kaplan 176.45
 Harris, Simon D & Mark—Sherman Bros. 276.44
 Hyman, Belle—N Y Tel Co 18.09
 Hanson, Arling R—same 14.52
 Hoffman, Geo M—United Dressed Beef Co of N Y 329.45
 Heymsfeld, Adolph—A C Aylor 31.72
 Hofmann, Geo M & Francis J—A Harnich-feger 324.54
 Hitz, Edw R—General Illuminating Co. 29.81
 Hamburger, Josephine—L W Harnish 31.36
 Helfstein, Max—J J O'Donohue, Jr, et al. 369.19
 Handman, Annie—J B Freyberg et al 355.85
 Jacobson, Jos—American Radiator Co. 65.67
 Jordan, Wm—N Y Tel Co 14.52
 Kirschstein, Rubin—H W Perlman 38.40
 Keller, Regina—Henry Meyer Co. 1,662.00
 Kettler, Lina, admtrix—A Hoppel . costs, 115.20
 Kleinhaus, Edgar—A D Senfner 204.31
 Kurth, Wm—M H Sturgis 25.02
 Lowen, Chas H—C P Hallock 34.22
 Luyaire, Pierre L—E H G M Luyaire costs, 37.40
 Lesser, Sadie & Henry Bergman—National Nassau Bank of N Y 576.37
 Liberman, Bernard—same 13.69
 Lovatin, Saml—N Y Tel Co 24.89
 Lavarino, Alfred—same 14.69
 Lawrence, Benj—M Brazill 127.06
 Levy, Ada R—A Andre et al 79.20
 Lowell, Jno N—R E Jones 76.35
 Levitan, David & Louis—F Weintraub 93.41
 Luciano, Nicola—G Cava costs, 68.64
 Lepton, Frank F—Francis H Leggett & Co 127.17
 Leidig, Max R—A S Leidig costs, 34.02
 Mensing, August—N Y Tel Co 16.67
 Metzler, Annie—J Sanders 46.05
 Moran, Ellan—N Y Tel Co 38.01
 Morborger, Henry I—same 19.11
 Meyer, Jos & Abe Levy—same 22.04
 Manley, Katherine—same 17.37
 Moritz, Melvin M—same 46.80
 McKenna, Michl—Hannis Distilling Co. 403.41
 Mack, H Arthur—S Brill et al 34.41
 Martin, Robt C Jr—J Rohling 118.95
 Martoccia, Frank—C Silverstro 53.53
 McMurray, Jno—F Sirinek 63.17
 McGowan, Chas—M B B Speth 68.48
 Meyer, Isidor—Max Mittenenthal & Sons 77.72
 Murphy, Alfred H—J Mailey 82.60
 Maloney, Edw R—M Santangelo 391.01
 Morris, Louis—Acker, Merrill & Condit Co 177.18
 Magee, Jas V—Hodge & Graves Co. 99.20
 McLaughlin, D Maujer—J B Crick 1,633.28
 Michaelis, Herman—M S Scheinman 28.49
 Mannewitz, Dora—Francis H Leggett Co. 47.92
 Montgomery, David—L Mayer 900.13
 Monette, Chas & Jno Granahan—W E Falk-inburg 46.84
 Nash, Saml—A Cohen 814.50
 Nance, Chas E—W Schradin costs, 27.72
 Newman, Walter G—B F Tyler 547.40
 Napier, Thos S—C Spielmann et al. costs, 157.49
 Perzio, Oronzio & Frank Setaro—People, &c 500.00
 Podolsky, Barnet—E Regeneburg & Sons. 31.41
 Postal, Nathan—S Weitzman 334.35
 Pishkosh, Rebecca & Morris Feldstein—J Himmelsstein 343.44
 Pilla, Louis—People, &c 1,000.00
 Quinton, Clarence E—N Y Tel Co 18.81
 Rock, Fredk S—Terrill Gas Machine Light-ing Co 491.11
 Robie, Fredk C—A Berkowitz et al 65.51
 Ring, Chas E—H A Ritchie et al 100.51
 Romaine, Geo W—F C Tanner 904.24
 Rathborne, Walter L—R Donaldson 77.20
 Roe, Jas—L Fishman 128.74
 Simon, Sidney—M Mittenenthal et al 32.67
 Stember, Isidore—L M Josphthal et al. 748.18
 Samuels, Albt D—General Warranty Corpn. 363.31
 Sickles, Danl E—People &c 24,317.27
 Scanlon, Wm & Wm Cuff—same 200.00
 Salotoff, Saml—R D Ragove 74.27
 Slocumb, Lenice—M Newton 30.35
 Spector, Nathan—M Rosenthal 385.07
 Sallack, August L or Albt L—E Lippman. 238.78

Sammis, Roy A—Bigelow Varnish Co 66.41
 Southgate, Henry—Westchester Lighting Co 49.34
 Smordinsky, Isidor—I Ellman 16.41
 Shill, Moses S—R Ball 1,178.24
 Smith, Jake & Geo Lewis—Crown & Keystone Distributing Co 164.56
 Teaque, Merrill A—Acker, Merrill & Condit Co 35.29
 Tobias, Henry & Roseno Bros, Inc—E Regens-burg & Sons 123.91
 Taylor, Arthur F—J Winters costs, 109.45
 Tomlinson, Theo E—J C Tomlinson et al costs, 107.28
 Vinci, Jos—City of N Y 29.41
 White, Sara P—Acker, Merrill & Condit Co 50.23
 Weiner, Julius—M Grossman 339.92
 White, Jas W—H S Kaufman 62.66
 Zinsberg, Saml—Francis H Leggett & Co. 117.45
 CORPORATIONS.
 Calleson Motor Co—S Deutermann 78.17
 Lawyers Monthly, Inc—Schoen Printing Co 692.95
 Mason-Seaman Transportation Co—W L Hall 5,408.23
 Same—M Tocher 7,518.57
 Magda Operating Co—E Fixman et al. 1,276.68
 Western Cloak & Suit Mfg Co, David Rosenz-weig, Jacob Rosenblum, Aaron Leiman & Saml Leiman—A Adlerman 584.28
 Bellman & Sanford—First Natl Bank of Jer-sey City 198.83
 City of N Y—J Spang 3,137.17
 W E Smith, Inc—Pittsburgh Plate Glass Co 880.60
 Same—same 837.02
 N Seitz Brewing Co—Borne Scrymser Co. 119.62
 U S Safety Razor Co—E E Estes & Sons. 126.47
 Korman Realty Co—J Farbstein & Co, Inc 111.91
 R & S Outfitting Co—H H Levy 34.41
 Ranvier & Co—American Corrugated Paper Co 68.55
 H M Goldsmith Co—A Daspin 85.76
 Drucker Constn Co, Nathan Drucker, Bernard Drucker & Purdy Constn Co—Simon Gas-ner 277.75
 W E Smith, Inc—J J Sutphen et al 443.20
 Woodside Weights Land Corpn—Queensboro Improvement Co 2,061.22
 D'Amico & Co, Inc—J Albes 1,209.65
 Borough of Brooklyn.
 FEB. 20.
 Bradley, Charlotte T—Union Bank 65.29
 Bodenstab, Jno—C F Terney 27.42
 Erown, Wardell E—F Bubb 224.00
 Cusick, Mary B—Fredk Loeser & Co. 302.78
 Cerulli, Nich—Henry S Wampole Co. 49.08
 Cohen, Abr—Union Bank 326.90
 Duncan, Geo J—E Fallon 499.00
 Dede, Diedrich—Haaren & Meinken 514.29
 Everts, Chas M—J T Pilcher 334.15
 Guthy, Peter—F S Angell 122.90
 Goldsmith, Abr—Prudential Bond & Mfg Co 67.78
 Guttman, Jacob—J Rosenberg 226.90
 Kirckman, Albt L—Union Bank 294.01
 Herschelder, Gertrude—D Florin & ano. 132.22
 Hart, Milton—Bklyn Union Pub Co 57.30
 Homler, Sam & Brina—Bela Mandel 80.15
 Isaacson, Edw—Union Bank 326.90
 Ketcham, Frank—G W Burns 20.72
 Klein, Saml—Union Bank 326.90
 Kosh, Jacob—H J Weller 174.81
 King, Chas—Thatcher Furnace Co. 318.14
 Loyd, Alfred E & Maud H—Bank L I 282.34
 Leyer, Otto—J E Finegan 444.71
 Love, Henry A—Wm K Voorhees Grain Co 68.75
 Molinari, Michl F—Lisk Mfg Co 34.71
 Mason, Cosmos W—F X Langenwalter . 1,019.90
 Moore, Geo L—H Elume et al 32.42
 McCready, Leroy—F Kiernan 197.78
 Misner, Louis—H & S Schonzeit 96.26
 Neville, Michl K—Title G & T Co. 59.40
 Postel, Jno—Mary Schmidt 50.00
 same—W Schmidt 25.00
 Pierce, Carl H—Bank L I 282.34
 Pulis, Saml C—J Ruggiero & ano. 82.91
 Rosenblatt, Jacob—A Solomon 96.54
 Rose, Stephen B—G W Burns 82.25
 Sutherland, Jas—J Snydam 6,152.86
 Smith, Frank R—G R Smith 918.93
 Scharen, Cath—Johanna Dehm 925.88
 Strauss, Isidore—Maria Cook 105.81
 Schaumberg, Camille, doing business as M Camille—Fredk Loeser & Co. 160.14
 Schack, Leo—Title G & T Co 67.99
 Trautfield, Katie M as extrx & Mark—M L Bodkin, M D 343.60
 Von Bargan, Henry—U S Title Guar Co 167.64
 Vitelli, Domenico—F Baranello 44.40
 Whitcomb, Henry S—M B Evens 45.77
 Winter, Zelig—H & S Schonzeit 71.53
 CORPORATIONS.
 American Mfg Co—Leonora Maslanka . 1,949.26
 Barclay Constn Co—M Berger 1,007.67
 Bklyn Union Elev R R Co—J Sommerlad. 87.04
 Horn-Benson Realty Co—F E Mullin 50.20
 Kings Impt Co—Bklyn Daily Eagle 64.20
 N Y Metal Ware Co—Natl Enameling & Stamp-ing Co 133.25
 Arberter, Simon as gdn Abr—D Cohen 22.80
 Bandholtz, Frank A & Eliz A—Model Heating Co 699.81
 Brown, Jos—Clover Farms Co. 17.40
 Black, David—N Y Tel Co 45.38
 Cassidy, Chas as Supt Bureau of Incum-brances & Permits—Robins Dry Dock & Re-PAIR Co 113.09
 Cortese, Jas—Kramer & Wagner 81.92
 Craig, E Wallace—B Gold 221.41
 De Hass, Andw C—Bank of Paradis 492.84
 Duffy, Mark—Kerin & Dunn 215.62
 Dodd, Hazelett C—N Y Tel Co 15.66
 Doober, Anthony J—N Y Tel Co 77.00
 Ellis, Wm H S—N Y Tel Co 15.86
 Ennis, Clarence—E Witte 493.16
 Flash, Miriam—H Lerbe 100.36
 Filer, Augusta—N Y Tel Co 23.45
 Goldstein, fAbr—L Besdine 64.81
 Hentschel, Chas Jr—N Y Tel Co 22.69
 Heath, Robt T—N Y Tel Co 18.30
 Isaacs, Michl—W Knauth et al 793.05

Johnson, Fredk H—Jennie K McAfee 78.40
 Joseph, Jos—Anna Phillips 139.42
 Juliano, Thos—N Y Tel Co 18.16
 Kurtz, Wm & Alter—Jos Stern & Sons (Inc) 45.19
 Kaplan, Nathan—I Peaceman 156.91
 Kelly, David T—P Gillen 72.25
 Lippman, David—H Horowitz 70.12
 Ludwig, Adam & Louis, doing business as Ludwig Bros—A Buchanan Jr 142.72
 Lehman, Richd—N Y Tel Co 51.67
 Lawrence, Edwin O—Laura Rodgers 299.59
 Lomax, Jno H—N Y Tel Co 28.65
 Levy, Mac—N Y Tel Co 35.73
 Lifshitz, Sara N—J J Cunnee 19.67
 Maxwell, Claude J—G L Shuman & ano. 62.80
 McGann, Wm C—N Y Tel Co 22.69
 McLaughlin, D Maujer—J E Crisk 1,633.28
 Murphy, Mary—C Bonica 389.36
 Messina, Barnett—Pease Piano Co. 65.47
 O'Donnell, Jno J & Edw—F X Kuchler & ano 259.95
 Portman, Saml—S J Rosenblum 115.02
 Pedersen, Herman—N Y Tel Co 40.41
 Richman, Isaac—Swift & Co 124.84
 Snyder, David L—H S Bisco 180.40
 Solomon, Mortimer W—N Y Tel Co 14.87
 Smith, Bertrand C—Harriet F Smith 2,529.98
 Summers, Emily—N Y Tel Co 16.75
 Shapiro, Albt & Max, doing business as Sha-piro & Co—N Y Tel Co 20.79
 Schlesinger, Robt—N Y Tel Co 52.25
 Schramm, Arnold—N Y Tel Co 52.69
 Soss, Jos—J W Taylor 10,100.00
 Smith, Margt L—R W Maloney 228.65
 Thompson, Annie—Margt P Fransioli & ano 106.74
 Thornhill, Fredk—Louisa W Taylor 30.40
 Thorer, Henry G—Ideal Mfg Co 133.05
 Tully, Chas—W Scheckenbach 264.42
 Ursino, Rocco V—N Y Tel Co 17.01
 Warner, Wm—N Y Tel Co 23.79
 Whitfield, Louis C—Title G & T Co. 103.58
 Wolf, Jennie—F Seligman & ano 161.91
 Woram, Chas & Henry—N Y Tel Co 68.03
 CORPORATIONS.
 Hentschel & McGann—N Y Tel Co 22.69
 City N Y—Robins Dry Dock & Repair Co. 113.09
 FEB. 24.
 Boland, Reuben E—A R Baxter 220.17
 Brigham, Jas R—N E Welch 86.71
 Bryson, Thos B—J Coyne (infant) 400.00
 Campbell, Wm F—J Grillo et al 323.80
 Conklin, Walter—F Maerker 125.73
 Cooper, Jos B—Central Hudson Steamboat Co 116.70
 Daly, Thos A—J J Somerville 25.57
 Davy, Jno F—Mary Malone 314.00
 same—Mary L Brady 72.85
 Doyle, Jos (infant) by Andw—W A Ross & Bro 107.05
 Doyle, Andw—same 107.05
 Danziger, Israel—Johnston & Oswald Co. 116.04
 Ehrlich, Chas S—M Stiegel 200.74
 Feigenbaum, Array—B H R R Co 102.57
 Fish, Jno A—C Badger 46.88
 Fitzpatrick, Jesse A—Bway Trust Co. 1,552.40
 Fox, David—Hazel F Fox 64.00
 Freiman, Regina—J Kops 97.39
 Friedman, Bernard—R V Lewine 43.68
 Griffin, Thos S—Bway Trust Co. 1,552.40
 Hackney, Jno—Atlantic Machine Co. 34.92
 Harris, Abr—A Hupfels Sons 519.72
 Heimerdinger, Eugene M—C F Richardson. 86.30
 King, Edw F—State Bank of Mayville. 339.55
 Huff, Jacob—E Eurheime & ano 88.11
 Heene, Edw—same 35.10
 Jennings, Linsin de F, indiv & as exr & C Su-san B Jennings—State Bank of Mayville 339.55
 Kennedy, Jas—J Murtha 634.75
 Kupper, Chas—E Burheime & ano 88.11
 Levy, Philip—E Kravitz 84.40
 Loewery, Lulu—D Kellman 41.94
 Lewless, Jas E—Eagle Metal & Supply Co 414.30
 Lifshin, David—W F Barry & ano 141.97
 Luckenbach, Edgar F—Alice Nicholson as admtrix 8,051.85
 Lyons, Frank & Cath A—Batchis & Motto. 274.40
 Martin, Harry—R E Coughlin 62.40
 Martino, Errico; also known as Henry Mar-tin—E Saroli 333.73
 Michel, Jno—E L Graef et al 544.40
 Neville, fAndw—J J Somerville 44.40
 Neufeld, Ida—M J Trudden 100.90
 Novicki, Jos—M B Juditsky 142.15
 Palmer, St Leger—H J Aldring 481.29
 Reiser, Louis & Saml—W Zaslow 161.40
 Rosenberg, Geo—Jane M Zimmer 71.38
 Rothberg, Meyer—M Sholtz & ano 101.06
 Schainberger, Gustave—J Grillo et al 76.60
 Sommerlad, Jno—Bklyn Union Elev R R Co 32.40
 Stein, Geo F—E Burheime & ano 79.44
 Sprung, Herman—E Burheime & ano 88.41
 Stark, Chas O—E L Graef et al 544.40
 Strayer, Ephraim—Szenko & Gaydica 489.97
 Sutphin, Wm L—H L Goodwin 2,124.16
 Spinetta, Frank—F Garofalo 261.10
 Samuel, Philip—L Vitelli & ano 176.90
 Tallen, or Talin, Abr—W Gaslow 60.42
 Zell, Laura B—V Torson 54.40
 Zurerzyoski, Antony—M B Juditsky 142.15
 CORPORATIONS.
 Hewes Realty Co—Batchis & Motta 274.40
 Flatbush Constn Co—D Cervadoro 1,239.89
 Home Bank of Bklyn—F S Agnell (filed Feb 21) 2,544.41
 North American Knitting Mills—C Meyer. 119.42
 Ocean Breeze Co—Szemko & Gaydica 489.97
 Tidewater Bldg Co—J Coyne (infant) 400.00
 FEB. 25.
 Abrams, Wm—J Ryan 38.88
 Adler, Sonia—H L Sandford & ano 233.41
 Afferlidge, Fredk—M & E Appel Co 113.72
 Bronstein, Philip—M Finklestein 589.40
 Buek, fAlfred H—J Ryan 12.40
 De Vito, Matteo—F Florio 272.16
 Fleischel, Josephine—U S Title Guar & Ind Co 70.45
 Foox, Jennie—N Hirschhorn et al 124.31
 Frederick, Ethel A—G W Litch as receiver. 106.75
 Freiman, Israel & Jos, doing business Frei-man & Freiman—E M Pilze 37.40

Judgments Brooklyn (Continued.)

Table listing judgments in Brooklyn with names like Genna, Giovanni and amounts such as 107.82, 206.30, etc.

CORPORATIONS.

Table listing corporate judgments in Brooklyn with names like Borough Park Cong Church and amounts such as 165.70, 124.31, etc.

FEB. 26.

Table listing judgments for Feb 26 in Brooklyn with names like Art, Harry & Florence and amounts such as 114.15, 119.40, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx with names like Bailey, Sangunitie Co and amounts such as 63.50, 9,815.51, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

FEB. 24.

Table listing satisfied judgments in Manhattan and Bronx for Feb 24 with names like Frenyear, Mabel and amounts such as 43.16, 707.97, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 24 with names like I Blyn & Sons and amounts such as 1,886.95, 188.90, etc.

FEB. 25.

Table listing satisfied judgments in Manhattan and Bronx for Feb 25 with names like Bogin, Hyman and amounts such as 138.22, 1,042.12, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 25 with names like Ancient Order of Hibernians and amounts such as 5,387.74, 4,716.23, etc.

FEB. 26.

Table listing satisfied judgments in Manhattan and Bronx for Feb 26 with names like Adam, Jno Q and amounts such as 106.72, 85.00, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 26 with names like Consolidated Gas Co and amounts such as 89.41, 1,761.11, etc.

FEB. 27.

Table listing satisfied judgments in Manhattan and Bronx for Feb 27 with names like Borello, Jos and amounts such as 167.72, 167.72, etc.

CORPORATIONS.

Table listing corporate judgments in Manhattan and Bronx for Feb 27 with names like Ivy Courts Realty Co and amounts such as 22.41, 39.71, etc.

Table listing judgments in Borough of Brooklyn with names like Hillier, Jno and amounts such as 12.08, 1,636.39, etc.

Borough of Brooklyn.

FEB. 20.

Table listing judgments in Borough of Brooklyn for Feb 20 with names like Firestone, Nathan and amounts such as 123.96, 288.32, etc.

FEB. 21.

Table listing judgments in Borough of Brooklyn for Feb 21 with names like Appelman, Fredicka and amounts such as 108.03, 225.75, etc.

CORPORATIONS.

Table listing corporate judgments in Borough of Brooklyn for Feb 21 with names like Ainsworth Realty Co and amounts such as 369.05, 188.90, etc.

FEB. 24.

Table listing judgments in Borough of Brooklyn for Feb 24 with names like Gartenberg, Morris and amounts such as 1,114.71, 31.72, etc.

CORPORATIONS.

Table listing corporate judgments in Borough of Brooklyn for Feb 24 with names like Troy Pacific, Inc and amounts such as 188.90, 188.90, etc.

FEB. 25.

Table listing judgments in Borough of Brooklyn for Feb 25 with names like Carey, Bert & Emily Howland and amounts such as 44.40, 64.40, etc.

FEB. 26.

Table listing judgments in Borough of Brooklyn for Feb 26 with names like Appelbaum, Jac and amounts such as 83.40, 164.90, etc.

1Vacated by order of Court. 2Satisfied by appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 20 & 21.

No Judgments in Foreclosure Suits filed this day.

FEB. 24.

Table listing foreclosure suits in Manhattan and Bronx for Feb 24 with names like 125TH st, ns, 155 e 3 av and amounts such as 99.11x100, 42,403.81, etc.

FEB. 25.

Table listing foreclosure suits in Manhattan and Bronx for Feb 25 with names like LOTS 333 to 336, map of Estate of E R B and amounts such as 4,260, 4,260, etc.

FEB. 26.

Table listing foreclosure suits in Manhattan and Bronx for Feb 26 with names like 5TH av, 139; Isabella C May and amounts such as 34,900.64, 34,900.64, etc.

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 24.

Table listing lis pendens in Manhattan and Bronx for Feb 24 with names like 112TH st, 307 E; City N Y and amounts such as 112TH st, 307 E, 112.00, etc.

FEB. 25.

Table listing lis pendens in Manhattan and Bronx for Feb 25 with names like LEXINGTON av, 71; Ella L Howkins and amounts such as 112.00, 112.00, etc.

FEB. 26.

57TH st, ss, 228 w 5 av, 47x100.5; Albt N Chambers—Geo Vassar's Sons & Co Inc et al; action to foreclose mechanics lien; Phillips & Avery (A).
 158TH st, 794 E; Maurice Storer—Jos Hahn; action to impress trus; Rifkind & Samuel (A).
 PROSPECT av, 2091; Frances Dicker—Raphael Kurzrok et al; action to set aside conveyance; H & J Lesser (A).
 11TH av, sec 21st, 93x84; Wm W McLaughlin—Henry Halpin et al; accounting; W J Carlin (A).

FEB. 27.

ELM pl, ws, 261.6 n 188th, 41x112.8; Archibald Hamilton et al—Wm S Warren Inc et al; action to foreclose mechanics lien; D H Taylor (A).
 FORSYTH st, 33; Abr Levy—Sophie Cohen et al; action to declare conveyance void, &c; Horwitz & Rosenstein (A).
 72D st, 355 E; Tenement House Dept—Jno G Gillig; notice of levy; A R Watson (A).

HUNTS POINT rd, es, adj land of Peter S Hoe, runs e on a curve to the ss Lafayette av to a pt 38.11 e Faile xsel59.8xe46.2 to ws Bryant av x—across Bryant av 60xwn19.3xne 175.1xne5.11 to ws Longfellow av x—across av 60xne101.3 to ws Whittier, x—across st 60 x—xne41.10 to ws Drake xs and e—xn— to ns Lafayette av, xn and nw76.1xsw66.1xsw163.10 xsw171.7xsw92.3 to cl Drake, xw—xsw39.11xsw 134.1xsw12.3xwn307.11 to ws Drake xn98.10xe 217.5 to middle line Bronx River xs and xsx and xswxw64.6xsw38.8xsw75.9 to es Sacrahong xsw565.11 to ws Sacrahong x same course 22.6x sw39.6xw44.6xwn114.5xwn59.2 to es Bacon, same course across st 84.10x same course 87xs w140.10 to es Payne xse42.1xsw19.4 to ws Payne xse30.7xw and sw—xw88.10xsw1.7xs and sw74.4x—115.2 to es Whittier across st to ws thereof xsw36.1xse213.1xw—xw to es Hunts Point rd xn— to beg; Chas D Dickey—Mary W Varnum et al; partition; T McIlvaine (A).

FEB. 28.

PARK pl, 14-18; Edw Davis—Merchants Exchange Natl Bank et al; specific performance; Olcott, Gruber, Bonyng & McManus (A).
 LINCOLN av, sec 136th, 26.1x99.9; M Tecla & Co—Anna M Mullen; notice of attachment; Jacoby, Scharps & Raffel (A).
 2D av, 1996; Augusta Marks—Rosie Price et al; partition; J C Levi (A).

Borough of Brooklyn.

FEB. 20.

CLIFTON pl, 66; also prop in N Y Co; Mabel Rusch—Margt M Foley et al; Murray, Prentice & H (A).
 SAME prop; Chas P Howland—same; same (A).
 COOK st, ss, 100 w Humboldt, 25x100; Ida Rosen—Sadie Kapliansky et al; M Radeloff (A).
 GUERNSEY st, es, 100 ne Calyer, 25x100; also CAYLER st, ns, 50 e Guernsey, 25x100; also PROP in N Y Co; Caroline V Pellissier—Harry L Tisset; J R Townsend (A).
 HOOPER st, nws, 100 sw Bedford av, 89.4x100; Waterbury Hardware Co—Eastern District Construction Co & ano; M Sulzberger (A).
 PARK pl, nec Nostrand av, 26x100; Jno F Poppke—Sophie L Horsfield et al; G F Alexander (A).
 STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aronson Realty Co et al; E R Mead (A).
 S ELLIOTT pl, ws, 52 s DeKalb av, 20.2x81.11 x20.7x77.10; Chas A Miller & ano—Jennie C La Sauce et al; partition; W N Vreeland (A).
 SUYDAM st, 222; Alfred Samisch—Wolf Skornik et al; J A Kohn (A).
 WILLOUGHBY st, ss, 137.6 w Lawrence av, 20x90; Jno A Still—Herman Engelke et al; T H Newton (A).
 E 7TH st, es, 360 n Av M, 40x120.6; Simon Lipshitz—Ester Lutwak et al; foreclosure mechanics lien; I M Silberman (A).
 E 8TH st, es, 172 n Av T, 126x100; also E 8TH st, es, 316 n Av T, 18x100; also E 8TH st, es, 370 n Av T, 54x100; also E 8TH st, es, 180 n Av T, 40x100; also AV R, ss, 60 e E 13th, 40x 100; Henry Lanckenau—Watson & Pittinger et al; Kiendl, Smyth & Gross (A).
 BAY 15TH st, ses, 75 ne 17 av, 45x96.8; Ethel G Hawley—Florence A Redfield et al; Snedeker & Snedeker (A).
 57TH st, ss, 120 e 1 av, 200x100.2; Leander B Faber as recvr Patk H Flynn—Harry A Hanbury; to create liens; C L Craig (A).
 57TH st, ss, 260 w 11 av, 40x100.2; Nachim Burstein—Lillian Edelman et al; Kheel & Orenstein (A).
 67TH st, ss, 172.5 w 3 av, 79.6x100; Max Rabinowitz—Cipora I Nevin et al; foreclosure mechanics lien; S A Telsey (A).
 81ST st, ssw, 221 nw 13 av, 20x100; Saml L Goldenberg—G W Crane Realty & Constn Co et al; B S Wise (A).
 81ST st, ssw, 241 nw 13 av, 20x100; same—same; same (A).
 FRANKLIN av, es, 34.4 s Jefferson av, 16.4x 100; Henry C Knight as trste &c Henry Knight—Jacob Cohen et al; H L Thompson (A).
 GLENMORE av, ss, 60 w Powell, 20x80; Bertha Loewenstein—Herman H Morris et al; House, Grossman & V (A).
 MARLBOROUGH rd, ws, 432.7 s Caton av, 60x 100; Harry D Michaels—Grace L Brown; C F Corner (A).
 WYCKOFF av, nes, 50 se Gates av, 25x112.2x 25x113.3; Bklyn City Savgs & Loan Assn—Conrad Kremp et al; McGuire, Delany, Niper & Co (A).
 1ST av, es, 25.2 s 43d, 25x100; Bklyn City Savgs & Loan Assn—Fredk W Coddington et al; McGuire, Delany, Niper & Co (A).
 PLOT begins at point 106 n Winthrop & 780.5 e Flatbush av, 49.10x136; Fannie Karasik—Abner M Bradley et al; L Karasik (A).
 PLOT bounded by Neptune av, Sheephead Bay, right of way Brighton Beach R. R. & land of Manhattan Beach Hotel & Impt Co, Atlantic Ocean & cl Coney Island av; Brighton Beach Development Co & ano—Abram Jones et al; to determine a claim; H A Ingraham (A).

FEB. 21.

CARROLL st, se Denton pl, runs sw 75.10x se90xne85xwn90.5 to beg; Bway Trust Co—Amelia A Belsito et al; Breed, Abbott & Morgan (A).
 CHAUNCEY st, ss, 285 e Hopkinson av, 20x 100; Jno G Goldfuss—Philip Schmitt; to create a lien; McGuire, Delany, N & C (A).
 FULTON st, ns, 194.6 w Sackman, runs n 43.1xw17.3xs—xe17.3 to beg; also TRUXTON st, ss, 180.3 w Sackman, 17.4x—; Ida Zwitschkenbaum—Julius Spicer et al; W Ruppel (A).
 W 8TH st, es, 20.2 n Av S, 19.4x82.5x19.4x82.5; Mathilde A Moller—Taft Constn Co; Miller & Eretzfelder (A).
 W 8TH st, es, 39.6 n Av S, 19.4x82.5; Johanna M Moller—same; same (A).
 W 8TH st, es, 58.10 n Av S, 19.4x82.5; same—same; same (A).
 9TH st, ns, 175 e 5 av, 75x80; Bklyn Theatre & Realty Corp—Congregation B'Nai Sholaim of South Bklyn; specific performance; M Goodman (A).
 SIST st, ssw, 301 nw 13 av, runs sw100xw 13.10 to Kings Hwy xw—xne— to st xse20 to beg; Amy Moody—F W Crane Realty & Constn Co et al; C F Moody (A).
 82D st, ssw, 100 se 12 av, 60x100; Marcelina L Buckley—Emily Barba et al; Cary & Carroll (A).
 AV J, sec E 12th, runs s100xe100xs700 to Av K xe100xn800 to Av J xw200 to beg; Spencer C Cary & ano—Mary E Bond et al; to bar defendants; A A Hovell (A).
 BAY RIDGE av, ss, 100 e 15 av, 60x100; Albt V B Voorhees Jr & ano—Mary K Van Sicklen et al; app registration of title to real prop; Reeves & Todd (A).
 BEDFORD av, swc Canarsie av, 100.1x113.3x 100x110; Lawyers Title Ins & Trust Co—Pauline Karle et al; P S Dean (A).
 GREENWOOD av, swc Sherman, runs w50xs 100xe15.10xn105.8 to beg; Charlotte L Duppin—Anna J Skoog; J M Peyser (A).
 KNICKERBOCKER av, se Troutman, 45x100; Max J Annenberg—Henry Vaeth et al; J A Whitehorn (A).
 6TH av, 548; Hopkins Security Co—Herman Reis et al; Jonas, Lazansky & N (A).
 LOTS 354-356, blk 6796, map of Yale Park; Ellen F Clark—Warren Corbin & wife; F B Mullin (A).

FEB. 21.

40TH st, ss, 300 e 5 av, 50x100.2; Jacob Texiere—Ocean Breeze Co et al; M W Wood (A).
 71ST st, nes, 403.2 se 18 av, 18.6x100; Jas W McDermott—Jacob Kaiser Impt Co et al; C J McDermott (A).
 74TH st, ss, 86.6 w 7 av, 200x100; Eleanor F Clarke—Sullivan & Meyer Realty Co et al; C H Lott (A).
 AV Z, sec E 25th, 100x105; Benj H Seaman—Wm A A Brown et al; Davison & Underhill (A).
 ATLANTIC av, ns, 47.8 w Jerome, 47.8x94x 47.6x89.6; Wm N Biehn—Allen E Kennedy et al; N B L Cosel (A).
 GREENE av, ses, 148.6 ne St Nich av, 19.6x 100; Williamsburg Savgs Bank—Carrie Hauer et al; S M & D E Meeker (A).
 JEFFERSON av, ses, 239.6 ne Evergreen av, 18x100; Geo Beck—Sophie Full et al; to produce deed; Pendry & Pendry (A).

FEB. 21.

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubinstein et al; Solinger & Solinger (A).
 REEVE pl, swc Sherman, runs s75.6xn71.6 to pl xe24.5 to beg (probable error); Thos F Martin—Henry F Risch et al; A S Galitzka (A).
 S 5TH st, ss, 75 e Hooper, 25x100; Philip Jung—Henry Boerum et al; to determine a claim; L Levy (A).
 6TH st, 581; also BLAKE av, 947; Jno Lindall as admr &c Arthur Lindall—Lulu Bader et al; to set aside deeds; S Edelman (A).
 20TH st, ssw, 27.3 se Gravesend av, runs se 25xsw49.6xn—xne25.10 to beg; Henry M W Eastman as exr &c Mary S Willis—Jos J Cunningham as exr &c Chas Hart et al; G W Eastman (A).
 ALABAMA av, es, 140 s Sutter av, 80x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).
 FLATBUSH av, ssw, 204 nw Lincoln rd, 26.8x 100; Wm C Wood—Gabrielle Constn Co et al; T F Redmond (A).
 MANHATTAN av, es, 50 s Clay, 50x100; Annie Mason—Patk Sullivan et al; L F Corwith (A).
 NEW JERSEY av, ws, 175 s Liberty, 25x100; Louis Siegel—Chas Abelman et al; to set aside deed; J Gans (A).
 LOTS 636-640, 641-665, 666-675 & 1787-1811, map of prop of Bensonhurst Land Co; Barbara Silkworth—Milton S Kistler et al; V M Stillwell (A).
 LOTS 3, 5, 8, 14, 15, 17, 19, 22, 24, 30 & 34, on map made by Jeremiah Williamson, surveyor; Henry Lott & ano—Brighton Beach Estates et al; partition; A A Wray (A).

