

REAL ESTATE RECORD AND BUILDERS' GUIDE

MARCH 2, 1912

A TUNNEL STREET AND ITS EFFECT ON REALTY.

The Broadway Valley Near 191st Street Will Be Made Available for Apartments—An Extension Planned Under Fort Washington Avenue.

AMONG other extensive municipal improvements the City has recently engaged in the latest phase of underground construction designed to furnish better transportation facilities to a now neglected district. Heretofore subways have been constructed entirely for the use of railway trains but the latest project is a sub-surface street for pedestrians only, and is to be found at the northernmost end of Washington Heights.

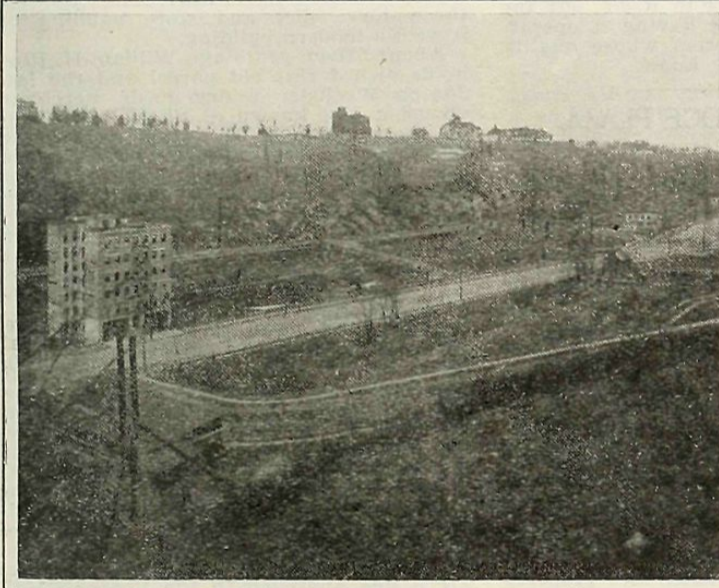
The Interborough subway at the 191st street station finds itself under the crest of a hill, the surface of which is some 185 feet above the level of the tracks. In order to make the station available, two large high-speed elevators are employed and passengers are landed at the surface on St. Nicholas avenue. Immediately west of this avenue there is an abrupt declivity about one quarter of a mile in length, terminating in a valley through which runs Broadway. A short distance west of Broadway the land again rises sharply to the top of a ridge known as Fort Washington Heights.

the elevator service is the principal obstacle now in the way, but some agreement may be reached between the Board of Estimate and the property owners, and it is expected that definite action will soon be taken. Work on the section between Broadway and the subway station is progressing rapidly; the contractors are at present up to scheduled time and expect to have the new street ready for use by September 1st of this year.

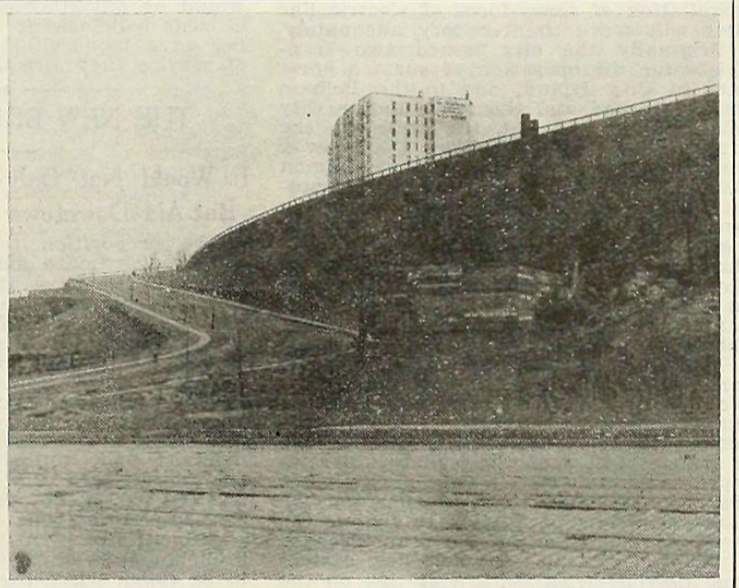
The importance of these two tunnels to property in the Broadway Valley and on Fort Washington Heights can readily be understood. From 187th to 192d street on either side of Broadway there exists today but one structure of any kind, this an elevator apartment house built some years ago. Much of the property fronting on Broadway and having a depth of from 100 to 300 feet is available for improvement and remains in a vacant state only by reason of its present inaccessibility. The one apartment house above mentioned is almost directly opposite the tunnel, but has never been able to obtain

per, the brewer, and the price paid, it is understood, was about \$35,000. The entrance to the tunnel will be on a corner of this property and the purchase carried with it some award from the City, which would bring the net price down to about \$10,000 a lot. The buyer intends, it is said, to erect an apartment house with a cafe on the ground floor.

Just north of Fairview avenue is a considerable stretch of well-lying property which is for sale at about \$10,000 a lot. These prices are not at all prohibitive for apartment house construction, and in fact when one considers how easily the subway may be reached by the tunnel, they should appeal strongly to builders. At present the avenues and side streets between Wadsworth and Amsterdam avenues are almost solidly built up with apartment houses as far north as 186th street, and the residents must use the 181st street station of the subway and experience considerable delay and inconvenience by reason of the crowded elevators at that station. Residents on



VIEW OF BROADWAY AND FORT WASHINGTON RIDGE.



FAIRVIEW AV. AND THE TUNNEL ENTRANCE.

Fairview avenue, a winding road, leads down from St. Nicholas avenue to Broadway and affords the only means of access to the subway for those living in the Broadway valley. This road is too long and too steep to be much used, and in order to obviate the necessity for this climb the City is building a tunnel street through the hill from Broadway to the 191st street station. The tunnel will enter the station at the foot of the elevator shaft and travelers to the subway will be able to reach the train platforms without climbing stairs or using an elevator.

The work comprises about 925 feet of street, 740 feet of which is to be under the hill and the balance a roofed-over cut extending to Broadway, where a kiosk similar to those used at subway stations will be located; travellers will descend about eight feet at Broadway. The street is to be 12 feet in width with an arched roof 12 feet high and will be well lighted by electricity. The tunnel will have a slight grade not much over 1 per cent., the total difference in levels being only 9½ feet.

It is also proposed to continue the street on grade across Broadway and Bennett avenue and tunnel through the western hill to a point directly beneath Fort Washington avenue. Elevators would be furnished here to carry travellers to the surface of the avenue, which at this point is about the highest spot on Manhattan Island. Plans for this extension are now being considered by the Board of Estimate and the matter is being strongly urged by surrounding property owners. The question as to who shall maintain

many tenants, notwithstanding the fact that rents are much lower than in almost any other elevator apartment on Washington Heights.

It is true that on the west side of Broadway some of the property lies considerably below grade and the bottom is soft, but the greater part of it could be used. Bennett avenue, a street recently cut through, lies about 200 feet west of and parallel to Broadway and most of the Broadway lots run through and front on Bennett avenue. The hill rises steeply from Bennett avenue and very little land on the west side of this street could be used for building. Being so close to the hill this avenue is not nearly so desirable as Broadway, and lots fronting on Bennett avenue are worth only from \$5,000 to \$7,000 each. Another disadvantage is that very few of the cross streets are cut through west of Broadway and the City will not authorize the extension of any others unless the property owners share equally with the City in the expense. It is likely, therefore, that Broadway will benefit the most by reason of the tunnel street and it is confidently expected that considerable apartment house building will take place within a radius of five or six blocks either way from the new street.

Property on the west side of Broadway, where the bottom is good, is held at from \$12,000 to \$15,000 a lot, but a fair estimate of present value is probably about \$10,000. On the east side, south of the tunnel, the hill rises rather steeply, but lots about 100 feet deep are available. The corner of Broadway and Fairview avenue was recently acquired by Colonel Rup-

Broadway near the tunnel street could as quickly reach the station at 191st street as their neighbors on the hill can get to 181st street, and they will enjoy the double advantage of being under cover for the entire walk and avoiding the use of elevators.

The extreme southerly end of the Dyckman section around Broadway, is very little improved but contains a considerable amount of property desirable in many ways for residential purposes. At present it is accessible only from the Dyckman street station of the subway, and the length of the walk to this station has deterred builders from attempting to construct apartment houses. The new street will afford easy access to this territory and it, no doubt, will influence considerable building. The most logical form of improvement for Broadway would seem to be five story walk-up houses, with possibly some six story elevator apartments near the entrance to the tunnel street.

The district offers many attractions to those who desire to live practically in the country and yet be on the line of the subway and enjoy the conveniences of apartment house life. The air is excellent, the surrounding hills offer attractive scenery and there are beautiful walks to be had in all directions. The upper portion of the island seems to appeal strongly to many who come from suburban towns. In the center of the Dyckman section, near the 207th street station, a number of apartment houses have recently sprung up and the owners state that a large proportion of their tenants come from northern New Jersey or Westchester County.

The projected tunnel through Fort Washington Heights will, if carried through, open up to the general public one of the most desirable residential sections on Manhattan Island. Fort Washington avenue, Northern avenue and Lafayette Boulevard, now known as Riverside Drive, are unsurpassed in natural attractions by any streets in the City and yet they are totally unavailable for general improvement, at present on account of their entire lack of transit facilities. A number of wealthy men have built handsome residences along the ridge, but they depend entirely upon automobiles for getting back and forth. The home of C. K. G. Billings, with its extensive grounds at the north end of the Heights, is one of the most beautiful residences in the entire city.

No doubt there are many persons of moderate means who would gladly live on this ridge if they could reach it from some transit line within a reasonable walk. The proposed tunnel would make this possible, and it is to be hoped that for the sake of this desirable district that the Board of Estimate will see fit to proceed with its construction. The distance to be tunnelled is not great, and the need of such a street would seem to warrant the expense.

A PLEASING FAILURE.

Residents of City Island Glad to See the End of the Monorail Experiment.

The transportation question is one which has long been troubling the residents of City Island, in the northeast corner of the Bronx, and the failure to solve the problem has greatly retarded the development of this very attractive section. The passing of the monorail road seems likely to be followed by the installation of some form of electric line that will serve the territory adequately.

Originally the city issued two franchises for the operation of surface horse cars in City Island, one to the Pelham Park Railroad and the other to the City Island Railroad. At the time of the granting of these franchises the subway was being built in Manhattan. August Belmont, who was interested in this project, turned to City Island and bought the two franchises for the purpose of having a road in operation, if any difficulty should arise in procuring a franchise for the operation of the subway. As soon as the Interborough Rapid Transit Company was formed he turned the franchises over to it.

The Interborough operated the horse cars in City Island for a short time, when Bion L. Burrows, who had experimented extensively in monorail systems, persuaded the company to try this means of transportation on the island. Burrows represented to the Board of Estimate that he had a practical scheme, and the board gave him permission to change the mode of operation in the franchises to a monorail system. A whole new system was installed from Bartow station on the New Haven Road through Pelham Bay Park to City Island, the only one of its kind in the United States.