FEB. 21.

BERGEN st, ss, 115 w Vanderbilt av, 20x80; Mary Dudley—Adolphina Lyunquist et al; T Witte (A).
 CHESTER st, es, 50 s Bway, 50x100; also OSBORN st, ws, 116.8 s Pitkin av, 16.8x62; State Bank—Lena Kratenstein & ano; to set aside deed; J J Schwartz (A).
 LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; J A Blanchfield (A).
 PRESIDENT st, ns, 120 e Columbia, 20x100; Andw Gray & ano as exrs, &c, Jas Gray—Gelsomina Valentino et al; K C & M v McDonald (A).

FEB. 21.

E 32D st, es, 40 s lot 156 map of J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 E 32D st, sec lot 156 on map J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 SAME prop; same—same; same (A).
 61ST st, ns, 200 w 15 av, 20x100; Clara E Cobb—Michl Wilson et al; F Cobb (A).
 S8TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ALABAMA av, es, 140 s Sutter av, 20x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).
 HOPKINSON av, ws, 100.3 s Livonia av, 300x 100; Isaac Handler & ano—Michl Isaacs et al; Simon & Weinstein (A).
 LAFAYETTE av, ssw, 200 se Parrott pl, runs sw200xse25xne50xw50 to beg; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ROCKAWAY av, nec Livonia av, 75x100; Williamsburg Savgs Bank—Sadon Realty & Constn Co et al; S M & D E Meeker (A).
 SKILLMAN av, ss, 105 e Humboldt, runs e84.7xsw77.9xw166.4xw50.2xe105xn25 to beg; Williamsburg Savgs Bank—Theo F Cucrulla et al; S M & D E Meeker (A).
 LOTS 4262, 4263, 4314, 4315, block 84, map addition 7 to Vanderveer Park; Albt Berry—Henry A O'Leary; G C Case (A).
 LOTS 1 to 11, block 1; lots 12 to 20, block 2; lots 21 to 35; lots 42 to 58, block 3; lots 59 to 67, block 4; lots 85 to 109 and lots 129 to 146, block 6; lots 215 to 223, block 8; lots 224 to 227 and lots 248 to 250 & 263 to 267 & lots 271 to 280 a pt lots 228 to 230, block 9, map of 526 lots, belonging to Thos J Cummings; Purdy Constn Co—Fulton Contracting & Realty Co; specific performance; M Monfried (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

FEB. 24.

ALLEN st, 173; Louise M Lee—Rosa Rappaport et al; W C Orr (A).
 44TH st, ns, 275 e 2 av, 50x100.5; Rose Wolff exr—Edwin I Kern et al; A M Levine (A).
 PLEASANT av, es, 80 n 116th, 20.10x98; also PLEASANT av, es, 72.5 s 117th, 23.5x98; two actions; Eliz F King et al—Annie M Keenan et al; Miller, King, Lane & Trafford (A).
 WEBSTER av, ws, 225.4 n 179th, 75x100; Prospecting Investing Co—Cawston Constn Co et al; amended; S W Collins (A).
 LOTS 104-106, map of Undercliffe Terrace, Morris Heights, 24th Ward, Bronx; Geo E Culom—Elmoa Wilner et al; J E Duross (A).
 LOT 151, map of Bruner Estate at Jerome av & Gun Hill rd, Bronx; Mary L Whiting—Geo Daily et al; amended; J C Higgins (A).

FEB. 25.

HUDSON st, 453-7; Pincus Lowenfeld et al—Trinity Constn Co et al; Arnstein, Levy & Pfeiffer (A).
 10TH st, 28 E; Manhattan Life Ins Co—Horatio H Neiley et al; Rappallo & Kennedy (A).
 35TH st, ns, 100 w 10 av, 50x98.9; Harris D Colt, trste—L Helen Livingston et al; A H Mosle (A).
 46TH st, ns, 224.2 e 10 av, 24.2x100.5; Bernhard H Foss—Clara Goldstein; J J Phelan (A).
 118TH st, ns, 180 w 2 av, 20x100.10; Levi S Tenney, trste—Eliz D Winkelmann et al; amended; J H Dougherty (A).
 CENTRAL PARK W, swc 92d, 100.8x125; Bank for Savings in the City of N Y—Michl H Gillespie et al; Strong & Cadwalader (A).
 HEATH av, 2880-82; 2 actions; Thos M Crowley et al—Pouch Realty Co et al; Fuller & Prest (A).
 LONGFELLOW av, 1421; Helen O'Connor—Margt Faivey et al; J Lotito (A).
 MADISON av, 1695; Julius Smolin—Michl L Flank et al; Kantrowitz & Esberg (A).
 PROSPECT av, es, 143.6 n Home, 16.4x100; Danl Guggenheim—Jno H McKean et al; amended; Cary & Carroll (A).
 VALENTINE av, ws, 199.5 s 180th, 25x99.9; Stephen Gaarland et al—Christina Peters et al; S Williamson (A).

FEB. 25.

ASH st, — s bet Elm & Corsa av, 25x100; Lot 19; Chas Currao—Ursola Melli; A Caccia (A).
 BROOME st, ns, 50.9 w Mott, 25.2x106.5; Josephine B Hamlin et al—Tilmil Realty Co et al; L S Hulse (A).
 GRAND st, ss, 50 e Crosby, 35.11x80; N Y Trust Co—American Neckwear Co et al; M & I S Isaacs (A).
 9TH st, ss, 193 e Av B, 20x93.11; Max Schwartz—Moses Gross et al; L Moschowitz (A).
 26TH st, 249 W; Franklin Savgs Bank in the City of N Y—Carolyn R Pfeiffer et al; amended; W M Powell (A).
 43D st, 305.9 E; Guardian Trust Co of N Y—American Mineral Water Machine Co et al; amended; Barber, McGuire & Ehlerman (A).
 101ST st, 217 E; Harriet B Morse et al—Gertrude K Brennan et al; Martin, Fraser & Speir (A).
 106TH st, ss, 225 w Amsterdam av, 150x100.11; Pauline Shapiro—Raymore Realty Co et al; L A Jaffer (A).
 129TH st, 113 E; J Fredk Jarvis—Wm P Crawford et al; C H & J A Young (A).
 130TH st, 502 W; Geo J Bauernschmidt—Eugenie Rosendorf et al; L Wendel, Jr (A).

FEB. 25.

ALABAMA av, es, 140 s Sutter av, 80x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).
 FLATBUSH av, ssw, 204 nw Lincoln rd, 26.8x 100; Wm C Wood—Gabrielle Constn Co et al; T F Redmond (A).
 MANHATTAN av, es, 50 s Clay, 50x100; Annie Mason—Patk Sullivan et al; L F Corwith (A).
 NEW JERSEY av, ws, 175 s Liberty, 25x100; Louis Siegel—Chas Abelman et al; to set aside deed; J Gans (A).
 LOTS 636-640, 641-665, 666-675 & 1787-1811, map of prop of Bensonhurst Land Co; Barbara Silkworth—Milton S Kistler et al; V M Stillwell (A).
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BERGEN st, ss, 115 w Vanderbilt av, 20x80; Mary Dudley—Adolphina Lyunquist et al; T Witte (A).
 CHESTER st, es, 50 s Bway, 50x100; also OSBORN st, ws, 116.8 s Pitkin av, 16.8x62; State Bank—Lena Kratenstein & ano; to set aside deed; J J Schwartz (A).
 LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; J A Blanchfield (A).
 PRESIDENT st, ns, 120 e Columbia, 20x100; Andw Gray & ano as exrs, &c, Jas Gray—Gelsomina Valentino et al; K C & M v McDonald (A).

FEB. 25.

E 32D st, es, 40 s lot 156 map of J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 E 32D st, sec lot 156 on map J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 SAME prop; same—same; same (A).
 61ST st, ns, 200 w 15 av, 20x100; Clara E Cobb—Michl Wilson et al; F Cobb (A).
 S8TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ALABAMA av, es, 140 s Sutter av, 20x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).
 HOPKINSON av, ws, 100.3 s Livonia av, 300x 100; Isaac Handler & ano—Michl Isaacs et al; Simon & Weinstein (A).
 LAFAYETTE av, ssw, 200 se Parrott pl, runs sw200xse25xne50xw50 to beg; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ROCKAWAY av, nec Livonia av, 75x100; Williamsburg Savgs Bank—Sadon Realty & Constn Co et al; S M & D E Meeker (A).
 SKILLMAN av, ss, 105 e Humboldt, runs e84.7xsw77.9xw166.4xw50.2xe105xn25 to beg; Williamsburg Savgs Bank—Theo F Cucrulla et al; S M & D E Meeker (A).
 LOTS 4262, 4263, 4314, 4315, block 84, map addition 7 to Vanderveer Park; Albt Berry—Henry A O'Leary; G C Case (A).
 LOTS 1 to 11, block 1; lots 12 to 20, block 2; lots 21 to 35; lots 42 to 58, block 3; lots 59 to 67, block 4; lots 85 to 109 and lots 129 to 146, block 6; lots 215 to 223, block 8; lots 224 to 227 and lots 248 to 250 & 263 to 267 & lots 271 to 280 a pt lots 228 to 230, block 9, map of 526 lots, belonging to Thos J Cummings; Purdy Constn Co—Fulton Contracting & Realty Co; specific performance; M Monfried (A).

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HUDSON st, 453-7; Pincus Lowenfeld et al—Trinity Constn Co et al; Arnstein, Levy & Pfeiffer (A).
 10TH st, 28 E; Manhattan Life Ins Co—Horatio H Neiley et al; Rappallo & Kennedy (A).
 35TH st, ns, 100 w 10 av, 50x98.9; Harris D Colt, trste—L Helen Livingston et al; A H Mosle (A).
 46TH st, ns, 224.2 e 10 av, 24.2x100.5; Bernhard H Foss—Clara Goldstein; J J Phelan (A).
 118TH st, ns, 180 w 2 av, 20x100.10; Levi S Tenney, trste—Eliz D Winkelmann et al; amended; J H Dougherty (A).
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 HEATH av, 2880-82; 2 actions; Thos M Crowley et al—Pouch Realty Co et al; Fuller & Prest (A).
 LONGFELLOW av, 1421; Helen O'Connor—Margt Faivey et al; J Lotito (A).
 MADISON av, 1695; Julius Smolin—Michl L Flank et al; Kantrowitz & Esberg (A).
 PROSPECT av, es, 143.6 n Home, 16.4x100; Danl Guggenheim—Jno H McKean et al; amended; Cary & Carroll (A).
 VALENTINE av, ws, 199.5 s 180th, 25x99.9; Stephen Gaarland et al—Christina Peters et al; S Williamson (A).

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ASH st, — s bet Elm & Corsa av, 25x100; Lot 19; Chas Currao—Ursola Melli; A Caccia (A).
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 GRAND st, ss, 50 e Crosby, 35.11x80; N Y Trust Co—American Neckwear Co et al; M & I S Isaacs (A).
 9TH st, ss, 193 e Av B, 20x93.11; Max Schwartz—Moses Gross et al; L Moschowitz (A).
 26TH st, 249 W; Franklin Savgs Bank in the City of N Y—Carolyn R Pfeiffer et al; amended; W M Powell (A).
 43D st, 305.9 E; Guardian Trust Co of N Y—American Mineral Water Machine Co et al; amended; Barber, McGuire & Ehlerman (A).
 101ST st, 217 E; Harriet B Morse et al—Gertrude K Brennan et al; Martin, Fraser & Speir (A).
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 FLATBUSH av, ssw, 204 nw Lincoln rd, 26.8x 100; Wm C Wood—Gabrielle Constn Co et al; T F Redmond (A).
 MANHATTAN av, es, 50 s Clay, 50x100; Annie Mason—Patk Sullivan et al; L F Corwith (A).
 NEW JERSEY av, ws, 175 s Liberty, 25x100; Louis Siegel—Chas Abelman et al; to set aside deed; J Gans (A).
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 CHESTER st, es, 50 s Bway, 50x100; also OSBORN st, ws, 116.8 s Pitkin av, 16.8x62; State Bank—Lena Kratenstein & ano; to set aside deed; J J Schwartz (A).
 LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; J A Blanchfield (A).
 PRESIDENT st, ns, 120 e Columbia, 20x100; Andw Gray & ano as exrs, &c, Jas Gray—Gelsomina Valentino et al; K C & M v McDonald (A).

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E 32D st, es, 40 s lot 156 map of J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 E 32D st, sec lot 156 on map J A Willink, 20x100; Mary E Roberts—Church Realty Co et al; H D Merchant (A).
 SAME prop; same—same; same (A).
 61ST st, ns, 200 w 15 av, 20x100; Clara E Cobb—Michl Wilson et al; F Cobb (A).
 S8TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ALABAMA av, es, 140 s Sutter av, 20x100; Germania Holding Co—Edifice Realty & Constn Co et al; M S Feiler (A).
 HOPKINSON av, ws, 100.3 s Livonia av, 300x 100; Isaac Handler & ano—Michl Isaacs et al; Simon & Weinstein (A).
 LAFAYETTE av, ssw, 200 se Parrott pl, runs sw200xse25xne50xw50 to beg; Edw J Kelly as exr, &c, Mary Tasso—Addie C Johnston et al; E J Byrne (A).
 ROCKAWAY av, nec Livonia av, 75x100; Williamsburg Savgs Bank—Sadon Realty & Constn Co et al; S M & D E Meeker (A).
 SKILLMAN av, ss, 105 e Humboldt, runs e84.7xsw77.9xw166.4xw50.2xe105xn25 to beg; Williamsburg Savgs Bank—Theo F Cucrulla et al; S M & D E Meeker (A).
 LOTS 4262, 4263, 4314, 4315, block 84, map addition 7 to Vanderveer Park; Albt Berry—Henry A O'Leary; G C Case (A).
 LOTS 1 to 11, block 1; lots 12 to 20, block 2; lots 21 to 35; lots 42 to 58, block 3; lots 59 to 67, block 4; lots 85 to 109 and lots 129 to 146, block 6; lots 215 to 223, block 8; lots 224 to 227 and lots 248 to 250

Foreclosure Suits (Continued).

130TH st, 53 W; Walter Longman—Albt E Henschel et al; J M Rider (A).
 ARTHUR av, sec 176th, 17.10x100; Otto Haas—Marie W Wallas et al; C V Gabriel (A).
 BRIGGS av, ns, Lot 43, map of Briggs Estate, Bronx; Bridget Williamson—Jas J O'Connell et al; Friend & Friend (A).
 WHITE PLAINS rd, nwc Reiss pl, 100.9x 119.6x irreg; Jno Ringen—Jno Kadel et al; Gerlich & Schwieger (A).
 7TH av, sec 144th, 42.11x100; Cornelia G Chapin—Harris & Son Realty Co et al; J H Judge (A).

FEB. 27.

HOFFMAN st, es, 225.10 n 184th st, 18x119.10; Christian Leukel exr—Jos Gallo et al; Clocke, Koch & Reidy (A).
 NEW CHAMBERS st, 71-73; Wm H Sands et al—Michele Brigante et al; M S Borland (A).
 53D st, ss, 230 w 2 av, 20x100.5; Dry Dock Savings Institution—Sarah E Cain et al; F M Tichenor (A).
 116TH st, ss, 200 w Manhattan av, 25x100.11; Josephine E Carpenter—Jos N Campbell et al; W B & G F Chamlerlin (A).
 117TH st, ss, 350 e 2 av, 25x100.11; Kath R Jackson et al—Elias A Cohen et al; M S Borland (A).
 119TH st, ns, 145 e Manhattan av, 25x100.11; Amelia A Purdy—Antoinette Petry et al; A Knox (A).

120TH st, 4 E; Antoinette Dudensing—Patk Reddy et al; E Pitske (A).
 122D st, ss, 308.4 w Pleasant av, 16.8x100.11; U S Trust Co of N Y—Barbara Rothschild et al; amended; Stewart & Shearer (A).
 BARNES av, swc 215th, 25.6x69.7; Robt A B Dayton gdn—Albt Mamlock et al; R A B Dayton (A).
 PROSPECT av, 594-600; Mercury Realty Co—H A F Holding Co et al; J C Abramson (A).
 2D av, 2340-2; India Wharf Brewing Co—Wm Wolf et al; L & A U Zinke (A).
 2D av, 2451; Union Trust Co of N Y gdn—Herman Ziegen et al; Miller, King, Lane & Trafford (A).
 7TH av, sec 144th, 42.11x100; Plainfield Land & Bldg Co—Harris & Son Realty Co; Kiernan & Moore (A).

FEB. 28.

PIKE st, 54; Jonas Weil—Isaac Nagel et al; I S Heller (A).
 13TH st, 537 E; Saml Weil—Morris Kronovet et al; I S Heller (A).
 81ST st, ns, 100 w Amsterdam av, 112.5x102.2; 81st Street Co—S B Constn Co et al; Stoddard & Mark (A).
 117TH st, 235-7 E; Chas Strauss—Matilda W Brower et al; Strauss, Reich & Boyer (A).
 119TH st, 511 E; Anna Boettner—Jno Gerken et al; L W Osterweis (A).
 VANDERBILT av, sec 160th, 26.6x73; Aug Freutel—Jas C Corbett et al; C P Hallock (A).
 WASHINGTON av, es, 82.1 n 178th, 27.6x92.1; Edw W Davis—Anthony H Werneke et al; H Odell (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

FEB. 24.

44TH st, 404-6 W; Samson Lachman loans Saml Rodt & Isaac Schanbous to erect a — sty bldg; — payments. 35,000
 BROADWAY, nwc 160th st, 99.11x125; Metropolitan Life Ins Co loans Herbt Dongan Constn Co to erect a 10-sty apartment; 11 payments. 400,000

FEB. 25.

No Building Loan Contracts filed this day.

FEB. 26.

72D st, ns, 115 w West End av, 60x 102.2; City Mtg Co loans A Campagna Construction Co to erect a 12-sty apartment; 11 payments. 300,000
 141ST st, ss, 90 w Bway, 135x99.11; Montrose Realty Co loans Ess En Constn Co to erect a — sty bldg; 11 payments. 150,000
 FT WASHINGTON av, nec 160th, 102.2x 102.8; Montrose Realty Co loans Saranac Constn Co to erect a — sty bldg; — payments. 180,000

FEB. 27.

MARMION av, ws, whole front bet Elsmere pl & Fairmount pl; City Mtg Co loans Alert Constn Co Inc to erect 2 5-sty apartments; 1 payment. 2,000
 5TH av, swc 26th, 56.5x155.7; Metropolitan Life Ins Co loans Echo Investment Corpn to erect a 20-sty loft; — payment. 1,300,000

FEB. 28.

ST NICHOLAS pl, es, 75 s 153d, 99.1x100; also EDGEcombe av or COLONIAL pkwy, ws, 75 s cl 153d if extended—x100; Jos Hamerslag loans Strathcoma Constn Co to erect —sty bldg; — payment. 295,000
 137TH st, ss, 1,050 w Home av, 50x100; Concourse Improvement Co loans Hogan & Digenno Constn Co to erect a —sty bldg; — payment. 34,000
 AMUNDSON av, ws, 250 s Randall av, 25x 100; Eastchester Savings Bank loans Signhild Hagman to erect a —sty bldg; — payment. 3,800
 VALENTINE av, es, 104.8 n 194th, 409.1x 67.6x irreg; City Mtg Co loans Jno J Tuly Co to erect a 10-sty apartment; 11 payments. 160,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 20.

No Attachments filed this day.

FEB. 21.

Campanini. Cesare; W A L'Hommedieu & Co; \$8,925.22; P B Adams.
 La Salamandre Ins Co; Frank L Randall; \$1,- 822.63; W O Badger, Jr.

FEB. 24.

Meyer, Chas F, Ernest Windersheim & Jos Danon; Herklotz, Corn & Co; \$5,300; Duer, Strong & Whitehead.
 Meyer, Christian F, Jos Danon & E Windsheim; Wessels, Kulenpampff & Co; \$3,500; Burlingham, Montgomery & Beecher.
 Wilson, Arden M; Beer, Sondheimer & Co; \$4,- 000.71; Hitchings & Dow.

FEB. 25.

Jassinsky, Alex H; Aetna Natl Bank of N Y; \$5,000; Elfers & Abberley.

FEB. 26.

Neostyle Envelope Co; Natl Park Bank of N Y; \$4,100; L F Doyle.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

FEB. 21, 24, 25, 26 & 27.

Bergeson Awning Co. 114 W 38th..Fairbanks Co. Machinery. 267
 Donohue, Matthew F. 136 W 42d..A B See Electric Elevator Co. Elevator (R) 412.50
 Howard & Grant. 257 6th av..Albert Gas Fixture Co. Fixtures. 145
 Fishel, Jacob & Meyer Jarmulowsky. 2225-2227 7th av..H G Vogel Co. Fire Extinguishing Apparatus. —

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 20, 21, 24, 25 & 26.

Mayhew, Wm. 208 Van Sicken st..West End Gas Fix Co. Gas Fix. 60
 Edison, N. 1461 Bath av..West End Gas Fix Co. Gas Fix. 66
 Hurwitz & Rubin. Pennsylvania av nr Pitkin av..Morris Grotenstein & ano. Bath tubs. 275
 Kokohe Realty Co. Bay St st & Bath av, &c.. Hudson Mantel & Mirror Co. Consoles. 1,025
 Beveridge, L W, Inc. 3920 Ft Hamilton av.. Di Miller Co. Gas Fix. 322
 Milford Constn Co. Elton st, nr Blake av.. Colonial Mantel & Refrigerator Co. Consoles. 800
 Rentow Bldg Co. Lincoln pl, nr Albany av.. Colonial Mantel & Refrigerator Co. (R) 195

MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub

FEB. 24.

ELSMERE pl, nwc Southern blvd, 130x82.4; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (284). 802.05
 ELDRIDGE st, 240; Water Supervision Co—Minsker Realty Co & L Diamant (278). 12.00
 38TH st, 26 W; Gustav Robinson—Van Viller, Kresel & Co (275). 492.00
 48TH st, 16 E; Clarence P Smith—Julia Ward & Martin & Mandell, Inc (280). 561.00
 137TH st, 512-14 E; Isaac O Farber—Kramer Contracting Co (281). 420.99
 142D st, ss, 250 e 7 av, 300x100; Isaac O Farber—Kramer Impt Co & Kramer Contracting Co (282). 2,765.42
 AMSTERDAM av, S14; Hudson Mantel & Mirror Co—St Michaels Protestant Episcopal Church & Ely Greenblatt (279). 207.00
 CROTONA pkwy, es, 603 s 177th, 113x145x irreg; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (286). 765.36
 DALY av, ws, 555 s 177th, 116.9x93x irreg; Isaac O Farber—Defender Constn Co & Kramer Contracting Co (285). 745.47
 GRAND blvd & concourse, sec Fordham rd, 225x103; Isaac O Farber—Kramer Constn Co & Defender Constn Co. (283). 1,773.93
 MADISON av, 644-8; City Wire Works—Henry R Steel Robt W Failer & Jas A Clark (276). 48.00
 5TH av, nec 116th, 100x100; Thos Curran—Ancient Order of Hibernians & Patk Gallagher (renewal) (277). 1,450.00

FEB. 25.

17TH st, 232 W; Pierce, Butler & Pierce Mfg Co—Ole H Olsen & Henry E Joli (289). 898.46
 122D st, 425 E; Chas B Dickman—Bernard Goldberger (290). 160.00
 127TH st, 229 E; Theo C Wood—Italian Savings Bank & Rocco M Marasco (287). 232.43
 2D av, 2035; David Schneiderman—Jacob Ganefried, Nathan Schwartz & Gordon E Stein Contracting Co (288). 125.00

FEB. 26.

WEST st, w s, whole front bet Cortlandt & Liberty, 375x722.5; Richd C Routledge—Pennsylvania R R Co & Geo E Rinkenberger Co (297). 140.50

32D st, 126-8 W; Geo Blair—N Y Cab Co Forest Box & Lumber Co & J Carrallo (301). 62.50

162D st, 868-70 E; Peter Sinnott—Fred F French Co (renewal) (291). 660.00

231ST st, ss, whole front bet Van Corlear & Kingsbridge avs, —x—; Economy Concrete Co—Church of the Mediator, Yonkers & Chas H Peckworth (300). 3,228.64

BROADWAY, 1564-6 & 47TH st, 156-70 W; Anchor Corrugating Constn Co—Geo H Raerl Jr, Palace Theatre & Realty Co & Milliken Bros, Inc (294). 315.00

BOWERY, 225; Benj Bloom—Siegel Realty Co & Saml A Berger (295). 560.00

CLINTON av, nwc 175th, 90x119; Higgins & Co—Wiedhopf Constn Co (renewal) (298). 825.00

PROSPECT av, 2132-4; Geo W Bancroft—Regina Constn Co (292). 135.00

SOUTHERN blvd, 847-53; Tully Goldreyer—Levine & Atlas Co, Inc (299). 1,150.27

1ST av, 770-4; Richd C Routledge—Denris Harrington, Jr & Geo E Rinkenberger Co (296). 83.94

5TH av, 562; Strand Constn Co—Harper Silliman, Josephine H Fiske, Wm S Harper, Henry S Harper, Chas Thorley, Dudley T Larimore, Oscar Pach & Robt T McKee (293). 856.62

FEB. 27.

THOMPSON st, 132-4; Jno Clayton—Dom-enico Abbate & Leonardo Cario (302). 125.00

115TH st, 70-2 E; H Greenberg's Sons—Sarah & Elias Schlomowitz & Isaac Glassman (307). 125.00

117TH st, 142-4 W; same—Wm H Dabian & Louis Lupowitz (305). 46.90

149TH st, 248-50 W; same—Maurice Cohen & Louis Lupowitz (304). 33.73

177TH st, sec Marmion av, 20.10x100; J P Kane Contracting Co—C Edwin Deppeler & Pasquale Trotta (308). 235.00

BROADWAY, nec 146th, 99.11x225x irreg; Jno P Kane—Bradthurst Constn & Amusement Co, Cramp & Co & Macolithic Concrete Co (315). 994.65

MANHATTAN av, 450-4; Amsterdam Paint & Wall Paper Supply Co—David Richey & Louis Lupowitz (303). 53.57

NORTHERN av, 63-5; Fishel Wunsh—D Chas, Martin & Adolph Weschler (309). 134.02

NORTHERN av, 63; same—same (310). 133.02

NORTHERN av, 65; same—same (311). 134.02

WHITLOCK av, es, 100 s Tiffany, 175x155x irreg; M F O'Neill Inc—Lockwhitt Co (313). 3,950.00

WHITLOCK av, es, 431 s Tiffany, 156x90; same—same (314). 2,126.50

2D av, 389; United Roofing Co Inc—Louis Voelker (306). 12.00

2D av, 2035; Louis Bayer—Jacob Ganefried & Nathan Schwartz & Gordon & Stein Contracting Co Inc (312). 165.00

FEB. 28.

GREENWICH st, 712; Mark Strompf—M L & C Ernst & Moden Constn Co Inc (324). 280.62

8TH st 55 W; Berger Mfg Co—Arlington Estate Inc, Rose Judson & Danl J De Voe (331). 494.50

37TH st, 14 E; Gustav B Geiger—Chas E Haveland—Mary Wendell, agent (335). 47.75

64TH st, 174 E; Thornton Bros—Laura d'O Roosevelt & Delafield & Co, Inc (325). 446.98

104TH st, 141 W; Paul K Miklowitz—Julia, Nellie & Jennie Muhlfelder & Leonard J Muhlfelder (319). 218.50

104TH st, 139 W; Paul Miklowitz—Julia, Nellie & Jennie Muhlfelder & Leonard J Muhlfelder (321). 218.25

105TH st, 61 W; Paul Miklowitz—Leonard J Muhlfelder (320). 225.00

125TH st, 307 W; Benj Bloom—Mary E Robertson & Thos J Kennedy (334). 100.00

127TH st, 619 W; Barnett Miller & Saml Raine—Faultless Constn Co (323). 415.00

149TH st, 440-42 E; Harry S Senft—Bronx 149th St Realty Co & Cramp & Co (333). 215.25

BELMONT av, es, 155.2 n 181st, 31.1x144; Jno J Bentz—Crotona Park Realty Co (332). 2,900.00

BROADWAY, 260TH st, HUXLEY av & WHALEN st, block &c; also BROADWAY, WHALEN st, HUXLEY av & FORSTER pl, block &c; also FORSTER pl, ns, whole front bet Broadway & Huxley av, —x—; also 260TH st, ns, whole front bet Huxley av & Spencer av, —x—; Timothy F Dooley—Jno Whalen (317). 138.24

PARK av, ws, 71.9 n 188th, 40x100; Jno H Symmers Co—Henry J Hemmens & Wm Burr & Co (316). 315.00

PARK av, sec 153d, 87.6x54.6; Louis Greenberg—Meyer Friedlander, Reliable Contracting Co & Kings County Plumbing Co (318). 181.89

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 156x 90; Jas McBride Co—Lockwhitt Co (322). 4,000.73

WHITLOCK av, 832-44; Henry Krumgold—Lockwhitt Co (326). 960.00

WHITLOCK av, 864-74; Henry Krumgold—Lockwhitt Co (327). 1,585.00

WHITLOCK av, LEGGETT av, CABOT st, EAST RIVER & 149TH st or BUNGAY st Oak Point freight yard; North Sand Co—N Y, New Haven & Hartford R R Co, Wm Henderson, Wm Henderson Inc & Mathews & Marshall (328). 687.76

WHITLOCK av, es, 100 s Tiffany, 175x155; also WHITLOCK av, es, 431 s Tiffany, 156x x90; Bronx Artificial Stone Works Inc—Lockwhitt Constn Co & Chas Graham (329). 611.00

WHITLOCK av, es, 100 s Tiffany, 175x125; Thos C Edmonds & Co—Lockwhit Co (336). 1,095.00
 6TH av, 783-85; Jno J Sullivan—Susie E Pitchett, Emily E Burns & Annie E DeCamp & Burns Restaurant & Hotel Co; renewal; (330). 149.95

Borough of Brooklyn.

FEB. 20.

GRAFTON st, 35; David Kerness—Lena Sissel & — Topp & Morris Epstein. 35.00
 ST JOHN'S pl, ns, 350 w Classon av, 81x 131; Bell Fireproofing Co—Victor Holding Co. 365.92
 ST JOHN'S pl, ns, 400 e Underhill av, 100x 123; same—same. 657.80
 S 5TH st, 416-18; Hyman Beskin—Improvement Bldg Co & Alex B Gordee. 812.00
 W 6TH st, ws, 320 n Av U, 80x100; Patk Tague—Jas Moore, Patk J Driscoll & Pierre-pont Davenport. 100.00
 61ST st, 639; M H Bettman & ano—Kane Constn Co. 70.00
 85TH st, ns, 280 e 22 av, 40x100; Ignazio Scuderi—Nathan Edison. 105.00
 PARKSIDE av, nwc Parkside ct, 40.6x85.6; Bell Fireproofing Co—Parkside Court Realty Co. 91.83
 SUMNER av, nwc Hart, 17x80; Jaffe Roth Co—Carrie Adler, Berwall Blume Constn Co & Sarah Alexander. 400.00
 WASHINGTON av, 646-S; Midwood Contracting Co—Harris, Morris Weiner, Weiner Bros & Antonio De Eones. 175.00
 WILLIAMS av, swc New Lots rd, 110.7x irreg; Klein Material Co—Vermont Bldg Co. 273.83

FEB. 21.

ST JOHN'S pl, ns, 350 w Classon av, 18x 131; Engineering Sheet Metal Works—Victor Holding Co & Abe Fogel. 250.00
 ALABAMA av, 401; Isidore Kutler—Erector Realty Co, Annie Rothfeld & Dora Berman. 66.00
 HOPKINSON av, 149; Chas M Hall & ano—W Geo Gundlack. 150.00
 MYRTLE av, nec Gates av, 74.9x75.10x 106.6; triangular plot; Louis Bossert & Sons—Frieda Hoepfner & Jno Gerathwohl. 133.50
 MYRTLE av, 720-22; Carmelo Mazzary—Jacob Dangler & Ruegamer & Auer Co. 210.60
 ROCKAWAY pkwy, es, 180 s Church av, 40x 120; Thos F Stapleton—Jno Patterson, H Patterson & F G Folsom Co. 52.12
 SAME prop; same—Jno & H Patterson & Kissena Constn Co. 59.00
 VAN SICLEN av, es, 100 s Sutter av, 25x 100; Square Sash & Door Co—Jos Nass. 315.00
 18TH av, es, 200 s 62d, 200x100; Emil J Ericson—West End Impt Co. 72.50
 19TH av, swc 63d, 33.5x82.6; Edwin A Jackson & Bro—Clara M Konkle & American Mantel Mfg Co. 73.75

FEB. 24.

CARROLL st, ss, 140 e Nostrand av, 60x100; Gowanus Wrecking Co—Renton Bldg Co, Thos Brown & Montrose Bldg Co. 288.75
 HENDRICKSON st, ws, 140 s Av P, 40x 100; Frank Ulzig—Antonio Boniello. 33.04
 HENRY st, 358; Andw Nicola—Zarife Kafaf. 1,577.82
 UNION st, ss, 200 e Nostrand av, 100x127.9; Louis Solomon—Lyn Realty Co & Watson & Pittinger. 223.00
 12TH st, ns, 246.5 e 5 av, 50x100; Pfothenauer-Nesbit Co—Seymour Rosenberg Constn Co & Jos Rosenberg. 291.47
 77TH st, ns, 100 e 13 av, 160x100; Louis Solomon—Abley Realty Co & Watson & Pittinger. 71.65
 MYRTLE av, 1536; Louis Bindrum & ano—Frieda Hoepfner, indiv & as extrs & Michl F Hoepfner (decd) & Jno Gerathwohl. 165.00
 SUMNER av, 130; Emil Lazansky—Carrie Adler, Sarah Alexander & Burwell Constn Co. 259.70

FEB. 25.

REMSEN st, nec Hicks, 78x96; Andw M Haney—Estate of Louis Bossert & Lehigh Valley Structural Steel Co. 2,619.88
 SACKMAN st, nwc Riverdale av, 100x100; Jacob Rutstein & ano—Sack River Co. 29.52
 SACKETT st, 462; Walter J Minns—Vincenzo Danino & Domenico Davino. 27.25
 SOMER st, 80-2; Henry A Weissmann—Herman & Adelgunde Weissmann. 960.00
 86TH st, sec 16th av, 96.8x74.5; Hudson Mantel & Mirror Co—Koloke Realty Co. 85.00
 ALABAMA av, es, 200 n Dumont av, —x—; Louis Greenberg—Angelo Constn Co & Louis Siegelbaum. 900.00
 MONTAUK av, 210; Frank Gerace—Cath Pfeffer & Max Hassen. 40.00
 NEW LOTS av, swc Williams av, 118.8x 106x irregular; Hydraulic Press Brick Co—Vermont Bldg Co. 556.51
 SURF av, ns, 101.6 e W 32d, 20x118; Brett-schneider Realty Co—Theodora Kutyn. 2,160.00
 SURF av, ss, at cor W 31st, 60x325; Jos Williams—Margt Hahn, Jas Bruno & Geo Martin. 22.00
 SAME prop; Tony Bruno—same. 42.00
 SAME prop; Jos Dunn—same. 72.00
 SAME prop; Jas Rocco—same. 28.00
 SAME prop; Jno Bruno—same. 291.00

FEB. 26.

46TH st, ss, 240 e 13 av, 30x100; Michl Moscarelli—Morris Kornblum & Nicola Pasqualelo. 101.66
 ALABAMA av, es, 100 n Dumont av, 100x 100; Block & Greenberg Lumber Co—Dora Berman, Annie Rothfeld & Erector Realty & Constn Co. 80.00
 BLAKE av, 948; Wm Treib & ano—Lizzie & Jno Goldberg. 75.00
 FT HAMILTON av, ws, from 59th to 60th, 204x100; Chas Winkel—Israel J Rosenstein. 1,205.50
 NEW LOTS av, ns, bet Stone av & Watkins, 200xirreg, 21 houses; Simonelli Co—Watkins Stone Bldg Co. 1,050.00
 7TH av, ws, 50 n Lincoln pl, 33.4x100; Benj Traktman—Leonard Lambert. 502.00

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub Contractor.

FEB. 24.

22D st, 116 W; Theo C Wood—Chas W Mayne et al; Dec10'12. 415.20
 SAME prop; Peter A Smith—Pauline Ruger et al; Dec16'12. 523.00
 33D st, 1-3 E; E Rutzler Co—Jas R Roosevelt et al; Feb15'13. 6,272.50
 SAME prop; Monroe M Golding—same; Feb18'13. 5,240.00
 SAME prop; same—Jas McCutcheon Mtg Co et al; Feb15'13. 5,240.00
 SAME prop; Kalamein Co—Jas R Roosevelt et al; Feb15'13. 810.00
 SAME prop; Harry Rosenbaum—same; Feb 15'13. 6,313.00
 SAME prop; Kalamein Co—same; Feb20'13. 810.00
 42D st, ss, whole front bet Bway & 7 av; Pittsburgh Plate Glass Co—Michaud Catering Co, Inc, et al; Dec23'12. 298.80

FEB. 25.

GILES pl, 3409; Ahnemann & Younkheere—Estate of Emily D Martin et al; Dec25'12. 45.35
 SAME prop; Jno J Donohue—same; Dec23 '12. 167.32
 SAME prop; Jas P Knowles—same; Jan2 '13. 276.00
 1SUFFOLK st, 171; T H Simonson & Son Co—Jno Doe et al; Jan7'13. 125.82
 48TH st, 155 W; Albt J Dowdeswell Co—Felix Isman et al; July16'12. 53.40
 130TH st, 143 W; Hervey Thompson—Susan Devin et al; Feb6'13. 11.00
 170TH st, whole front bet Aqueduct & Merriam avs; Gustavus M Roden—Jno Renehan et al; Feb15'13. 163.42
 186TH st, 632 E; A Pardi Tile Co—same; Oct30'12. 283.00
 SAME prop—Chas Shapiro—same; Sept6'12. 366.06
 SAME prop; Geo F Sealy Co Inc—same; Feb8'13. 220.00
 SAME prop; Goodman Constn Co—same; Nov1'12. 220.00
 SAME prop; A P Dienst Co—same; Oct9 '12. 108.58
 CRESCENT av, swc 186th; Harry Karp—Kitchen Improvement Co; Nov4'12. 26.40
 CRESCENT av, swc 186th; D Pizzutiello Co—Kitchen Improvement Co; Oct21'12. 115.00

FEB. 26.

MAYFLOWER av, 1581; Freeman & Newbury, Inc—Jno Kemp et al; Feb7'13. 46.83
 3D av, ws, 60 s 13th; W J Tillack—Albt W Smith et al; Feb6'13. 672.20

FEB. 27.

3D st, 5 E; Louis Bayer—Wyoming Realty Co et al; Sept17'12. 600.00
 41ST st, 18-20 E; R I W Damp Resisting Paint Co—Judson S Todd et al; Feb18'13. 140.00
 248TH st, 155-61 W; Angus F Compson—Finance Co of Pennsylvania et al; July9'12. 468.50
 177TH st, 118 E; Jas F Byrnes—Dorothea J Young et al; Aug14'11. 368.70
 2BROOK av, sec St Pauls pl; Harbison Walker Refractories Co—Kitchen Improvement Co et al; Oct25'12. 826.75
 EASTCHESTER RD, es, 75 n Chester; Henry Koehler—Herman N Isch et al; Jan 10'13. 59.00
 SAME prop; Michael Alfano—same; Dec 28'12. 127.00
 SAME prop; Thos F Tiessel et al—same; Jan10'13. 340.00
 SAME prop; Unionport Lumber & Mfg Co—same; Jan17'13. 589.75
 SAME prop; same—same; Jan16'13. 392.75
 PALISADE av, nwc 261st; Ames Transfer Co—Sisters of Charity of St Vincent de Paul et al. 1,045.54

FEB. 28.

113TH st, 62 E; Jos Rosenstreich—Ralph Garfield et al; Feb17'13. 113.78

Borough of Brooklyn.

FEB. 20.

30TH st, sws, 250 nw 19 av, 238.8x100; also BAY pkwy sc Benson av, 100x96.8; Jos Di Angelo—Brill Constn Co; Jan4'13. 625.00
 2SAME prop; same—same; Jan4'13. 680.00
 1ELAKE av, sec Hinsdale, 100x100; East N Y Title Co—Allwin Constn Co; Feb14'13. 150.00

FEB. 21.

BEDFORD av, 974; Benj Green—W A Weis & wife & Van D Macumber (agent); Feb8'13. 20.00
 1TROY av, swc Pacific, 107.2x100; Geo F Moore (Inc)—Troy-Pacific (Inc); Feb11'13. 66.50
 TROY av, swc Pacific, 107.2x100; Block & Greenberg Lumber Co—Troy-Pacific (Inc); Dec7'12. 453.60
 SAME prop; Northwestern Cornice & Roofing Co—same; Dec28'12. 375.00
 SAME prop; Sorkin & Pochilsky—same; Feb6'13. 300.00
 SAME prop; Saml Saredoff—same; Feb 3'13. 325.00
 SAME prop; Standard Lime Co—same; Dec 11'12. 500.00
 SAME prop; same—same & Sam Squillaci; Feb17'13. 71.30

FEB. 24.

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH st, ws, 440 n Av K, 28.6x100; Arnold Bros—Louisa Blum & Mayhew Construction Co; Feb6'13. 315.00
 SAME prop; Mayhew Constn Co—Louisa Blum; Feb5'13. 1,075.00
 BROOKLYN av, nwc Av H, 100x107.6; Jno R Bailey—J J Smith & Ruegamer & Auer; Feb15'13. 80.00
 2LIVONIA av, nwc Douglass, 100x250.3; Dominick Cervadoro—H M B Bldg Co; Feb 15'13. —
 2NEW LOTS rd, ss, being 260 ft on same & 100 along Wyona av & Vermont st; also NEW LOTS rd, ns, being 160 ft on same & 100 on Williams av; also NEW LOTS rd, swc Snediker av, 200x100; also NEW LOTS rd, ns, being 200 ft on same & 200 on Watkins st & Stone av; Nathan Wichos—Georgia Bldg Co; Jan10'13. 1,250.00
 PITKIN av, swc Pitkin av, —x—; Square Lumber Co—Annie & Saml Palley; Oct5'12. 106.90
 TROY av, swc Pacific, 107.2x100; Crescenzo Errante—Troy-Pacific (Inc); Feb3'13. 300.00
 VERMONT st, e & ws, bet Hegeman & New Lots avs; also NEW LOTS av, swc Williams av—x—; Empire City Lumber Co—Vermont Bldg Co; Feb6'13. 758.12
 VERMONT st, es, 257 s New Lots rd, —x—; Colwell Lead Co—Vermont Bldg Co & Midwood Plumbing Co; Nov6'12. 170.00
 SAME prop; same—Vermont Bldg Co; Dec 11'12. 170.00
 VERMONT st, es, 97 s New Lots rd, —x—; same—same; Dec11'12. 170.00
 SAME prop; same—same & Midwood Plumbing Co; Nov6'12. 170.00
 SAME prop; Midwood Plumbing Co—Vermont Bldg Co; Feb4'13. 375.00
 WITHERS st, 30; Evergreen Steam Stone Works—Mike Carrussearo & Vincenzo Chiza; Jan2'13. 266.00

FEB. 25.

WYONA st, es, 75 n Liberty av, 100x100; East N Y Mason Material Co—Kramer Realty Co; Jan9'13. 136.29
 SNEDIKER av, ws, 100 n Livonia av, —x —; Jas J Millman—Morris Grotenstein & Jos Weinstein; Feb21'13. 150.00

FEB. 26.

LINCOLN pl, ns, 320 w Franklin av, 160x 131; Bell Fireproofing Co—Otto Singer Bldg Co; Feb4'13. 792.70
 2WYONA st, es, 75 n Liberty av, 100x100; Hyman Zrasky et al—Kramer Realty Co & Abr Cohen; Nov27'12. 50.00
 2WYONA st, es, 75 n Liberty av, 100x100; Geo Singer—Kramer Realty Co; Jan16'13. 68.43
 2SAME prop; David Friedman & ano—Kramer Realty Co & Abr Cohen; Dec19'12. 175.00
 W 17TH st, es, 180 n Mermaid av, 40x100; Coney Island Constn Supply Co—De Bitetto & Ferante & D Aspromonte; Feb19'13. 50.00
 SAME prop; same—same; Feb8'13. 1,200.00
 SAME prop; Giov B Ferrara—M De Bitetto, F Ferrante & Domenico Aspromonte; Feb20'13. 3,480.00
 E 22D st, ws, 510 s Av O, —x—; R L Williams—Frank Pihlman; Feb17'13. 25.00
 50TH st, 513-15; Lally Column Co—Barnett L Price & Talsky & Sponchik; Jan14'13. —
 2SAME prop; Talsky & Sponchik—B & G Theatre Co & Kahn Bros; Jan31'13. —

1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

FEB. 20, 21, 24 & 26.

No Orders filed these days.

FEB. 25.

MILFORD st, ws, 90 from Belmont av, 40x 100; Mary Madansky on U S Title Guar Co to pay Treib & Brodsky, Inc. 175.00

Materials in the Hotel McAlpin.

The exterior of the New Hotel McAlpin on Greeley Square is an interesting example of the application in feeling of detail of the spirit of the Italian Renaissance to the modern type of tall building construction, and is characterized throughout by a well-regulated use of colors and texture in the materials employed. The base of the building is constructed of Bedford stone, which supports the shaft of the design, constructed of golden brown tapestry brick, the mass of which is relieved by balconies of terra cotta or of iron, imparting to the structure the semi-residential character which differentiates the hotel from a purely commercial building. The crowning member of the design consists of a series of arched openings running through several stories in height, supporting a cornice and attic story, the whole being enriched with polychrome terra cotta. It is interesting to note one feature which largely influences the plan and arrangement of the first and second stories, an arrangement which marks a distinct departure from the established New York type of hostelry. This feature consists in the utilization of the valuable retail store renting space facing three streets and the location of the dining room and restaurant service of the house one story above street level, all of which has been accomplished while still retaining sufficient space on the ground floor to provide the hotel with the largest lobby in the city. This arrangement gives a very attractive outlook and street perspective from all cafe windows, while at the same time placing them above the dust and confusion of the sidewalk.

The furnishing of the lobby is of marble, executed in Italy, with seat cushions of red tooled leather, while distributed about the various points of interest are marble pedestals, vases and other decorative features.

The entire western aisle of the lobby, for a distance of 90 feet, is faced by a bronze and marble railing, enclosing the cashier, room clerk, key clerk, information desk and other departments.

At the corner of 33d street and Broadway on the second floor is located the ladies' cafe. This room being irregular in shape presented a particularly difficult problem in interior architecture and decoration, and is, therefore, of particular interest. The ceiling is very ornately decorated in a combination of relief ornament and fresco and is probably the most interesting example to be found in this country of this manner of decoration. The blending of the ceiling with the woodwork, side walls hung in Ardoise blue, with specially designed capitals of columns, models of which were made by Philip Martini, is most pleasing to the eye.

Weathering of Marble.

The assertion has frequently been made in these columns that nothing will stand the weathering, the test of time and the various other elements which go to work destruction like properly burned clay. We have evidence of this fact now and then from various sources and lately it is a special bulletin from the United States Geological Survey which tells how poorly marble gravestones stand the weather in our climate.

"The effect on white marble of such a climate as that of New England, outside of the cities, can be observed in many country churchyards and cemeteries. As the epitaphs on tombstones and monuments give the approximate dates of their erection, the amount of disintegration by weathering in a century can be calculated. On a marble stone in horizontal position in the cemetery on Burial Hill, Plymouth, Mass., dated 1825, the lettering is almost effaced, and one of the same year in vertical position is badly weathered."

Also it is said that the weathering of marble in the smoke-laden atmospheres of great cities and the industrial centers is hastened not only by the action of atmospheric acids but also by the sulphuric acids arising from the smoke of railroads, factories, foundries and steam plants where soft coal is used.—"The Clay-Worker."

The Gurney Traction Elevator.

The Gurney Elevator Company, of 62 West 45th street, is sending out to the trade Bulletin No. 5 as an engineering supplement to Bulletin No. 4 under date of July, 1912, describing the Gurney type traction elevator. The contents treat of "Demonstration of Rope Traction," "Comparison of Efficiency of Low Speed and Normal Speed Electric Elevators," "A Treatise on the Theory and Advantages of Herringbone Gears" and "Deduction of Torque Requirements for Gurney Type Traction Elevator System." These articles are technical in character and describe fully and clearly certain mechanical factors in elevator efficiency.

H. F. Gurney, M. E., president of the company, writes the following foreword which is of didactic value to everybody concerned with elevator operation:

"In planning an elevator machine for elevators which are to travel to great heights and at high speed, we recognized that it was our duty, as engineers, to use the labor and material available, economically and efficiently, and to produce a machine that was absolutely safe.

"The gearless, or one-to-one type, which is the only type heretofore used for this service, had no patented features which would have prevented our adopting it. After an exhaustive study of the problem we determined that a gear reduction was the proper solution. While there is at first sight an objection to the use of gears where they can be avoided, it is necessary here, as in other branches of engineering design, to balance various forms of construction one against the other, and by a process of elimination to select the design which best satisfies the demands that the particular machine will be called upon to meet. The use of gears eliminates many undesirable features. Therefore, if gears can be made that will be safe, durable, operate silently, give absolutely smooth

motion to the car, have low cost of maintenance and high efficiency, it is logical to use a gear reduction.

"Our long experience in the manufacture of spur and worm gear machines eliminates these types of gearing from any consideration. A careful study of all known types of gearing brought us, by a process of elimination, to the herringbone helical type, which is the one used in the Gurney Type Traction Elevator. We determined that this type satisfied economically and efficiently every condition of the problem. "An investigation will disclose the fact that all principles and features involved in the construction and operation of this machine are sound, logical developments, based upon theory, which has been justified by a safe period of practical application. This machine has a higher efficiency than any other. It is beyond the scope of this bulletin to treat of all the principles or features of this remarkable machine, but a discussion or deduction of one or two, with a proof of what can be accomplished in quick acceleration, may prove interesting and perhaps instructive."

Decorating Modern Bathrooms.

In doing away with the cabinet work about the tub and other fixtures, the wainscot has naturally suffered the same fate. The custom has grown up to finish the walls of bathrooms with tiles, or at least to make a dado of tiles, and to paint the wall above, using as little woodwork as possible. But tiles are expensive and people of moderate means are often compelled to forego the luxury of having them. Still they want the effect of tiles upon the wall. To meet this, many wall paper manufacturers have put upon the market papers specially designed for bathrooms having tile figures, and being finished with a varnished surface that makes them perfectly waterproof. They answer the purpose fairly well, but are not so permanent as a painted wall. They are more difficult to hang than ordinary wall paper, and to do a first-class piece of work requires that the wall shall be first covered with white lining paper, in order to make a perfectly smooth job and to keep the joints of the varnished paper from separating after drying.

Probably the most satisfactory painted treatment of bathroom walls is in stenciled tile effects. The entire wall may be given this tile effect, or the tile design may be carried up as a dado to a height of some five feet where it should be capped with the border, and the wall painted in a plain tint above. For these tile designs light colors should be used in imitation of the tiles most generally used in bathrooms. Delft colorings are very popular, either dull blue or dull green on white or ivory white. Blue green on a background of pale cream is very pleasing, or a more pronounced green on a pale pink ground. Very light lemon yellow might be used as a ground color with the design stenciled in a light ochre tint. The color should be mixed so as to dry with a gloss. A good result could be obtained by mixing the color very thick for the last coat and adding a certain proportion of varnish, then stippling it on the wall in such a manner as to give a roughened effect. A coat of outside or flowing coach varnish over this would give the work the mellow tone that many of the art tiles have.

It is remarkable how conspicuously the tiniest bit of dust that may get worked into the varnish will show up when the work is finished, and great care must therefore be taken that dust is not present.—Practical Decorator.

Oil Mixed Concrete.

A bulletin of the Department of Agriculture, Office of Public Roads, has recently been issued which describes investigations of the effect of mixing oil with concrete.

While experimenting in the Office of Public Roads in an attempt to develop a non-absorbent, resilient, and dustless road material, one capable of withstanding the severe shearing and raveling action of automobile traffic, the writer's investigations led him into a very promising discovery. He found that, when a heavy residual oil was mixed with Portland cement paste, it entirely disappeared in the mixture, and, furthermore, did not separate from the other ingredients after the cement had become hard. The possibilities of oil-cement mixtures for waterproofing purposes were recognized and extensive laboratory tests were immediately begun to determine the physical properties of concrete and mortar containing various quantities of oil admixtures.

Many valuable data have been obtained from these investigations. The damp-proofing properties of concrete mixtures containing oil have been demonstrated very definitely by laboratory and by service tests which establish this material as one of great merit for certain types of concrete construction. It has also been shown that the admixture of oil is not detrimental to the tensile strength of mortar composed of 1 part of cement and 3 parts of sand when the oil added does not exceed 10 per cent of the weight of the cement used. The compressive strength of mortar and of concrete suffers slightly with the addition of oil, although when 10 per cent of oil is added the decrease in strength is not serious.

Concrete mixed with oil requires a period of time about 50 per cent longer to set hard than does plain concrete, but the increase in strength is nearly as rapid in the oil-mixed material as in the plain concrete. Concrete and mortar containing oil admixtures are almost perfectly non-absorbent of water, and so they are excellent materials to use in damp-proof construction. Under pressure, oil-mixed mortar is very efficient in resisting the permeation of water. Laboratory tests show that oil-mixed concrete is just as tough and stiff as plain concrete, and furthermore its elastic behavior within working limits of stress is identical to steel reinforcement. Its strength is much decreased when plain bars are used. Deformed bars, however, and wire mesh or expanded metal will reinforce this material with practically the same efficiency as in ordinary concrete.

An Experience in School Building Competitions.

A number of years ago the Board of Education of a thriving city in one of the Middle States was confronted with the problem of a new school building. Upon deciding to have a competition for the selection of an architect the members of the board retained Walter Cook, now president of the American Institute of Architects, as professional adviser.

Mr. Cook relates his experience in the Architect and Engineer:

Their first statement was that "public opinion demanded that all should have a chance." When the dangers of this course were pointed out to them and competition between a limited number of architects of proved ability was recommended, they finally, with perhaps some reluctance, agreed to a compromise. The competition was advertised, and the announcement was made that any architect desiring to compete should submit his name and qualifications to the board. From these names a number, not to exceed fifteen, who seemed to promise the best showing, should be allowed to compete, and no other. The competition proceeded in due course, one of the competitors was appointed and the schoolhouse was built.

Some years afterwards the same board had another schoolhouse to build and again consulted the writer. "We have concluded," they said to him, "that you were right in your advice. For this competition we are only going to invite five or six architects, all of whom we know are good men, and whom we shall pay for their services." The competition was held, and it happened that the winner was the same architect who had built the former school.

Again, some years later, a third school was to be erected. The Board of Education then decided that, even though the results of the former competitions had been successful, a competition in this case was neither necessary nor desirable; and the same architect was again appointed.

It seems as though this little story in three episodes is instructive and valuable, as showing that an enlightened and intelligent public body only needs to know the real conditions to arrive at the same conclusions as those of the great majority of architects. In this particular instance knowledge was gained by experience—an experience which might easily have been a disastrous one. It is sincerely hoped that other Boards of Education, in other cities, may profit by this experience, without incurring the dangers so happily escaped in this case.

Approximate Times for Removing Forms from Concrete.

As a guide to practice in concrete work, the following rules are suggested by Building Age: Walls in Mass Work.—One to three days or until the concrete will bear pressure of the thumb without indentation.

Thin Walls.—In summer, two days; in cold weather, five days.

Column Forms.—In summer, two days; cold weather, four days, provided girders are shored to prevent appreciable weight reaching columns.

Slabs up to 7-ft. Span.—In summer, six days; in cold weather, two weeks.

Beams and Girder Sides.—In summer, six days; in cold weather, two weeks.

Beam and Girder Bottoms and Long Span Slabs.—In summer, ten days or two weeks; in cold weather, three weeks to one month. Time to vary with the conditions.

Arches.—If not small size, one week; large arches with heavy dead load, one month.

All these times are, of course, simply approximate, the exact time varying with the temperature and moisture of the air and the character of the construction.

In removing forms, one large builder—C. A. P. Turner—requires that a 20-penny spike driven into the concrete must double up before it has penetrated one inch.

Time Should Be Utilized.

"It is bad policy to start in on a transaction that will probably require several interviews to close, on Saturday or before a holiday," advised W. W. Hannan, of Cleveland, in an address. "It is dangerous to leave open days when no aggressive progress is being made. It gives some other man a chance to knock your proposition if he is so inclined. Almost anything may happen to the best kind of a proposition between Saturday and Monday.

"One great essential to success in real estate operations is the ability to concentrate your mind and energies on the matter in hand. As you take up your work Monday morning have a well thought out, carefully defined plan in mind of certain things which you intend to accomplish. Say to yourself, 'Today I will try to close this matter, then I will take up this and try and close it, then this, and so on.' But all the time you must be alert to the business of the moment. Don't make the blunder of letting a new matter get by you because you had decided to specialize for the time being on something else. The old Scriptural admonition: 'This ought ye have done and not to have left the other undone,' is as timely and applicable in business as in morals.

"Business in common with the social side of life has its fads and fancies. There is some good to be found in most of them. As stated a moment ago, the man of the hour in the business world today is the efficiency expert. To admit that the particular industrial concern in which you are a stockholder has not felt the probing touch of the efficiency expert is to admit in effect not only that you are old fashioned, but that while your business may be in a bad way, still you don't believe anyone can tell you what is the matter, and if they could you don't want to know.—National Real Estate Journal."

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
 "Entered at the Post Office at New York, N. Y., as second class matter."

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PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Allen st, 79, 129-31.	15th st, 319-31 W.	75th st, 237-9 E.	133d st, 523 W.	114-S.
Bayard st, 9.	16th st, 427 W.	76th st, 363 E.	136th st, 152 W.	5th av, 212-6, 302.
Cherry st, 18.	19th st, 37 W.	77th st, 264 W.	140th st, 457 W.	8th av, 2819-23.
Christopher st, 23-5.	21st st, 443 W.	83d st, 613-9 E.	145th st, 131-3 W.	11th av, 210-6, 395, 425-35.
Clinton st, 66-8, 211.	23d st, 148-56 W.	83d st, 25 W.	147th st, 402 W.	11th av (ws), 679-pt lot 1.
Dyckman st (8:2174-pt lot 26.	31st st, 3 W.	84th st, 612-4 E.	148th st, 271-3 W.	12th av (es), 679-pt lot 61.
Essex st, 126.	33d st, 224 E.	84th st, 301 W.	Av D, 88-90.	
Goerck st, 90.	34th st, 626-34, 640-4, 652 W.	85th st, 414, 427 E.	Audubon av, 220-34, 249-54.	WILLS.
Howard st, 32.	34th st W (ss), 679-pt lot 1.	87th st, 341 W.	Audubon av (es), 2159-42-43.	University pl, 45.
Lewis st, 26, 110.	37th st, 520 W.	89th st, 317 W.	Broadway, 2307, 2587.	20th st, 350 W.
Ludlow st, 40.	38th st, 315 E.	91st st, 136 W.	Fort Washington av (ws), 2136-pt lot 140.	22d st, 404 W.
Monroe st, 191-5.	42d st, 326-36 E.	101st st, 232 W.	Lenox av, 681-3.	40th st, 520 W.
Rivington st, 148, 322-4.	44th st, 404-6 W.	102d st, 238 E.	Lexington av, 317-1407-11, 1738, 1836-8.	53d st, 440 W.
Rutherford pl, 1.	47th st, 41 W.	103d st, 304-10, 316-8 E.	Madison av, 1471.	55th st, 131 E.
Sheriff st, 54.	48th st, 76 W.	105th st, 164 E.	Northern av (ws), 2179-10.	83d st, 240 E.
Spruce st, 18.	49th st, 142 W.	106th st, 11-5 E.	Old Broadway, 2338.	84th st, 147 W.
Stanton st, 80.	51st st, 241-9 W.	107th st, 110 W.	Vermilyea av, 153-5.	87th st, 340 W.
Sullivan st, 77.	56th st, 247 E.	111th st, 31 E.	West Broadway, 288-92.	93d st, 165 E.
Thompson st, 240.	60th st, 251 W.	112th st, 218 W.	1st av, 1588, 1714, 2199, 2209.	94th st, 34 W.
Washington Sq S, 58-60.	64th st, 24 E.	115th st, 610 W.	2d av, 1648, 1984-8.	127th st, 138, 237 W.
York st, 15-17.	66th st, 155 W.	118th st, 61 E.	3d av, 322-8, 594.	Av A, 1426.
2d st, 214-6 E.	68th st, 306 W.	120th st, 416 E.		Lexington av, 798.
3d st, 75-7 W.	69th st, 12 E.	122d st, 255, 261 E.		5th av, 610.
4th st, 377-83 E.	71st st, 429 E.	122d st, 346 W.		1st av, 960-4.
7th st, 291 E.	74th st, 25 W.	125th st, 71-5 W.		
9th st, 240-2 & 419 E.		129th st, 113 E.		
10th st, 339 E.		130th st, 44-62 W.		
12th st, 711 E.				

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
 A.L.—all liens.
 AT—all title.
 ano—another.
 av—avenue.
 admr—administrator.
 admtrx—administratrix.
 agmt—agreement.
 A—assessed value.
 abt—about.
 adj—adjoining.
 apt—apartment.
 assign—assignment.
 asn—assign.
 atty—attorney.
 bk—brick.
 B & S—Bargain and Sale.
 bldg—building.
 b—basement.
 blk—block.
 Co—County.
 C a G—covenant against grantor.
 Co—Company.
 constn—construction.
 con omitted—consideration omitted.
 corpn—corporation.
 cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

(o)—office.

pr—prior.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

r—room.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

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.

FEB. 21, 24, 25, 26 & 27.

Allen st, 79 (2:413-19), ws, 137.6 n Grand, 25x87.6, 5-sty bk tnt & str; Caroline Lauber et al individ & EXRS, &c, Kath Vogt & ano to Emma Haller, 105 8 av; mtg \$10,000; Feb6; Feb21'13; A\$18,000-25,000.

Allen st, 79; Emma Haller to Oliver A Farley, at Flemington, NJ; 3/4 pts; mtg \$10,000; Feb7; Feb21'13. O C & 100

Allen st, 129 (2:415-31), ws, abt 200 n Delancey, 25x87.6; 5-sty bk tnt & str; Jos H Schwartz to Harris Schwartz, 951 Av St John; mtg \$27,000; Feb24; Feb26'13; A \$19,000-27,000. O C & 100

Allen st, 131 (2:415-30), ws, abt 145 s Rivington, 25x87.6, 5-sty bk stable; Henig Bros Inc, a corp, to Sol & Michl Henig, 214 E 2; AL; Feb19; Feb26'13; A \$9,000-30,000. O C & 100

Bayard st, 9 (1:289-44), ss, 80.3 w For syth, 23.8x38x26.3x31, 5-sty bk loft & str bldg; Sarah Burnstine to Betsie Rubin, 9 Bayard; confirmation deed; mtg \$10,000; Oct7'12; Feb25'13; A\$11,000-14,500. nom

Beekman st, 26, see Spruce, 18.

Cherry st, 18 (1:112-51), ns, abt 135 e Pearl, 24.10x125.9x25.6x127.9, ws, 5-sty bk tnt & str & 5-sty bk rear tnt; Therese M Casazza to Chas A & Catarina Casazza, 5805 7 av, Bklyn, & Antonio & Teresa Barbieri (Main st), Honesdale, Pa; mtg \$16,000; Feb20; Feb25'13; A\$15,000-24,000. O C & 100

Christopher st, 23-5 (2:610-71-72), ns, 60 e Waverly pl, runs n70xe20xn20xe20xs90 to st xw40 to beg, 2 3-sty fr bk ft tnts; Herman C Gissel to Paulward Co, a corp, 258 Bway; Feb27'13; A\$19,500-21,500. O C & 100

Clinton st, 66-8 on map 66 (2:349-39), es, 78.10 n Rivington, 21.2x75; 3-sty bk stable; Henig Bros, Inc, a corp, to Sol & Michl Henig, 214-E 2; AL; Feb19; Feb26'13; A\$17,000-22,000. O C & 100

Clinton st, 211 (1:270-46), ws, 100 s Henry, 25x95; 4-sty bk tnt; Julia G Inness to Gospel Settlement, a corp, 211 Clinton; CaG; mtg \$12,000 & AL; Feb21; Feb 26'13; A\$19,000-32,000. nom

Goerck st, 82-88, see Rivington, 322-4.

Goerck st, 90 (2:324-1), es, 81.3 n Rivington, 15.4x99.11; 5-sty bk tnt; Herman Gold to Jacob Gold, 14 Cannon; mtg \$7,000; Feb25; Feb26'13; A\$7,000-12,500. nom

Dyckman st (8:2174), same prop; Woodbury Langdon to same; 1/2 pt; B&S & C a G; AL; Feb17; Feb21'13. O C & 100

Essex st, 126 (2:353-16), es, 52.6 s Rivington, 17.6x50, 3-sty bk tnt & str; Harry Rich to Beckelman Co (Inc), a corp, 126 Essex; AL; Feb6; Feb27'13; A\$11,000-12,500. nom

Lewis st, 26 (2:327-35), es, 75 n Broome, 25x100, 5-sty bk tnt & str; Yetta Scheib to Nathan Scheib, 26 Lewis; mtg \$22,350; July6'04; Feb25'13; A\$12,000-27,000. O C & 100

Lewis st, 110 (2:330-44), es, 175 n Stanton, 25x100, 5-sty bk tnt & str; Israel Jacobowitz to Sarah Lewis, 46 Stagg, Bklyn; 1/2 pt; mtg \$26,000; Feb4; Feb21'13; A\$15,000-31,000. nom

Ludlow st, 40 (1:310-4), es, 125.6 n Hester, 25.3x87.6x25.2x87.6, 5-sty bk tnt & str; Bessie Hershkovitz to David Hershkovitz, 40 Ludlow; 1/2 pt; AL; Feb18; Feb21'13; A \$20,000-28,000. O C & 100

Monroe st, 191 (1:268-4), ns, 62.1 e Montgomery, 20x65.4x20x66.4; 3-sty & b bk dwg; A\$7,500-9,000; also MONROE ST, 193 (1:268-5), ns, 82.1e Montgomery, 20.5x 92.4x20.5x93.10; 3-sty & b bk dwg; A \$9,000-11,000; also MONROE ST, 195 (1:268-6), ns, 102.6 e Montgomery, 20.5x90.10 x20.5x92.4; 3-sty & b bk dwg; A\$9,000-11,000; Leonard Weill to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; 1/2 pt; mtg \$16,400; Oct9'11; Feb26'13. nom

Monroe st, 193, see Monroe, 191.

Monroe st, 195, see Monroe, 191.

Rivington st, 148 (2:349-37), nec Suffolk (Nos 124-8), 25x100, 6-sty bk tnt & str; Morris Claman & Esther, his wife, to Max Claman, 129 E 110; 1-6 pt, being 1/2 of all title; AL; Feb18; Feb25'13; A\$45,000-70,000. O C & 100

Rivington st, 148; Max Claman to Bessie Claman, both at 129 E 110; 1-6 pt, being 1/2 of AT; AL; Feb14; Feb25'13.