The operation of this system was watched by all students of transportation, but it soon became evident that the monorail was not suitable for street surface use. The citizens of City Island, fearing that they would have to put up with this experiment, induced the Board of Estimate last June to revoke the permission to change the mode of power in City Island proper, where no construction had yet started. Two weeks later they induced the Board of Estimate to revoke the permission to operate the monorail through Pelham Bay Park on the ground that the road had violated its agreements. In the meantime this monorail system has been operating through the park only on sufferance, pending arrangements for some other system.

About the first of the year the Interborough Rapid Transit Company started to foreclose the mortgages on the Pelham Park and City Island Railroads, and had a receiver appointed. The Monoroad Construction Company, which had the contract for the construction of the new system, and which owns the present monorail equipment, now in operation, also went into the hands of a receiver. It is understood that the Interborough will cause a reorganization to be brought about and that the long looked-for system of transportation, namely, a standard electric system, will be installed from Bartow station through City Island to Belden Point as soon as details can be arranged.

Meanwhile, the Board of Estimate ordered the monorail structure to be removed from the park, but the railroad was granted an extension of two weeks' time, ending the 29th of this month, for the purposes of perfecting plans. The

citizens of the island want the monorail taken away at once, as they say it is unsafe, unsanitary and unserviceable, and the new system installed so that the paving of their main avenue, the contract of which has already been let, and the installation of the new trolley tracks may be done in conjunction, as soon as the frost is out of the ground. They also want the trolley to be continued to Bartow station, as they feel that they have suffered long enough from poor transit, and if this improvement comes about, it will add greatly to property values as well as to the popularity of City Island.

At the annual dinner of the City Island Board of Trade, held last week, a representative of Borough President Miller promised that matters would be urged as speedily as his office would permit in bringing about these most needed improvements. Park Commissioner Higgins told the citizens, to their great joy, that he would see that the monorail was eliminated before many weeks. Osgood Nichols, an attorney for the Interborough, was present and made a plea for an extension of time in which to work out his plan. He argued that it would be vastly more beneficial to the island to have a perpetual franchise operated on the easiest terms possible, so that the railroad could afford to install the best service for the least money. He also advocated that the railroad be supported in an effort to persuade Park Commissioner Higgins to permit the monoroad to be moved from its present location and to run on the west side of the railroad tracks from Bartow station across the swamp in Pelham Bay Park, and connect with the trolley car line that comes down from Mount Vernon to the Hutchinson River, where a foot bridge could easily make a connection. This connection would permit access to Pelham Bay Park and City Island from the west Bronx, Yonkers, Mount Vernon and Pelham. It would be advantageous in itself, but the citizens look askant at having it operating on a monorail system whose quality of service they already know.

THE NEW BRIDGE PLAZA.

It Would Not Only Beautify Brooklyn But Aid Downtown Fee Values There.

The proposition that was before the Board of Estimate and Apportionment last Thursday to have the city acquire the Brooklyn blocks bounded by High street, Fulton street and Washington street is marked with significance for a part of Brooklyn that has long been showing a tendency to be lost to importance as a business centre, except the block on Washington street, from Johnson to Fulton street. The Board of Estimate has deferred final action on the matter for one month. In the meantime attention is attracted to the proposition, which was first broached about five years ago by a prominent Brooklyn newspaper whose establishment is opposite one of the blocks to be taken while the office and property of another newspaper is on one of the blocks it is proposed to acquire.

Fulton and Washington streets, north of their intersection at Myrtle avenue, have not been gaining in business strength or property increment in recent years and the trend of business toward the plaza of the Manhattan Bridge, at Flatbush avenue has accentuated the danger of depreciation in lower Fulton and Washington streets. The main building of the Brooklyn Post Office, the Clarendon Hotel and the newspaper offices on Washington street are the only factors that have caused its prolongation as a business street, because north of those buildings the street has been for some years a negligible quantity, while Fulton street, west of Johnson street, lost caste for general business when the Brooklyn bridge diverted traffic from Fulton Ferry and, since the elevated trains and trolleys have been running across the bridge there has been less traffic than ever in lower Washington and Fulton streets. The Department of Taxes has recognized the situation by making taxable values as low as it consistently can make them in the parts of the streets in discussion.

It is generally recognized that the creation of a large public square in the area under consideration by the Board of Estimate would very materially aid the rehabilitation of it. The Brooklyn terminus of the Brooklyn Bridge adjoins it and the establishment of the proposed plaza would make an attractive entrance to Brooklyn and be practically the first step in the improvement of Brooklyn along the lines proposed by David H. Burnham, the Chicago architect and city planner who was recently brought into consultation with well-known Brooklynites on the subject of municipal beautifying.

All of the buildings embraced in the proposed plaza site are old ones, the most

important of them being the Clarendon Hotel; and that is not a modern structure in the accepted sense of the word. The creation of the plaza would practically eliminate Liberty street, which runs diagonally from Fulton street to the bridge entrance. This thoroughfare was cut through during the existence of the old city of Brooklyn and was intended to relieve traffic in lower Fulton street and provide direct access to the bridge, but it never fully served its purpose because the traffic dwindled instead of showing an increase. The proposed plaza, too, would tend to restore Brooklyn Heights to its former prestige as a fine residential part of the borough by improving the character of the approach to it. It is safe to say that all of the property proposed to be taken is of inconsiderable rental power and fee value, excepting the Clarendon Hotel and a few stores adjacent to it; while the transformation of the area into a plaza would redound to the advantage of real estate for many blocks around it. The decline of lower Fulton street for great business was assured when the large stores moved farther uptown from there twenty years or more ago; and lower Washington street was injured by the commercial abandonment of lower Fulton street, the two thoroughfares closely paralleling each other. Besides, the unsightly extension of the bridge terminal along the south side of Washington street, from High street to Tillary street, and the structural deadening of the street was the final blow to the prospects of its becoming a street of importance. The Brooklyn Heights Association, which is composed of property owners on the Heights, favors the proposed improvement.

From the standpoint of value the triangular property at the intersection of Fulton and Washington streets is the most important of all; and yet so sharp is the point of the triangle that it is deemed hardly worth while to replace the old three-story office and store building on it with a modern building.

About fifteen years ago William H. Reynolds owned this old parcel and the late Joseph Wechsler, a dry goods merchant, owned a plot known as Sherlock's Abbey on the north side of Fulton street, now forming part of Flatbush avenue extension and running through to De Kalb avenue. The two principals exchanged their holdings and Reynolds obtained the better end of the bargain by far. He improved the Abbey plot with the original Montauk Theatre, which was a great success. When the city acquired the right of way across Fulton street for the extension of Flatbush avenue Mr. Reynolds sold the theatre site to the city for \$500,000 and moved the theatre to a new site fronting on the extension of the avenue. The removal of the building is one of the historic feats in the annals of house moving. Mr. Wechsler is long since dead and his estate still holds the triangular plot at Fulton and Washington streets, while the bulk of the revenue from the old building upon it is obtained from the rental of the ground floor.

The proposed plaza would not only create a fine approach to the Borough Hall and aid in revivifying the Heights section, but it would in all probability relieve numerous property owners affected of some "white elephant" parcels of real estate that have long harassed and embarrassed them.

Villa Sites on Staten Island.

One of the questions connected with the development and replanning of Staten Island as a city borough is whether there is to be a revival of interest in villa sites there—a return of the old fancy among wealthy families for those rural relaxations for which the broad and moderately valued acreage of the interior offers so many opportunities.

When the subject was mentioned to W. S. E. Hall, of the Corn Exchange Bank Building at St. George, he said he had noticed but little business of this class in recent years.

"Most of the acreage that is sold here is cut up into lots," said Mr. Hall. "I find that the cost of property within the limits of the city of New York has become too large an item to qualify the laying out of country estates of very large size, but at Dongan Hills in the last few years there have been erected many beautiful residences, as for example the house of Edward R. Stettin, which cost \$80,000 and is surrounded by a park containing a number of acres."

Plans for Queens Borough Parks.

Park Commissioner Elliot of Queens contemplates improving particularly the small parks under his charge if he can obtain adequate funds, instead of leaving them mostly barren wastes. He has asked for \$290,250 to spend for this purpose.

VICTORY FOR THE WEST SIDE SUBWAY PLAN.

This Is the Main Result to Follow From the Acceptance of the Interborough's Latest Offer—Bright Future for Seventh Avenue Now Assured.

THE Interborough Rapid Transit Company in its offer made to the Public Service Commission this week accepts the subway lines assigned to it in the McAneny report, and also agrees to construct, contribute to the construction of and operate the third-tracking improvements and extensions of the elevated system.

If the city comes to an agreement with the Interborough on the basis of the new tender, it will mean the construction of a subway down Seventh Avenue from 42d Street, through Varick, West Broadway and Greenwich Street, four tracks, to the Battery. It will mean a subway passing the door of the Pennsylvania Station, and it is understood that the Pennsylvania Railroad is privately providing the Interborough with much of the capital for the construction. What this subway will do for the middle West Side, for the old Chelsea and Greenwich sections and the great warehouse district of the lower West Side needs no telling to real estate men. Every probability points to the acceptance of the offer and the signing of a contract which will cause the construction and operation of more subways by the Interborough and the consequent extension of the distances over which a five-cent fare will carry.

The proposition of the Interborough Rapid Transit Company is not alone for the operation but also for contribution of subway lines, these being practically the same lines as were embraced in its offer of last July. The main difference between the offer submitted by the company now and the one which was rejected by the Board of Estimate and Apportionment last year, after it had been recommended by the Public Service Commission and the committee of the Board of Estimate and Apportionment, lies in the fact that the percentage of return on the whole investment of the company named in last summer's proposal was 9 per cent., whereas if the same method of computation were followed in the new proposal the rate is 8.76 per cent.; but it is also to be noticed that the income of the city on its investment is at the same time reduced from 9 per cent. to 8.76 per cent.

If this offer is accepted, the Broadway-Lexington Avenue Subway, most of which is now under construction, above 32d Street will become a part of the Interborough system, while the Broadway line, with its various extensions, could, with the Fourth Avenue Subway and the Centre Street Loop, be operated as one system and would constitute such a system as the Brooklyn Rapid Transit Company has signified a desire to operate in connection with its present lines. The present offer, therefore, brings before the Public Service Commission and the Board of Estimate and Apportionment again a dual system of subway development, and if the same can be worked out satisfactorily, it would be a result of the very greatest benefit to the city. While the present subway has 73 miles of track, the additions proposed in the Interborough Rapid Transit Company's communication, received this week, aggregate 147 miles. In other words, it is proposed to add a mileage twice as great as the mileage of the present system.