Rivington st, 322-4 (2:324-30), nec Goerck (Nos 82-8), 40x81.3; 6-sty bk tnt & str; Saml Cantor to Gerson Krimsky, 172 Pennsylvania av, Bklyn; QC & correction deed; Feb26'13; A\$28,000-60,000. nom

Rutherford pl, 1 (3:897-63), swc 17th (No 226), 30.3x94, 4-sty & b stn dwg, 2-sty ext; Rudolph A Seligmann, ref, to

Howard Willets, at New Marlboro, Mass; Henry R Hoyt, 2 E 75, & Frank L Hall, 618 5 av, TRSTES of J Macy Willets, joint tenants; FORECLOS Feb4; Feb18; Feb21'13; A\$28,500-40,000. 35,000

Sheriff st, 54 (2:333-4), ses, 150 ne Delancey, 25x100, 5-sty bk tnt & str; Harry Rich to Beckelman Co (Inc), a corp, 126 Essex; AL; Feb6; Feb27'13; A\$17,000-26,000. nom

Spruce st, 18 (1:101-8), sws, 91.3 nw William, runs nw23.5xsw184.4 to nes Beekman (No 26), xse24.7xne84.9xnw1xne100 to beg, 2-6-sty bk loft & str bldgs; J Archibald Murray to Orlando W Butler, 123 Willoughby av, Bklyn; mtg \$90,000; Feb 20; Feb21'13; A\$125,000-155,000. O C & 100

Stanton st, 80 (2:417-72), ns, 66.3 e Allen, 21.3x65; 5-sty bk tnt & str; Jos Rothman to Max Kimerling, 149 Stanton; AT; mtg \$16,000; Feb25; Feb26'13; A\$16,000-23,000. nom

Suffolk st, 124-8, see Rivington, 148.

Sullivan st, 77 (2:489-11), es, 200 s Spring, 25x100, 5-sty bk tnt & str; Julius B Fox to Jos L Bottenwieser, 300 Central Park W; AL; Feb10; Feb21'13; A\$16,000-27,000. O C & 100

Thompson st, 76-8, see Carmine, 63.

Thompson st, 238, see Washington sq S 58-9 or 4th, 82-4 W.

Thompson st, 240, see Washington sq S 58-9 or 4th, 82-4 W.

Thompson st, 242-8, see Washington sq S 58-9 or 4th, 82-4 W.

Washington sq S 58-9 or 4th st, 82-4 W (2:538-31-33), sec Thompson (Nos 242-8), 45.6x100.2x47.10x100.2, 4-sty bk tnt, 2-sty bk & fr tnt & str & 2-sty bk stable; A\$58,000-63,500; also THOMPSON ST, 240 (2:538-30), es, 100.2 s Washington sq S, 19x 47.10, 3-sty bk tnt; A\$6,500-8,500; also 3D ST, 75-7 W (2:538-28-29), nec Thompson (No 238), 50x90.2x48.3x90.2, 2 2-sty & 1 4-sty bk loft & str bldgs; A\$38,500-43,000; also WASHINGTON SQ S 60 or 4TH ST, 80 W (2:538-34), ns, 47.5 e Thompson, 25x 119, 4-sty bk tnt & str; A\$30,000-34,000; Italian Benevolent Inst to Elena Realty Corp, 60 Washington sq S; mtg \$128,000; Feb21; Feb24'13. 233,000

Washington sq S, 60 or 4th, 80 W, see Washington sq S 58-9 or 4th, 82-4 W.

2D st, 214-6 E (2:385-63), ns, 74.9 e Av B, 60x111.10; 3 & 6-sty bk loft, str & assembly bldg; Henig Bros, Inc, a corp, to Sol & Michl Henig, 214-E 2; AL; Feb19; Feb26'13; A\$55,000-100,000. O C & 100

3D st, 118 W, see Carmine, 63.

3D st, 75-7 W, see Washington sq S 58-9 or 4th, 82-4 W.

4TH st, 377-83 E (2:360-30), ns, 172.7 e Av D, 67.10x96, 2-4-sty bk tnts & str & 2-4-sty bk rear tnts; Julius Mautner to Max Verschleiser, 663 Tinton av; B&S & C a G; mtg \$50,500; Feb19; Feb21'13; A\$37,000-55,000. nom

4TH st, 80-4 W, see Washington sq S, 58-9.

7TH st, 284-6 E, see Av D, 88-90.

7TH st, 291 E (2:368-56), ns, 85.1 e Av D, 20x96.8, 4-sty bk tnt & 3-sty bk rear tnt; Julius Stoloff et al to Sarah Frank, 33 W 111; Feb19; Feb21'13; A\$10,000-14,500. O C & 100

7TH st, 291 E; Sarah Frank to Wolf Frank, 33 W 111; mtg \$12,000; Feb19; Feb21'13. O C & 100

9TH st, 240-8 E (2:464-33), ss, 74.10 w 2 av, 45.2x46.8, 6-sty bk tnt & str; Fannie Shapiro to Julius Hesse, 985 8 av; mtg \$36,000; Feb26; Feb27'13; A\$18,000-30,000. O C & 100

9TH st, 419 E (2:437-43), ns, 250 e 1 av, 25x92.3, 4-sty bk tnt; Jno Maisenholder to Lena Sternkopf, 1648 2 av; mtg \$8,000; Feb 20; Feb21'13; A\$17,500-22,500. O C & 100

10TH st, 339 E (2:404-36), ns, 70 w Av B, 25x94.9, 5-sty bk tnt & str; Henry J Flicker to Peter Vogler, 341 E 10; mtg \$16,000 & AL; Feb27'13; A\$22,500-28,500. O C & 100

12TH st, 711 E (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Luigi & Rosie G Sciorra to Isaac Tarshis, 523 10th, Bklyn; mtg \$16,000 & AL; Feb5; Feb27'13; A\$10,000-19,500. exch

12TH st, 711 E; Isaac Tarshis to Jno Sternecker, 329 Ocean Pkway, Bklyn; AL; Feb21; Feb27'13. nom

15TH st, 319-23 W (3:739-27-29), ns, 200 w 8 av, 75x165.8x75x172.7; 3 3-sty bk tnts & 1 & 3-sty bk rear bldg & 3-sty bk stable; A\$41,500-56,000; also 15TH ST, 325-31 W (3:739-23-26), ns, 275 w 8 av, 100x 156.6x100.5x165.8; 2 3-sty bk tnts & 5-sty bk factory; A\$63,000-149,000; Frank Seely to G B Seely's Son, Inc, a corp, 319 W 15; mtg \$110,000 & AL; Jan1; Feb26'13. O C & 100

15TH st, 325-31 W, see 15th, 319-23 W.

16TH st, 427 W (3:714-20), ns, 325 w 9 av, 25x92, 5-sty bk tnt & str; Patk G Lughie to Public Service Realty & Mtg Co, a corp, 309 Bway; AL; Feb25; Feb 27'13; A\$9,500-16,000. nom

17TH st, 226 E, see Rutherford pl, 1.

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92; 7-sty bk loft & str bldg; Lawyers Mtg Co to Adolf H Landecker, 67 W 90; B&S; Feb24; Feb26'13; A\$52,500-78,000. O C & 100

19TH st, 37 W (3:821-19), ns, 545 w 5 av, 25x92; 7-sty bk loft & str bldg; Adolf H Landecker to Morris Shalita, 787 E 176; mtg \$57,500; Feb26; Feb27'13; A\$52,500-78,000. O C & 100

23D st, 148-56 W (3:798-71), ss, 197.6 e 7 av, 102.6x98.9; 12-sty bk loft & str bldg; Chas Hirschhorn to Robt Burns Realty Co, a corp, 128 Bway [315 5 av]; mtg \$295,000 & AL; Feb25; Feb26'13; A \$265,000-555,000. O C & 100

23D st, 148-56 W; Robt Burns Realty Co to Chas Hirschhorn, 16 E 72 [16 E 52]; mtg \$295,000 & AL; Feb26'13. O C & 100

25TH st W, ss, 98.9 e 11 av, see 11 av, 210-6.

25TH st W, ss, 99 e 11 av, see 11 av, 210-6.

26TH st, 2 W, see 5 av, 212-6.

31ST st, 1 W, see 5 av, 302.

31ST st, 3 W, see 5 av, 302.

33D st, 224 E (3:913-50), ss, 312.6 w 2 av, 18.9x98.9, 3-sty & b stn dwg; David N Gillespie to David J Gillespie, 555 W 149; 1/2 pt; Feb24; Feb25'13; A\$9,400-12,000. nom

34TH st W, ss, 100 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 150 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 200 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 250 w 11 av, see 12 av, sec 34th.

34TH st W, ss, 300 w 11 av, see 12 av, sec 34th.

34TH st, 600 W, see 1 av, sec 34th.

34TH st, 626-34 W, see 12 av, sec 34th.

34TH st, 640-4 W, see 12 av, sec 34th.

34TH st, 652 W, see 12 av, sec 34th.

34TH st W, sec 12 av, see 12 av, sec 34th.

36TH st, 600-2 W, see 11 av, 425-33.

36TH st, 604 W, see 11 av, 425-33.

37TH st, 520 W (3:708-47), ss, 300 w 10 av, 25x98.9, 2-sty bk loft bldg, 1-sty ext; Jno O'Neill to Jas O'Neill, his son, 3638 Willett av; Feb21; Feb24'13; A\$8,000-9,500. nom

38TH st, 315 E (3:944-10), ns, 225 e 2 av, 25x98.9, 6-sty bk tnt & str; Seaboard Land & Mtg Co to Lucie E Mirick, 221 W 141; mtg \$23,000 & AL; Feb14; Feb21'13; A\$10,500-30,000. O C & 100

42D st, 326-8 E (5:1334-40-40 1/2), ss, 291.8 e 2 av, 33.4x98.9; 2 3-sty & b stn dwgs; Maria C Cutting et al to NY College of Dentistry, 205 E 23; AL; Feb19; Feb26'13; A \$13,200-16,000. nom

42D st, 330-6 E (5:1334-37-39), ss, 325 e 2 av, 66.8x98.9, 4 3-sty & b stn dwgs; J Lewis Schaefer to N Y College of Dentistry, a corp, 205 E 23; mtg \$22,000; Feb 24'13; A\$26,400-32,000. nom

44TH st, 404 W (4:1053-37), ss, 100 w 9 av, 25x100.5, 3-sty fr tnt; Eliz P Canfield to Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176; mtg \$16,000; Feb 24'13; A\$13,000-13,500. O C & 100

44TH st, 406 W (4:1053-38), ss, 125 w 9 av, 25x100.5, 3-sty bk tnt; Marie K Rabe, widow, to Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176; mtg \$12,000 & AL; Nov22'12; Feb24'13; A\$13,000-15,500. O C & 100

47TH st, 41 W (5:1263-13), ns, 595 w 5 av, 25x100.5, 4-sty & b stn dwg; Kathleen T Harper to Calhoun Cragin [550 Springfield av], Summit, NJ; AL; Sept24'12; Feb 24'13; A\$65,000-74,000. nom

48TH st, 76 W (5:1263-70 1/2), ss, 39.4 e 6 av, 20x75.4, 4-sty stn dwg; Stephen B Quirk to Jas A Farley, 26 E 48 [416 Madison av]; mtg \$40,000; Jan16; Feb24'13; A \$34,000-39,000. nom

49TH st, 142 W (4:1001-55), ns, 192.9 e 7 av, runs e to pt 259 e 7 av, xs100xw7xs 12.2xw14.6xn—xw21.7xs—xw21.7xn104.3 to beg, 12-sty bk hotel; Jas Ahearn to Cath Ahearn, his wife, 371 Edgcombe av; 1/2 pt; AL; Feb11; Feb24'13; A\$110,000-325,000. nom

49TH st, 142 W, see 112th, 218 W.

51ST st, 241-9 W (4:1023-6), ns, 122.6 e 8 av, 82.6x100.5, 9-sty bk tnt; Aaron M Janpelle et al to Janpole & Werner Holding Co, a corp, 206 Bway; AL; Sept28'12; Feb24'13; A\$113,000-\$. O C & 100

56TH st, 247 E (5:1330-20 1/2), ns, 75 w 2 av, 25x100.5, 4-sty bk tnt & str, with 1 & 3-sty ext; Jas T Nevin to Julius Levy, Grove, Far Rockaway, B of Q; mtg \$18,000 & AL; Feb24; Feb27'13; A\$11,000-19,000. nom

60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Isak Tepper to Carrie L Jacobs, 600 W 138; QC; Feb26; Feb27'13; A\$6,000-9,000. O C & 100

64TH st, 24 E (5:1378-59), ns, 74 w Mad av, 21x100, 4-sty & b bk dwg; Mary B Bookstaver, widow, to Mary B Knoblauch, 855 7 av; Feb20; Feb24'13; A\$73,000-80,000. gift

66TH st, 155 W (4:1138-10), ns, 213.2 e Ams av, 31x100.4, 5-sty bk tnt; Nathan Mayer to Gotham Mtg Co, a corp, 48 Park row; mtg \$36,500; Oct7'12; Feb25'13; A \$22,000-37,000. 750

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Rose Judson to Arlington Estates (Inc), a corp, 149 Bway; mtg \$17,500; Dec30'12; Feb21'13; A\$6,000-18,000. O C & 100

69TH st, 12 E (5:1383-63), ss, 230 e 5 av, 40x100.5, 4-sty bk dwg; Elvine Richard et al to Jas W Ellsworth, 18 E 53; AL; Jan16; Feb27'13; A\$175,000-225,000. O C & 100

71ST st, 429 E (5:1466-15), ns, 363 e 1 av, 25x102.2, 4-sty bk tnt; Albt Wokal to Carrie Wokal, 345 E 73; mtg \$8,000; Feb 26; Feb27'13; A\$8,000-12,000. nom

74TH st, 25 W (4:1127-19), ns, 328 w Central Park W, 22x102.2, 4-sty & b stn dwg; Jas M Donald to S Ormond Goldan, 59 W 74; AL; Feb25; Feb27'13; A\$22,000-44,000. nom

75TH st, 237-9 E (5:1430-18-19), ns, 125 w 2 av, 53.4x101.7 with all title to strip 0.7 in width in rear; 2 4-sty stn tnts, str in 239; Salvatore Dimino to Antonino or Antonio Caltabellotta, 311 E 39; ¼ pt; correction deed; mtg \$37,142 & AL; Feb 21; Feb26'13; A\$23,000-38,000. O C & 100

76TH st, 363 E (5:1451-21), ns, 125 w 1 av, 25x102.2; 4-sty bk tnt & str; Etta Lazarus to Howe Realty Co, 1239 Mad av; AL; Feb13; Feb26'13; A\$9,000-16,500. O C & 100

77TH st, 264 W (4:1168-59), ss, 137.6 e West End av, 18.9x102.2, 4-sty & b bk dwg; Emma L Pinkney to Cornelius S & Townsend Pinkney, 115 Bway; mtg \$21,000; Sept3'96; Feb27'13; A\$17,500-26,000. 26,000

83D st, 613-9 E (5:1590-30), ns, 198 e East End av, 91 to East River x—x106x 102.2, 4-sty bk hospital; A\$30,000-65,000; also 84TH ST, 612-4 E (5:1590-49), ns, 198 e East End av, 117 to East River x—x106 x102.2, 3-sty bk bldg & 1-sty fr bldgs; A \$32,000-35,000; with all title to water rights, land under water, &c; The 83d St Co, a corp, to Italian Benevolent Inst, a corp, 617 E 83; mtg \$75,000; Feb21; Feb 24'13. O C & 100

83D st, 25 W (4:1197-19), ns, 448.9 e Col av, 21.3x80, 3-sty & b stn dwg; David Lippmann to Nathan G Bozeman, at Freeport, LI [64 W 56]; mtg \$13,000 & AL; Feb 24'13; A\$14,000-19,000. O C & 100

84TH st, 301 W (4:1246-28½), ns, 40 w West End av, 30x46, 5-sty bk dwg; Danl J Carroll to Edw J De Coppet, 314 W 85; AL; Feb20; Feb21'13; A\$14,000-25,000. O C & 100

84TH st, 612-4 E, see 83d, 613-9 E

85TH st, 414 E (5:1564-43), ns, 172.6 e 1 av, 29.2x102.2, 4-sty stn tnt; Elise E Bohsung, heir Charlotte Buchert, to Wenzel Slezak & Antonie, his wife, 301 E 82, tenants by entirety; mtg \$17,000 & AL; Feb21'13; A\$10,000-20,000. O C & 400

85TH st, 427 E (5:1565-14), ns, 269 w Av A, 25x102.2, 3-sty & b stn dwg; Henry W Muller to Carrie W Muller, 427 E 85; ½ pt; mtg \$7,300; Feb17; Feb26'13; A \$8,500-12,500. nom

87TH st, 341 W (4:1249-15), ns, 237 e Riverside dr, 20x100.8, 5-sty & b stn dwg; Claiborne D Woodhouse Jr, EXR Margt H Woodhouse, to August Kastor & Maude E, his wife, 495 West End av, tenants by entirety; mtg \$22,000; Feb19; Feb25'13; A 15,000-34,000. 33,000

89TH st, 317 W (4:1250-82), ns, 250 w West End av, 20x100, 3-sty & b stn dwg; Alina B Young to Excelsior Holding Co, a corp, 33 W 42; mtg \$17,000; Feb24'13; A\$16,000-26,000. O C & 100

91ST st, 136 W (4:1221-52), ns, 289.4 e Ams av, 26.1x100.8, 5-sty bk tnt; Annie Himmelmant to Edw L Himmelmant, 136 W 91; mtg \$20,000; May18'12; Feb25'13; A \$16,000-34,000. O C & 100

92D st, 143 E, see Lex av, 1407-11.

98TH st W, swe Bway, see Bway, 2587.

101ST st, 51 E, see Mad av, 1471.

101ST s 232 W (7:1872-55½), ss, 209 e West End av, 16x100, 3-sty & b stn dwg; Henry A Cassebeer Jr, to Amelia R Van Deventer, 234 W 101, & Frank E Wise, 236 W 101; mtg \$16,000 & AL; Feb17; Feb 21'13; A\$12,000-18,000. O C & 100

101ST st, 232 W; Frank E Wise et al to Joanna M O'Rourke, 2647 Bway; mtg \$16,000; Feb19; Feb21'13. O C & 100

102D st, 238 E (6:1651-28½), ss, 75 w 2 av, 25x100.11, except part conveyed Jan 17, 1887; 5-sty bk tnt & str; mtg \$20,000; A\$10,000-22,000; also 2D AV, 1984 (6:1674-1) nec 102d (No 301), 25.11x74.10; 5-sty bk tnt & str; mtg \$24,000; A\$16,500-27,000; also 2D AV, 1986 (6:1674-2), es, 25.11 n 102d, 24.11x74.10, 5-sty bk tnt & str; mtg \$16,500; A\$10,500-18,000; also 2D AV, 1988 (6:1674-3), es, 50.10 n 102d, 25.1 x74.10; 5-sty bk tnt & str; mtg \$16,500; A\$16,500-18,000; Dora Schonzeit to Harris Schonzeit, 15 W 115, AT; Feb25; Feb26'13. nom

102D st, 238 E; mtg \$20,000; also 2D AV, 1984; mtg \$24,000; also 2D AV, 1986; mtg \$16,500; also 2D AV, 1988; mtg \$16,500; Dora Schonzeit, EXTRX & TRUSTEE Meyer H Schonzeit to same; Feb25; Feb 26'13. 9,000

103D st, 304 E (6:1674-48), ss, 100 e 2 av, 37.6x100.11, 6-sty bk tnts & str; A \$12,000-38,000; also 103D ST, 310 E (6:1674-45), ss, 175 e 2 av, 37.6x100.11, 6-sty bk tnt & str; A\$12,000-38,000; Albt Schuckle to Carmana Realty Co, a corp, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13; A\$12,000-38,000. nom

103D st, 306-S E (6:1674-46), ss, 137.6 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Wm J Amend to Carmana Realty Co, a corp, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13; A\$12,000-38,000. nom

103D st, 310 E, see 103d, 304 E.

103D st, 316-S E (6:1674-42), ss, 250 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Wm J Amend to Carmana Realty Co, a corp, 123 Lockwood av, New Rochelle, NY; AL; Feb21'13; A\$12,000-38,000. nom

105TH st, 164 E (6:1632-45½), ss, 215 w 3 av, 20x100.11, 4-sty bk tnt; Jas Kelly to Annie Gilligan, 531 W 152; B&S; Feb21; Feb25'13; A\$8,000-11,000. nom

105TH st, 164 E; Annie Gilligan to Jas Kelly & Mary T, his wife, 164 E 105, tenants by entirety; B&S; Feb21; Feb25'13. nom

106TH st, 11-5 E (6:1612-12-13), ns, 100 w Mad av, 50x100.11, 2 5-sty stn tnts; Jno Wilking to Schreyer Realty Co, a corp, 277 Bway; AL; Aug17'12; Feb21'13; A\$30,000-50,000. nom

107TH st, 110 W (7:1861-41), ss, 200 w Col av, 25x100.11; 1 & 2-sty bk shop; Robt P McDougall to McDougall McAlister Co, Inc, a corp, 110 W 107; mtg \$12,300; Feb 20; Feb26'13; A\$14,000-17,000. O C & 100

111TH st, 31 E (6:1617-14), ns, 50 w Mad av, 25x100.11, 5-sty stn tnt; Harry Cohn to Jos Polay, 56 E 120; AL; Feb18; Feb21'13; A\$13,000-24,000. O C & 100

112TH st, 218 W (7:1827-42), ss, 200 w 7 av, 75x100.11, 7-sty bk tnt; A\$46,000-125,000; also 49TH ST, 142 W (4:1001-55), ss, 192.9 e 7 av, runs e to pt 259 e 7 av x100xw7xsl2.2xw14.6xn—xw21.7 xs—xw 21.7xn104.3 to beg, 12-sty bk hotel; A \$110,000-325,000; also PROSPECT ST (*), ss, 117.6 e from w shore City Island, runs s110xe100xn110 to st xw100 to beg; also PROSPECT ST (*), a strip in front of above 100x16.6; Martha Ahearn to Jas Ahearn, 271 W 125; ½ pt; AL; May2'10; Feb24'13. nom

112TH st, 218 W (7:1827-42), ss, 200 w 7 av, 75x100.11, 7-sty bk tnt; Jas Ahearn to Cath Ahearn, his wife, 371 Edgecombe av; ½ pt; AL; Feb11; Feb24'13; A\$46,000-125,000. nom

115TH st, 610 W (7:1896-32), ss, 175 w Bway, 50x100.11, 9-sty bk tnt; Julius Tishman to Gem Realty Co (Inc), a corp, 165 Bway; B&S; mtg \$156,000; Feb21; Feb 24'13; A\$44,000-P100,000. O C & 100

118TH st, 61 E (6:1745-28), ns, 180 e Mad av, 30x100.11, 5-sty bk tnt; Geo E Weller, ref, to Henry Von Bergen, 209 N 9, Newark, NJ; mtg \$22,000; FORECLOSED & drawn Feb25; Feb27'13; A\$13,000-29,000. 2,500

120TH st, 416 E (6:1807-41), ss, 200 e 1 av, 25x100.10, 5-sty bk tnt; Paulward Co, a corp, to Herman C Gissel at Freeport, LI; Feb27'13; A\$7,000-19,500. O C & 100

122D st, 255 E (6:1787-19½), ns, 73.6 w 2 av, 14x70; 3-sty & b stn dwg; Moses D Adelson to Olga F Bumpus, 3264 Hull av; AL; Feb20; Feb26'13; A\$5,000-7,000. nom

122D st, 261 E (6:1787-21), ns, 31.6 w 2 av, 14x71.10, 3-sty & b stn dwg; Max M Bernstein to Willa Harris, 2465 Bway; mtg \$6,000 & AL; Feb19; Feb21'13; A\$5,000-7,000. nom

122D st, 346 W (7:1948-55½), ss, 122 w Manhattan av, 16x100.11, 3-sty & b stn dwg; Josephin Zeman to Arthur Blue, 355 W 122; Feb24'13; A\$9,200-12,000. O C & 100

125TH st, 71-5 W (6:1723-5-6½), ns, 85 e Lenox av, 58.10x99.11, 3 2-sty bk str; Oliver DeG Vanderbilt et al, EXRS Susan A Hoogland, to Wm S Vanderbilt, at Greenville, Greene Co, NY; 1-5 pt; Oliver DeG Vanderbilt, 45 Evergreen pl, East Orange, NJ, 1-5 pt; Jno Vanderbilt, 301 Dyckman, NY, 1-5 pt; Lizzie V Vanderhoeft, 29 W 48, 1-5 pt; Wm V Stevens, at Bayonne, NJ, 1-20 pt; Geo D Stevens, 111 W 104, 1-20 pt; Marion C Sherrill, 76 Amherst, East Orange, NJ, 1-20 pt, & Lizzie V Lee, 25 Ivenhoe ter, East Orange, NJ, 1-20 pt; the last 4 persons being heirs of Sarah H Stevens; Feb15; Feb24'13; A\$105,000-114,000. nom

129TH st, 113 E (6:1778-9), ns, 190 e Park av, 25x99.11, 5-sty bk tnt & str; Anna N Patterson to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$15,000 & AL; Jan24; Feb25'13; A\$8,000-15,000. nom

130TH st, 44-62 W (6:1727-59-68), ss, 85 e Lenox av, 250x99.11, 10 3-sty & b bk dwgs; Brown-Weiss Realities to Louvre Hotel Co (Inc), a corp, 1133 Bway; mtg \$100,000; Feb21; Feb25'13; A\$120,000-140,000. O C & 100

130TH st, 44-62 W; Louvre Hotel Co (Inc) to 41st St Realty Co, a corp, 5 Beekman; mtg \$100,000; Feb21; Feb25'13. O C & 100

133D st, 523 W (7:1987-23), ns, 225 w Ams av, 37.6x99.11, 6-sty bk tnt & str; Benj F Koch to Brody, Adler & Koch Co, a corp, 38 W 32; mtg \$36,000; Feb19; Feb 21'13; A\$15,500-43,000. O C & 100

136TH st, 152 W (7:1920-53), ss, 250 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Eva Scott to Anna C Stephens, 285 Central Park W; mtg \$9,000 & AL; Feb20; Feb21'13; A\$7,300-10,500. O C & 100

136TH st, 152 W; Rosie D Otto to same; B&S; mtg \$9,000 & AL; Feb20; Feb21'13. O C & 100

140TH st, 457 W (7:2057-37), ns, 131 w Convent av, 18x99.11, 4-sty bk dwg; Carrie R Macdonald to Rosa Henrich, 457 W 140; AT; QC; Feb26; Feb27'13; A\$7,200-17,000. O C & 100

144TH st, 100 W, see Lenox av, 681-3.

144TH st, 271-3 W (7:2030-7), ns, 630 w 7 av, 45x99.11, 6-sty bk tnt & str; Wm Goldman to Hopkins Holding Co, a corp, 26 Exchange pl; mtg \$42,500; May29'09; Feb25'13; A\$18,500-54,000. nom

145TH st, 131-3 on map 133 W (7:2014-20), ns, 275 w Lenox av, 43.9x99.11, 6-sty bk tnt & str; Mary E Keefe to Chas Murphy, 1770 Grand blyd & concourse; QC; Feb19; Feb25'13; A\$23,000-38,000. O C & 100

147TH st, 402 W (7:2061-36), ss, 88 w St Nicholas av, 19x74.11, 3-sty & b stn dwg; Anthony Schwoerer to Reed Realty Co (Inc), a corp, 315 Mad av; AL; Feb 21'13; A\$8,100-17,000. O C & 100

150TH st, 301-3 W, see 8 av, 2819-23.

176TH st, 551 W, see Aud av, 248-54.

177TH st, 551 W, see Aud av, 248-54.

177TH st W, swe Aud av, see Aud av, 248.

178TH st, 550 W, see Aud av, 248.

189TH st W, sec Aud av, see Aud av, sec 189th.

Av D, 88-90 (2:363-8), see 7th (Nos 284-6), 45.4x75, 6-sty bk tnt & str; Saml Juskowitz to Max Goldstein, 629 W 135, EXR Herman Goldstein; 1-6 pt; AL; Oct1'12; Feb24'13; A\$34,000-72,000. nom

Audubon av, 220-6, see Aud av, 248-54.

Audubon av, 228-34, see Aud av, 248-54.

Audubon av, 242, see Aud av, 248-54.

Audubon av, 248-54 (8:2133), swe 178th (No 59), 94.11x100, 6-sty bk tnt; mtg \$135,000; also AUDUBON AV, 240-6 (8:2133-this & above lot 76), nwc 177th (No 55), 94.11x100, 6-sty bk tnt; mtg \$140,000; A\$107,000-327,000; also AUDUBON AV, 228-34 (8:2133), swe 177th, 99.11x100, 6-sty bk tnt; mtg \$130,000; also AUDUBON AV, 220-6 (8:2133-this & above lot 46), nwc 176th (No 55), 99.11x100, 6-sty bk tnt; mtg \$135,000; A\$112,000-344,000; Washington Heights Development & Constn Co, a corp, to N Y Real Estate Security Co, a corp, 42 Bway; sub to mtgs as above, also to mtg \$35,000 on all; Feb24'13. O C & 100

Audubon av (8:2159-42-43), sec 189th, 49.11x100; vacant; Clara E Hohenfels to Rosa Rosenbaum, 707 St Nicholas av; Feb 1; Feb27'13; A\$18,500-18,500. O C & 100

Broadway, 1134-6, see 5 av, 212-6.

Broadway, 2307 (4:1231-11), ws, 102.2 s 84th, runs w 111.6xsl16xw25xsl16xe136.2 to Bway xn32 to beg; 2 & 3-sty bk club house; Fredk P Forster to Gifford Pinchot at Milford, Pike Co, Pa; mtg \$75,000 & AL; Feb25; Feb26'13; A\$65,000-75,000. nom

Broadway, 2587 (7:1869-52-58), swe 98th, 100.11x175, 1-sty bk bldg & vacant; Adolphus Busch & Lilly, his wife, to Anheuser-Busch Brewing Assn, a corp, at nec 9th & Pestalozzi, St Louis, Mo; QC; Dec20'09; Feb27'13; A\$243,000-243,000. nom

Fort Washington av (8:2136-pt lot 140), ws, 126 n 161st, runs s10 to cl Knapps la xnw18xe—to beg; vacant; Chas R Buckley et al, TRSTES Wm F Buckley, to J Romaine Brown, 340 Convent av, & Alex P W Kinman, 320 W 78, EXRS &c Loyal L Smith; AT; Jan28; Feb24'13; A\$—\$. nom

Lenox av, 681-3 (7:2012-36), swe 144th (No 100), 40x100, 6-sty bk tnt & str; Maurice Cohen to Manuel Oppenheim, 120 W 46; AL; Feb19; Feb27'13; A\$39,000-82,000. O C & 100

Lexington av, 317 (3:894-25), es, 22 n 38th, 20.8x61, 3-sty & b stn dwg; Sallie A Hibbard to Walter F Martin, 306 W 94; Feb24; Feb25'13; A\$22,500-27,500. O C & 100

Lexington av, 1407-11 (5:1521-20), nec 92d (No 143), 100.8x20, 5-sty bk tnt & str; Geo Mulligan to Emily C Mulligan, both at 124 E 71; AT; B&S; mtg \$25,000; Feb24; Feb27'13; A\$28,000-43,000. O C & 5,000

Lexington av, 1738 (6:1636-18), ws, 76.1 n 108th, 24.10x100x24.11x100, 5-sty stn tnt & str; Simon Bleier to Edw C Prescott, 148 W 105; mtg \$16,500; Feb19; Feb27'13; A\$12,000-21,000. nom

Lexington av, 1836-8 (6:1641-57-57½), ws, 20.11 s 114th, 40x73.10; 2 4-sty bk tnts; Jno H Bodine to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; Feb26'13; A\$16,000-24,000. nom

Madison av, 1471 (6:1607-23), nec 101st (No 51), 25.5x79.1x26x73.7; 5-sty bk tnt & str; Jos L B Mayer to Tillie Salvin, 50 W 77; mtg \$28,000; Feb10; Feb26'13; A\$25,000-37,000. O C & 100

Nagle av, nwc Dyckman, see Dyckman, nwc Nagle av.

Northern av (8:2179-10), ws, 178.3 n 181st, runs w196.6xw161.8 to es Riverside dr at pt 203.11 n 181st xn on curve 39.8&147.3&82.10&16.3xe5.3xne292.9 to ws Northern av xs242.10 to beg; vacant; Adolphus Busch & Lilly, his wife, to Emil S Clauss, 3670 Flora av, St Louis, Mo; Feb 18; Feb27'13; A\$96,000-96,000. nom

Northern av; same prop; Emil S Clauss to Lilly, wife Adolphus Busch, Busch pl, St Louis, Mo; Feb20; Feb27'13. nom

Old Broadway, 2338 (Bloomingdale rd) (7:1984-13½), es, 50 n 129th, runs n25xe83 xse22.6xsl4.2xw102.7 to beg, 3-sty fr tnt & str; Matthew Briggs to Ellen A Pugh, 362 Riverside dr; mtg \$8,000; July2'12; Feb 25'13; A\$10,500-11,500. nom

Riverside dr, es, 203.11 n 181st, see Northern av, ws, 178.3 n 181st.

Vermilyea av, 153-5 (8:2227-8), ss, 150 e 207th, 50x150, 5-sty bk tnt; Chas F Minor to Allen Constn Co, a corp, 1229 Simpson; B&S & C A G; mtg \$42,000; Feb24; Feb25'13; A\$8,000-P18,000. nom

Vermilyea av, 153-5; Allen Constn Co to Jno J Mallen, 879 8 av; mtg \$51,000; Feb 24; Feb25'13. O C & 100

Vermilyea av, 153-5; Jno J Mallen to Wm Burns, 2626 Bway; mtg \$51,000; Feb 24; Feb25'13. nom

1ST av, 1588 (5:1562-47), es, 52.2 s 83d, 25x80; 5-sty stn tnt & str; Emil A Thibaut to Louis Taubert, 114 E 91; Feb26'13; A\$11,000-21,500. O C & 100

1ST av, 1714 (5:1568-47½), es, 25.6 s 89th, 25.1x81; 5-sty bk tnt & str; Chas Hammel et al to Mortimer Realty Co, a corp, 1095 Bergen Bklyn; AL; Feb25; Feb26'13; A\$11,000-19,000. nom

1ST av, 2199 (6:1684-30), ws, 50.11 s 113th, 25x100, 6-sty bk tnt & str; Gaspare Parlatto et al to Maria Capollaro, 2171 1st; mtg \$33,000; Feb26; Feb27'13; A\$13,000-30,000. O C & 100

1ST av, 2209 (6:1685-27), ws, 50 n 113th, 25x75, 5-sty bk tnt & str; Caterina, wife & Gennaro Innelto, to Danl & Antonio Laino, 2209 1 av; AT, QC; AL; Feb24'13; A\$11,000-18,000. 5,000

2D av, 1648 (5:1548-52), es, 78.2 s 86th, 50x78, 5-sty stn tnt & str; Jno Maiseholder to Wm G Maiseholder, 1648 2 av; mtg \$16,000; Feb20; Feb21'13; A\$16,000-24,000. O C & 100

2D av, 1984, see 102d, 238 E.

2D av, 1986, see 102d, 238 E.

2D av, 1988, see 102d, 238 E.

3D av, 594 (3:894-48), ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt & str, 1-sty ext; Jno A Benschel & ano, EXRS & Mary A Benschel, to Maurice G C Goodman, 594 3 av; Feb25; Feb27'13; A\$15,000-19,000. 17,825

4TH av, 414-8 (3:858-41-43), ws, 43.5 s 29th, 60x78, 3 4-sty str tnts & str; Irvel Realty Co to Elias Kempner, 1 W 58; AL; Aug2'12; Feb24'13; A\$165,000-180,000.

5TH av, 212-6 (3:827-44), swc 26th (No 2), 56.5x134.1 to es Bway (Nos 1134-6) x 60.5x155.7 to beg, 20-sty bk office & str bldg being erected; 5th Av & 26th St Co to Echo Investing Corp, 30 Broad; mtg \$775,000 & AL; Feb25; Feb27'13; A \$918,500-\$. O C & 100

5TH av, 302 (3:833-38), nwc 31st (No 1), 29.4x100, 4-sty bk str; A\$487,000-520,000; also 31ST st, 3 W (3:833-37), ns, 100 w 5 av, 25x98.9, 4-sty bk str; A\$95,000-112,000; except pt conveyed by deed recorded Jan31 '70; Wm B Dinsmore to Helen G Huntington, at Staatsburg, NY; 1/2 pt; Feb18; Feb21'13. nom

8TH av, 2819-23 (7:2046-7), nwc 150th (Nos 301-3), 99.11x112.6, 7-sty bk tnt & str; Herman F Bindseil to Bernhard Schlegel, 227 Franklin, B of Q; mtg \$135,000; Feb26; Feb27'13; A\$63,000-200,000. O C & 100

11TH av, 210-6 (3:696-65), sec 25th (Nos 564-8), 98.9x98.8, 11 & 12-sty bk loft bldg; also 25TH ST W (3:696), ss, 99 e 11 av, strip 1x98.9; also 25TH ST W (3:696), ss, 98.8 e 11 av, strip 0.4x98.9; all title to this; Martin Zinn et al to Zinn Bldg Co (Inc), a corp, 11 av, sec 25 [210-16 11 av]; mtg \$240,000; Feb15; Feb21'13; A\$60,000-351,000. O C & 100

11TH av, 395, see 12 av, sec 34th. 11TH av, 425-33 (3:681), ws, 49.5 n 35th, runs n123.4xw100x24.9 to ss 36th (No 604) xw25x98.9xe25x49.4xe100 to beg; also 11TH AV, 435 (3:681-this & above lot 36), swc 36th (Nos 600-2), 24.9x100, 5-sty bk brewery; Adolphus Busch to Anheuser-Busch Brewing Assn, a corp, at nec 9th & Pestalozzi, St Louis, Mo; QC; Dec20'09; Feb27'13; A\$78,000-175,000. nom

11TH av, 435, see 11 av, 425-33. 11TH av, ws, 59 s 34th, see 12 av, sec 34th.

12TH av, es, 50 s 34th, see 12 av, sec 34th.

12TH av (3:679-pt lot 61), sec 34th, 25x 100, pt 2-sty bk bldg; A\$-\$. also 12TH AV (3:679-pt lot 61), es, 50 s 34th, 25x100, pt 2-sty bk bldg; A\$-\$. also 34TH ST, 652 W (3:679-59), ss, 125 e 12 av, 25x98.9, 2-sty bk & fr stable; A\$11,000-13,000; also 34TH ST, 640-4 W (3:679-53-55), ss, 225 e 12 av, 75x98.9, 4-sty bk warehouse; A\$32,000-57,000; also 34TH ST, 626-34 W (3:679-46-50), ss, 325 w 11 av, 126.10x 98.9, 3 & 4-sty bk warehouse; A\$56,000-90,500; also 34TH ST W (3:679-pt lot 1), ss, 300 w 11 av, 25x98.9, pt 1-sty bk bldg; A\$-\$. also 34TH ST W (3:679-pt lot 1), ss, 250 w 11 av, 25x98.9, pt 1-sty bk bldg; A\$-\$. also 34TH ST W (3:679-pt lot 1), ss, 200 w 11 av, 25x98.9, pt 1-sty bk bldg; A\$-\$. also 34TH ST W (3:679-pt lot 1), ss, 150 w 11 av, 25x98.9, pt 1-sty bk bldg; A\$-\$. also 34TH ST W (3:679-pt lot 1), ss, 100 w 11 av, 25x98.9, pt 1-sty bk bldg; A\$-\$. also 11TH av, 395 (3:679-pt lot 1), swc 34th (No 600), 25x100, pt 4-sty bk bldg; A\$-\$. also 11TH AV (3:679-pt lot 1), ws, 50s 34th, 25x100, pt 4-sty bk bldg; A\$-\$. Rebecca S Mills to N Y State Realty & Terminal Co, 452 Lex av; AL; Feb27'12. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Carmine st, 63 (2:582-41), ns, 125 w Bedford, 25x95; 5-sty str tnt & str; A \$14,500-26,000; also THOMPSON ST, 76-8 (2:488-12-13), es, 87.3 s Spring, 50x88; 2 5-sty bk tnts; A\$27,000-40,000; also 3D ST, 118 W (2:543-20), ss, 25 w McDougal, 25x 100; 5-sty str tnt & str; A\$13,000-25,000; re dower; Katie Decker widow of Chas Decker to Wm J Amend, 38 W 74, EXR & Chas Decker; AT; QC; Feb6; Feb26'13. 12,860.30

Howard st, 32, see York, 15. York st, 15 (1:212-38), ns, abt 35 w West Bway. -x-, 2-sty fr & bk tnts & str; A \$10,000-10,500; also WEST BWAY, 288-92 (166-70) (1:212-35-37), nwc York (No 17), -x-, 3 3-sty bk tnts & str; A\$32,000-34,500; also HOWARD ST, 32 (1:232-22), n s, abt 25 w Crosby. -x-, 5-sty str loft & str bldg; A\$33,000-45,000; also 3D AV, 322-8 (3:830-42), nwc 24th (No 163)-x-, 2 5-sty bk tnts & str; A\$105,000-162,000; deed of trust; Jacob Lorillard & ano indivd & as TRSTES Peter Lorillard 2d to Pierre Lorillard at Tuxedo Park, NY; Chas S Brown, 247 Lex av, & Edwin C Kent at Tuxedo Park, as TRSTES same will for Emily T Lorillard in trust; June4'12; Feb 24'13. nom

York st, 17, see York, 15. 24TH st, 163 E, see York, 15. 72D st, 103 W, see 72d 105-9 W. 72D st, 105-9 W (4:1144), ns, 68 w Col av, 59x102.2, owned by party 1st pt; also 72D ST, 103 W, adj above on e, owned by party 2d pt; party wall agmt; 105 West 72d St Co, a corp, 33 E 20, with Henry M & Lewis M Silver, 20 Sidney pl, Bklyn, EXRS & Chas A Silver, deed, et al; Jan22; Feb27'13. 200 75TH st, 237-9 E (5:1430); re asn rents; Vincenzo Pernicario to Girolamo Meli & Antonino Caltabellotta, both at 20 Stanton; AT; QC; Feb11; Feb24'13. nom 128TH st, 246 E (6:1792-28 1/2), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; declaration as to merger of Ls in fee; Jersey State Realty Co, a corp, 19 Nassau, to whom it may concern; Feb20; Feb21'13; A\$7,500-16,000.

Vermilyea av, 153-5 (8:2227-8), ss, 150 e 207th, 50x150, 5-sty bk tnt; re mtg; Margt C Hoey to Allen Constn Co, a corp, 1229 Simpson; QC; Feb24; Feb25'13; A\$8,000-18,000. nom

West Broadway, 288-92, see York, 15. 3D av, 322-8, see York, 15.

Interior lot (4:1231), 123.8 e West End av & 102.2 s 84th, runs s10xe1.4xs6xe25xn 16wx26.4 to beg, being in rear of No 264 W 84; agmt restricting bldgs & as to conveyance of above lot; Fredk P Forster with Gifford Pinchot, Milford, Pike Co, Pa; Feb25; Feb26'13. nom

Interior lot (4:1231-pt lot 6 1/2), begins 118.2 s 84th & 150 e West End av, runs w 25xsl6xe25xn16 to beg, vacant; re mtg; Soc of the NY Hospital to Fredk P Forster, 270 W 84 [138 Highland, Milton, Mass]; QC; Feb14; Feb26'13; A\$-\$. 5,000

Interior lot (4:1231-6 1/2), 102.2 s 84th & 150 e West End av, runs w 26.4xs10xe1.4xs 22xe25xn32 to beg, vacant; re-mtg; Corcellus H Hackett to Fredk P Forster, 268 W 84 [138 Highland, Milton, Mass]; QC; Dec3'12; Feb26'13; A\$5,000-5,000. O C & 100

Declaration (misc) by Marie E Spencer, widow of Wm A Spencer, as to election to accept provisions of will in lieu of dower; Nov5'12; Feb21'13.

Power of atty (misc); Henry Say, Paris, France, to Francis K Pendleton, NY; Feb 8; Feb26'13.

Power of atty (misc); Adelaide McA Pyle to Chas W McAlpin of Morristown, NY & Jas McA Pyle, NY; May2'12; Feb26 '13.

Power of atty (misc); Juliana Bissinger of Flehingen, Baden, Germany, to Henry Mosle; Mar7'11; Feb25'13.

Power of atty (misc); Adolphus Busch & Lilly, his wife, of St Louis, Mo, to August A Busch, St Louis, Mo; May20'09; Feb27'13.

Power of atty (misc); Minna Klug to Julius or Herman C Lehrenkrauss, 359 Fulton, Bklyn; Oct24'09; Feb21'13.

Power of atty (misc); Kath Le Brun, 300 Northern av, NY, to Jas T Ackerman, of Midland, Bergen Co, NJ; Feb18; Feb 21'13.

Power of atty (misc) to convey any lands in Sec 4, blk 1231; Edith A Forster to Henry Forster, both at 270 W 84 [138 Highland, Milton, Mass]; Jan15'12; Feb26 '13.

Power of atty (misc); Alfred W Levi to Sarah Levi his sister, both at 142 W 131; Jan9'12; Feb26'13.

Revocation of power of atty (misc); Annie L Morris to R Horace Gallatin; Feb 25; Feb26'13.

Revocation of power of atty (misc); Annie L Morris to Henry L Morris, 32 Liberty; Feb25; Feb26'13.

WILLS

Borough of Manhattan.

University pl, 45 (2:561-), es, 50 n W 9th, 28x10, 4-sty bk loft bldg, 1/2 int; Geo Sutherland Est, Jas McNeill, EXR, 5 E 58; atty, Isaac Josephson, 5 Beekman; A \$45,000-54,000; Will filed Feb27'13.

20TH st, 350 W (3:743-74), ss, 166.8 e 9 av, 16.8x92, 4-sty bk tnt; A\$8,000-11,000; also 22D ST, 404 W (3:719-46), ss, 28.6 w 9 av, 14.3x72, 4 1/2-sty bk dwg; A\$6,000-9,000; Mary L Clements Est, Saml W Whittemore, EXR, 7 Prospect st, East Orange, N J; Filed (in person) Feb14'13.

22D st, 404 W, see 20th, 350 W. 40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk factory (1/2 int); Abr Fox Est, Allen Fox, ADMR, 67 St Nicholas av; atty, Wm Weiss, 61-3 Park Row; A\$8,500-13,500. Will filed Feb25'13.

49TH st W, nwc 5 av, see 5 av, 610. 53D st E, see 1 av, see 1 av, 960-4.

53D st, 440 W (4:1062-55), ss, 225 e 10 av, 25x100.5, 4-sty bk tnt & str; Hermann Vetter Est, Karoline Vetter, EXTRX, 501 W 173; atty, Louis Wendel Jr, 277 Bway; A\$12,000-15,000; Will filed Jan18'13. 55TH st, 131 E (5:1310-14 1/2), ns, 73 w Lex av, 17x100.5, 4-sty str tnt dwg; Geo Hammond McLean Est, Jas C N McLean, EXR, 75 Franklin, Morristown, NJ; atty, Geo E Cogswell, 37 Liberty; A\$22,000-35,000; Will filed Feb26'13.

83D st, 240 E (5:1528-30), ss, 127.8 w 2 av, 24.10x102.2, 5-sty bk tnt; Edw W Carley Est, John J Carley, ADMR, 215 E 53; atty, E Mortimer Boyle, 31 Nassau; A\$11,000-21,000; Will filed Feb26'13. 84TH st, 147 W (4:1215-11), ns, 243 e Ams av, 32x102.2, 5-sty bk tnt; A\$20,000-39,000; also 93D ST, 165 E (5:1522-23 1/2), n s, 78 e Lex av, 14x61.5, 3-sty bk dwg; A \$5,000-7,000; Jas A Tyler Est, Mary A Tyler, EXTRX, 110 E 92; atty, Fredk S Rauber, 145 Nassau; Will filed Feb25'13.

87TH st, 340 W (4:1248-51), ss, 120 e Riverside dr, 20x100.8, 3-sty str tnt dwg; A\$15,000-26,000; also 8TH AV, 2225 (7:1947-29), nwc 120th (No 301), 25.3x100, 5-sty bk tnt; A\$28,000-48,000; Jno R Cummings Est, Caroline A Cummings, ADMRX, 2040 7 av; atty, Thos J Meehan, 2 Rector; Will filed Feb26'13.

93D st, 165 E, see 84th, 147 W. 94TH st, 34 W (4:1207-45), ss, 305 w Central Park W, 17.6x100.8, 3-sty str tnt dwg; A\$11,500-19,000; also 127TH ST, 237 W (7:1933-19 1/2), ns, 296 w 7 av, 14x99.11, 3-sty str fr dwg; A\$7,000-9,000; Julia A Restorff Est, Clara Mae Restorff, EXTRX, 34 W 94; attys, Philbin, Beckman & Menken, 52-4 William; Will filed Jan27'13.

127TH st, 138 W (7:1911-51), ss, 205.6 e 7 av, 16x99.11, 3-sty str fr dwg; Eliza Ayres Miner Est, Enoch N Miner, EXR, 138 W 127; atty, Moses I Falk, 99 Nassau; A\$8,300-11,500; Will filed Feb23'13.

127TH st, 237 W, see 94th st, 34 W. Av A, 1426 (5:1487-50), es, 25.6 s 76th, 21x98, 4-sty bk tnt & str; Christina M Ramb Est, Clara Thurm, EXTRX, 1426 Av A; atty, Thos C Ennever, 132 Nassau; A \$5,000-10,000. Will filed Feb25'13.

Lexington av, 798 (5:1396-56 1/2), ws, 43.9 s 62d, 18.9x75, 4-sty str fr dwg; Lena Aronson Est, Mark Aronson, EXR, 220 W 98; atty, Isidore Hirshfeld, 99 Nassau; A \$18,000-22,000. Will filed Jan24'13. 18T av, 960-4 (5:1364-47-49), sec 53d, 72.2x54, 3 4-sty bk tnts & str; Geo Whitefield Est, Mary L Whitefield, EXTRX, 305 E 161; atty, Robt A B Dayton, 15 Wm; A \$23,500-37,000. Will filed Feb25'13.

5TH av, 610 (5:1265-34), nwc 49th, 47.5x 175, 3 1/2-sty bk dwg & 2-sty bk extension; leasehold; Jno Innes Kane Est, Alfd E Marling, EXR, 35 W 47; attys, Strong & Cadwalader, 40 Wall; A\$25,000-965,600. Will filed Feb14'13.

8TH av, 2225, see 87th, 340 W. CONVEYANCES. Borough of the Bronx.

Banta la or pl (*), ns, running along land Wm P Cook or Owald Bergen, runs e along la 84 to land Alb Banta xn29.2 to land of Waterhouse xw84 to land of Bergen xs25.5 to beg, with all title to land in said la, City Island; Geo C Banta to Jos Glass, 168 Willis av; June14'12; Feb 26'13. O C & 100

Banta la or pl (*), same prop; Cornelia A Bean to same; QC; Feb7; Feb26'13. nom

Cyrus pl (11:3041), ss, 91.7 w 3 av, 37.6x 100, vacant; Angelo Fasany to Casolaro Fasany Co, inc, a corp, 615 Fordham rd; QC; Feb24; Feb27'13. O C & 100

Delancey pl (*), ws, 180 n Morris Park av, 100x95; Josephine Sullivan to Jas J Burke, 425 E 141; mtg \$5,000; June21'12; Feb27'13. nom

De Voe ter, 2477 (11:3219), nws, 394 s 190th, 18.8x70, 2-sty bk dwg; Fordham Realty Co to Jno O Malmberg, 2477 De Voe ter; mtg \$4,000 & AL; Dec19'12; Feb 27'13. O C & 100

Disbrow pl (*), es, 237 n DeMilt av, runs e108.11 to ws S 14 av, at Mt Vernon xn73.3 to s boundary line Mt Vernon xw 66.2 to pl xs54.11 to beg, with land in S 14 av; Wm H Brazee to Hattie J Mills, 114 S RR av, Mt Vernon, NY; mtg \$3,000 & AL; Jan28; Feb24'13. nom

Faile st, 1015 (10:2749), ws, 489.6 s Bancroft, 20x100, 3-sty bk dwg; Blume Hess to Carrie Ehrlich, 9 E 97; mtg \$10,750 & AL; Feb21; Feb24'13. O C & 100

Fox st, 667 (10:2719), ws, 112.5 n 169th, runs w69.8xsw50.3 to nes 169th (No 913), xnw 30xe 65.7xe84.11 to st xs30 to beg, 1-sty bk theatre; Jno Naro to Anthony Mancuso, 319 E 107; 1/2 pt; AT; mtg \$13,500; Dec10'12; Feb21'13. nom

Fox st, 667 (10:2684), ns, 394.4 e Av St John, 40.7x125; 5-sty bk tnt; Maze Realty Co of NY to Winfred Watson at Tappan, Rockland Co, NY; mtg \$28,000; Feb26'13. O C & 100

Giles pl, 3409 (12:3255 & 3258), ws, 50 n Cannon pl, 37.6x100, 2-sty fr dwg; Edwin Doolittle et al to Danl E Wing, at Hackensack, NJ; QC; Dec19'12; Feb21'13. nom

Giles pl, 3409; Adelaide V Byerly to same; QC; Dec21'12; Feb21'13. nom

Giles pl, 3409; Danl E Wing to Anders J G Wittlock, 3409 Giles pl; QC; Dec30'12; Feb21'13. nom

Giles pl, 3409; Board of Home Missions of the Presbyterian Church in the U S of A to same; QC; Dec30'12; Feb21'13. nom

Giles pl, 3409; Helen M Briggs by Edwin H Bostwick, COMM, to same; AT; B&S; Feb20; Feb21'13. 208.33

Giles pl, 3409; Lillian M N Stevens & ano, EXRS Emilie D Martin, to same; Nov 20'12; Feb21'13. 3,875

Giles pl, 3409; Wm D Doolittle to same; QC; Feb8 Feb21'13. nom

Giles pl, 3409; National Woman's Temperance Union, a corp, of Illinois, to same; QC; Dec31'12; Feb21'13. nom

Home st (10:2728), ss, 100 w So blvd, runs s82xs again 30xw50xn27.1 & 79.2 to st xe50 to beg, vacant; Jas E Spiegelberg to Mamie H Goldman, 1384 Spiegal av; 1/2 pt; QC; AL; Feb19; Feb25'13. nom

Main st (*), es, 25 s Mary, 25x97.9x25x 98.4; also SILVER ST (*), ss, 341 w Main, 25x100; also SILVER ST (*), ns, 50 e Roselle, 25x100; also SILVER ST (*), ns, 75 e Roselle, 25x100; also GLEASON AV (12TH ST) (*), ss, 155 e Havemeyer av (Av B), 50x108, Unionport; also GRACE AV (*), ws, 107.10 sw Glebe av, 25x100; Carolina Wenninger to Jno Wenninger, 38-40 Westchester sq; AL; Feb20; Feb21 '13. 3,500

Main st (*), es, 100 s Halperin, 32.6x 100.11x17x102.10; Zerega Realty Co to Edwin G Jones, 2128 Westchester av; mtg \$13,000; Dec11'12; Feb21'13. O C & 100

Manida st, 853-9 (10:2740), sws, 183.1 se Garrison av, 75x100; 3 2-sty bk dwgs; Osiias Steimann to Pauline Rainess, 74 E 3; mtg \$23,500; Feb11; Feb26'13. O C & 100

Manida st, 853-9; Pauline Rainess to Bernard Branner, 143-5 W 127; Feb26'13. O C & 100

Parkside pl (12:3354), ns, 118 sw, 207th, 25.5x102.2x25x100.9, vacant; Jas J Doherty et al to Paul Peck, 3273 Kingsbridge ter; mtg \$1,000; Feb24; Feb26'13. O C & 100

Prospect st (*), ss, 117.6 e from w shore of City Island, 100x110, with strip in st 100x16.6; Jas Ahearn to Cath Ahearn, his wife, 371 Edgecombe av; 1/2 pt; AL; Feb 11; Feb24'13. nom

Prospect st, ss, 117.6 e fr w shore City Island, see 112th, 218 W, Manhattan.

Seabury pl, nws, at nes 172d, see 172d st E, nes, at nws Seabury pl.

Silver st, ss, 341 w Main, see Main, es, 25 s Mary.

Silver st, ns, 50 e Roselle, see Main, es, 25 s Mary.

Storrow st, nec Benedict av, see Benedict av, nec Storrow.

Svinton st (*), es, 150.11 n Eastern Blvd., 27.3x92.5x18.5x95.5; Jno R Peterson to Andw J Swanson, 200 W 145; Feb26; Feb27'13. O C & 100

Whalen st (13:3423), ss, 95 e Huxley av, 50x100, 2-sty fr dwg; Wm Whalen as TRSTE for benefit creditors Chas J Schmitt, to Richd F McKiniry, 320 E 37; Dec20'12; Feb24'13. 8,100

133D st E or So Blvd (9:2278), ns, 265 e Willis av, widened 50x100, vacant; Edw R Maslen to Wm R O'Brien; mtg \$10,000 & AL; Jan7'09; Feb26'13. nom

135TH st, 697 E (10:2564), ns, 187.11 e So Blvd, 16.8x75; 2-sty & b bk dwg; Oliver E Davis & Amanda F his wife to Jennie Davis, 697 E 135; mtg \$3,500 & AL; Feb25; Feb26'13. O C & 100

136TH st, 261 E, see 3 av, 2488.

137TH st, 745 E (10:2566), ns, 228.2 e So Blvd, 12.6x100; 2-sty fr dwg; Wm J Doherty to Jas J, Anna G & Eugene T Doherty, 641 E 221; QC; Feb24; Feb26'13. nom

145TH st E (9:2271), ss, 150 w St Anns av, 25x100; vacant; Herman D Junge to Andw Kitchen Realty Co (Inc), a corpn, 2009 Bronxdale av; Feb14; Feb24'13. O C & 100

162D st, 433 E (9:2384), nes, abt 285 w Elton av, 35x100, 2-sty fr dwg; Fredk C Hunter, ref, to Benenson Realty Co, a corpn, 407 E 153; mtg \$5,500; FORECLOS Feb11; Feb21'13. 1,500

164TH ST, 271 E, see Morris av, 980-2.

166TH st, 814 E, see Union av, 1072.

168TH st W (9:2517), ns, 105.1 e Nelson av, 26.3x79.7x25x87.8, vacant; Jas J Doherty et al to Wm J Doherty, 641 E 221; QC; Feb24; Feb26'13. nom

169TH st, 913 E, see Fox st, ws, 112.5 n 169th.

170TH st E, nwc Stebbins av, see Stebbins av, nwc 170th.

172D st E (11:2967), nes at nws Seabury pl, 122.3x93.7x135.11 gore, vacant; Thos H Smith to Emerald Constn Co, 1533 Minford pl; Feb24; Feb25'13. nom

175TH st, 731 E, see Clinton av, 1812-28, on map 1810-28.

176TH st, 711-3 E (11:2950), ns, 100:5 se Crotona av, 30x75.6; 2-sty fr dwg; Laura P Byrns, 709 E 176 to Walter S, Sadie M, Carrie S, Geo J, Wm, Sadie, Theresa, Walter & Henry Byrns & Agnes I Scharff & Eliz Ryan; QC; Jan24; Feb26'13. nom

179TH st E, nec Cambreleng av, see 179th st E, ns, 150.4 w Crotona av.

179TH st E (11:3080), ns, 150.4 w Crotona av, runs n100xw45.1 to es Cambreleng av, xse25.11x again se 77.8 to ns 179th x20.3 to beg, vacant; Anna Seelig widow to Arthur Erber, 153 E 79; mtg \$1,800; Feb 27'13. O C & 100

179TH st, 960-72 E, see Vyse av, sec 179th.

180TH st E, nwc Anthony av, see Anthony av, 2081-3.

180TH st, 593 E (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8, 3-sty fr tnt; Richd P Shea to Mary E Shea, 593 E 180; mtg \$5,500; Dec14'12; Feb24'13. O C & 100

180TH st E, nwc Daly av, see Honeywell av, 2102.

180TH st, 1161 E, see Honeywell av, 2102-4.

186TH st, 632 E, see Belmont av, swc 186th.

193D st E, see Creston av, see Creston av, sec 193d.

194TH st E, nwc Briggs av, see Valentine av, nec 194.

194TH st E, nec Valentine av, see Valentine av, nec 194.

198TH st E, see Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 198th.

214TH st E (Sheil) (*), ss, 200 e Paulding av, 50x100, Laconia Park; Peter Ferrara to Antonetta Ferrara, 2126 1 av; QC; Feb14; Feb26'13. nom

221ST st E (7 av) (*), ns, 204 e Carpenter av, 50x114, Wakefield; also PLEASANT AV (*), es, 366.8 s 216th (2d st), 33.4x100; Wm J Doherty to Jas J, Anna G & Eugene T Doherty, all at 641 E 221; QC; Feb24; Feb26'13. nom

222D st E (*), ns, 50 w from es lot 908, map Wakefield, runs n100xw50x100 to 222d x50 to beg; re mtg; Mary T Ward to Vincenzo & Luigi Pastorelli, 441 E 119; Vincenzo Piscarotta, 227 E 63, & Gabriele Albanente, 317 E 48; Feb24; Feb25'13. 548.98

226TH st E (*), ss, 205 w Bronxwood av, 100x114, Wakefield; Geo E Weller, ref, to Benj Eisler, 1087 Eastern Pkwy, Bklyn; mtg \$10,000; FORECLOS Jan29; Feb20; Feb24'13. 3,625

226TH st E (*), same prop; Benj Eisler to Glosue Arcoleo, 3664 Barnes av; B&S; mtg \$10,000; Feb19; Feb24'13. nom

227TH st E, ns, 80 e White Plains av, see 228th E, ss, 80 e White Plains av.

227TH st E, nec White Plains av, see 228th E, ss, 80 e White Plains av.

228TH st E (14th av) (*), ss, 80 e White Plains av, 100x114, Wakefield; also 227TH ST (13TH AV) (*), ns, 80 e White Plains av, 100x114; also 227TH ST E (13TH AV) (*), nec White Plains av (3d), 105x114, except pt for White Plains rd; Thos F Maher & ano, EXRS Cath Maher, to Jno S Kerns, 4162 Gunther av, 1/2 pt; Geo H Sunderman Jr, 4189 White Plains av, 1/2 pt; Michl J O'Connor, 4211 Barnes av, 1/2 pt; & Richd Hanrahan, 631 E 233, 1/2 pt; Feb21; Feb24'13. 21,000

229TH st E, sec Carpenter av, see Carpenter av, sec 229.

229TH st E (*), ss, 130 e Paulding av, 25x114; Elisha G Selchow to Barnet Baranowitz, 91 Monmouth, Newark, NJ; AL; Sept23'12; Feb24'13. nom

238TH st, 120 E (12:3372), ss, 200 e Oneida av, 25x100, 2-sty fr dwg; Morris Berney to Basonio Constn Co, a corpn, 5 Beekman; mtg \$5,250; Feb21; Feb25'13. nom

Av St John, 997 (10:2686), es, 51.11 s Prospect av, 20.3x94.11x20.2x96.6, 4-sty bk tnt; Jos Resnik to Nathan Cohen, 1/2 pt, & Hattie & Minnie Cohen, 1/2 pt, all at 726 Prospect av; mtg \$9,000; Feb20; Feb21'13. O C & 100

Amundson av (*), es, 300 s Randall av, 50x100; also MONTICELLO AV (*), ws, 375 n Randall av, 35.1x100x36.4x100; Andw S Hamersley ref to Aloysius Fellenstein, 840 E 229; mtg \$3,500; FORECLOS Feb 11; Feb25; Feb27'13. 500

Anthony av, 2081-3 (11:3156 & 3161), n w 180th, 50.10x83.1x50x89.9, 2 2-sty fr dwgs; Chas Shuldiner et al to Rebecca Shuldiner, 1935 E 16, Bklyn; QC; AL; Aug 19'12; Feb27'13. nom

Anthony av (11:3160), ws, 162.10 n 184th, 25x73x25x74, being part lot 419, map Chas Berrian at Fordham, vacant; also PLOT, begins at sec lot 419, runs n along rear of lot 25 to lot 418 xw21.3x25.1xe20.9 to beg, vacant; Annie Gallagher to John Gallagher, both at 2392 Grand Blvd & Concourse; AL; Feb25'13. O C & 100

Bassford av, 2252 (11:3050), es, 264.1 n 182d, 36.6x76x35.6x74.11, 4-sty bk tnt; Abr Benedict to Theresa Turk, 104 Lenox av; mtg \$19,000; Feb27'13. O C & 100

Belmont av (11:3074), swc 186th (No 632), runs w87.5x83.7xe20xne7.1xe29.9 & 15 to ns Crescent av (No 631), x-33 to ws Belmont av xnl6.4 to beg, 5-sty bk tnt & str; Andw Kitchen Realty Co (Inc) to Adelia M Lankenau, 301 E 162; mtg \$27,000; Feb15; Feb24'13. O C & 100

Benedict av (*), ns, 226.11 e Storrow, 25x100; Wm Buhl to Jas A Clynes, 202 16th, Jersey City, NJ; mtg \$5,000; Feb20; Feb 26'13. O C & 100

Benedict av (*), nec Storrow, 25x101; Jas Purcell to Edw J Quinn, 1219 Taylor av; mtg \$600; Feb21; Feb24'13. O C & 100

Boyd av (*), es, 275 s Barnes av, 50x 97.6; Morris Steinbock to Cath A Ennis, 156 E 111; B&S; mtg \$1,200 & AL; Feb14; Feb24'13. nom

Briggs av, nwc 194, see Valentine av, nec 194.

Brook av, 979-83, see Brook av, 985-93.

Brook av, 985-93 (9:2391), ws, 132.7 fr an angle pt opposite 164th, which angle is 45.2 e 163d, runs s132.7 & 20, xw98.9 to es Port Morris Branch R R, xn-xe98.3 to beg; also BROOK AV, 979-83 (9:2391), ws, 438.2 n 163d, runs w98.9 to Port Morris Branch RR, xs96.11xe113.7 to av, xnl100 to beg, 1 2 & 5-sty bk brewery; Adolphus Busch & Lilly his wife to Anheuser-Busch Brewing Assn, a corpn, nec 9th & Pestalozzi sts, St Louis, Mo; QC; Dec20 '09; Feb27'13. nom

Brook av, 994 (9:2386), es, 110.5 n 164th, 27.6x111.5x25.1x102.3; 4-sty bk tnt; Annie Federman to Jos Federman, 140 W 112; 1/2 pt; AL; Feb1; Feb26'13. O C & 100

Bronx Blvd (*), ws, 300 n 240th, 25x100 to Bullard av, Washingtonville; Wm D Miller to Jesse E Reynolds, 182 Scarsdale av, Yonkers, NY; AL; Aug25'10; Feb26'13. nom

Bryant av (10:2764), es, 150 n Lafayette av, 25x100; vacant; Alex Gerhards to Albt Gerhards, 632 Costar; B&S; mtg \$800; Feb 24'13. O C & 100

Bullard av, es, 300 n 240th, see Bronx Blvd, ws, 300 n 240.

Cambreleng av, 2422-6 (11:3090), es, 45 s 188th 50x80, 3 2-sty fr dwgs; Cath C Le Roy Scharf to Edw F Maloney, 3121 Kingsbridge av; mtg \$8,800; May29'12; Feb25'13. O C & 100

Cambreleng av, nec 179th, see 179th E, ns, 150.4 w Crotona av.

Carpenter av (2d) (*), sec 229th, 28.6x 105, Wakefield; Louis Fisher to Abr Davis, 663 Tinton av; mtg \$1,000; Feb24; Feb 26'13. nom

Clinton av, 1812-28, on map 1810-28; also 175TH ST, 793 E, begins FAIRMOUNT AV (11:2949), nec 175th (No 731), 100x200, except part taken for 175th & Clinton av, 9 3-sty bk dwgs & 1 4-sty bk tnt; Morris Shalita to Adolf H Landeker, 67 W 90; mtg \$89,400; Feb24; Feb27'13. O C & 100

Concord av (10:2577), es, 120 s 147th (Dater), 80x100; vacant; Checchina Carucci to Sole Realty & Constn Co, a corpn, 641 E 183; mtg \$7,000; Feb19; Feb25'13. O C & 100

Crescent av, 631, see Belmont av, swc 186th.

Creston av, 2S19 (12:3318), ws, 124.8 s 198th, 25x100.4, 2-sty fr dwg; Anna S Landeen to Paul J Exner Co, a corpn, 103 Park av; mtg \$5,500 & AL; Feb20; Feb 21'13. nom

Creston av (11:3168), sec 193d, 250.1x 109.5x250x112.3; vacant; Wm N Cohen et al, EXRS Wm Wickte, to Francis Keil, 2615 Grand Blvd & Concourse; Feb20; Feb 24'13. O C & 100

Daly av, nwc 180th, see Honeywell av, 2102-4.