The routes covered by the offer are:

I. Subway Lines.

(a) A four-track subway line proceeding from Park avenue at a point between 32d street and 42d street to a point on Lexington avenue between 43d and 44th streets; thence under Lexington avenue and the Harlem River to about 155th street; thence via Park avenue, private property and Mott avenue with four tracks to a point of connection with the West Farms Division of the existing subway at 149th street; thence three tracks, part subway and part elevated, to 162d street; thence as an elevated three-track line to the intersection of Jerome avenue with Woodlawn road, adjoining Woodlawn Cemetery. The company from an operating standpoint, would prefer that this line begin as near to 42d street as possible.

(b) A two-track subway line diverging from the proposed Lexington avenue line at or about 135th street, under private property, through 138th street to Southern boulevard; thence to Whitlock avenue, and to Westchester avenue; and thence as a two and three-track elevated line through Westchester avenue to Pelham Bay park.

(c) A subway line proceeding southerly from Times Square under Seventh avenue as extended, Varick street, West Broadway, and Greenwich street to the

Battery, as far as possible as a four-track road.

(d) A two-track tunnel from Whitehall street, via Montague street, to Borough Hall in Brooklyn; or a two-track tunnel via Liberty street, Maiden lane and Pineapple street to Borough Hall in Brooklyn.

(e) A two-track subway line running easterly under 42d street from Times Square to point of conjunction with the Belmont Tunnel.

(f) The Belmont Tunnel continued as a two-track subway via Van Alst avenue and Fourth street, northward under Hunter's Point avenue; thence as a two and three-track elevated road over the yards of the Long Island Railroad northward, curving into Davis street; thence via Davis street, Ely avenue, Williams street, and such private property as may be necessary to the Queensboro Bridge plaza, and thence along the Queensboro Bridge plaza to Jackson avenue, and via Diagonal street, Thomson avenue and Greenpoint avenue to Woodside, and to Sycamore avenue in Corona.

(g) A two and three-track elevated railroad from Queensborough plaza via Jackson avenue, Debevoise avenue to Ditmars avenue, Astoria.

(h) A two and three-track elevated line proceeding from a connection with the West Farms Division of the present subway in Boston road near 179th street; thence over private property and intersecting streets and along the west side of New York, Westchester and Boston Railroad to White Plains avenue, and thence via White Plains avenue to its projected terminus at Becker avenue near the city line.

(i) A four-track subway line from the terminus of the existing system at Atlantic avenue, Brooklyn, under Flatbush avenue and the Eastern Parkway to Buffalo avenue (subject to the right of the Public Service Commission to construct, or permit the construction and operation of, additional tracks on Flatbush avenue between the said terminus of the existing subway at Atlantic avenue, Brooklyn, and Prospect Park circle); also a two-track subway extension from Eastern Parkway under Nostrand avenue to Flatbush avenue, and a three-track elevated extension from Eastern Parkway via East 98th street and Livonia avenue through the Brownsville district to New Lots road.

Trackage Reservations.

The right is reserved by the city, and concurred in by the company, to grant trackage rights over the following sections of the enlarged subway system on a basis which shall be equitable to each company exercising such rights:

(a) Between the operators of the subway and elevated systems, respectively, or their successors, over the Jerome avenue line; and the White Plains road extension in the Bronx;

(b) Between the Interborough and any other operator, or the successors of either, of the lines to Astoria and Corona, converging at the Queensboro Bridge plaza.

II. Elevated Lines, Third-Tracking, Improvements and Extensions.

(a) On the Second avenue line, the completion of the third track from City Hall station to 129th street; on the Third avenue line, the completion of the third track from City Hall station to 129th street and Harlem River, with the necessary track changes to abolish grade crossings at Chatham square; because of the junction of the third tracks of the Second and Third avenue lines at the Harlem River, the construction of a four-track bridge and a four-track line between the Harlem River and 144th street, and the extension of a third track thence to 147th street, with the privilege of thereafter extending the third track to the present terminus of the Third avenue line at Bronx Park; and on the Ninth avenue line, the completion of the third track from Rector street to 155th street.

(b) The construction of a two-track elevated road from about 157th street and Eighth avenue across Putnam Bridge over the Harlem River; thence over the right of way of the New York Central Railroad and private property; thence as a tunnel under private property and 162d street, emerging as an elevated structure in 162d street near Jerome avenue; thence through 162d street to River avenue, connecting with the elevated structure of the Jerome avenue extension of the subway.

(c) From the Third avenue line at about 143d street, a two-track extension through private property and Willis and Bergen avenues to a connection with the

West Farms Division of the subway at or about Brook avenue.

(d) A two-track extension from the Third avenue line at Fordham avenue, through Webster avenue and Gun Hill road to White Plaine avenue, connecting at that point with the Becker avenue extension of the subway in White Plains road.

(e) The construction of a two-track extension from the Second avenue line, across the Queensboro Bridge to the Queensboro Bridge plaza.

To carry out this plan the Interborough Rapid Transit Company expresses a willingness to invest in subway construction and equipment \$77,000,000, provided the city will invest \$56,000,000 toward construction. The company also proposes to invest about \$30,000,000 of private capital in the third-tracking and extension of the elevated roads. The whole plan of subway and elevated extensions, therefore, would call for a new investment of private capital on the part of the Interborough Rapid Transit Company to the amount of \$107,000,000, while the city's expenditure will aggregate \$56,000,000. The carrying out of this plan would in nowise interfere with pushing forward the Broadway route and its connections which the Brooklyn Rapid Transit Company has signified a desire to operate in connection with its present system.

The Belmont Tunnel, which the company has stated cost about \$8,000,000 to build, is, under the present plan, turned over to the city for the sum of \$3,000,000. Connections would be made from Times Square with the tunnel and this line would be operated in connection with the whole system.

The fare over the entire system, old and new, would be five cents.

Chairman Willcox in announcing the terms of the new offer from the Interborough, remarked:

"It will be noted that the company proposes that its own capital shall have a preference as to its carrying charges and sinking fund, aggregating 6 per cent., ahead of the interest and sinking fund on the city's investment, and in this respect the offer is the same as the one made by the company on December 5, 1910, and the same as the offer submitted last July and the same as made by the Brooklyn Rapid Transit Company last spring in the offer it submitted for the operation of subways in connection with its present system. It should be pointed out, however, that before the company receives one penny of additional profit upon its new investment the city will receive not only its interest and sinking fund but an additional amount which will raise its share to 8 1/2 per cent. on its investment of \$56,000,000.

"If this plan is looked upon with favor it will be necessary to obtain certain amendments to the law and the question of preferential payments must be settled in the courts, but the plan presented is so far-reaching in its collateral advantages to the city, giving a quicker and greater relief than any other suggested, that, personally, I am in favor of seeing the plan as it is here generally outlined carried out."

Subway Section Up for Bids.

Invitations appeared this week for bids for constructing Section No. 2-A of the Lexington avenue Rapid Transit Railway. It extends about five hundred and thirty feet from Walker to Howard street, and embraces the Canal street station on the Broadway line of the new subway and also includes the underlying portion of the Canal street crosstown subway.

The plans call for a subsurface railroad with four tracks under Broadway and two tracks for the underlying portion of the Canal street route. Bids will be opened Friday, March 22. Separate proposals must be submitted for the Broadway work and for the Canal street route. Bids will be made under the unit system; that is, the contractor will name prices for the different units entering into the work upon estimates of quantities made by the commission's engineers. This section was put up for bidding last October, but the bids then received were rejected and changes have since been made in the plans.

—A Property Owners' Association is being organized at Park Hill. The first meeting was held at the house of Mrs. Charles H. Israels, who is chairman of the organization committee.

NEW JERSEY'S PART IN PORT ORGANIZATION.

Freight Tunnels Must Ultimately Be Built From Manhattan to Hackensack Meadows—Newark Bay, the Jersey' Waterfront and the Intercoastal Canal.

By CALVIN TOMKINS,

Commissioner of Docks and Ferries for New York City*

A COMPREHENSIVE plan and policy for the organization and administration of the interstate port of New York and New Jersey, is in reality an international rather than a national responsibility. In magnitude it ranks with the Panama Canal enterprise. Ninety per cent. of the ocean passenger business of the United States, over 37 per cent. of its exports, and 57 per cent. of its imports pass through this port.

On the completion of the Panama Canal, New York will become the principal port of transshipment for Oriental and Occidental commerce—the world's greatest port. The City of New York, in spite of its coherent political, social and economic organization, has, in recent years, utterly failed to meet this grave responsibility. The Dock Department—which administers the city's waterfront terminals—is regarded as a kind of fifth wheel in the municipal administration, and for the last three years funds have been provided, sufficient for maintenance only, without provision for new construction. And this, in spite of the fact that in anticipation of the completion of the Panama and Erie canals, the city's commerce is growing by leaps and bounds—far more rapidly than that of any other seaboard city.

The many New Jersey communities adjacent to and back of the harbor waters, under the influence of separate and parochial opinions have failed even more signally than has New York—the New Jersey situation being aggravated by the lack of political unity and control which is found in the City of New York. New York has also acquired much experience in the public management of its waterfront, in contrast to New Jersey's policy of permitting almost exclusive private exploitation.

The fundamental idea of port organization is exceedingly simple and has been worked out as the result of experience at many of the great seaports of the world. It may be briefly expressed as the policy of adapting each part of the port to the best uses to which it can be put, and of connecting the several parts into an organic whole.

Port development is not a new science, although it is in its infancy in New York. Our great foreign rivals, such as Hamburg, Antwerp and Manchester, as well as Montreal, New Orleans, San Francisco on this side, and a rapidly increasing number of other ports, have definitely abandoned the nineteenth century stage in which we still remain and have worked out plans, a mere glance at which shows that we must either copy or better them—or surrender New York's pre-eminence. The basic principle on which they have proceeded is that a port must be developed as a unit, under public dictation of the terms on which private carriers, shippers and consignees shall be served. The port being once conceived as an organic whole—administered by the city for the benefit of all—there can be no thought of remaining in or returning to the chaos of jarring private rivalry and mutual obstruction from which we suffer; or of final independence on the makeshift policy of separate sub-ports constructed by great private corporations—no matter how perfect each may be in itself or how welcome they may be as co-operators in a city system.

The plans which the Dock Department of New York has submitted to the central governing body of that city are based on the principals of port organization, which have been worked out elsewhere, with due regard to the modifications made necessary by local conditions.

The State Commissions.

The recent action of the governors of New York and New Jersey in each appointing a harbor commission to examine into and report upon the organization of this port is, perhaps, the greatest advance which has been made in recent years towards solving the problem. The two commissions are working intimately together toward a common end. The diverse interests of the numerous New Jersey communities (more than one hundred in all) included in what may be termed the New Jersey part of the port, make it imperative that this State shall depend upon State rather than local initiative. There are many advantages to be obtained through State control, such as that which the commonwealth of Massachusetts ex-

ercises over Boston, or the State of California over San Francisco. In addition, railroad control in New Jersey is so firmly entrenched over waterfront terminals that only the State can be expected to cope with the situation. Whenever the State of New Jersey enters upon a comprehensive plan and policy for the improvement of its part of the port of New York, it will be necessary to change the State's policy of retrenchment and make liberal appropriations—following the custom of the City of New York.

Terminal improvements at great seaports can be made to pay for themselves, but the initial credit must be publicly advanced. A recent constitutional amendment of the State of New York exempts self-sustaining dock bonds from the debt limit of the city. This makes available for New York City a dock fund aggregating possibly \$73,000,000. I venture to suggest the desirability of the passage of a similar constitutional amendment by the State of New Jersey to enable it to meet its port responsibility. This suggestion will doubtless jar the sensibilities of many conservative people, but I believe such an amendment will ultimately be found necessary—unless New Jersey continues to acquiesce in permitting New York to reap most of the commercial and industrial advantages which should be common to both.

Population follows the pay-roll. Eighty per cent. of the population of New York State and 90 per cent. of its ratables are located within a strip of land five miles wide on each side of the Erie Canal, including the Buffalo and New York terminals. The industrial valleys of New Jersey, that is of the Hudson, Hackensack and Passaic rivers, and Staten Island Kills, and the canal zone across the State to the Delaware, affords similar opportunities. It is desirable that New Jersey should, without delay, in the most comprehensive manner possible, plan in advance for the great influx of population and wealth which will inevitably flow into these valleys.

Factories Should be Segregated.

Naturally, New Jersey is one of the most beautiful States in the Union, but situated as it is between Philadelphia and New York, with nearly every trunk line railroad crossing it, its charms are peculiarly open to vulgarization unless industrialism shall be confined to these valley lands, reserving the higher lands and the seashore for residence and recreation. Factories can and should be segregated from residences, recreation and farming in this way if the best transportation facilities, including waterways, railways and terminals shall be planned for in advance.

Ten per cent. of the manufacturing industries of the United States are conducted within the New York and New Jersey districts of the port. It thus appears that New York is not only the greatest seaport in the world, but the most important manufacturing city in the United States. The mounting figures of its annual foreign and domestic commerce are startling. But the steady growth of its industrial enterprises is of far greater local significance. Commodities arriving here for trans shipment to other parts of the world only slightly add to the city's wealth, but every factory which locates on either side of the harbor waters brings with it a fixed amount of capital and an increase of population—which tends to increase the ratables of the community, upon which in turn all public improvements depend. It is of vital importance to the port that the most attractive transportation facilities shall be offered to manufacturers seeking location here. The one great attraction which New York possesses over other cities is the convergence of railroad and steamship transportation. Accessibility to these great national and international terminals make it possible for our manufacturers in competition to ship package freight promptly and economically to all parts of the world.

The reason why one railroad after another has been deflected to New York, and why coastwise trade centers here is to take advantage of regular ocean liner service. A ship can always be found waiting at New York to take package freight in large or small quantities to any port of the world. Except for this proximity to national and international terminals, our manufacturers have no material advantage over their rivals in other Atlantic or Western cities. Boston has New Eng-

land's supply of intelligent labor to draw on; Philadelphia and Baltimore are nearer the coal and iron. The local rivalries of the railroads at these ports are not as acute as at New York, and it is probable that reasonable switching charges at the out-ports will soon be substituted for expensive transfer charges so that every factory will find itself connected with all of the railroads.

How great will be the advantage which shall accrue to the New Jersey manufacturing interests if railroad terminals in New Jersey and in New York shall be connected by a terminal belt line which will make it possible for every factory to ship over every road everywhere, and also reach the steamship, must be apparent to all.

The Four Divisions.

The harbor waters divide the port into four grand divisions—New Jersey, Long Island, Manhattan and the Bronx, and Staten Island. The port will never be finally organized until ferries, car floats and lighters shall be superseded by a continuous freight movement through river tunnels. Passenger tunnels have already successfully demonstrated the practicability of this, and it is only a question of time when freight tunnels will be built, and expensive lighterage and truckage will cease. It is especially desirable that tunnel connections should be promptly provided between Manhattan and the Hackensack Meadows—which locality affords the natural site for car storage.

The engineers of the Dock Department have located the site for a classification yard east of the Hackensack River, as shown on the map, to which tracks of all the railroads coming to tidewater in New Jersey can be led. This yard can be expanded to any dimensions necessary to meet the requirements of all the roads. It will make possible the correct organization of railroad and steamship terminals on the West Side of Manhattan. Such tunnels will place the New Jersey railroads in a position to meet at New York the sharper competition of the New York Central line—the one road which now enjoys an all-rail continuous haul into lower Manhattan.

The Central is about to modernize its terminals and the New Jersey roads, if they are to hold their own against the Central, must similarly modernize theirs; and this can only be accomplished through the instrumentality of river tunnels. I shall not dwell at length upon this feature of the plan, which has been fully described in the reports of the Dock Department.

All the railroads agree that freight tunnels must ultimately be built; and that whenever this shall be done the proposed elevated freightway along the West Side of Manhattan will be as available for the New Jersey roads as for the New York Central. The construction of such freight tunnels leading to a general assembly and classification yard in New Jersey, and having connections with all the New Jersey railroads, will complete a system and substitute order for disorder in Manhattan. The City of New York alone cannot build these tunnels; neither is any one of the New Jersey railroads now able to do so; nor in view of their traditional habit of competing at terminals rather than joining in common use, are the roads able jointly to accomplish such a purpose. If it shall be demonstrated that Manhattan and the mainland can be more advantageously connected by a bridge than by tunnels, I do not wish to be understood as in opposition to the bridge; whichever construction is the most practical should be adopted.

In case private capital is not forthcoming, then the tunnels should be planned and built by the joint action of the two States, New York and New Jersey; or through the instrumentality of beneficial assessment by the communities in each State whose local interests will be most benefited. The Harbor Commissions of these States should, in my judgment, be charged with the responsibility of making the initial report. The States have endeavored to co-operate in building a bridge, why should they not co-operate toward building comparatively inexpensive railroad freight tunnels, the practicability of which has already been demonstrated by the success of passenger tunnels. The interest on the cost of the tunnels unused in whole or in part be met out of railroad rental based on preliminary contracts; which, I believe, the railroads would be

*The article here given is extracted from a paper read by Commissioner Tomkins in the Assembly Chamber at Trenton, February 19.

favorably inclined to, in view of the impending competition of the New York Central.

Interstate control over the terminal plan and policy of the port which it is most desirable to enlist would thus be established at the outset; and the best means of connecting and coordinating the terminal development of Manhattan with that of the Hudson, Hackensack and Passaic valleys in New Jersey would have been anticipated. The West Side of Manhattan can never be properly organized and the docks recovered for marine commerce except by coordinating with the railroad terminals of New Jersey, and this statement is equally true of the Hudson River frontage of New Jersey.

Freight tunnels under the Narrows or upper bay will soon be necessary to link Staten Island and New Jersey with Long Island and the extension of the Manhattan tunnels from New Jersey to Long Island will permit the completion of the route to New England via the Long Island rails of the Pennsylvania.

It will be as much to the interest of New Jersey to tap the great reservoirs of wealth and population in New York by the construction of freight tunnels as it will be to the interest of New York to terminate the insular disabilities of its three island settlements—Manhattan, Long Island and Staten Island.

It will be to the advantage of the railroads to stop terminal competition. This may not at once appeal to the more enterprising and richer roads. But once opposition shall be overcome and the principle established (and the overwhelming force of circumstances is contributing to this end), it will be comparatively simple to organize all the separate railroad terminals about the harbor waters in New Jersey and New York as one organic whole—thus making all parts of the port accessible, either by rail or carfloat approach, to all the railroads.

The Jersey Shore.

The Hudson River waterfront of New Jersey, excepting a comparatively few steamship piers, is obstructed by the floating railroad yards of the various trunk lines reaching tidewater at New Jersey. A similar carfloat obstruction exists on the Manhattan shore opposite, and in both instances the natural uses of the dock for marine commerce have been prevented, to the detriment, I believe, of both localities. In my judgment, the railroads should keep to the land and the waterfront should be reserved for the ships. The obstruction of the waterfronts in both States is now made necessary by present methods of transfer. It can be terminated and the waterfront of each State restored to its proper use.

The Bush terminal at South Brooklyn affords the best example of terminal organization. The docks are connected with the warehouses and industrial buildings in the rear by a marginal railway. Shipments can be made from the elevator doors of these buildings by every railroad and steamship line to all parts of the world at a minimum of terminal expense. Similar terminal installations should be planned at different points on the New Jersey and New York waterfronts. I have endeavored to indicate on the accompanying map strategic points where such terminals can be established in the future, and I have shown the possibility of railroad connections between all of them. The end to be attained is to afford every factory in the port the opportunity to ship over all lines of transportation on payment of a moderate switching charge.

Now that the Interstate Commerce Commission has established a system of zone tariffs throughout the country, it is more than desirable that the seaboard cities engaged in manufacturing should develop their terminals so as to obtain the full advantage of ocean transportation to the Pacific Coast which their location gives them.

Meadows Development.

The commercial and industrial organization of the Hackensack and Passaic Valleys is advancing so rapidly that unless public plans which should anticipate private development here are promptly provided, the consequences will be little less than disastrous. I venture to briefly refer to a few matters of special interest:

There should be as few bridges as possible across these rivers above their confluence, since the cross interference of land transportation with water transportation is increasing every year. To effectuate this, highway uses should be combined with railway uses wherever practicable.

The bridges over Newark Bay should be reconstructed in such a manner as to interfere as little as possible with currents, navigation and the outflow of the ice. The ultimate policy being to eliminate these bridges and substitute tunnels in their place, or deflect the railroad crossings to points farther north.

The commercial importance of Newark Bay is secondary only to that of the lower Hudson. It is now a shallow basin of mud and water. But what has been done in creating seaports at Antwerp, Rotterdam, Bremerhaven and Hamburg and Manchester can more easily be accomplished here. A great harbor can be dredged out of a marsh, the cut balancing the fill.

In any plans for the future, the pier-head and bulkhead lines on both sides of the Bay should be planned coincidentally, and the fairway between the pier-head lines should not be less than 3,000 feet, leaving piers 1,200 to 2,000 feet long extending back to the bulkhead. I believe the Federal Government should be as solicitous to maintain ample dimensions in this New Jersey fairway as it is in the reaches of the lower Hudson.