Eastchester rd (*), es, 75 n Chester av, 30.2x97.5x40x97.6, ss; Herman H Isch to Wm Giehl, 3350 Eastchester rd; mtg \$4,450 & AL; Jan28; Feb27'13. nom

Eastchester rd (*), same prop; Wm Giehl to Jacob Lotter, 2339 Baychester av; mtg \$4,450 & AL; Feb17; Feb27'13. O C & 100

Eastchester rd (*), ws, at es N Y NH & H RR, runs s along rd 90 xsw196.8xw30 to RR xne287.9 to beg, contains 9,500 sq ft; Peoples Trust Co, a corpn, as TRSTE Jos J Gleason, to Harlem River & Portchester RR Co, a corpn, 70 E 45; Feb8; Feb25'13. 2,500

Elliot av (*), es, 200 n Elizabeth, 50x 125, Olinville; Johanna O'Connell to Mary McCarthy, at Canton, Pa; AL; Feb10; Feb 21'13. nom

Findlay av, 1258 (9:2436), es, 256.8 s 169th, 16.8x100, 2-sty fr dwg; Thornton Bros Co, a corpn, to Abr Shenfeld & Rebecca his wife, 11 E Houston, tenants by entirety; mtg \$3,000 & AL; Feb24; Feb27 '13. O C & 100

Gleason av (12th st) (*), ns, 330 w Havemeyer av (Av B), 25x108, Unionport; Chas A Laumeister to Adam Mink, 225 or 2251 Gleason av; QC; Feb18; Feb21'13. nom

Gleason av, ss, 155 e Havemeyer av, see Main, es, 25 s Mary.

Glebe av (New Haven Railroad av) (*), nws, 344 ne Green la, 100x100; Margt V Fowler to Margt E Kenney, 35 So 8 av, Mt Vernon, NY; AL; Feb19; Feb26'13. nom

Grace av, ws, 107.10 sw Glebe av, see Main, es, 25 s Mary.

Grant av, 964 (9:2446), es, 275.6 n 163d, 20x95, 3-sty bk dwg; Jno V Terreforte to Aaron P Ordway, 120 W 121; mtg \$9,000; Sept6'12; Feb24'13. O C & 100

Grand Blvd & Concourse (12:3304), sec 198th, 121.9x180.11x120.10x164.10; vacant; Dunnelle Van Schaick, EXR Frank B Mesick, to Timothy J Regan, 121 W 106; Feb 24; Feb25'13. 32,750

Grand Blvd & Concourse (12:3304); same prop; Maria A Mesick, devisee Frank B Mesick, to same; B&S; Feb24; Feb25'13. nom

Grand Blvd & Concourse (12:3304); same prop; Timothy J Regan to Thos J O'Neill, 153 W Kingsbridge rd; mtg \$22,925; Feb 24; Feb25'13. nom

Honeywell av, 2079 (11:3123), ws, 184.3 s 180th, 22x140.3, 2-sty fr dwg; Jacob Koehm or Kohm to Tri-Borough Holding Corpn, 2075 Honeywell av; mtg \$5,000; Feb 7; Feb27'13. nom

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161) (Samuel), 50x192 to ws Daly av x50 to 180th (Samuel) x195, 2 2-sty fr dwgs & vacant; Watkin J Morris to Emma J Morris, 31 Lex av, Albany, NY; AT; QC; Jan28; Feb21'13. nom

Hughes av, 2146 (11:3082), es, 254.7 n 181st, runs s36xe90.10xnl8xe4.2xnl17.11xw95 to beg; 2-sty fr dwg; Bertha Williams to Geo Wallace, 473 Lenox av; mtg \$9,340; Aug23'12; Feb26'13. O C & 100

Hull av, 3077 (12:3333), ws, 150 s 204th (Woodlawn rd), 25x110, 2-sty fr dwg; Chas P Sanford, ref to Chas Doblin, 308 W 71; FORECLOS Feb11; Feb24; Feb25'13. 5,600

Jackson av, 715 (10:2635), ws, 90 s 156th, 18.4x75.1x18.4x75.3, 3-sty fr tnt; Benj Friedman to Esther Friedman, 715 Jackson av; 1/2 pt; mtg \$3,000; Jan7; Feb 25'13. O C & 100

Kinsella av (*), ss, 176.4 w Bronxdale av, 25x100; Jas M Donohue to Saml J Smith, 866 Kinsella av; FORECLOSED & drawn Feb25; Feb26'13. 2,500

Lawrence av, es, 25 s Central av, see St Marys av, ws, 200 n Central av.

Leland av (*), es, 50 s Wood av, 25x 100, Van Nest; Tillie M Stadler to Wm Krug, 3042 Park av; mtg \$4,500; Feb24; Feb25'13. O C & 100

Liebig av (13:3423), ws, 289.11 n 260th, 25x95, vacant; Henry Forster to Hannah Nyden, swc 259th & Riverdale av; Feb24; Feb27'13. O C & 100

Lincoln av, 181, see 3 av, 2488.

Mathews av (*), ws, 200 s Lydig av, 25x100; Jno W McKinnon to Fred L Hahn, 2107 Mathews av; B&S; Feb21; Feb24'13. nom

Monticello av, ws, 375 n Randall av, see Amundson av, es, 300 s Randall av.

Morris av, 980-2 (9:2432), nec 164th (No 271), 100x104.9, 2-sty & a fr dwg, 1-sty fr rear bldg & vacant; Adelia M Lankenau to Andw Kitchen Realty Co (Inc), a corpn, 2009 Bronxdale av; mtg \$18,000 & AL; Feb15; Feb24'13. O C & 100

Morris av, 980-2; Andw Kitchen Realty Co (Inc) to Herman D Junge, 951 Grant av; mtg \$18,000 & AL; Feb21; Feb24'13. O C & 100

Mott av, 371 (9:2345), nws, 201.4 sw 144th, 100x227 to Walton av (Nos 360-70), x100x222.2, except pt for Mott av, 2 & 3-sty fr dwg & 1 & 2-sty fr stable; Mary M Kelley to Gertrude K Graham, 630 Faile; mtg \$13,500; Feb21; Feb24'13. O C & 100

Ogden av, 993 (9:2524), ws, 55 s 164th, 25x100, except pt for av; 3-sty fr tnt; Clementine Rechner widow to Caesar Rechner, both at 993 Ogden av; AL; Feb20; Feb26'13. O C & 100

Parker av (*), sws, 50 nw Rose pl, lots 33&40, map (277) St Raymond Park; also PARKER AV (*), sws, gore A map (904) Daily estate, except parts for Parker av; Christian Broschart to Paul G Decker & Annie his wife, 1633 Zerega av, tenants by entirety; AL; Feb21'13; rerecorded from Dec3'12; Feb27'13. O C & 100

Pleasant av, es, 366.8 s 216th, see 221st, E, ns, 204 e Carpenter av.

St Marys av (*), ws, 200 n Central av, 50x100, Pelham Park; also ST MARYS AV (*), ws, 275 n Central av, runs n200x100xsl75xcl100x25x90 to beg; also LAWRENCE AV (*), es, 25 s Central av, 75x90; Rudolf Leuchtenburg to Alice V Conklin, 1451 Minford pl; Feb26; Feb27'13. O C & 100

St Marys av, ws, 275 n Central av, see St Marys av, ws, 200 n Central av.

Saratoga av (*), ns, 50 w Newport, 100x100; Jas Kennedy & ano, individ & TRSTES Syaney J P Kennedy, to Jacob M Cohen, 116 E 3, TRSTE in bankruptcy Jas Kennedy; QC; AL; Feb19; Feb21'13. nom

Seton av (*), ws, 350 s Randall av, 25x100; Mount Vernon Trust Co to Marie M Neuweiler, 952 Freeman; Feb25; Feb27'13. O C & 100

Southern Blvd, ns, 265 e Willis av, see 133d st E, or So Blvd, ns, 265 e Willis av.

Southern Blvd, 995 (10:2725), ws, 603 s Westchester av, runs w 134.1x83.8x8e.5x again e127.1 to st xn40 to beg, 5-sty bk tnt & str; Henry L Holsten to Herman Sturcke, 1043 So Blvd; mtg \$30,000 & AL; Feb29; Feb21'13. nom

Southern Blvd (11:2980), es, abt 230 n Freeman, 25x100, vacant; Sarah Gluck to Daniel-Augustus Realty Co, a corp, 30 Church; mtg \$6,000 & AL; Jan28; Feb27'13. nom

So Oak dr (*), ns, abt 500 sw & w on curve Ir No Oak dr, 50x95; Walter W Taylor to Jos A Mascia, 742 So Oak dr; AL; Feb4; Feb25'13. nom

Stebbins av (11:2964), nwc 170th, 200x100; vacant; Melvin Realty Co to Bernhard Mayer, 41 E 72; mtg \$25,000; Feb25'13. nom

Stebbins av, 1391-7, see Union av, 1072.

Taylor av (*), ws, 175 n Gleason av, 25x100; Edw J Quinn to Jas Purcell & Delia, his wife, 1075 3 av, tenants by entirety; mtg \$4,500; Feb21; Feb24'13. O C & 100

Tinton (now Wales) av (10:2577), ws, 125 n 145th, 50x100; vacant; Nicolaos Silvestro to Luigi Naccarato, 596 Wales av; AL; Jan30; Feb25'13. nom

Union av, 1072 (10:2679), sec 166th (No 814), 93.11x83.4 with all title to strip in rear, —x— 2 5-sty bk tnts, str on cor; mtg \$75,000; also STEBBINS AV, 1391-7 (10:2964), ws, 28 s 170th, 120x100; 3 4-sty bk tnts; mtg \$75,500; Fredk Ohmeis to Henry A Petersen, 766 E 32, Bklyn; Feb21; Feb26'13. nom

Union av, 1073 (10:2670), ws, 130 s 166th, 20x100, 3-sty fr tnt; Herman Ringelke to Emil W Boettcher, 658 E 161; mtg \$6,500; Feb21; Feb24'13. O C & 100

Unionport rd (*), es, begins 572 w White Plains rd & 145 n along same from Morris Park av, runs e57x25xw71.5 to Unionport rd, xs28.10 to beg; also PLOT begins 440 w White Plains rd at point 145 n along same from Morris Park av, runs w75x25xe75xs25 to beg, with right of way over strip to Morris Park av; Irene Tafuri to Anthony & Camello Tafuri, 1817 Amethyst; AT; AL; Feb15; Feb27'13. O C & 100

Valentine av (12:3300), sec 194th, runs n513.9x97.10xsl174xse222.5xe67.1 to Briggs av xs100 to 194th xw113.8 to beg; 2-sty fr dwg & vacant; Wm H Valentine et al to Jno J Tully Co, a corp, 1603 Boston rd; AL; Feb5; Feb26'13. O C & 100

Valentine av, 2980 (12:3303), es, 80.8 s 201st, 25x110, 2-sty fr dwg; Mollie Smith to Abt Zimmerman, 376 E 155; mtg \$6,200 & AL; Dec20'11; Feb26'13. O C & 200

Van Nest av (Columbus) (*), ns, 130 w Bronxdale av, 50x100; Josephine Sullivan to Jas J Burke, 425 E 141; AT; mtg \$1,486; June22'12; Feb27'13. nom

Vyse av (11:3131), sec 179th (Nos 960-72), 115x187x115x188, except pt for av, 3 2-sty fr dwgs; Chas P Hallock to Max J Klein, 22 Mt Morris Park W, & Ignatz Roth, 102 W 121; mtg \$30,000; Feb25'13. O C & 100

Vyse av (11:3132), es, 277 s 180th, a strip 1.11x101.2x—x—; Rockland Realty Co to Jacob Streifer, 1135 Intervale av; AL; Feb26'13. nom

Vyse av, 1476 (11:2995), es, 200 n Jennings, 25x100, 4-sty bk tnt; Sophie Levy to Franz Schostal, 1808 Park av; mtg \$13,000; Feb25'13. nom

Vyse av, 1481-5 (11:2988), ws, 275 n Jennings, 75x100, 2 5-sty bk tnts; Adela M Harrington to Hargton Building Co, inc, a corp, 1478 Vyse av; mtg \$10,200; Sept13'12; Feb27'13. O C & 100

Walton av, 360-70, see Mott av, 371.

Walker av (*), ns, 294.9 w Bronx Park av, 26.9x90.3x25x80.7, with all title to strip bet West Farms rd & Walker av; Edw A Schill to Domestic Realty Co, 28-30 W 22; mtg \$3,400 & AL; Feb27'13. O C & 100

Washington av, 1958 (11:3044), es, 28 n 178th, 27x91.11x27x91.9, 4-sty bk tnt; Jno J Cunneen, ref, to Harlem Savgs Bank, a corp, 124 E 125; FORECLOS Feb18; Feb21'13. 17,000

Washington av, 1960 (11:3044), es, 55 n 178th, 27x91.11x27x91.10, 4-sty bk tnt; Edw R Finch, ref, to Harlem Savgs Bank, a corp, 124 E 125; FORECLOS Feb18; Feb21'13. 17,000

Washington av, 2082 (11:3046), es, 184.8 s 180th, 25x95x23.2x95, 2-sty fr dwg; Richd P Shea to Mary E Shea, 593 E 180; mtg \$6,500; Dec14'12; Feb24'13. O C & 100

Webb av, 2460-4 (Tee Tav) (11:3219), es, 400 n De Voer ter (Park View pl), runs s100xne72.9xn102 to av, xsw74.3, except therefrom Nos 2460-2 Webb av, heretofore released on Webb av, es, 400 n Devoer ter (Park View pl), runs s100xne47.11xw 100.6 to av, xs48.8 to beg, 3 2-sty fr dwgs; Saml I Goldberg to Edna A Patton, 2476 Webb av; mtg \$4,500; FORECLOS, Feb21; Feb26; Feb27'13. 250

Webster av (11:3031), es, 75.11 n 184th, 50.11x98.4x50.10x95.10; vacant; Lillian B Rogers to Francis X Keil, 1010 Kelly, & Edw F Schubert, 1379 Teller av; mtg \$4,000; Feb25'13. nom

Westchester av (*), nwc Wheeler av, 20x 108.7x20x110; Pew Realty Corp to Gustav A Schwenk, 1339 Bristow; Feb24; Feb25'13. O C & 100

Westchester av (*); same prop; Gustav A Schwenk to A Hupfel's Sons, a corp, 842 St Anns av; mtg \$12,000; Feb24; Feb25'13. O C & 100

Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.

White Plains av, see 228th E, ss, 80 e White Plains av.

Whitlock av, 856 (10:2731), es, 314 s Tiffany, 39x90, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faile; AL; Oct 31'12; Feb24'13. O C & 100

Whitlock av, 856; Gertrude K Graham to Caroline I Herzog, 222 W 10; mtg \$22,000; Feb21; Feb24'13. O C & 100

Whitlock av, 856; Caroline I Herzog to Mary M Kelley, Neptune City, Monmouth Co, NJ; mtg \$28,000; Feb21; Feb24'13. O C & 100

Whitlock av, 860 (10:2731), es, 275 s Tiffany, 39x90, 5-sty bk tnt; Lockwhit Co to Gertrude K Graham, 630 Faile; AL; Oct31'12; Feb24'13. O C & 100

Whitlock av, 860; Gertrude K Graham to Caroline I Herzog, 222 W 10; mtg \$22,000; Feb21; Feb24'13. O C & 100

Whitlock av, 860; Caroline I Herzog to Mary M Kelley, at Neptune City, Monmouth Co, NJ; mtg \$28,000; Feb21; Feb24'13. O C & 100

Wilcox av (*), ws, 100 n Fairmount av, 25x100; also MULNER AV (*), es, abt 156 n Bronxdale av, 26.1x127.10x25x137.6; Thos Heaney to Wm Heaney, 153 E 113; Thos Heaney; Feb21; Feb27'13. O C & 500

Willett av, 3641 (3d av) (*), ws, 366.8 s 216th 2d, 33.4x100, Olinville; Wm L Bowman REF to Geo Hauser, 1462 St Lawrence av; mtg \$3,500; FORECLOS; Feb25; Feb26'13. 1,000

3D av, 2488 (9:2318), es, old line at ns 136th (No 261), as in 1866, runs e 130.5 to present ws Lincoln av (No 181) xn25xw 121.8 to said es 3 av xs26.5 to beg, except pt for 3 av, 5-sty bk tnt & str; Jno B Harrison & ano, EXRS & Andrews Soher, to Basonio Constn Co, 5 Beekman; Feb24; Feb25'13. O C & 500

3d av, 4064 (11:2930), es, 389.9 n 174th, 25x100, 4-sty bk tnt & str; Francis W Judge ref to Co-Free Realty Co, a corp, 620 E 168; FORECLOS Jan9; Feb10; Feb27'13. 14,200

3D av, 4072 (11:2930), es, 100.1 s 175th, 38x108.8x34.7x110; 5-sty bk tnt & str; Crotona Corp to Clarisse Jackson, 133 W 120; AL; Feb24; Feb26'13. nom

Interior lot (*), 150 s Patterson av & abt 40 w Taylor av, runs sw1.1x11.1xe 39.11 to beg; gore; Maria A Beach to Wooster Beach, 2555 St Raymond av; AL; Dec16'12; Feb21'13. nom

Plot begins 440 w White Plains rd, see Unionport rd, es, begins 572 w White Plains rd.

Plot begins at sec lot 419, see Anthony av, ws, 162.10 n 184th.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Swinton st (*), es, 150.11 n Eastern Blvd 27.3x92.5x115.5x95.5; re mtg; Robt Miller to Jno R Peterson, 1890 Daly av; QC; Feb27'13. nom

176TH ST, 711-3 E (11:2950), ns, 100.5 se Crotona av, 30x75.6; 2-sty fr dwg; re dower; Laura P Byrns, 709 E 176 to Walter S, Sadie M, Carrie S, Geo J, Wm, Sadie, Eliz, Theresa, Walter & Henry Byrns & Agnes I Scharff; AT; QC; Jan24; Feb26'13. nom

222D ST E(*), ns, 405 e Carpenter av, being pt lots 908 & 907 map (143 in W Co) of Wakefield, begins at line bet lots 908 & 953, runs n100xe50xsl100xw50 to beg; re mtg; Tripoli Realty Co to Vincenzo & Luigi Pastorelli, 441 E 119; Vincenzo Piccarotta, 227 E 63, & Gabriele Albenaute, 317 E 48; QC; Feb21; Feb25'13. 250

Westchester av (*), nwc Wheeler av, 20x108.7x20x110; re mtg; N Y Trust Co to Pew Realty Corp, 931 So Blvd; Feb24; Feb25'13. O C & 100

Westchester av (*), nwc Wheeler av, 20x110, owned by party 2d pt; also property adj above on w, owned by party 1st pt; party wall agmt; Pew Realty Corp, 931 So Blvd, with A Hupfel's Sons, a corp, 842 St Anns av; Nov9'12; Feb25'13. nom

Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.

Parcel No 41 (*) on damage map to open Lacombe av from Bronx River to Westchester Creek; Randall av, from Bronx River to Westchester Creek; Commonwealth av from Patterson to Lacombe av; re mtg; Dollar Savgs Bank to City NY; QC; Feb8; Feb21'13. nom

LEASES

Borough of Manhattan

FEB. 21, 24, 25, 26 & 27.

¹Allen st, 91, see Broome, 276-8.

¹Allen st, 150, & Rivington st, 70 (2:416) all; Michl Karp to Isaac Liebowitz, 70 Rivington; fr Feb15'13, to May1'18; Feb27'13. 3,750

¹Broome st, 276-8 (2:414), nwc Allen (No 91), re asn rents Harold H Straus to Safety Holding Co, a corp, 5 Bkman & Abr Blumberg, 60 W 114; Feb15; Feb26'13. nom

¹Canal st, 251-3 (1:209), nwc Lafayette; all; Geo N Syms et al, TRSTES Jno G Syms, to Saml Swarts, 911 Union, Bklyn; 5yf Apr1; Feb25'13. 5,000 & 6,000

¹Catherine st, 16-8, see E Bway, 11-5.

¹Duane st, 54-8; also ELM ST, 7-15 (1:155); str & pt b; Louis M Jones & ano to Exchange Buffet Corp, 3 Broad; 21yf May1'14; Feb21'13. 15,000

¹East Broadway, 11-5 (1:279), swc Catherine (Nos 16-8), 50.2x75.8; all; U S Trust Co of NY, TRSTE Jno McCahill & ano to Jacob Siris, 178 S 9, Bklyn, & Pincus Malzman, 56 W 112; 2yf Jan1; 2 rens of 21y each; Feb21'13. net 4,500

¹Elm st, 7-15, see Duane, 54-8.

¹Great Jones st, nwc Bowery, see Bowery, 348.

¹Lafayette st, nwc Canal, see Canal, 251-3.

¹Laight st, 50 (1:219); all; Michl Halpin to Michl Mulcahy, 51 Bank; 3yf May1; Feb24'13. 2,400

¹Orchard st, 36 (1:298), basement str; Jno L Rubinsky to Nathan Miller, 37 Orchard; 5yf May1; 2y ren at \$960; Feb25'13. 900

¹Rivington st, 70, see Allen, 150.

¹Rutgers st, 22 (1:273); parlor fl str & rooms in rear; Moses Israel to Henry W Goldman, 22 Rutgers; 1yf Nov1'12; 3y ren; Feb21'13. 720

¹Suffolk st, 171 (2:355), ws, 24x100; the land; Hamilton Fish Corp to Lena Krellberg, 163 E Bway; 21yf May1; 21y ren; Feb21'13. taxes & c 1,250

¹Suffolk st, 171; consent to asn Ls dated Feb25'92; same to same; June25'12; Feb21'13. nom

¹3D st, 128 E (2:430), ss, 225 w Av A, 25x 90; asn Ls; Morris Berney to Basonio Constn Co, a corp, 5 Beekman; Feb21; Feb25'13. O C & 100

¹11TH ST, 510 E (2:404); str & b; Louis Feldman to Jno Di Liberti, 614 E 11; 3 1/2yf Nov1'12; Feb24'13. 600

¹12TH ST, 219 E (2:468), parlor floor; Gussie Storch to Jno J White, 232 E 5; 5yf Oct1'12; Feb26'13. 720

¹17TH ST, 208-10 W (3:766); 1st fl & b; Rob Tag to S B Miller (Inc), a corp, on premises; 10yf Aug1'12; Feb24'13. 840

¹23D ST, 130 E (3:878); e str & pt b; Rita Bldg Co to Costos Athas, 233 E 21; 5yf Mar1; Feb25'13. 3,000 & 3,500

¹26TH ST W, see Bway, see 5 av, swc 26.

¹26TH ST W, swc 5 av, see 5 av, swc 26.

¹27TH ST, 248 W (3:776); all; Myra V T Kerr to Columbia Theatrical Transfer Co, 248 W 27; 10yf May1; Feb21'13. 4,800 & 5,000

¹28TH ST, 45 E (3:858); asn Ls; Jno Fink to Adolf Fink, 420 W 20; Feb20; Feb21'13. nom

¹32D ST, 34-6 E (3:861); cancellation ls; Harry Wehmer to Wm R McClellan, 793 E 14, Bklyn; Feb7; Feb26'13. nom

¹32D ST, 34-6 E (3:861), all, Hotel St Louis; Harry Wehmer to Rood's Hotel Operating Co, a corp, 35 E 27; 4 8-12yf Feb1'13; Feb26'13. 16,000

¹32D ST, 34-6 E; asn ls; Roods Hotel Operating Co to Beldor Hotel Corp, 34 E 32; AT; Feb24; Feb26'13. nom

¹32D ST, 23 W (3:834), b str; Twenty-Three W 32d St Co to DeWitt C Millard, 132 E 19 & A Baillie Hutton at Bridlemere av & Rona, Interlaken, NJ; 5yf Feb1'13; Feb26'13. 2,100 to 2,500

¹41ST ST W, see Bway, see Bway, 1448-50.

¹45TH ST, 154 E (5:1299), all; Anna M Kristic to Margt Hopkins; address not given; 3yf Dec1'11; Feb26'13. 960

¹47TH ST, 253 W (4:1019); ground & 2d fls; Francis X O'Connor to Cornelius Ten Eick (Inc), 253 W 47; 3yf May1; Feb25'13. 2,700

¹57TH ST W, see Bway, see Bway, 1776.

¹58TH ST, 215-9 E (5:1332), ns, 225.5 e 3 av, 50x100.5; the land; Emily T Van Wagenen et al, TRSTES Jno M Dodd, to Walsh & Hartwig (Inc), a corp, 215-7 E 58; 5yf Jan1; Feb21'13. taxes in excess \$375 & 1,380

¹58TH ST, 304 W (4:1048); all; Emma R Fischer to Reisenwebers (Inc), a corp, 987-9 8 av; from Jan18'13 to May 1'15; 10y ren; Feb21'13. 6,000

¹60TH ST E, see 1 av, see 1 av, 1102.

¹74TH ST, 317 E (5:1449), str & pt b; Jno A Weekes to Jos Nemes, on premises; 5yf May1'13; Feb27'13. 900

76TH st, 352 E (5:1450); all; Moses Nussbaum, EXR Wm Nussbaum, to Jos Roth, 230 E 68; from Feb20'13 to Sept29'18; Feb 24'13. 1,200

92D st W, nwc Bway, see Bway, 2481.

100TH st E, nec Madison av, see Madison av, nec 100th.

101ST st, 51 E (6:1607), str; Jos L B Mayer to Andrea Mazzola, 51 E 101; 3 1/2 yf Nov1'12; Feb27'13. 360

107TH st E, sec 1 av, see 1 av, 2066-8.

109TH st E, sec 3 av, see 3 av, 1981.

117TH st W, swc Lenox av, see Lenox av, 141.

118TH st, 125 E (6:1766); asn ls; Morris L Goldstein & Saml Simonoff to Henry Feir, 172 E 148; Feb25; Feb26'13. nom

118TH st, 125-7 E (6:1767), all; Morris L Goldstein to Saml Simonoff, 125-7 E 118; 3yf Sept1'12; Feb26'13. 5,694

120TH st, 520-34 E (6:1816); 4 bldgs, all; Delimnac Realty Corp to Karl Sohn, 511-3 W 177, & ano; 5yf Mar1; Feb25'13. 11,000

123D st, 170-2 E (6:1771); stable, except basement & loft above garage & in the ext; Christian Dages to Morris Fishman & ano, 174 E 123; 5yf Mar1'13; 5yren; Feb 26'13. 2,400

125TH st, 309-11 W (7:1952), 1st & 2d fls & b, with a rear entrance from 314 W 126 for station J; Walter A Wells to U S of A by Frank H Hitchcock, Postmaster General of U S; 10yf May1'12; Feb25'13. 13,560

125TH st, 351 W (7:1952), nwc St Nicholas av; str & b; Chas H Lehman to Jno C Fajen, 395 W 125; 10yf May1'12; Feb 21'13. 2,100 to 3,000

128TH st, 246 E (6:1792), ss, 75 w 2 av, 26x99.11; all; asn Ls; Bronx Investing Co to Jersey Estate Realty Co (?) or Jersey State Realty Co, 119 Nassau; AT; Feb13; Feb21'13. nom

143D st, 619 W (7:2090), ns, 65 e Riverside dr; all; Carrie Levis & ano to Isaac & Lottie Schechter, 59 2 av; 5yf Mar1; Feb 25'13. 5,100

146TH st, 543 W (7:2078), all; Scheer Ginsberg Realty & Constn Co to Benj Winter, 130 E 104; 5yf Mar1'13; Feb26'13. 13,000

155TH st W, nec 8 av, see 8 av, nec 155.

Av A, 1360 (5:1484), all; Mary Higgins & ano GDN Arthur Wrestal et al to Jos Zavitkovsky, 1360 Av A; f Mar15'13, to Apr31'16; Feb27'13. 1,020

Bowery, 348 (2:531), nwc Great Jones; asn ls; Lena Matthews to Carl Schiettinger, 1239 Union av; Sept24'12; Feb26'13. nom

Broadway, sec 26th, see 5 av, swc 26.

Broadway, 1448 (4:993); str & b of Nos 1448 & 1450, 4 rooms on 2d fl & b under restaurant except barber shop; also pts sub-cellar; 41st St Realty Co to Cafe Boulevard Co, a corp, 156 2 av; 9 11-12 yf Apr31'13; Feb24'13. 30,000

Broadway, 1448-50 (4:993), sec 41st; sub-division of sub cellar by letters H, I, K, L, M, N, O, & P, with boilers, engines, electric motors for supplying heat, light & power to the several lessees of bldg; 41st St Realty Co to Cafe Boulevard Co, a corp, 156 2 av; 10yf Mar1; Feb24'13. 1,000

Broadway, 1776 (4:1029), nec 57th; e pt str fl & pt b & all of 2d fl & pt of roof; Fiat Motor Sales Co to Consolidated Rubber Tire Co, a corp, 20 Vesey; from May 1'13 to Sept1'17; Feb25'13. 18,000

Broadway, 2481 (4:1240), nwc 92d; str; N Y County Natl Bank to Pesetzky Bros & Moloschok, 3201 Bway; 5 8-12yf Feb1; Feb24'13. 1,700 & 1,800

Lenox av, 141 (7:1901), swc 117th; str & b; A & L Reubenstone to Harry Milch, 1140 Bway, & 207 E 15; 6yf Mar1; Feb24 '13. 2,500 to 3,000

Lenox av, 494 (6:1732); str; Peter Grammas to Sam I Levine, 494 Lenox av, & ano; 2 3-12yf Feb17; 5y ren; Feb21'13. 1,020

Lenox av, 633-5 (7:2010); str & b & 4 rooms in rear of s str; Louis A Baehr to Lizzie Davidson, 2033 Boston rd; 7 9-12yf & 25 days fr Feb20; Feb21'13. 2,700

Lenox av, 633-5; consent to sub let as above; Wm Reichman to Louis A Baehr, 633 Lenox av; Feb20; Feb21'13. nom

Lexington av, 1738 (6:1636); sur Ls; Max Blumenthal to Simon Bleier, 1526 Webster av; AT; Feb20; Feb27'13. nom

Madison av, 674-80 (5:1376), all above 1st & 2d store floors; Investment Securities Co to Evan H Patrick, 2 W 32; 5 2-12yf Mar1'13; Feb26'13. 12,000 & 14,000

Madison av, 766 (5:1380); upper 3 fls; Richd Sidenberg to Jeannette Busse, 766 Mad av; 3yf Sept1; Feb24'13. 1,600

Madison av, 1420 (6:1604); cor str & 2d b; Abr Levov to Giovanni Joie, 61 W 100; 4yf Jan1; Feb21'13. 660 & 720

Madison av (6:1606), nec 100th; str & pt b; Wm Greenbaum, EXR Ferruccio A Vivanti, to Andw Stone, 49 E 100; 3yf Jan3; Feb24'13. 1,380

St Nicholas av, 1246 (8:2129), str & b; Chas Pfizer, Jr, Co, to Raphael Perlmann, 1246 St Nicholas av; 3 2-12yf Feb1'13; Feb27'13. 510

St Nicholas av, nwc 125th, see 125th, 351 W.

1ST av, 1102 (5:1455), nec 60th, str & pt b Fredk Herrmann to Geo Ringler & Co, a orpn, 203 E 92; 7yf Feb1'13; Feb26'13. 1,200

1ST av, 1102 (5:1455); sur Ls; Henry Wolter to Frederick Herrmann, 207 E 71; AT; Jan25; Feb27'13. nom

1ST av, 1374 (5:1468); north str; Siegfried F Fantel to Jos Pollak, 1376 1 av; from May1'13 to Apr30'15; Feb26'13. 900

11ST av, 2066-8 (6:1700), sec 107th; all; Mary A Grogan to Michl Policastro, 2068 1 av; 5yf May1; Feb24'13. 3,100

12D av, 1421 (5:1429); asn Ls; Giles E O'Neill to Cornelius Cronin, 234 W 114; AL; Feb11; Feb24'13. nom

13D av, 1981 (6:1658), sec 109th; str & pt c; Thos F Maguire to Bernard Frank & Simon M Adler, 1588 Mad av; 5yf May1; Feb25'13. 1,500

15TH av, (3:827), swc 26th, —x— to see Bway; sobrn of Ls to mtg for \$1,300,000; Exchange Buffet Corp, 3 Broad, with Metropolitan Life Ins Co, a corp, 1 Mad av; Feb26; Feb27'13. nom

16TH av, 124 (2:573); s str & b; Saml Blumfield to Harry Siegel, 623 E 9, & ano; 3 1/2yf Nov1'12; 5y ren; Feb25'13. 1,200

16TH av, 511 (3:896); all; Anna Price et al to Nicholas A Morris, 59 W 105; 2 11-12yf Junel; Feb25'13. 5,000 & 5,250

16TH av, 600 (3:837); all; Rudolph A Withaus to Jas E Bristol, 236 Gates av, Bklyn, & ano; 25yf May1; Feb24'13. taxes & c 10,500

16TH av, 781 (4:997); asn Ls; Thos F Donahue to Abr Leibowitz, 581 Beck; Nov 7'12; Feb24'13. nom

16TH av, 781 (4:997); asn Ls; Abr Leibowitz to Chas Miller, 240 E 21, et al, firm Pelham Cafe; Jan24; Feb24'13. nom

16TH av, 781 (4:997); str & b; Susie E Fitchett et al to Thos F Donahue, 78 Prospect, B of Q; 3yf May1'12; Feb24'13. 3,000

18TH av, 2540 (7:1941); str & b; N & Z Realty Co to Leopold Oppenheimer, 509 W 110; 2yf May1; 3y ren; Feb24'13. 1,500

18TH av, 2696 (7:2029); asn Ls; Jno Trick to Eugene Ell, 446 E 89; AT; Feb20; Feb 21'13. nom

18TH av (8:2105), nec 155th, 25x100; all; Harriet G Coogan to Henry Baumann, 101 E 14; 10yf May1'13; Feb27'13. 3,600 & 4,500

10TH av, 116 (3:715), 5-sty brk bldg, all; Barter Realty Co to Michl O'Rourke at Lynbrook, LI; 10yf May1'13; Feb26'13. 2,250 & 2,400

11TH av, 459-61 (3:683), ground fl, 50 x100; Mary Sweeney to Natl Metal Molding Co, inc, at Pittsburgh, Pa; 3yf Apr1 '13; 2y ren; Feb27'13. 2,400

Bulkhead (2:655), bet Piers (new) 34 & 35, near Ft Canal, NR; also land under water on ss Pier (new) 35 N R, runs w from bulkhead 100x25x100x— to beg, with wharfrage; City NY, by Comr of Docks, to Ocean Steamship Co of Savannah, Ga, a corp, Pier 35 N R; 10yf May1; Feb25'13. 16,500

Pier (new) 35, N R (2:655), with bulkhead extdg from pt 81 n of ns of pier to pt 72 s of ss of pier; City NY, by Comr of Docks, to Ocean Steamship Co of Savannah, Ga, a corp, at Pier 35, N R; 10yf May1; Feb25'13. 54,815.29

Pier at ft W 132d st, N R (7:2004), ss, begins at inner end and extends outshore 150 ft, with wharfrage; City NY, by Comr of Docks, to M J Sheehy, ft W 39th; 5yf May1; Feb25'13. 5,815.29

Harlem River (6:1701), bulkhead bet 107th & 108th; City NY, by Comr of Docks, to Henry J Crawford, 99 Nassau, or 252 W 73; 5yf May1'11; Feb25'13. 5,600

LEASES.