In regard to Newark Bay it would seem to me that instead of digging a canal in a westerly direction from the Bay inland, it will be much more desirable to develop the natural Bay frontage itself. There is ample waterfrontage now. Why go to the expense of artificially providing more? Canals, like Gowanus, Newtown Creek and Wallabout are stagnant and unhealthy bodies of water and the Newark Bay canal would, I fear, become a similar nuisance. It would be obstructed by ice in the Winter and the canal itself, running through the meadows would interfere seriously with land transit north and south. The capital required for its development would be more productive of results if employed in the development of the Bay. On the other hand, the lands along this canal, which it is proposed the City of Newark shall buy, might advantageously be so taken over for industrial or commercial improvement. Baltimore has recently entered upon this policy and that city has acquired and is offering cheap lands for industrial development in competition with private lands held at speculatively high prices to the detriment of the city's growth.

The riparian rights along the shore of Newark Bay, should, I believe (where not already granted), be reserved under State control. The railway terminals in Jersey

City and Weehawken are beginning to be overcrowded and in the near future it will be necessary to provide terminals for the heavier and bulkier classes of railway freight at Newark Bay. One of the most effective methods of bringing the railroad terminal interests which will center around this locality under State control will be for the State to here preserve its riparian control. This will also enable the State to influence the character of the terminal development plans.

The inter-terminal system of the railroads in the Meadows should be developed and maintained under a high degree of State control, if expensive transfer charges are to be avoided and the New Jersey factories are to be properly served in the manner already indicated. By properly organizing the Meadows, the State is in a position to create the greatest value there, and thus speedily obtain through increased taxes the revenue which it should receive to make other improvements.

The Kills of Newark Bay constitute the vestibule of the back region of the Hackensack and Passaic valleys, in which the rivers may be considered as water streets faced by private manufacturers and warehouse lots. In the river districts above the Bay, it would seem that the State might advantageously part with its riparian rights on reasonable compensation. Private enterprise contemplating the industrial development of a site on these rivers will be deterred from undertaking expensive improvements involving buildings back of the waterfront with the possibility of being cut off from the use of the waterfront. When a manufacturer locates on the waterfront, he does so to receive and ship by water and any possible future interference with his convenience in this respect is likely to divert his attention elsewhere.

Intercoastal Canal.

The link of the intra-Coastal canal through New Jersey, connecting the Hudson with the Delaware valley, should receive the continuous attention of the State. I believe the construction of this canal—which will ultimately be built—will have a far-reaching effect upon the State's prosperity, if it shall be properly equipped with railroad connections, terminals and harbors, and if the lands adjacent to it are planned and reserved for the most efficient industrial development, that it may tend to draw factories and factory population away from the New York side of the port to New Jersey, Delaware, Pennsylvania and Maryland. The commercial advantage of this additional coastal waterway leading to the port of New York so far outweighs any industrial diversion as to make the latter consideration negligible.

New York in recent years has grown at the rate of over four per cent. per annum. Including the New Jersey district of the port, where lands are cheaper and direct rail connections for factories are better, the rate of growth more nearly approximates five per cent. Our danger is that we shall grow faster than we can organize our growth. One of the cruelest and most vulgar of popular delusions is pride in stimulating the growth of a city in advance of organization. A big city badly organized is a bad city. Not only should the physical organization of cities be provided for in advance of development, but their resources should be conserved for their citizens—and the port resources of New York should be conserved by the cities and states of New York and New Jersey for the people of the United States.

ASSESSMENT CHANGES IN BROOKLYN FOR 1912.

(—INCREASE ON FIELD BY DEPUTIES.—)

(—REDUCTION BY COMMISSIONERS.—)

DIST.	LOCALITY.	NEW BLDGS.	LAND.	TOTAL.	LAND.	TOTAL.	EXEMPTION BY COMMISSIONERS.
1.	Brooklyn Heights.....	\$1,182,935	\$9,825	\$1,484,085	\$1,056,605	\$3,032,475	\$538,200
2.	Eighth Ward.....	2,346,950	70,090	3,171,260	415,945	2,083,540	92,100
3.	Park Slope.....	1,215,775	274,525	1,488,295	185,750	914,650	76,630
4.	Stuyvesant Section.....	522,025	459,295	991,865	117,795	1,676,095	52,375
5.	Bedford Section.....	690,400	78,100	2,374,735	466,725	1,351,750	85,750
6.	Fort Greene Section.....	684,500	109,685	1,070,940	108,345	932,175	115,475
7.	Williamsburg Section.....	557,200	7,650	646,800	672,400	1,005,650	583,400
8.	Greenpoint Section.....	247,100	570,865	1,888,245	416,682	857,300	430,650
9.	Bushwick Section.....	372,500	328,500	1,292,700	559,400	1,183,750	48,056
10.	Brownsville Section.....	641,950	37,600	717,290	94,420	121,950	106,400
11.	New Lots Section.....	896,345	439,790	2,107,196	275,875	1,074,700	21,550
12.	Flatbush Section.....	1,281,220	236,280	1,013,770	857,067	1,697,440	43,850
13.	Bay Ridge Section.....	1,540,965	51,975	1,527,470	190,845	1,960,635	57,230
14.	Bath Beach & Bensonhurst..	387,100	75,725	1,337,975	786,345	1,025,095	76,850
15.	Coney Island & Sheepsh'd Bay	1,002,825	58,990	959,975	696,890	886,715	16,710
16.	Rugby and Church Ave.....	1,381,870	64,970	1,512,355	2,008,690	2,450,845	52,550
17.	Ridgewood Section.....	438,950	725,830	1,550,200	89,665	262,100	134,525
18.	Flatlands Section.....	473,185	928	1,463,817	260,195	400,095	53,206
19.	Canarsie Section.....	395,485	47,805	467,550	104,830	113,210	13,450
20.	Red Hook Section.....	270,915	70,025	186,050	68,100	1,098,500	36,200
	Total.....	\$17,530,195	\$2,858,697	\$27,252,673	\$9,432,569	\$24,128,670	\$2,635,157

RECAPITULATION.

INCREASE BY DEPUTIES.....	\$17,530,195	\$2,858,697	
REDUCTIONS BY COMMISSIONERS.....		9,432,569	\$14,696,101
			\$27,252,673
			24,128,670

NOTE—All figures that are in heavy type represent the decreases on the field.

LEGISLATIVE DIGEST.

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

The Law Committee of the Allied Real Estate Interests (Walter Lindner, chairman) has reported among others upon the following bills affecting real property that have been introduced in the Legislature at Albany. In each case the designation and nature of the bill are first given and then the comment or recommendation of the committee is appended:

To Clear Up Titles.

Mr. Bayne's bill to amend the Public Lands Law (Senate, Introductory No. 151) so that the Commissioners of the Land Office shall have power on the application of any record owner of any parcel which may have been sold at a State tax sale and purchased by and conveyed to the State, to investigate the facts in regard to such sale, and if it should appear that the sale was irregular or without jurisdiction, or if for any other reason the interests of justice so require, they may release to the owner the right, title and interest of the State on such terms and for such consideration as to the Commissioners may seem just.

The principle of this, if intended to clear up titles, is approved. Members of the law committee disagreed as to whether the bill should be passed in its present form or whether there should be added a provision to the effect that no release shall be given for less than the amount of the taxes owing to the State or represented by the sale. This question was referred to the directors and the committee was instructed that the bill should contain the proviso above stated. It is recommended, therefore, the bill be favored but that it be suggested that such a proviso be added.

Simplifies Real Estate Law.

Mr. Slater's bill to amend the Code of Civil Procedure. (Assembly, Introductory No. 44, Printed No. 44.) The object of this bill is to simplify certain proceedings in respect to real estate actions. The main object is to permit the service of summons in real estate actions without the State personally, upon defendants who can be found for personal service, without the necessity of obtaining an order for publication of the summons or service without the State, thus getting rid of the very technical procedure in that regard. The bill also simplifies the law with regard to appointments of guardians for infant defendants. The committee has been over the bill carefully and has made certain suggestions with regard to perfecting technical details and language of the bill which have been communicated to the introducer. The bill should be favored.

Mr. Griffin's bills to amend the Penal Law and the Banking Law in relation to the issuance of "profit sharing savings bonds purporting to be secured by real estate or any interest in real estate." (Senate, Introductory No. 124, Printed No. 125.) While it may be proper and even necessary to regulate the subject of the issue by corporations of securities purporting to be founded upon real estate, these bills are objectionable in that they refer only to a specific kind of securities which are not defined. There are a great number of securities which would come within the purview of proper legislation on this subject which would not come within this definition and it is improper to pass penal legislation without defining the subject of the prohibition. This bill should be opposed.

Regulates the Sales of Securities.

Mr. Ebbett's bill to amend the Banking Law by adding a new article, 10A, in regard to the regulation of the sale of securities. (Assembly, Introductory No. 241, Printed No. 241.) This bill is on the same subject as the Griffin bills but is more elaborate. It seeks to equip the Superintendent of Banks with supervisory power over the sale and negotiation of stocks, bonds or other securities except public bonds or bonds or notes secured by mortgages on real property, and provides that no such securities shall be issued without an examination of the affairs of the company issuing the same and that if the Superintendent of Banks finds the proposed plan of business, contracts, etc., provide for a fair, just and equitable method of transacting business and reasonably insures a fair return on the stocks, bonds and other securities to be offered for sale, that the Superintendent shall issue a statement reciting that the company has complied with the purposes of this article, that detailed information in regard to the company and its securities is on file with the Superintendent and open for public inspection and

that such company is permitted to do business in this State. Such statement shall also recite in large, black-faced type that the Superintendent does not recommend the securities to be offered for sale by such company.

While this scheme is good enough as far as it goes, there is nothing which makes it necessary or probable that the statement of the Superintendent in large, black-faced type will come to the attention of purchasers of the securities. All they will know will be that the securities seem to be endorsed and approved by the Banking Department of the State and they will buy them, believing that the Banking Department finds the security sufficient. This will be more misleading than the present situation where the purchaser must rely on his own investigation. This bill does not seem to reach the object which should be sought to be attained in legislation on this topic and being incomplete should be opposed.

Building Projections.

Mr. Griffin's bill to amend Section 50 of the Charter by seeking to license certain projections into the public streets. (Senate, Introductory No. 142, Printed No. 144.) This bill if it could pass would not accomplish what should properly be done under a bill licensing projections. It seems to be intended only to straighten the situation with regard to tenement houses and provide for areas and stoops thereto. It will be objectionable to the city and should be opposed because it does not preserve the revocable character of permits for projections, and if provision regarding this revocable character were added, the bill should be perfected by providing for projections necessary to buildings other than tenement houses.

Fireproofing Entrance Halls.

Mr. Colne's bill to amend Section 23 of the Tenement House Law. (Assembly, Introductory No. 59, Printed No. 59.) It provides that entrance halls in tenement houses instead of being enclosed in terra cotta blocks as now may be enclosed in fireproof blocks. This bill substitutes for the specific requirement of terra cotta permission to use any form of fireproof blocks in these enclosures. The bill should be favored.

Opposed as Special Legislation.

Mr. Griffin's bills cancelling an assessment for the proposed extension of Spencer place, which is said to have been abandoned. (Senate Introductory No. 50, Printed No. 153.) While if the improvement for which assessments have been collected has been abandoned, it might be proper to vacate assessments, this should be done not by special legislation but by general provisions. The bill in this form should be opposed as special legislation.

Assessments in Instalments.

Mr. Chilton's bill to amend the Charter (Assembly, Introductory No. 51, Printed No. 51) so that the discretionary power now vested in the Board of Estimate and Apportionment to divide certain assessments into yearly instalments, shall be taken away, and if the Board of Estimate acts upon assessments which come under Section 247 of the Charter, that then it shall be mandatory to divide them into instalments. Your committee is of opinion that such mandatory legislation should be opposed.

Partition Sales.

Mr. Hinman's bill amending Section 1538 of the Code in relation to the withdrawal of monies deposited as proceeds of partition sales to answer for the lien of decedent's debts. (Assembly, Introductory No. 52, Printed No. 52.) This bill supplies an omission in the law, and should be approved.

Foreclosure Suits.

Mr. Bayne's bill to add to Section 1627 of the Code a provision confirming the appearance of the Attorney General in foreclosure suits prior to September 1, 1908. (Senate, Introductory No. 228, Printed No. 233.) By Chapter 284 of the Laws of 1908, Section 1627 was amended so that from and after Sept. 1, 1908, the State might be made party in suits to foreclose mortgages. This bill confirms the action of the Attorney General in appearing in such foreclosure suits prior to the taking effect of the law of 1908. Its operation will be to obviate a technical defect in titles and it should be approved.

Omnibus Line in 32d Street.

The Public Service Commission has set for a hearing on March 11 the application of the Fifth Avenue Coach Company for permission to operate a motor omnibus line from Fifth avenue through 32d street from Fifth avenue to the Pennsylvania Station. This is the company which operates motor omnibuses on Fifth avenue.

FIRE PREVENTION
and INSURANCE

Conducted by PETER JOSEPH McKEON

Insuring New Buildings.

In insuring new buildings, it is the practice of the Fire Insurance Exchange to consider them as a separate class of risks and to ignore their future use or occupancy. New buildings in fire insurance practice have the general name of buildings in course of construction, and as this class of risk they are subject to certain rules and practices which it is well for building and real estate operators to be familiar with.

BUILDING MATERIALS. New buildings can be insured as soon as work is begun. When building materials or contractors' tools are brought to the site, they can be protected by insurance. The insurance is done under the form of "Building Materials" and at the same rate that is made for the same materials in a yard; that is, \$1.50. Contractors' tools can also be insured in the same way. Hoisting engines are not insured, unless they are specifically mentioned in the policy; the rate is \$1.00.

BUILDING OR STRUCTURE. Once the work of erection has begun and the building assumes such shape that it is exposed to damage by fire, it can be insured under the form of a "Building in Course of Construction."

RATES. The rates are flat or net, and are as follows:

Fireproof buildings.....	\$.30
Non-fireproof, ordinary brick buildings of wood beam or joisted construction.....	.50
Frame buildings.....	.70
Piers	1.00
Contractors for part of work	.75

RESTRICTED SPRINKLER SCHEDULE BUILDINGS. If a building of fireproof, semi-fireproof or standard slow-burning construction is intended to be equipped with Automatic Sprinklers, and also will be eligible for rating on the Restricted Sprinkler Schedule, the owner may arrange for getting the benefit of the low rating during the time that the building is being constructed. The fire insurance companies will furnish policies at the regular Building in Course of Construction Rate, but with an understanding that when the final rate is made on the building, they will return to the owner the difference between this final low rate and the regular Building in Course of Construction Rate. For example, if the building when completed and occupied is rated on the Restricted Sprinkler Schedule at, say .10, the company will return the difference between .30, the Building in Course of Construction Rate of a Fireproof Building, and .10, for the period that the building was in course of construction.

UNOCCUPANCY WARRANTY. All policies issued for buildings in course of construction contain the Unoccupancy Warranty, as follows:

"Warranted by the assured that the building hereby insured is unoccupied, and that when occupied in whole or in part, this company is to be notified and rate adjusted; unless so notified and endorsed hereon this policy shall be void."

The Unoccupancy Warranty requires that as soon as the complete or partially completed building is used or occupied for anything but construction work, the insurance company must be notified so that it can readjust the rate. Notifying the company can be done by writing a letter and stating that the building is now occupied and asking for a new rate.

An exception to the above rule is made in the case of new buildings which will be used as dwellings, tenements, stores and dwellings, or stores and tenements, what the Fire Insurance Exchange terms "Branch Office Risks."

The policies covering the above class of buildings does not contain an Unoccupancy Warranty, but they are written to describe the building as follows:

"On . . . building while in course of construction or while occupied for . . . (here is inserted the kind of occupancy, which must be one of the above classes)."

The use of this clause permits new buildings of this class to be used and occupied without notifying the fire insurance company. The reason for this is that the rate on the building, while being constructed is higher than the rate made when the building is completed and occupied, so that it is to the interest of the owner to notify the insurance company that the building is occupied and ask for a new rate.

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 Chester.

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

BENEDICT AV, BRONX.—Acquiring title to the lands necessary for BENEDICT AV, from Storrow st to the junction of Unionport rd and Olmstead av.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Washington Heights.

AT CITY HALL, FEB. 27.

138TH AND 139TH STS.—Extensions, from Edgecombe av to St. Nicholas av. Approved.

Local Board of Kip's Bay.

AT CITY HALL, FEB. 27.

SIDEWALKS.—Repairing sidewalks at the southwest corner of 1ST AV AND 30TH ST. Estimated cost, \$453. Approved.

SIDEWALKS.—Repairing sidewalks at the southeast corner of 14TH ST AND AV B. Estimated cost, \$522. Approved.

SIDEWALK REPAIRS.—Repair of SIDEWALKS at 148 and 609 East 14th st, 317, 319, 340, 399 and 952 2d av, 625 and 627 East 15th st, 154 East 27th st, 317 East 33d st, 414 and 416 East 19th st, 744 3d av, 204 East 22d st and the southeast corner of 1st av and 52d st were all approved; while the matters of repairing SIDEWALKS at 318 1st av, at the southwest corner of 3d av and 49th st, 362 Av A, 402 East 24th st, 507 to 511 East 22d st and 404 East 21st st, were all laid over until the meeting of April 9.

Local Board of Yorkville.

AT CITY HALL, FEB. 27.

SIDEWALKS.—Repair of SIDEWALKS at the northwest corner of Av A and East 78th st, 1416 Av A, 239 to 245 East 56th st, the southwest corner of 1st av and 89th st, 411 and 413 East 83d st, 1415 2d av, 231 East 80th st, and the northwest corner of 73d st and 2d av, were all approved; while the matter of repairing THE SIDEWALK at 1269 Lexington av was laid over until the meeting of April 9.

Local Board of Hudson.

AT CITY HALL, FEB. 27.

SIDEWALKS.—Repairing sidewalks at the northwest corner of 10TH AV AND 51ST ST, was approved; while the matter of repairing sidewalks at the northwest corner of 10TH AV AND 57TH ST was laid over until the meeting of April 9.

Local Board of Corlears Hook.

AT CITY HALL, FEB. 27.

SIDEWALKS.—Repairing SIDEWALKS at 62 Gold st, 106 and 108 Beekman st and 608 Water st, at a total estimated cost of \$208, was approved.

Local Board of Harlem.

AT CITY HALL, FEB. 27.

EAST 112TH ST.—Alteration and improvement to SEWER, bet 1st and 3d avs. Laid over for four weeks.

1ST AV, ETC.—Alteration and improvement to the SEWER in 1ST AV, bet 119th and 120th sts, and in EAST 119TH ST, bet 1st and 2d avs. Laid over for four weeks.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

HUDSON RIVER DISTRICT.—Franchise is in full force and effect granting Riverside Light & Power Co. right to construct, maintain and operate conduits, etc., for the purpose of supplying electricity for light and power within the district adjacent to the Hudson river, bet 129th and 134th sts. Papers are filed.

USE OF STREETS.—By the American District Telegraph Co. for the operation of call boxes, etc. Referred to the Bureau of Franchises.

BROADWAY TUNNEL.—Communication from the New York Parcel Dispatch Co. stating that the tunnel under Broadway, from Warren st southward about 294 ft is the property of said company and warning the city that trespass and violation of the rights of the owner will be carried into court. Referred to the Bureau of Franchises.

PUBLIC LIBRARY.—Communication from the chairman of the executive committee of the New York Public Library requesting the Board of Estimate to acquire a site for a branch public library in the general region bet Lexington and 3d avs, from 46th to 49th sts. Referred to the Comptroller.

BROOKLYN BRIDGE.—Communication from the Bridge Commissioner requesting the authorization of \$2,000,000 corporate stock for reconstructing the Manhattan terminal. Referred to the Corporate Stock Budget Committee.

NEW MUNICIPAL BUILDING.—Letter from the Bridge Commissioner submitting for approval the bid of the Otis Elevator Co. for the installation of elevators in the NEW MUNICIPAL BUILDING, at a cost of \$492,500. Referred to the Comptroller and the Chief Engineer of the Board of Estimate.

STREET REPAIRING.—Recommendation of the Comptroller that the city issue \$113,000 special revenue bonds to provide for the repair of street pavements in Manhattan, where the period of maintenance by contracts has not expired and where the contractors have failed to meet contract requirements. Adopted.

WATER DEPT.—Report of the Comptroller recommending approval of the form of contract, plans, etc., for remodeling the "Gaeto House," at Mount Kisco, N. Y., at a cost of \$4,800. Adopted.

CENTRAL PARK.—Report of the Comptroller recommending approval of the form of contract, etc., and estimate of cost, \$9,000, for furnishing and laying water mains, etc., in Central Park. Adopted.

REAL ESTATE.—Report of the Corporate Stock Budget Committee recommending the issue of \$100,000 corporate stock to provide for purchase of real estate, etc., for the construction and operation of the Manhattan-Bronx Rapid Transit road. Adopted.

PIER 42, EAST RIVER.—Report of the Corporate Stock Budget Committee recommending the issue of \$1,800 corporate stock for paving with asphalt the deck of PIER 42, EAST RIVER. Adopted.

PUBLIC BATH.—Recommendation of the Corporate Stock Budget Committee that the city amend resolution for the issue of \$250,000 corporate stock for the construction of a new public bath by including within the appropriation the acquisition of a site. Adopted.

CRIMINAL COURT BUILDING.—Request of the Borough President of Manhattan for the authorization of corporate stock to provide for the acquisition of the block bounded by Centre, Leonard, Baxter and Franklin sts, for the purpose of erecting thereon a CRIMINAL COURT

BUILDING to supersede the present structure. Referred to the Corporate Stock Budget Committee.

RIVERSIDE DRIVE SECTION.—Proposed amended area of assessment in the matter of acquiring title to AN UNNAMED STREET adjoining Riverside Drive on the east and extending from West 177th st at Riverside Drive to West 181st st at Buena Vista av. Laid over for one week.