Borough of the Bronx.

Beck st, sec Intervale av, see Intervale av, sec Beck.

Tiffany st (10:2711 & 2713), nwc 163d; str & pt b; Newport Realty Co to Burtha Essman, 933 Tiffany; 5yf completion of bldg; Aug15'12; Feb21'13. 840

150TH st, 230 E (9:2338); e str; Cath Fitzgerald to Frank Cirasella, 230 E 150, & ano; 5yf Jan1; Feb21'13. 540 & 600

163D st E, nwc Tiffany, see Tiffany, nwc 163d.

187TH st, 616 E (11:3073); str; Giovanniana Maresco to Camelio Capalbo; 5yf May1; Feb24'13. 960 & 1,200

Arthur av, 2331 (11:3065); str, dance hall & pt b; Felice Sergio to Tommaso Tomaneli, 2331 Arthur av; 3 1/2yf Aug1'14; Feb 25'13. 660 & 720

Brook av, 130 (9:2262), double str & 1/2 c; Jno H & Mary Dierks to Heinrich & Richd Rankel, 130 Brook av; 3 8-12yf Sept1'12; Feb27'13. 900

Intervale av, sec Westchester av, see Westchester av, sec Intervale av.

Intervale av (10:2711), sec Beck; str & b; Sol Rasbho to Louis Horowitz, 63 E 121; from Feb1'13 to Dec28'22; Feb24'13. 960 to 1,200

Prospect av, 981 (10:2678), str & pt b; Zarland Realty Co to Morris Singer, 20 E 100; 1yf Apr1'13; 4 yrs ren at \$900 to \$960; Feb26'13. 840

Westchester av (10:2703), sec Intervale av; asn Ls; Jno J Bourke to Michl J Craig, 956 Intervale av; mtg \$—; Feb24'13. nom

MORTGAGES

Borough of Manhattan.

FEB. 21, 24, 25, 26 & 27.

Cherry st, 39 (1:109), ss 61.11 w Roosevelt, 17x74; Feb18; Feb26'13; 5y5%; Jno B Golden to Adele Kneeland, on West st, Lenox, Mass. 9,000

Christopher st, 23, see Christopher, 25.

Christopher st, 25 (2:610), ns, 60 e Waverly pl, 20x70; also CHRISTOPHER ST, 23 (2:610), ns, 80 e Waverly pl, 20x90; Feb 27'13; due & c as per bond; The Paulward Co to Title Guar & Trust Co, 176 Bway. 16,000

Crosby st, 101-3 (2:496), ses, 53.3 sw Prince, 40x64.9x39.4x61.6; ext of \$41,000 mtg to Oct7'17, 5%; Feb25; Feb27'13; Central Trust Co, 54 Wall, with Emma Josephson, 85 Lenox av. nom

Duane st, 139, see Thomas, 62-6.

Dyckman st (8:2174), nwc Nagle av, 100x100; PM; Feb20; Feb21'13; due & c as per bond; Jno V Fitzpatrick to Eustis L Hopkins, at Larchmont, NY, et al, exrs Jno Haven. 50,000

Essex st, 167 (2:412), ws, 225 s Houston, 25x87.6; pr mtg \$31,000; Feb26; Feb 27'13, 1y6%; Jos Kleinberg to Emilie Macher, East Rutherford, NJ. 1,000

Forsyth st, 80 (1:306), es, abt 155 s Grand, 25x100; ext of \$3,500 mtg to Apr4 '18 at 6%; Feb15; Feb24'13; Simon Goldstein with Congregation Shaarei Torah im Anshei Ratzk Umate Levi, 80 Forsyth. nom

Goerck st, 84-6 on map 82-8 (2:324), ne c Rivington (Nos 322-4), 81.3x40; pr mtg \$—; Feb26'13; due as per bond, 6%; Saml Cantor, 1317 45th, Bklyn, to Jacob Beilenson, at Helena, Ark, & ano. 5,500

Greenwich st, 835 (2:627); ext of \$15,000 mtg to Mar29'18 at 5%; Feb5; Feb25'13; Andw C Zabriskie trste Sarah J Zabriskie with Wm J Hoe. nom

Light st, 50 (1:219); sal Ls; Feb20; Feb24'13; demand, 6%; Michl J Mulcahy to Lion Brewery, a corp, 104 W 108. 3,362.17

Lewis st, 164, see 10th, 62 E.

Monroe st, 84 (1:255), ss, 86.11 e Pike, 27x93x irreg x100.9; ext of \$6,000 mtg to Mar1'16 at 6%; Louis Levy to Chas Levy with Saml Schechner, 275 Broome. nom

Rivington st, 322-4, see Goerck, 84-6 on map 82-8.

Stanton st, 80 (2:417), ns, 66.3 e Allen, 21.3x65; Feb25; Feb26'13; due May25'15, 6%; Max Kimerling to Abr L Kass, 226 S 9, Bklyn. 2,000

Suffolk st, 125 (2:354), ws, 100 n Rivington, 25x100; pr mtg \$—; Feb25; Feb 26'13; installs, 6%; Danl & Levi Merovitz to Max Walteter, 133 Suffolk. 2,000

Suffolk st, 171 (2:355), ws, abt 100 s Houston, 24x100; leasehold; Feb21'13, 3y 6%; Lena Krellberg to Jno C Robinson, swc 67th & Bway. 8,000

Suffolk st, 171; consent to above mtg on Ls; Feb18; Feb21'13; Hamilton Fish Corp to Lena Krellberg.

Sullivan st, 77 (2:489); agmt as to share ownership in mtg; Jan29; Feb21'13; Georgianna & Geo C Keep with Leah Buttenweiser, 300 Central Park W. nom

Sullivan st, 156-S (2:518), ws, 100 s Houston, 40.4x85.11; Feb26'13, 5y5%; Agostino Costa, of NY, & Francesco & Peter Tassini, of Manasquan, NJ, to Lawyers Mtg Co, 59 Liberty. 35,000

Thomas st, 62-6 (1:147), ss, 200 w Church, runs s100xw25xs75 to ns Duane (No 139), xw25xn75xw25xn100 to Thomas x75 to beg; Feb19; Feb19'13, 3y4 1/2%; Bates Bros Real Estate Co to Lawyers Title Ins & Trust Co. 15,000

Thomas st, 62-6, & Duane st, 139; certf as to above mtg; Feb19; Feb21'13; same to same.

Thompson st, 9 (1:227); ext of \$18,500 mtg to Feb15'18 at 5%; Feb20; Feb25'13; Jno Palmieri & Martin Wechsler with Wolcott G Lane, 353 W 84, & ano trste for Caroline S Spencer & ano will Lorillard Spencer. nom

Tompkins st (2:320), es, bet ns Houston & ss 3d, the bulkhead with wharfrage rights, land under water, & c; ext of \$9,000 mtg to Feb20'14 at 6%; Feb17; Feb21'13; Robt Goodbody & Co with Morris Weinstein, 333 Central Park West. nom

Union sq W, 29 (3:843), swc 16th, 32.6x 141.10; asn rents to secure mtgs; Feb20; Feb24'13; Twenty-Nine Union Sq Co to Donald W Brown, 79 Park av. nom

Union sq W, 39 (3:844), ws, 31.6 s 17th, 28.6x150; 1-12 part; given to secure notes; pr mtg \$75,000; Apr15'12; Feb24'13, 1y6%; Alfd K Downes, east end 5 av, Kenbridge, Lunenburg Co, Va, to Walter S Irby at Hotel Kenbridge, same place. 5,600

West st, 224 (1:185); leasehold; Feb26; Feb27'13, demand, 6%; Daniel F Connelly, 613 Lex av, to Melville H Bearn, 95 Joralomon, Bklyn. 3,000

Willett st, 66 (2:338); ext of mtg for \$10,000 to May1'18 at 6%; Feb15; Feb21'13; Emilie Macher, at East Rutherford, NJ, with Adolf D Lindemann, 100 Rivington. nom

4TH st, 377-83 E (2:360), ns, 1.2, 7 e Av D, 67.10x96; PM; Feb19; Feb21'13, installs, 5%; Max Verschleiser, 663 Tinton av, to Julius Mautner, 1070 Mad av. 50,500

6TH st, 809 E, see 10th, 62 E.

7TH st, 291 E (2:363), ns, 85.1 e Av D, 20x96.8; Feb19; Feb21'13, 5y5%; Sarah Frank, 33 W 111, to Warren W Foster, 435 E 57, trste Chas S Loper. 12,000

9TH st, 240-2 E (2:464), ss, 74.10 w 2 av, 45.2x46.8; PM; pr mtg \$28,000; Feb26; Feb27'13, 3y6%; Julius Hesse, 985 8 av, to Fannie Shapiro, 240-2 E 9. 8,000

10TH st, 62 E (misc), trucking business; also 65TH ST, 809 E, stables; also LEWIS ST, 164, stables; also chattels, & c; certf as to mtg \$—; Feb26; Feb27'13; J Goldberg's Sons & Co, a corp, to whom it may concern.

- 10TH st, 227 E (2:462), ns, 250 w 1 av, 25x94.10; Feb19; Feb25'13; due, &c, as per bond; Sophia Bleyer to Title Guar & Trust bond; 15,000
 10TH st, 227 E; sobrn agmt; Feb20; Feb 25'13; Emma H Bleyer & Henry Kern with same. nom
 11TH st, 510 E (2:404); asn Ls by way of mtg to secure \$1,221.25; Feb4; Feb24'13; Jno Diliberti to Ebling Brewing Co, 760 St Ann's av. nom
 14TH st W, sive 5 av, see 5 av, 80-2.
 14TH st, 243 W (3:764), ns, abt 260 e 8 av, 25.6x103; ext of \$21,000 mtg to Mar9 '16 at 5%; Dec13'12; Feb25'13; Emma L Reaney with Tough Club, a corpn, 243 W 14. nom
 16TH st, 134 E (3:871), ns, 177.5 e Irving pl, 25x103.3; Feb27'13; due &c as per bond; Gertrude E Kellogg to Greenwich Savgs Bank, 246 E av. 500
 16TH st E, sive Union Sq W, see Union Sq W, 29.
 16TH st, 224 W (3:765); ext of \$20,000 mtg to Jan1'18 at 4½%; Feb21; Feb25'13; N Y Life Ins & Trust Co trste Louis C Hamersley with Sarah Ballin, 365 W 118. nom
 16TH st, 427 W (3:714), ns, 325 w 9 av, 25x92; PM; Feb25; Feb27'13; due April'17, 5%; Public Service Realty & Mtg Co, 309 Bway, to Patk G Tighe, 124 Park av, Yonkers, NY. 11,000
 17TH st, 230-4 W (3:766); ns, 363 e 8 av, 75x84; ext of \$115,000 mtg to Feb25'18 at 5%; Feb25'13; Brooklyn Savings Bank with Neslo Bldg Co, 1558 Crotona Park E. nom
 19TH st, 37 W (3:821), ns, 545 w 5 av, 25x92; PM; pr mtg \$57,500; Feb27'13, 2y 6%; Morris Shalita, 787 E 176, to Adolf H Landecker, 67 W 90. 1,700
 19TH st, 37 W (3:81), ns, 545 w 5 av, 25x92; Feb26'13; 5y5%; Adolf H Landecker to Lawyers Mort Co, 59 Liberty. 50,000
 19TH st, 37 W; PM; pr mtg \$50,000; Feb 26'13; 2y6%; same to Jacob Marx, 170 W 74. 7,500
 26TH st, 2 W, see 5 av, 212-6.
 31ST st, 23 W (3:833); ext of \$70,000 mtg to Jan31'16 at 4½%; Jan31; Feb27'13; Life Publishing Co with Geo C Foster, 252 W 76. nom
 36TH st, 11-5 E, see 37th, 10-14 E.
 37TH st, 10 & 14 E (3:866), ns, 202 e 5 av, runs e24xs98.9xe26xn98.9 to ss 37th ex 25xs98.9xe23xs98.9 to ns 36th (Nos 11-5) xw100xn98.9xe22xn98.9 to beg; Feb21; Feb 26'13; due May2'16, int as per bond; Chas E Haviland to Farmers Loan & Trust Co, 22 William. 157,500
 38TH st, 315 E (3:944), ns, 225 e 2 av, 25x98.9; pr mtg \$23,000; Feb14; Feb21'13, 2y6%; Lucie E Mirick to Elsie L Waser, 861 West End av. 2,500
 39TH st, 3 W (3:841), ns, 205 w 5 av, 20x98.9; Feb23; Feb26'13; 5y4½%; Gloucester Realty Co to Bowery Savings Bank, 128 Bowery. 5,000
 39TH st, 3 W; consent to above mtg; Feb26'13; same to same.
 39TH st, 3 W; certf as to above mtg; Feb26'13; same to same.
 39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; ext of two mtgs aggregating \$22,000; Feb17; Feb21'13; Jane & Ralph J Jacobs, trstes, to Lillie, Martha, Isidor A & Abr A Asher. nom
 39TH st, 265-7 W (3:789), ns, 100 e 8 av, 50x98.9; pr mtg \$22,000; Feb20; Feb21'13; due &c as per bond; Lillie, Isidor A, Abr A & Martha Asher, 243 W 98, to Abram Bernard, 2626 Bway. 8,000
 41ST st, 28 E, see Mad av, 296-8.
 42D st, 326-8 E (5:1334), ns, 291.8 e 2 av, 33.4x98.9; PM; Feb24; Feb26'13; due July 1'14, 5%; N Y College of Dentistry to Jas D W Cutting, 135 E 87, trste for Maria C Cutting et al. 18,000
 42D st, 330-6 E (5:1334), ns, 325 e 2 av, 66.8x98.9; PM; pr mtg \$22,000; Feb24'13; due, &c, as per bond; N Y College of Dentistry, 205 E 23, to J Louis Schaefer, 465 West End av. 13,000
 42D st, 228-32 W (4:1013), ss, 325 w 7 av, 75x98.9; Feb27'13, 5y5%; Dunmore Realty Co, 200 W 72, to Poughkeepsie Savgs Bank, at Poughkeepsie, NY. 35,000
 42D st, 228-32 W; certf as to above mtg; Feb26; Feb27'13; same to same.
 44TH st, 404 W (4:1053), ss, 100 w 9 av, 25x100.5; PM; Feb24'13; due Aug24'14, 5%; Saml Rodt & Isaac Schanhaus to Eliz P Canfield, 404 W 44. 16,000
 44TH st, 404-6 W (4:1053), ss, 100 w 9 av, 50x100.5; pr mtg \$34,850; Feb20; Feb 24'13; 1y6%; Saml Rodt & Isaac Schanhaus to Samson Lachman, 313 W 106. 35,000
 44TH st, 404-6 W (4:1053), ss, 100 w 9 av, 50x100.5; PM; pr mtg \$32,000; Feb20; Feb24'13; 1y6%; Saml Rodt & Isaac Schanhaus to Samson Lachman, 313 W 106. 2,850
 44TH st, 406 W (4:1053), ss, 125 w 9 av, 25x100.5; pr mtg \$—; Nov22'12; Feb24 '13; 2y6%; Saml Rodt, 936 Kelly, & Isaac Schanhaus, 702 E 176, to Marie K Rabe, 308 W 45. 4,000
 46TH st, 218-20 W (4:1017), ss, 460 e 8 av, 35.8x100.5; Feb25'13; due, &c, as per bond; Cath A or Kate Bissell, Flushing, L I, to Title Guar & Trust Co. 40,000
 49TH st, 22 E (5:1284), ss, 325 e 5 av, 25.4x100.5; pr mtg \$16,000; Feb20; Feb24 '13; due, &c, as per bond; Caroline A Grant, widow, to Fredk A Clark, Coopers-town, NY. 13,000
 52D st, 55 E (5:1288), ns, 236.1 W Park av, 13.1x100.11; Feb25'13; due Mar1'14, 4½%; Clarisse Hazeltine Livingston to U S Trust Co, 45 Wall. 15,000
 55TH st, 20 E (5:1290), ss, 80.6 w Mad av, 22.6x100.5; ext of \$40,000 mtg to Mar 25'16 at 4½%; Feb4; Feb25'13; Bowery Savings Bank with Jos C Mott, Great Neck, LI, & ano. nom
 56TH st, 22 E (5:1291), ss, 77 w Mad av, 18x100.5; pr mtg \$40,000; Feb24'13; due, &c, as per bond; Mary H Soley, widow, to Morland Mort Co, 165 Bway. 5,000
 65TH st, 33 E (5:1380), ns, 125 e Mad av, 17x100.5; Feb21; Feb24'13; 5y4½%; Leth Realty Co to Sheltering Arms, a corpn, 504 W 129. 33,000
 65TH st, 33 E; certf as to above mtg; Feb21; Feb24'13; same to same.
 66TH st, 340 E (5:1440), ss, 175 w 1 av, 25x100.5; Feb20; Feb21'13; 3y4½%; Frank R Crumble, Nyack, NY, to Jenat De Witt Brown, Averill Park, Rensselaer Co, NY. 9,000
 72D st, 303-7 W (4:1184), ns, 115 w West End av, 60x102.2; bldg loan; Feb25; Feb 26'13; demand, 6%; A Campagna Constn Co to City Mort Co, 15 Wall. 375,000
 72D st, 303-7 W; certf as to above mtg; Feb25; Feb26'13; same to same.
 74TH st, 317 E (5:1449), asn Ls by way of mtg as collateral security for payment of \$2,000 mtg; Feb21; Feb27'13; Jos Nemes to Jacob Hoffmann Brewing Co, 211 E 55. nom
 82D st, 122-8 E (5:1510), ss, 250 e Park av, 75x102.2; Feb27'13; due &c as per bond; Frontenac Realty Co to Union Dime Savgs Bank, 701 E av. 10,000
 82D st, 122-8 E; certf as to above mtg; Feb27'13; same to same.
 82D st, 228 W (4:1229), ss, 283.4 w Ams av, 16.8x102.2; ext of \$4,000 mtg to Aug20 '14 at 6%; Feb20; Feb21'13; Margt Boehm with Leicestershire Realty Co, 2 Wall. nom
 83D st, 25 W (4:1197), ns, 448.9 e Col av, 21.3x80; PM; Feb24'13; 3y5%; Nathan G Bozeman to David Lippmann, 50 Central Park W. 13,000
 88TH st, 48 E (5:1499); ext of \$21,500 mtg to Jan4'16 at 4½%; Jan28; Feb24'13, Lawyers Mort Co with Wm F Sheehan. nom
 88TH st, 59 W (4:1202); ext of \$15,000 mtg to Feb24'18 at 4½%; Feb21; Feb24 '13; Title Guar & Trust Co with Charlotte W Simpson, 59 W 88. nom
 90TH st, 131 E, see Lex av, 1364.
 100TH st, 49 E, see Madison av, 1451.
 100TH st, 317 W (7:1889), ns, 226 w West End av, 19x100.11; certf as to above mtg; May10'11; Feb26'13; Memphis Realty Co to City Real Estate Co. nom
 102D st, 238 E (6:1651), ss, 75 w 2 av, 25x100.11; PM; pr mtg \$20,000; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113 extr, &c Meyer H Schonzeit. 1,320.92
 102D st, 301 E, see 2 av, 1984.
 110TH st, 251 E (6:1600), ns, 100 w 2 av, 16x100.11; pr mtg \$7,000; Feb26'13; 3y6%; Teresina Sorgi to Philip S Saitta, 8510 Ridge Blvd, Bklyn. 2,000
 112TH st, 3 E (6:1618); ext of \$19,000 mtg to Mar8'18 at 4½%; Feb19; Feb26'13; Annie Weinstein with Frederic de P Foster, Tuxedo Park & ano trstes Albt A Kingsland will Ambrose C Kingsland. nom
 113TH st, 27 W (6:1597), ns, 291.6 w 5 av, 15.6x100.11; pr mtg \$6,000; Feb24'13; due, &c, as per bond; Annie A Lederle to Jno B Stevens, Westhampton, LI. 650
 115TH st, 610 W (7:1896), ss, 175 w Bway, 50x100.11; PM; pr mtg \$156,000; Feb 21; Feb24'13; due Feb15'21, 6%; Gem Realty Co Inc, a corpn, to Julius Tishman, 20 W 95. 24,000
 116TH st, 332 E (6:1687), ss, 275 w 1 av, 15x100.10; Feb18; Feb21'13, 3y6%; Jno J & Edw J Russell to Martin S Cohen, 156 W 130, exr Nathan S Cohen. 2,500
 117TH st, 100 W, see Lenox av, 135-41.
 118TH st, 535 E (6:1815), sal Ls; Feb 24'13; demand, 6%; Jno Woytovich to Jacob Ruppert, a corpn, 1639 3 av. 1,479.89
 120TH st, 416 E (6:1807), ss, 200 e 1 av, 25x100.10; PM; Feb27'13; due &c as per bond; Herman C Gissel, Freeport, LI, to Title Guar & Trust Co. 12,000
 120TH st, 416 E; PM; pr mtg \$—; Feb 27'13, 3y6%; same to Caroline Miller, 28 W 97. 6,000
 122D st, 417 E (6:1810), ns, 221.3 e 1 av, 16.8x100.11; Feb15; Feb21'13, 5y5%; Chas C Watkins to Eliz C Muller, 316 E 120. 4,000
 124TH st, 426 W (7:1964); ext of \$5,000 mtg to Feb17'15 at 6%; Feb17; Feb24'13; Ollie Scheuer with Port Jervis Land Impt Co, 35 Nassau. nom
 131ST st, 528-30 W (7:1985), ss, 132.7 e Old Bway, 42.7x103.10x37.5x83.5; ext of \$30,000 mtg to Feb21'18 at 5%; Feb21'13; Metropolitan Savgs Bank to Abner T Bowen, 10 W 93. nom
 133D st, 165 W (7:1918); ext of \$13,000 mtg to Mar1'15 at 6%; Feb2; Feb25'13; Danl Rooney with Henry Schwartzwald, 603 Prospect av. nom
 139TH st, 241 W (7:2025); ext of \$11,000 mtg to Feb1'16 at 5%; Feb6; Feb19'13; Equitable Life Assur Soc of US with Eliphalet L Davis, 249 W 22. (Corrects error in last issue as to when due). nom
 140TH st, 65 W, see Lenox av, 633-5.
 141ST st, 602-16 W (7:2088), ss, 90 w Bway, 135x99.11; bldg loan; Feb20; Feb26 '13; 1y6%; Ess En Constn Co Inc, a corpn, to Montrose Realty Co, 135 Bway. 190,000
 141ST st, 602-16 W; certf as to above mtg; Feb20; Feb26'13; same to same.
 142D st, 513 W (7:2074), ns, 442 e Bway, 16x99.11; PM; pr mtg \$9,000; Feb8; Feb25 '13; due, &c, as per bond; Bertha M Ryan to Louis H Lowenstein, 549 W 113. 2,000
 157TH st, 503 W (8:2116), ns, 125 w Ams av, 25x99.11; Feb26; Feb27'13, 5y5%; Merwin Realty Co to Winifred Kaitenbach, 150 Alta av, Yonkers, NY. 10,000
 157TH st, 503 W; certf as to above mtg; Feb25; Feb27'13; same to same.
 157TH st, 503 W; sobrn agmt; Feb4; Feb27'13; Edw F Cole with same. nom
 160TH st W, nec Ft Washington av, see Ft Washington av, nec 160th.
 160TH st, 601 W, see Bway, 3841.
 176TH st, 551 W, see Audubon av, 242-8.
 176TH st, 551 W, see Audubon av, 248-54.
 177TH st W, sive Audubon av, see Audubon av, 248-54.
 177TH st, 551 W, see Audubon av, 248-54.
 177TH st W, sive Audubon av, see Audubon av, 242-8.
 177TH st, 551 W, see Audubon av, 242-8.
 178TH st, 550 W, see Audubon av, 248-54.
 178TH st, 550 W, see Audubon av, 248-54.
 178TH st, 585 W (8:2153), ns, 100 w Audubon av, 41.8x100; Feb19; Feb24'13; 5y 5%; South Side Constn Co, 961 St Nicholas av to Annie E Cooney, 110 W 96. 35,000
 178TH st, 585 W; certf as to above mtg; Dec19'12; Feb24'13; same to same.
 215TH st W (8:2195), ss, 275 e 9 av, runs s99.11xe to high water line Harlem River xn— to ss 215th xw195.9 to beg; Feb27'13, 3y5½%; Jno L Miller, Red Bank, NJ; Harriet A White, NY; Jas W White, White Plains, NY; Josephine H White; Nellie R Rhodes; Harriet D Higgs; Josephine H Holme, all of Yonkers, NY, to Frank W Blauvelt, 66 St Nicholas av. 25,000
 215TH st W (8:2250), sws, 100 nw Seaman av, 65x100; Feb18; Feb21'13; due July 1'13, 6%; Rose G Allen to Security Mtg Co, 128 Bway. 1,009
 Av A, 1603 (5:1564); ext of \$10,000 mtg to Feb27'16 at 5%; Jan21; Feb26'13; Gustav L & Gustav F Penzel with Frederic de P Foster, Tuxedo Park, NY. nom
 Amsterdam av, 309 (4:1146), es, 87.4 n 74th, 17x81; Feb25'13; 2-½%; Chas G Schinkel & Otto F Meder exrs, &c, Ernst Hoffstaetter to American Mort Co, 31 Nassau. 10,000
 Audubon av, 220-34, see Audubon av, 242-8.
 Audubon av, 220-6, see Audubon av, 248-54.
 Audubon av, 228-34, see Audubon av, 248-54.
 Audubon av, 240-6, see Audubon av, 248-54.
 Audubon av, 242-8 (8:2133), ws, from 177th (No 551) to 178th (No 550), 189.10x 100; also AUDUBON AV, 220-34 (8:2133), ws, from 176th (No 551) to 177th, 199.10x 100; ext of \$35,000 mtg to Mar1'16 at 6%; Feb24'13; Mulhern Steam Heating Co with Washington Heights Development & Constn Co, 103 Park av. nom
 Audubon av, 248-54 (8:2133), sive 178th (No 550), 94.11x100; also AUDUBON AV, 240-6 (8:2133), nwe 177th (No 551), 94.11x 100; also AUDUBON AV, 228-34 (8:2133), s w 177th, 99.11x100; also AUDUBON AV, 220-6 (8:2133), nwe 176th (No 551), 99.11x 100; supplemental to mtg recorded Dec17 '08; pr mtg \$575,000; Feb24'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co, 26 Broad, trste.
 Bowers, 283 (2:456), es, 23 n Houston, 26.10x70.1x27.2x70.1; certf as to payment of \$4,000 on a/c of mtg of \$24,000; Feb21 '13; Elsa M Mehlin et al to Ernst F Plath, 39 7th. nom
 Broadway, 1134-6, see 5 av, 212-6.
 Broadway, 3841 (8:2137), nwe 160th (No 601), 99.11x125; Feb24'13; due Mar1'18, 6% until completion of bldg & 5½% thereafter; Herbert Dongan Constn Co, 1130 St Nicholas av to Metropolitan Life Ins Co, 1 Mad av. 400,000
 Broadway, 3841; certf as to above mtg; Feb24'13; same to same.
 Broadway, 3841; sobrn agmt; Feb17; Feb24'13; same & Franklin Pettit & Leicestershire Realty Co with same. nom
 Broadway, 3841; agmt as to share ownership in mtg; May13'12; Feb24'13; Leicestershire Realty Co with Franklin Pettit, 340 W 88. nom
 Ft Washington av (8:2137), nec 160th, 102.8x99.11x124.3x102.2; bldg loan; Feb19; Feb26'13; 1y6%; Saranac Constn Co to Montrose Realty Co, 135 Bway. 180,000
 Ft Washington av (8:2137), same prop; certf as to above mtg; Feb19; Feb26'13; same to same.
 Lenox av, 135-41 (7:1901), sive 117th (No 100); sal Ls; Feb20; Feb24'13; demand, 6%; Harry Milch to Lion Brewery, a corpn, 104 W 108. 3,360
 Lenox av, 490 (6:1732); sal Ls; Feb19; Feb21'13, demand, 6%; Paul Junger, 1522 Charlotte, & Jacob Stern, 205 S 2, Bklyn, to Isaac Goldgraben, 68 W 117. 2,700
 Lenox av, 560 (6:1736); sal Ls; Feb19; Feb21'13; Paul Junger, 1522 Charlotte, & Jacob Stern, 205 S 2, Bklyn, to Isaac Goldgraben, 68 W 117. 2,700
 Lenox av, 633-5 (6:1738); also 140TH ST, 65 W (6:1710); leasehold; Feb20; Feb21 '13; due Feb20'16, 6%; Lizzie Davidson to Louis A Baehr, 633 Lenox av. 5,400

Lexington av, 166 (3:886); ext of \$10,000 mtg to Nov1'17 at 4½%; Nov1'12; Feb 21'13; Bank for Savgs with Frank Fetzler, 166 Lex av. nom

Lexington av, 317 (3:894), es, 22 n 38th, 20.8x61; PM; Feb24; Feb25'13; due, &c, as per bond; Walter F Martin to Title Guar & Trust Co. 20,000

Lexington av, 1364 (5:1519), nwc 90th (No 131), 30x100.8; Feb21'13, 3y4½%; Robt Weber to German Savgs Bank, 157 4 av. 35,000

Madison av, 296-8 (5:1275); ext of \$115,000 mtg to Feb21'16 at 4½%; Feb21; Feb 27'13; Jas C Colgate with Bank for Savgs in City NY, 280 4 av. nom

Madison av, 296-8 (5:1275), swc 41st (No 28), 48x64.7; Feb21; Feb27'13, 3y4½%; Jas C Colgate, Bennington, Vt, to Bank for Savgs, 280 4 av. 185,000

Madison av, 1451 (6:1606), nec 100th (No 49); sal Ls; Feb10; Feb24'13; demand, 6%; Andw Stone to Lion Brewery, a corpn, 104 W 108. 5,069.35

Madison av, 1791 (6:1623), es, 50.5 s 118th, 25.3x60; Feb25'13; 5y5%; Alice M Rosenzweig to Lawyers Mort Co, 59 Liberty. 15,000

Nagle av, nwc Dyckman, see Dyckman, nwc Nagle av.

Vermilyen av, 153-5 (8:2227), ss, 150 e 207th, 50x150; PM; pr mtg \$22,000; Feb24; Feb25'13; 4y6%; Jno J Mallen to Allen Constn Co, 1229 Simpson. 9,000

IST av, 980 (5:1365), es, 25.5 s 54th, 25x 95; pr mtg \$15,000; Feb20; Feb24'13; due Mar1'17, 6%; Wm Ryba to Ignatz Schwarz, 127 E 23. 4,000

IST av, 1588 (5:1562), es, 52.2 s 83d, 25x 80; PM; Feb26'13; due Feb26'23, 5%; Louis Taubert to Emil A Thibaut, 329 W 82. 22,000

IST av, 2209 (6:1685), ws, 50 n 113th, 25 x75; Feb24'13; due, &c, as per bond; Antonio & Danl Laino, 2209 1 av, to Catarine Innclo, 306 Pleasant av. 2,000

2D av, 1984 (6:1674), nec 102d (No 301), 25.1x74.10; PM; pr mtg \$24,000; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extr, &c, Meyer Schonzeit. 1,320.92

2D av, 1986 (6:1674), es, 25.11 n 102d, 24.1x74.10; PM; pr mtg \$16,500; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extr, &c, Meyer H Schonzeit. 1,320.92

2D av, 1988 (6:1674), es, 50.10 n 102d, 25.1x74.10; PM; pr mtg \$16,500; Feb25; Feb26'13; due, &c, as per bond; Harris Schonzeit to Dora Schonzeit, 110 E 113, extr, &c, Meyer H Schonzeit. 1,320.92

2D av, 2074 (6:1678), es, 50.4 s 107th, 25x99.2; pr mtg \$17,500; Feb17; Feb21'13, 1y6%; Francesco La Via & Vito Bonomo to Benj Goldstein, 100 W 117. 450

2D av, 2186-90 (6:1684), es, 84.2 s 113th, 41.8x100, except from above gore begins 100.10 s 113th & 100 e 2 av, runs s3.10xsw 95.7xne— to beg, given as collateral security for performance of terms of contract affecting repairs & alterations to premises situated at 136th, 3d av & Lincoln av; Feb24; Feb27'13, demand, —%; Basolin Constn Co, 5 Beekman, to Jno B Harrison, New Rochelle, NY, & ano, exrs Andrews Soher. 3,000

3D av, 594 (3:894), ws, 19.3s 39th, 19.3x 76; PM; Feb25; Feb27'13; due &c as per bond; Maurice G C Goodman to Jno A Bensch, 1937 Bway & ano exrs, &c, Mary M Bensch. 11,800

3D av, 1793; certf as to above mtg; Feb 24; Feb25'13; same to same.

3D av, 1793 (6:1649), es, 75.9 s 100th, 25.2 x105; Feb25'13; 5y5%; S & L Constn Co to Excelsior Savings Bank, 79 W 23. 12,000

5TH av, 80-82 (2:577), swc 14th, —x—; sobrn agmt; Feb6; Feb21'13; Emelie R Martine with 80 Fifth Av (Inc), a corpn, 115 Bway. nom

5TH av, 212-6 (3:827), swc 26th (No 2), 56.5x134.1 to ses of Bway (Nos 1134-6) x60.5x155.7; bldg loan; Feb27'13; due Mar 1'18, 6% until completion of bldg & 5½% thereafter; Echo Investing Corpn to Metropolitan Life Ins Co, 1 Mad av. 1,300,000

5TH av, 212-6, Broadway, 1134-6 & 26th st, 2 W; certf as to above mtg; Feb27'13; same to same.