WILLIAM ST, ETC.—Changing the lines and grades of William st at its intersection with the Brooklyn Bridge; laying out A NEW STREET on the east side of the bridge to extend from William st to North William st; and, closing and discontinuing NORTH WILLIAM ST, from the said new street to a point about 100 ft east of Frankfort st. Laid over for one week.

WEST 47TH ST.—Sewer, bet 10th and 11th avs. Adopted.

BRONX.

N. Y., WESTCHESTER & BOSTON.—Petition for an extension of time of 6 months from Feb. 2, 1912, in which to complete the construction of its railway from the north boundary of the city south to East 174th st. Adopted. The terms and conditions of the form of contract were tentatively approved and referred to the Corporation Counsel for approval as to form and to incorporate therein such matter as he may deem advisable to fully protect the interests of the City.

N. Y., WESTCHESTER & BOSTON.—Public hearing on the form of contract for a change in the main line of the route of the company from that described in contract dated January 29, 1909, between the south terminus of the road and the Harlem River and a point bet 134th and 135th sts, east of Willow av. Hearing on Apr. 25.

INTERBOROUGH.—Granting the N. Y. City Interborough Railway Co. an extension of time until March 24, 1913, in which to construct, maintain and operate extensions to its existing street surface railway in the Boroughs of Manhattan and the Bronx, as follows: HUNTS POINT RD (or av), from Randall av to Long Island Sound, RANDALL AV, from Hunts Point rd (or av) to the Bronx River, TREMONT ST, OR EAST 177TH ST, from Westchester Creek to Locust Point, MUSCOOTA ST, OR 225H ST, from Broadway to Kingsbridge rd. Adopted.

TEMPORARY RAILROAD.—Extension of time to J. B. Malatesta until June 30, 1912, to maintain and operate a temporary narrow gauge railroad from Boston and White Plains rds through Astor av to Olinville av to Britton st to Bronx boulevard to Burke st. Granted.

RESERVOIR AV.—Application for permission by the Mason & Hanger Co. to construct, maintain and use a trestle bridge over and across RESERVOIR AV, at shaft 4 of the water tunnel of the Catskill aqueduct, located at a point about 1200 ft north of Kingsbridge rd. Granted.

PELHAM BAY PARK.—Approving a redraft of a bill approved by the Board on Jan. 19, 1911, having for its purpose the amendment of section 191 of the Railroad Law so as to authorize this Board with the approval of the Park Board to designate a route or routes in PELHAM BAY PARK not exceeding 50 ft in width for the construction of a street railroad under a franchise to be granted by the Board. Adopted, with the understanding that the bill be approved and forwarded to the Corporation Counsel for approval as to form and presentation to the Legislature for consideration, after making such changes as he deems necessary.

EAGLE AV.—In the matter of the tunnel and overhead pipes of the Ebling Brewery Co. maintained across EAGLE AV, bet 156th and 158th sts. Referred to the Bureau of Franchises for a report.

FIRE HYDRANTS.—Report of the Comptroller approving the form of contract, etc. (as amended), and estimate of cost at \$3,000, for hauling and setting fire hydrants and appurtenances in various streets under the jurisdiction of the Department of Water Supply, pursuant to resolution adopted July 17, as amended August 31, 1911, be amended, by increasing the estimate of cost to \$5,357.45, in order to provide for awarding the contract to the lowest bidder. Adopted.

LIBRARY SITE.—Recommendation of the Comptroller that the resolution adopted October 19, 1911, as amended January 18, 1912, authorizing the purchase, at private sale, at a price not exceeding \$20,000, of property on the northeast corner of MORRIS AV AND EAST 162D ST, as a site for a Carnegie Library building, be further amended by authorizing the acquisition of said property subject to restrictive covenant contained in the deed. Adopted.

HARTS ISLAND.—Recommendation of the Corporate Stock Budget Committee that \$550,000 corporate stock be issued for the acquisition of a site and the erection thereon of cottages, Administration, Reception, Industrial and Power building, refectory, chapel, school and farm buildings, for the use of the New York City Reformatory for Misdemeanants, under the jurisdiction of the Department of Correction. This is in connection with the improvement of conditions on Harts Island. Adopted.

EXTERIOR ST.—Changing the grade of EXTERIOR ST, from East 151st to East 158th st; and, of EAST 157TH ST from East 153d to Exterior st. The Board's engineer reports that this plan provides for raising the elevation of Exterior st at its intersection with the right-of-way of the Port Morris Branch of the New York Central and Hudson River Railroad about 2 ft in order to secure the clearance required to permit of the construction of a highway bridge. Map change is authorized and it was decided to make application to the Public Service Commission for a ratification of the proposed crossing and the issuance of an order for its construction.

HERING AV, ETC.—Acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; to TENBROECK AV, from Bronx and Pelham Parkway South to Pierce av; and to SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av. Laid over for 2 weeks.

TREMONT AV—Regulating and grading, from Ludlow av to Fort Schuyler rd. Laid over for one week.

CEDAR AV, ETC.—Amending the local board resolution initiating proceedings for paving CEDAR AV, WEST 177TH ST and WEST 179TH ST. Referred back to the Borough President.

BROOKLYN.

LEWIS AV.—Request of the Borough President to charge the cost of repaving LEWIS AV, bet Gates av and Madison st, estimated at \$6,000, and of repaving MORGAN AV, bet Metropolitan and Johnson avs, estimated at \$9,200, to the repaving fund. Referred to the Comptroller.

WILLIAMSBURG BRIDGE—Recommendation by the Comptroller that an issue of \$50,000 special revenue bonds be made for the maintenance of WILLIAMSBURG BRIDGE during 1912. Adopted.

MUNICIPAL BUILDING—Preliminary contract for services of the firm of McKenzie, Voorhees & Gmelin in connection with the proposed new Municipal Building. Laid over for 2 weeks.

FIRE HOUSES—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of preliminary contracts for services of Jay H. Morgan, architect, in preparing preliminary studies, specifications and detailed estimates of cost, for the construction of the following buildings for the Fire Department: Engine and Hook and Ladder Co. on north side of Richardson st, near Leonard st; estimated fee, \$475.50; also, Engine and Hook and Ladder Co. on west side of Sheffield av, north of Livonia av; estimated fee, \$500. Adopted.

KINGS COUNTY HOSPITAL—Report of the Corporate Stock Budget Committee recommending that the resolution adopted June 21, 1907 (subsequently amended by the Board), be further amended, by increasing the authorization of \$250,000 corporate stock for a Nurses' Home and Training School, Kings County Hospital, by \$1,000, and that the resolution adopted June 3, 1910, authorizing the issue of \$30,000 for the purpose of providing furnishings, and fixtures for new Nurses' Home, Kings County Hospital, be amended, by reducing said amount to \$29,000. Both resolutions adopted.

WHALE CREEK—Recommendation of the Corporate Stock Budget Committee that the resolution of July 1, 1910, authorizing the issue of \$53,000 corporate stock, for the purpose of providing means to pay the cost of constructing a pier at Whale Creek, under the jurisdiction of the Department of Docks and Ferries, be amended, by reducing the authorization to \$51,200. Adopted.

MUNICIPAL BUILDING SITE—Recommendation of the Comptroller that the property at 59-61 Court st be bought at private sale for a sum not exceeding \$82,000, for use as a part of the site for the NEW MUNICIPAL BUILDING. Adopted.

FIRE HOUSES—Comptroller's approval of contracts, etc., for 7 new fire houses. Adopted.

FANCHON PL—Report from Corporation Counsel advising that FANCHON PL bet Jamaica av and Highland boulevard has been dedicated to public use and that the proceeding to acquire title should be discontinued. The proceeding is therefore advanced and the map change proposed by the Local Board is disapproved.

DRAINAGE PLAN—Modification for the district designated as Map A-A. A substituted plan has been submitted making provision for the drainage of the territory bounded by East 13th st, Av O, East 17th st and Av P, falling within the limits of the section known as Map Y. Latter plan was adopted.

BRIDGE PLAZA.—Request from the Brooklyn Heights Association that the city acquire title to the property within the area bounded by High street, Washington st and Fulton st. Laid over for one month.

QUEENS.

COLLEGE POINT—Request for an issue of \$20,000 corporate stock by the Borough President for the construction of a floating bath at College Point. Referred to the Corporate Stock Budget Committee.

FIRE HOUSES—Report of the Comptroller recommending approval of the form of preliminary contracts for services of Jay H. Morgan in preparing preliminary studies, etc., and estimates of cost for the construction of the following fire houses: Engine and Hook and Ladder Co. on north side of GRAND ST, east of Van Alst st, Elmhurst, estimated fee, \$500; Engine and Hook and Ladder Co. on PISK AV, near Grand st, Maspeth, estimated fee, \$500; Engine and Hook and Ladder Co. on southeast corner of METROPOLITAN AV and HIGH ST, 2d Ward, estimated fee, \$500; Engine company on the south side of JAMAICA AV, near Union pl, Woodhaven, estimated fee, \$500. All adopted.

FIRE HOUSES—Comptroller's approval of forms of contracts, etc., as amended and estimate of cost for the erection of 2 fire houses. Adopted.

RICHMOND.

STREET PLAN—Approval by the Comptroller of the form of contract, etc., for furnishing and delivering lithographed sheets of the topographical survey, etc., of the STREET PLAN of the borough, at a cost of \$1,074. Adopted.

WEST BRIGHTON—Comptroller's approval of specifications, contract, etc., at a cost of \$5,400, for constructing necessary supply and outfall pipe lines, pile foundation, etc., in connection with the construction of an experimental sewage disposal plant, at WEST BRIGHTON. Adopted.

FIRE HOUSES—Approval by the Comptroller of the forms of contracts, etc., as amended and estimates of cost for the erection of one fire house in Richmond. Adopted.

AN UNNAMED STREET—Amending the proceeding for acquiring title to an UNNAMED (BOYD) ST, extending from the north terminus of Gray st to Gordon st; and, to GRAY ST, from Hudson st to the unnamed st; also, fixing area of assessment. Adopted.

WADSWORTH AV—Local Board has recommended the discontinuance of the proceeding for acquiring title to WADSWORTH AV, from Tompkins av to New York av. Laid over for one week.

JEWETT AV—Curbing, flagging, etc., the east side, from a point about 350 ft south of Maine av to Richmond turnpike. Resolution adopted fixing the roadway width at 36 ft and hastening the work.

KISSEL AV—Petition of property owners for a sewer in KISSEL AV, bet Forest av and Kill von Kull. The matter was laid over until March 21.

PUBLIC HEARINGS.

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

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

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

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

By the Sinking Fund Commission.

AT CITY HALL, MANHATTAN, ON MARCH 13.