5TH av, 1444 (6:1601); ext of \$21,000 mtg to Apr28'18 at 4½%; Feb24; Feb26'13; Abr Samuels to Frederic de P Foster, Tuxedo Park, NY, trste Kath A Kingsland will Wm H Aspinwall. nom

7TH av, 431 (3:809); ext of \$28,000 mtg to Jan29'16 at 4½%; Jan23; Feb21'13; Bowery Savgs Bank with Walter I Scott, Josephine A Scott & Victoria E Nichols. nom

8TH av, 2696 (7:2029); sal Ls; Feb20; Feb21'13; demand; 6%; Eugene Ell to Geo Ehret, 1197 Park av. 3,000

8TH av, 2696; sal Ls; pr mtg \$3,000; Feb20; Feb21'13, demand, 6%; same to Jno Trick, 2696 8 av. 3,000

10TH av, 758 (4:1061), es, 75.5 s 52d, 25x 75; pr mtg \$16,000; Feb17; Feb25'13; due, &c, as per bond; Chas O Renken to Meta K Renken, 762 10 av. 3,500

Certf (misc) as to consent of stockholders to notes for \$35,000 at 5% & chattel mtg to secure same; Feb21; Feb24'13; Louvre Hotel Co Inc, a corpn, to Brown-Weiss Realities, 63 Park Row.

Certf (misc) as to mtg for \$600 dated June22'13; Feb20; Feb21'13; P Mahony Corpn to Chas E Mahony.

Land at Flushing, LI (misc); certf as to mtg for \$1,800; Feb10; Feb21'13; Jackson Eastern Distributors (Inc) to Augustus E McBee, Monroe, NY. nom

Land at Great Neck, LI (misc); certf as to mtg for \$75,000; Feb24; Feb25'13; Villa Park Assoc of Great Neck to Title Guar & Trust Co.

Land at Far Rockaway, NY (misc); certf as to mtg for \$6,500; Feb20; Feb25 '13; Edgemere Crest to Title Guar & Trust Co.

Massapequa, LI (misc); certf as to mtg for \$20,000; Feb21; Feb27'13; Queens Land & Title Co, a corpn, to Geo W Carr, exr Chas S Halsted.

Land at Belle Harbor, NY (misc); certf as to above mtg; Feb24; Feb26'13; McGinn Brothers Co to East New York Savings Bank, 2644 Atlantic av, Bklyn.

MORTGAGES.

Borough of the Bronx.

Bush st (11:2808), ss, 64.7 e Creston av, 32x75; pr mtg \$6,500; Feb24; Feb25'13; due, &c, as per bond; Frank A Schorer to Anna Frey, 157 E 179. 1,500

Cyrus pl (11:3041), ss, 91.7 w 3 av, 37.6x 100; Feb26; Feb27'13, demand, 6%; Casolaro Fasany Co (Inc), to Jas G Wentz, 335 West End av. 24,500

Cyrus pl (11:3041); same prop; certf as to above mtg; Feb26; Feb27'13; same to same.

Cyrus pl (11:3041), same prop; sobrn agmt; Nov24'12; Feb27'13; Frank H Colburn with same. nom

Dawson st, 786 (10:2701); ext of mtg for \$9,000 to Mar2'16, 5%; Feb25'13; Katharina Neumann, 233 E 176, with Esti Klein, 786 Dawson. nom

Dawson st, 786 (10:2701), ses, 135 sw Longwood av, 25x100; Feb25'13; installs, 6%; Esti Klein to Mendel Marcus, 2905 5 av, Bklyn. 900

Fox st, 854-60 (10:2722), nec Intervale av (Nos 850-4), begins 125 sw Tiffany, runs se100xsw75xse10xsw122.5 to nes Intervale av xnw126.6 to ses Fox xne137.19 to beg; ext of \$10,000 mtg to Feb26'16 at % as per bond; Feb26'13; Margt Knox to Mardece Constn Co. nom

Fox st, 854-60; also INTERVALE AV, (Nos 850-4); certf as to above mtg; Feb 26'13; same to same.

Fox st, 854-60 (10:2722), ses, 125 sw Tiffany, runs se100xsw75xse10xsw122.5 to nes Intervale av (850-4), xnw126.6 to ses Fox xne134.10 to beg; pr mtg \$109,500; Feb26 '13; 3y6%; Mardece Constn Co, a corpn, to Margt Knox, 478 Mott av. 6,000

Giles pl, 3409 (12:3255- 3258), ws, 50 n Cannon pl, 37.6x100; PM; Feb20; Feb21'13, 3y5%; Anders J G Wittlock to Anna M Tewers, Rutherford, NJ, trstes Jno Tewers. 2,000

Julianna st, nwc White Plains rd or av, see White Plains rd or av, nwc Julianna.

Julianna st, nec Elliott av, see White Plains rd or av, nwc Julianna.

Lafayette st, es, 150 & 225 s St Raymond av, see Vincent st, ws, 100 n Barkley av.

Macy pl, 877 (10:2695); ext of \$7,000 mtg to Apr20'18 at 5%; Feb18; Feb25'13; Lawyers Mort Co with Fredk & Minnie Hausmann. nom

Main st (*), es, 25 s Mary, 25x97.9x25x 98.4; also SILVER ST (*), ss, 341 w Main, 25x100; also SILVER ST (*), ns, 50 e Roselle, 25x100; also SILVER ST (*), ns, 75 e Roselle, 25x100; also GLEASON AV (12th st), (*), ss, 155 e Havemeyer av (Av B), 50x108, Unionport; also GRACE AV (*), w s, 107.10 w Glebe av, 25x100; Feb20; Feb 21'13; due Nov30'13, 6%; Jno P & Carolina or Caroline Wenninger, 1538 Eastchester rd, to American Savings Bank, 115 W 42. 3,673.67

Manida st, 853-7 (10:2740), sws, 208.1 se Garrison av, two lots, each 25x100; two mtgs, each \$1,500; two pr mtgs, \$8,000 each; Feb11; Feb26'13; due May1'16 6%; Pauline Rainess to Osias Steimann, London, Eng. 3,000

Manida st, 859 (10:2740), sws, 183.1 se Garrison av, 25x100; pr mtg \$7,500; Feb 11; Feb26'13; due Mar1'16, 6%; Pauline Rainess to Osias Steimann, London, Eng. 2,000

Overing st (*), ws, 698.4 n Frisby av, 25x86.4x25.11x91.11, except part for Overing; pr mtg \$4,500; Feb24; Feb26'13; 1y 6%; Frisby Realty Co to Albt Mamlock, 230 W 103. 1,000

Overing st (*), same prop; certf as to above mtg; Feb24; Feb26'13; same to same.

Rose st (*), ws, 175 n Van Nest av, 25x 100; Feb21; Feb24'13; due, &c, as per bond; Chas P Kelly to North Side Mortgage Corpn, 391 E 149. 5,000

Seabury pl, nws, at nes 172d, see 172d E, nes at nws Seabury pl.

Silver st, ns, 50 e Roselle, see Main, es, 25 s Mary.

Silver st, ns, 75 e Roselle, see Main, es, 25 s Mary.

Silver st, ss, 341 w Main, see Main, es, 25 s Mary.

Simpson st (10:2728), nec 167th, 90x25; pr mtg \$—; Feb24; Feb25'13; due Nov24 '13, 6%; Kaplan Bldg Co Inc, 923 Fox, to Alois L Ernst, 541 W 113. 2,000

Vincent st (*), ws, 100 n Barkley av, 100x100; also LAFAYETTE ST (*), es, 150 s St Raymond av, 24.6x63.7x24.6x62.9; also LAFAYETTE ST (*), es, 225 s St Raymond av, 50x67x46.5x65.3, except part for Castlehill av; Jan27; Feb21'13; due, &c, as per bond; Wellman Finance & Realty Co to Margt Wilson, 111 W 76. 2,500

Vincent st & Lafayette st (*), same prop; certf as to above mtg; Jan30; Feb21 '13; same to same.

Whalen st (13:3423), ss, 95 e Huxley av, 50x100; PM; Dec20'12; Feb24'13; 3y5%; Richd F McKiniry, 320 E 37 to Jno Whalen trste, 458 W 155. 5,650

135TH st E, nec St Anns av, see St Anns av, 160.

136TH st, 261 E, see 3 av, 2488.

136TH st E (10:2548), ss, 530.2 e St Anns av, 3 lots, ea 48.8x100, 3 mtgs, ea \$4,000, 3 pr mtgs, ea \$31,000; Feb19; Feb 21'13, 3y6%; Weiher Constn Co, 76 E 86, to Adolph Mayer, 429 E 139. 12,000

136TH st E (10:2548); same prop; 3 certfs as to above mtg; Feb19; Feb21'13; same to same.

136TH st, 602 E (10:2548), ss, 325 e St Ann's av, 25x100; Feb24'13; due, &c, as per bond; Chas Nienaber to Geo Zopf, 354 Willis av. 8,000

136TH st E (10:2548), ss, 578.10 e St Ann's av, 48.8x100; ext of \$31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 676.2 e St Ann's av, 48.10x100; ext of \$30,000 mtg to Feb7'18 at 5½%; Feb7; Feb27'13; N-Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 530.2 e St Ann's av, 48.8x100; ext of \$31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

136TH st E (10:2548), ss, 627.6 e St Ann's av, 48.8x100; ext of \$31,000 mtg to Feb20'18 at 5½%; Feb20; Feb27'13; N Y Title Ins Co with Weiher Constn Co, 76 E 86. nom

144TH st E, see Mott av, see Mott av, s ec 144th.

145TH st E (9:2271), ss, 100 w St Ann's av, 25x100; Feb21; Feb24'13; 1y6%; Andw Kitchen Realty Co Inc, 2009 Bronxdale av, to Caroline M Behnken, 598 E 4, Bklyn. 2,500

145TH st E (9:2271), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

145TH st E (9:2271), same prop; pr mtg \$2,500; Feb21; Feb24'13; 1y6%; same to Herman Elfers, 229 W 101. 1,000

145TH st E (9:2271), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

147TH st, 464 E (9:2291), ss, 115 w Brook av, 25x100; agmt correcting due date of mtg from Nov7'15 to Nov7'14; Jan7; Feb 26'13; German Real Estate Co with Mary Eckert, 1342 Clinton av. nom

149TH st E, nwc Mott av, see Mott av, nwc 149th.

150TH st, 230 E (9:2338); sal Ls; Feb 21'13, demand, 6%; Antonio Mongiovi & Frank Cirasella to F & M Schaefer Brewing Co. 2,400

160TH st E (9:2381), ss, 350 w Elton av, 50x98.9x50x98.10; Feb25'13; 5y5%; Benenson Realty Co to Lawyers Mort Co, 59 Liberty. 32,000

160TH st E (9:2381), same prop; certf as to above mtg; Feb25'13; same to same.

167TH st E, nec Simpson, see Simpson, nec 167th.

172D st E (11:2967), nes, at nws Seabury pl, 122.3x93.7x135.11, gore; PM; Feb24; Feb25'13; 3y5%; Emerald Constn Co to Thos H Smith, 134 W 77. 8,750

173D st E, nec Bryant av, see Bryant av, nec 173d.

179TH st, 960-72 E, see Vyse av, sec 179th.

179TH st E, nec Vyse av, see Vyse av, nec 179th.

180TH st E, nec Hughes av, see Hughes av, nec 180th.

183D st, 500 E (11:3050), ss, 158.5 w Bathgate av, 15.4x82.8x12.10x82.8; pr mtg \$4,000; Feb11; Feb25'13; installs, 6%; Fredk A Downes, Bklyn, to Guaranty Trust Co, 28 Nassau. 1,500

184TH st E (11:3024), es, 192.8 nw Webster av, 80.11x40.5x81.6x40.5; agmt as to share ownership in mtg; Feb11; Feb21'13; Annie G Wallace gdn Geo F & Mary K Brennan with Manhattan Mort Co, 200 Bway. nom

186TH st, 632 E, see Belmont av, swc 186th.

186TH st E, swc Belmont av, see Belmont av, swc 186th.

187TH st, 616 E (11:3073); asn Ls by way of mtg to secure \$2,500; Jan23; Feb 24'13; Camello Capallo to Ebling Brewing Co, 760 St Ann's av. nom

193D st E, see Creston av, see Creston av, sec 193d.

194TH st E, nec Valentine av, see Valentine av, nec 194th.

194TH st E, nwc Briggs av, see Valentine av, nec 194th.

198TH st E, see Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 198th.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt (misc) for conditional sale & lease of railroad equipment; gen mtg, &c; Feb20; Feb26'13; due Mar1'28, 4½%; Bankers Trust Co, a corpn as trste with N Y Ontario & Western Railway Co, a corpn, at Grand Central Terminal, 70 E 45, cash \$152,700, gold notes \$900,000; total, 1,052,700

198TH st E (12:3304), ss, 100 w Valentine av, 75x120.10; PM; Feb24; Feb25'13; 3 y5%; Timothy J Regan, 121 W 106, to Dунnell Van Schaick, 330 W 95 exr Frank B Mesick, late of Bklyn. 7,000

205TH st E (12:3312), ns, 501.10 s Grenada pl, runs w55.3xn107.2xe50xs25x105.7 to beg; Jan28; Feb21'13, 3y6%; Riedt Realty Co to Annie Maguire, 184 E 111. 2,500

205TH st E (12:3312); same prop; certf as to above mtg; Jan28; Feb21'13; same to same.

214TH st E (Shell) (*), ss, 200 e Paulding av, 50x100, Laconia Park; Feb25; Feb 26'13; demand, 6%; Antonetta wife Peter Ferrara to Bernheimer & Schwartz, Pillsener Brewing Co, Ams av & 128. 900

222D st E (*), ns, 405 e Carpenter av & being at line bet lots 908 & 953, run n100x e50x100 to st xw50 to beg, being part lots 908 & 907, map Wakefield; Feb20; Feb25'13; due, &c, as per bond; Vincenzo Pastorelli, 441 E 119; Luigi Pastorelli, 441 E 119; Vincenzo Ficarotta, 227 E 63, & Gabriele Albenaue, 317 E 48, to Henry Classen, 870 Col av. 1,000

224TH st E (10th) (*), ss, 171.8 w Bronxwood av, 33.4x114; Sept19'12; Feb25'13; due Mar19'15, 6%; Virginia Pleasants, widow, to Marion Miller, 17 Herbert pl, Jersey City, NJ. 1,000

226TH st (*), ss, 205 w Bronxwood av, 100x114, Wakefield; PM; pr mtg \$16,000; Feb21; Feb21'13; due Oct1'14, 6%; Giosue Arcoleo to Benj Eisler, 1087 Eastern Pkway, Bklyn. 3,000

227TH st E (*), ns, 80 e White Plains av, 100x114, Wakefield; also 227TH St E (*), nec White Plains av, 105x114, except pt for av; also 228TH st E (*), ss, 80 e White Plains av, 100x114, Wakefield; PM; Feb21'13, 3y6%; Geo H Sundermann Jr, 3189 White Plains av, Michl J O'Connor, 4211 Barnes av, Jno S Kerns, 4162 Gunther av, & Richd Hanrahan, 631 E 233, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 13,000

227TH st E, nec White Plains av, see 227th E, ns, 80 e White Plains av.

228TH st E, ns, 80 e White Plains av, see 227th E, ns, 80 e White Plains av.

236TH st E (12:3377), ns, 400 e Keppler av, 25x100; pr mtg \$2,500; Feb25; Feb26'13; 3y6%; Emily M Elliott, Yonkers, NY, to Geo Sauer, 602 E 84. 500

Av St John, swe So bldv, see So bldv, swe Av St John.

Anthony av (11:2890), es, 125 s Prospect pl, 19x96.3x19.1x97.8; Feb25; Feb26'13; due July'16, 5%; Patk J Conlan to Henry & Eliz C Rohleder joint tenants, Rahway, NJ. 5,000

Belmont av (11:3074), swe 186th (No 632), runs w87.5x37.7xe20xne7.1xe29.9xe 15.5 to ns Crescent av (No 631) xn33 to ws Belmont av xn16.4 to beg; PM; pr mtg \$27,000; Feb15; Feb24'13; due Aug15'15, 6%; Adella M Lankenau, 301 E 162, to Andrew Kitchen Realty Co, Inc, 2009 Bronxdale av. 2,000

Belmont av (11:3074), swe 186th, runs w 87x37.7xe20xne7.1xe29.9 & 15 to ns Crescent av x—33 to Belmont av xn16.4 to beg; ext of \$27,000 mtg to Feb10'16 at 5%; Feb 10; Feb24'13; Sol C Powell & Weiler Co with Andw Kitchen Realty Co Inc, 2009 Bronxdale av. nom

Briggs av, nwc 194th, see Valentine av, nec 194th.

Brook av (9:2392), es, — n 166th, being lot 62, blk 2392, tax map; transfer of tax lien for yrs 1905-1908; assessed to C Miller; Feb20'11; Feb24'13; 3y3¾%; City of N Y to Bessie Ronginsky, 132 Nassau. 693.21

Brook av (9:2392), es, — n 166th, being lot 61, blk 2392 on tax map; transfer of tax lien for yrs 1905 to 1908; assessed to C Miller; Feb20'11; Feb24'13; 3y3¾%; City of N Y to Bessie Ronginsky, 132 Nassau. 497.07

Brook av, 1064 (9:2392), es, 64 n land N Y & N H RR, 23.2x40.9x21x31.3; ext of \$4,000 mtg to Mar20'16 at 5%; Feb20; Feb 26'13; Theresa Wolf with Amelia Loos. nom

Bryant av (11:3001-3002), nec 173d, runs n24.9xne30.1lxne70.7xsl4.9 to 173d xw100 to beg; pr mtg \$—; Feb24; Feb25'13; in-stalls, 6%; Cieri Constn Co to Frank Capello, 961 E 173. 2,500

Creston av (11:3168), sec 193d, 250.1x 109.5x250x112.3; PM; Feb24'13; 2y5%; Francis Keil to Wm N Cohen, 515 Park av et al exrs Wm Wickes. 35,000

Crescent av, nwc Belmont av, see Belmont av, swe 186th.

Crescent av, 631, see Belmont av, swe 186th.

Digney av (*), es, 215.11 s Kingsbridge rd, 100x100; Feb17; Feb25'13; 3y6%; Fredk C Callen, 115 Vanderbilt av, Bklyn, to Jno Ewen trste for Louis A S Bodine & trste under will of Clinton P Ayers. 1,000

Elder av, nwc Westchester av, see Westchester av, nwc Elder av.

Elliott av, nec Julianna, see White Plains rd or av, nwc Julianna.

Findlay av, 1258 (9:2436), es, 256.8 s 169th, 16.8x100; pr mtg \$3,000; Feb24; Feb 27'13; due &c as per bond; Abr Shenfeld, 11 E Houston, to Thornton Bros Co, 1320 Clay av. 1,300

Gleason av, ss, 155 e Havemeyer av, see Main, es, 25 s Mary.

Grace av, ws, 107.10 sw Glebe av, see Gleason av, ss, 155 e Havemeyer av.

Grand Blvd & Concourse (12:3304), sec 198th, 121.9x105.1lx120.10x89.10; PM; Feb 24; Feb25'13; 3y5%; Timothy J Regan, 121 W 106, to Dунnell Van Schaick, 330 W 95, exr Frank B Mesick, late of Bklyn. 15,925

Honeywell av (11:3123), ws, 184.3 s 180th, 22x140.3; pr mtg \$5,000; Feb19; Feb 27'13; due Mar31'14, 6%; Tri-Borough Holding Corp to Jas A Donegan, 529 E 145. 650

Honeywell av (11:3123); same prop; certf as to above mtg; Feb17; Feb27'13; same to same.

Hughes av (11:3081), nec 180th, 46.11x 160.3x70.8x160.2; pr mtg \$—; Feb21'13, in-stalls, 6%; Kovacs Constn Co to Isaac Haft, 86 W 119. 4,000

Hughes av (11:3081); same prop; certf as to above mtg; Feb21'13; same to same.

Hunts Point av (10:2761), es, 35.11 s Seneca av, 41.1x105.11x40x115.3; bldg loan; Feb14; Feb21'13; demand, 6%; Geo G Graham Constn Co to Theo Wentz, 328 W 77. 33,000

Hunts Point av (10:2761); same prop; certf as to above mtg; Feb14; Feb21'13; same to same.

Hunts Point av, sec Seneca av, see Seneca av, sec Hunts Point av.

Intervale av, S50-4, see Fox st, 854-60.

Kinsella av (*), ns, 73 e Rose, 25x100, except part for Kinsella av; Feb24'13; 3y 5%; Maria E Bunz, 833 Kinsella av to August H Potts, 1005 E 179. 3,000

Leland av (*), es, 50 s Wood av, 25x 100; ext of mtg for \$4,500 to Dec4'15, 5½%; Nov23'12; Feb25'13; Adam H Gareiss with Tillie M Stadler, 1861 McGraw av. nom

Lincoln av, 181, see 3 av, 2488.

Matthews av (*), ws, 200 s Lydig av, 25 x100; PM; Feb21; Feb24'13; 3y5½%; Fred L Hahn, 2107 Matthews av, to Annie E Medford, 201 W 145, committee Geo J Marinus. 4,000

Matthews av (*), same prop; PM; pr mtg \$4,000; Feb21; Feb24'13; due, &c, as per bond; same to Jno W McKinnon, 337 Riverside dr. nom

Middletown rd (*), ns, 75.4 e Williams av, 25.1x106.1x25x103.9; pr mtg \$4,000; Feb 21; Feb24'13; 2y6%; Baxter Howell Bldg Co, 2283 Westchester av, to Madaline Lindner, 1180 Jackson av. 1,000

Middletown rd (*), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

Middletown rd (*), ns, 100.5 e Williams av, 25.1x108.5x25x106.1; pr mtg \$4,000; Feb 21; Feb24'13; 2y6%; Baxter Howell Bldg Co, 2283 Westchester av, to Magdalena Eid, Garrison, NY. 1,000

Middletown rd (*), same prop; certf as to above mtg; Feb21; Feb24'13; same to same.

Mott av (9:2341), same prop; certf as to above mtg; Feb24; Feb26'13; same to same.

Mott av (9:2347), nwc 149th, 31.7x80.11x 31.7x80.4; Feb17; Feb25'13; 1y5%; Haffen Realty Co, 398 E 152, to Caroline Haffen, 654 Courtlandt av & ano trstes for Mary A Ireland will Jno Haffen. 20,000

Mott av (9:2347), same prop; certf as to above mtg; Feb17; Feb25'13; same to same.

Mulford av (*), ws, 125 s Alice, 25x100; Feb25; Feb27'13; due, &c, as per bond; Xavier Burri, 2425 Walker av to Lena Parkas, 2450 Allen av. 200

Oakes av (*), ws, 125 s Jefferson av, 50 x100; Feb20; Feb25'13; demand, 6%; Margt T Sullivan, Mt Vernon, NY, to Westchester County Brewing Co, 20 Prospect av, Mt Vernon, NY. 200

Old Boston rd (*), ws, 275 s Elizabeth, 25x101.5; Feb24; Feb27'13, 4y6%; Felice Di Pietro, 3233 White Plains rd, to Jos Iatommaso, 3648 Holland av. 1,000

Pelham rd (*), ns, 100 w Edison av, 50x 95x50x108; Feb20; Feb21'13, 1y6%; Ellen M Gerard to Bronx Security & Brokerage Co, 258 E 138. 144

Prospect av, 585 (10:2674), ws, 95 n 150th, 20x100; pr mtg \$8,500; Feb25; Feb 26'13; 4y6%; Jos S Emerman to Harry Schlupsky, 297 S 5th, Bklyn. 2,000

St Ann av, 160 (10:2548), nec 135th, 25x 100; Feb27'13, 5y5%; Jno P Indorf to Emigrant Indust Savgs Bank. 7,000

Seneca av (10:2761), see Hunts Point av, 35.11x115.4x35x123.6; bldg loan; Feb4; Feb21'13, demand, 6%; Geo G Graham Constn Co to Jas G Wentz, 335 West End av. 42,000

Seneca av (10:2761); same prop; certf as to above mtg; Feb14; Feb21'13; same to same.

Seton av (*), ws, 350 s Randall av, 25x 100; Feb25; Feb27'13, 3y5½%; Marie M Neuweiler, 952 Freeman, to Mt Vernon Trust Co, at Mt Vernon, NY. 3,500

Seton av (*), ws, 350 s Randall av, 25x 100; pr mtg \$3,500; Feb25; Feb27'13, 3y6%; Marie M Neuweiler, 952 Freeman, to Josephine Fuss, 952 Freeman. 800

South Oak dr (*), ns, abt 500 sw & w on curve from North Oak dr, 50x95; PM; Feb11; Feb25'13; 1y5¾%; Jos A Mascia to Walter W Taylor, Winterhaven, Polk Co, Fla. 1,842

Southern Blvd (11:2980), es, abt 230 n Freeman, 25x100; PM; pr mtg \$6,000; Feb 24; Feb27'13; 1y6%; Daniel-Augustus Realty Co to Saml Bitterman, 122 W 114. 1,250

Southern Blvd (10:2603), swe Av St John, runs s200 to Timpson pl xw100xn 100xw116.9xn100 to Southern bldv xe216.9 to beg; Feb24; Feb26'13; 2y6%; Thos Mul-ligan to Jno E Simons, 1312 Mad av. 3,500

Southern Blvd, 995 (10:2725), ws, 603 s Westchester av, runs w134.1xs39.8xe8.5xe 127.1 to ws So bldv xn40 to beg; PM; pr mtg \$30,000; Feb20; Feb21'13, 4y6%; Her-man Sturcke to Henry L Holsten, 1906 3 av. 6,000

Stebbins av, 1058 (10:2691), es, 463.3 n 165th, 25x124.5x25x119.1; pr mtg \$—; Feb21; Feb24'13; due June20'13, 6%; Alice Henderson to Alex J Hamilton Jr, 233 E 176. 1,039.90

Tinton av (10:2658), ws, 79.9 s 163d, 18.4x95; Feb25; Feb27'13, 2y5%; Henry De Vivo to Jos Bartolo, 923 Tinton av. 4,047

Valles av (13:3421), ws, 100 n 254th, 25x 210x20.8x214.6; Feb19; Feb21'13, 5y6%; Paul S Hayes to Lena Spellman, 564 W 173. 700

Valentine av (12:3300), es, 306.4 n 194th, runs n40.4xe94xs25.11xsl4.1xw88.1 to beg; bldg loan; Feb25; Feb26'13; demand, 6%; Jno J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 185.4 n 194th, 40.4x88.1x40x83.11; bldg loan; Feb26'13; demand, 6%; Jno J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 225 n 194th, 40.4x88.1x40x79.10; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 266 n 194th, 40.4x88.1x40x83.11; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 346.8 n 194th, 40.4x88.1x40x83.11; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 513.9 n 194th, 40x101.10x40x99.5; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 426.10 n 194th, 40.1x100.8x40x101.8; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 22,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 145 n 194th, 40.4x75.9x40x71.8; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 21,000

Valentine av (12:3300), same prop; certf as to above prop; Feb26'13; same to same.

Valentine av (12:3300), es, 104.8 n 194th, 40.4x71.7x40x67.5; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 21,000

Valentine av (12:3300), same prop; certf as to above prop; Feb26'13; same to same.

Valentine av (12:3300), es, 145 n 194th, 40.4x75.9x40x71.8; bldg loan; Feb26'13; demand, 6%; John J Tully Co to City Mort Co, 15 Wall. 21,000

Valentine av (12:3300), same prop; certf as to above mtg; Feb26'13; same to same.

Valentine av (12:3300), es, 104.8 n 194th, 40x97.10x388.2x67.5, given as additional & collateral security for payment of 10 bonds aggregating \$218,000; Feb26; Feb 27'13, demand, 6%; Jno J Tully Co to City Mtg Co, 15 Wall. 218,000

Valentine av (12:3300); same prop; certf as to above mtg; Feb26; Feb27'13; same to same.

Valentine av (12:3300), nec 194th, 113.7 to Briggs av, x100x134.3 to Valentine av, x 100; PM; Feb5; Feb26'13; due Feb26'15, 5%; Jno J Tully Co, a corp, to Wm H Valentine, 301 E 196, & ano. 20,000

Vyse av (11:3131), sec 179th (Nos 960-72), 115x187x115x188, except part for av; PM; Feb25'13; due Apr1'15, 5%; Max J Klein & Ignatz Roth to Chas P Hallock, 2070 Honeywell av. 30,000

Vyse av (11:3132), nec 179th, 34x102x34 x102.8; Feb26'13; 3y5%; Jacob Streifer Co to Lawyers Mort Co, 59 Liberty. 29,000

Vyse av (11:3132), es, 34 n 179th, 42x 101.3x42x102; Feb26'13; 3y5%; Jacob Streifer Co to Lawyers Mort Co, 59 Liberty. 29,000

Vyse av (11:3132), es, 76 n 179th, 43.11x 100.8x40.9x101.2; Feb26'13; 3y5%; Jacob Streifer Co to Lawyers Mtg Co, 59 Liberty. 29,000

Vyse av (11:3132), nec 179th, 119.11x 100x116.9x102.8; certf as to three mtgs for \$29,000 ea; Feb26'13; same to same.

Vyse av (11:3132), nec 179th, 119.11x 101.2x116.8x103.4; pr mtg \$87,000; Feb26'13; due Sept1'13, 6%; Jacob Streifer Co to Norma Realty Co, 156 Bway. 14,400

Vyse av (11:3132), same prop; certf as to above mtg; Feb26'13; same to same.

Wales av, ws, 25 n 145th, see Wales av, sws, 175 sw 151st.
Wales av (10:2653), ses, 175 sw 151st, 25x105, except part for av; also WALES AV (10:2577), ws, 25 n 145th, 50x100; pr mtg \$5,200; Feb24; Feb25'13; 2y6%; Luigi Naccarato to Giovanni C Arata, 5 Charlton, 1,400
Washington av (9:2370), es, 25 n 165th, 25x85.4x25x85.3; ext of \$6,000 mtg to Dec 19'15; Feb27'13; Abel Crook with Ludwig Levitt & Max Levitt, 1042 Wash av. nom
Watson av (*), ss, 155 e Olmstead av, 25x108, Unionport; Feb26'13; due Apr1'16, 5½%; Chas E Devermann to Grace Hastings, 507 W 149. 5,000
Watson av (*), ss, 180 e Olmstead av, 25x108, Unionport, except part for Watson av; Feb26'13; due Apr1'16; 5½%; Chas E Devermann to Lucy M Dow, 161 Lefferts pl, Bklyn. 5,000
Webster av (11:3031), es, 75.11 n 184th, 50.11x98.4x50.10x95.10; PM; pr mtg \$32,000; Feb25'13; 1y6%; Francis X Keil & Edw F Schubert to Lillian B Rogers, 317 W 121. 5,000

Westchester av (*), nwc Elder av, 103.11 x41x101x41.1; ext of \$32,000 mtg to June 1'16 at 5%; Feb20; Feb24'13; Dollar Savings Bank with Winnie Co, 939 Intervale av. nom
Westchester av (*), nwc Wheeler av, 20x 108.7x20x110; PM; Feb24; Feb25'13; due &c as per bond; Gustav A Schwenk to Pew Realty Corpn, 1029 E 163. 12,000
Wheeler av, nwc Westchester av, see Westchester av, nwc Wheeler av.
Whitlock av, S60 (10:2731), es, 275 s Tiffany, 2 lots, ea 39x90; two mtgs each \$6,000; PM; pr mtg \$—; Feb21; Feb24 '13; due Aug21'17, 6%; Caroline I Herzog to Gertrude K Graham, 630 Faile. 12,000
White Plains rd or av (*), nwc Julianna —x— to Elliott av, being lots 8A, 8B, 35A & 35B map No 2, Olinville; Feb21; Feb 25'13, 3y5½%; Jno & Matthew MacNamara, Mary E V Thompson, Kate F Sheridan & Deborah L Sage, heirs Jas MacNamara, to Margt E Amabile, 238 E 201. 8,000

White Plains rd or av (*), ws, 150 s Mace av, 50x100; Feb26'13; due Jan2'16, 6%; Leodegar Siebert, 574 74th, Bklyn, to Theodor Siebert, 165 E 94. 5,000
White Plains av, nec 227th, see 227th E, ns, 80 e White Plains av.
3D av (Fordham), (9:2372), ws, 306.2 s 168th, runs s25xw140xn25xe140 to beg, except part for 3 av; pr mtg \$3,000; Feb21 '13; 5y5%; Philip, Geo & Wilhelmina K Koenig to Emigrant Indus Savings Bank, 51 Chambers. 3,500
3D av (11:2930), es, 389.9 n 174th, 25x 100; PM; Feb24; Feb27'13, 3y5%; Co-Free Realty Co, a corpn, to V Everit Macy, Ossining, NY, & ano, trstes Caroline L Macy. 10,000
3D av, 2488 (9:2318), old es, at ns 136th (No 261), as in 1866, runs e 130.5 to present ws Lincoln av (No 181) xn25xw121.8 to said es 3 av xs26.5 to beg, except pt for av; PM; Feb24; Feb25'13; due Aug24'18, 5%; Basonio Constn Co to Jno B Harrison, New Rochelle, NY, & ano, exrs Andrews Soher. 22,000

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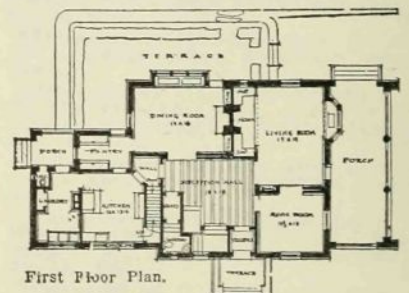
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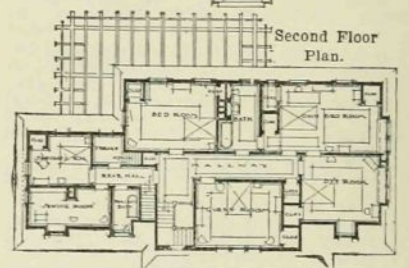
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