WEST WASHINGTON MARKET.—In the matter of the modified plan for the improvement of the waterfront in the vicinity of West Washington Market, bet. Jane st and West 13th st, North River, Borough of Manhattan, made and adopted by the Commissioner of Docks on February 20, 1912, and submitted to the Commissioners of the Sinking Fund for approval. This modified plan differs from the plan heretofore submitted in that it provides a basin for pier length of 900 ft instead of 1,000 ft; and the marginal st, wharf, or place is made narrower, thus eliminating the necessity for the acquisition of any privately owned upland property. The modified plan also renders unnecessary the removal or alteration of the City's pumping station. The plan as modified is open to the inspection of any citizen at the office of the Comptroller of The City of New York at all times during business hours until the day of the hearing.

By the Board of Estimate.

The Board of Estimate will, at its meeting to be held in the City Hall, Manhattan, on March 7, consider the following matters:

MANHATTAN.

WEST 134TH ST.—Change the grades, by establishing a high level street from Broadway to Riverside drive, and a low level street from 12th av to a point about 200 ft east therefrom.

JOHN ST.—Hearing to all persons affected by the following:

Resolved, That all ordinances, resolutions, permits or licenses heretofore adopted, issued or granted by The City of New York, or by any board, body, council or officer thereof, or by any department, division, bureau or officer thereof, permitting licensing or allowing any stoops, steps, courtyard, area, platform, porch, fence, railing, showcase, bay window, ornamental entrance, storm door, news stand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in JOHN ST, from William st to Gold st, bet. levels ten ft above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, cancelled and revoked; and be it further

Resolved, That the President of the Borough of Manhattan be and he is hereby authorized to remove, or cause to be removed, all said encroachments or encumbrances in accordance with the foregoing resolution.

BRONX.

STREET SYSTEM.—To change the grades of the street system bounded approximately by Van Cortlandt Park South, Moshulu Parkway South, Sedgwick av and Van Cortlandt av.

HARRISON AV.—To change the lines and grades of HARRISON AV, bet. a point 336.441 ft north of Morton pl and Burnside av.

VIRGINIA AV.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending VIRGINIA AV, from the public place at Westchester av to Ludlow av.

BRONX PARK AV, ETC.—To decrease the width of BRONX PARK AV, from West Farms rd to East 180th st; close and discontinue BRONX PARK AV, from East 180th st to Morris Park av; and close and discontinue ADAMS ST, from Bronx Park av to Morris Park av.

CRUGER AV.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending CRUGER AV, from Baker av to Rhineland av, and from White Plains rd to Bronx and Pelham Parkway South, excluding the right of way of the New York, Westchester and Boston Railway; HOLLAND AV, from Baker av to Hunt av, and RHINELANDER AV, from White Plains rd to Cruger av.

BROOKLYN.

UNION PL.—To lay out the lines of UNION PL, from Railroad av to Grant av.

GEORGIA AV.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending from Belmont av to Sutter av.

AV H.—Instituting proceedings to acquire title to the lands and premises required for the opening and extending from Ocean Parkway to Ralph av, excluding the right-of-way of the Brooklyn and Brighton Beach Railroad.

EAST 17TH ST, ETC.—Instituting proceedings to acquire title to the lands and premises required for the opening and extending of EAST 17TH ST, from Av L to a point about 480 ft north of Av N; EAST 18TH ST, from Av L to a point about 465 ft north of Av P; and EAST 19TH ST, from the south line of Av M to a point about 560 ft north of Av P.

QUEENS.

REMINGTON ST.—To lay out the lines and grades, from Chichester av to Liberty av, 4th Ward.

SKILLMAN PL.—To change the lines, bet. Hunter av and Jackson av, 1st Ward.

NEWPORT AV, ETC.—To lay out the lines and grades of NEWPORT AV, from Lincoln av to Adirondack Boulevard; of ADIRONDACK BOULEVARD, from Newport av to Neponset av, and of NEPONSET AV, from Adirondack boulevard to Seaside Park, 5th Ward.

JACKSON AV (BROADWAY).—To lay out the lines and grades, from Cemetery 1a to the city boundary line, 3d Ward.

6TH ST, ETC.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending 6TH ST, from Stryker av to 7th st; and 7TH ST, from a point 175 ft south of Stryker av to Jackson av, and 8TH ST, from Woodside av to Jackson av.

ATLANTIC AV.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending, from the Brooklyn borough line to Van Wyck av, excluding all land which may fall within the limits of the right of way of the Long Island Railroad Co. and all land actually occupied by railroad buildings, in the Borough of Queens.

YOUNG ST.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending, from Hunters Point av to Review av.

NEWPORT AV, ETC.—Instituting proceedings to acquire title to the lands, etc., required for opening and extending NEWPORT AV, from Lincoln av to Adirondack boulevard; ADIRONDACK BOULEVARD, from Newport av to Neponset av, and NEPONSET AV, from Adirondack boulevard to the east boundary line of Seaside Park.

RICHMOND.

LYMAN AV.—To lay out the lines and grades, from Sumner st to the Staten Island Rapid Transit R. R., 4th Ward.

TARGEE ST.—Enlarging the area of assessment in the proceeding instituted by said Board July 2, 1909, for acquiring title to TARGEE ST, from Broad st to the junction of Fingerboard rd and Richmond rd.

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the above proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before March 26, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BRONX.

LEGGETT AV.—Regulating, grading, etc., from Southern Boulevard to Randall av. Area of assessment extends to within one-half the block at the intersecting sts. List 2225.

BROOKLYN.

FLATBUSH AV.—Paving from Av N to the south side of Av U. List 2021.

SEELEY ST.—Regulating, grading, etc., bet. 18th st and Gravesend av. List 2110.

EAST 7TH ST.—Paving, from Church av to Johnson st. List 2182.

75TH ST.—Regulating, grading, etc., bet. 14th and 15th avs. List 2199.

79TH ST.—Regulating, grading, etc., bet. 12th and 15th avs. List 2200.

CHESTER AV.—Regulating, grading, etc., bet. Church av and Louisa st. List 2243.

EAST 32D ST.—Paving, bet. Tilden av and Beverley rd. List 2258.

EAST 39TH ST.—Regulating, grading, etc., bet. Church and Snyder avs. List 2260.

ELBERT LA.—Paving, bet. Atlantic and Liberty avs. List 2263.

51ST ST.—Regulating, grading, etc., bet. Fort Hamilton and 11th avs. List 2268.

Note.—The area of assessment in the above named Brooklyn lists extends to within half the block at the intersecting sts.

DORCHESTER RD AND EAST 17TH ST.—Basin at the northeast and northwest corners. Area of assessment: Blocks 5159 and 5160. List 2254.

GERMANIA PL.—Sewer, bet. Kenilworth and Amesfort pl. Area of assessment: Blocks 7556 and 7557. List 2270.

HEGEMAN AV.—BASINS, at the northwest and northeast corners of Hinsdale st. and northwest corner of Williams av. Area of assessment: Blocks 3866 and 3867. List 2272.

HENDRIX ST.—BASINS, at the southeast corner of Dumont av, southwest corner of Livonia av and the northwest corner of New Lots rd. Area of assessment: Blocks 4074, 4075 and 4078. List 2273.

HOWARD PL.—Sewer, bet Windsor pl and Prospect av. Area of assessment: Block 1114. List 2274.

JEWELL ST.—Basin in JEWELL ST, at the southwest corner of Greenpoint av, northeast corner of Meserole av. Area of assessment: Blocks 2579 and 2603. List 2275.

AV J, ETC.—Sewer in AV J, bet Coney Island av and Ocean av, with outlet sewers in East 18th st, from AV J to AV K; in OCEAN AV, from AV J to AV K (west side); in AV K, from East 18th st to Nostrand av; NOSTRAND AV, from AV K to AV M; in AV M, from Nostrand av to Flatlands av; in FLATLANDS AV, from AV M to Flatbush av; also both sides of OCEAN AV, bet AV K and L, with outlet in AV L, bet Ocean av and East 21st st (Kenmore pl); EAST 21ST ST (KENMORE PL), from AV L to AV M and in AV M, from East 21st st, to Nostrand av. Area of assessment: Blocks 6494 to 6498; 6509 to 6513; 6519 to 6523; 6527 to 6536; 6542 to 6546; 6569 to 6573; 6588 to 6592; 6616, 6617, 6686 to 6688, 6691, 6695 to 6699; 6704 to 6772; 7584, 7602 to 7612; 7620 to 7632; 7638 to 7690; 7692 to 7700; 7815 to 7818; 7858 to 7861. List 2208.

FOSTER AV.—SEWER, bet Ocean parkway and Gravesend av. Area of assessment: Blocks 5426, 5427, 6499 to 6503. List 2251.

89TH ST, Sewer, bet 1st and 2d avs. List 2262.

BASIN.—At the southeast corner of ELTON ST AND DUMONT AV. Area of assessment: Lot 1, Block 4082. List 2265.

BASIN.—At the northeast corner of Etna and Dresden sts. Area of assessment: Block 3904. List 2266.

BASINS.—In HEGEMAN ST, at the northeast and northwest corners of Stone av, Christopher av, Sackmann st and Powell st. Area of assessment: Blocks 3630, 3860 and 3863. List 2271.

NEW LOTS RD AND NEW JERSEY AV.—Basins on all four corners. Area of assessment: Blocks 3840, 3841, 4299 and 4300. List 2282.

NORMAN AND MORGAN AVS.—Basin, at the southwest corner. Area of assessment: Block 2659. List 2283.

PROSPECT PL.—Sewer, bet Utica and Rochester avs. Area of assessment: Extends to within half the block at the intersecting sts. List 2284.

STERLING ST AND ROGERS AV.—Basin, at the northwest corner. Area of assessment: Block 1314. List 2286.

STOCKHOLM ST.—SEWER, bet St. Nicholas av and the borough line. Area of assessment: Blocks 3250, 3251, 3261 and 3262. List 2287.

SUNNYSIDE AV AND VERMONT ST.—Basin, at the northeast corner. Area of assessment: Block 3488. List 2288.

SUTTER AV.—Sewer, bet Tapscott st and Howard av. Area of assessment: Blocks 3511 and 3533. List 2289.

76TH ST, ETC.—Sewer, in 76TH ST, bet 15th and 16th avs; and, in 15TH AV, bet 75th and 76th sts. Area of assessment: Blocks 6223, 6224, 6234 and 6235. List 2294.

12TH AV.—Sewer, bet 66th and 67th sts. Area of assessment: Blocks 5759 and 5760. List 2295.

FULLER PL.—SEWER, bet Windsor pl and Prospect av. Area of assessment: Block 1114. List 2397.

40TH ST.—Grading a lot in the south side, 250 ft west of 6th av. Area of assessment: Lot 25, Block 917. List 2345.

EAST 22D ST.—Paving, bet Beverley and Clarendon rds. List 2255.

ELTON ST.—Regulating, grading, etc., bet Blake and Dumont avs. List 2264.

49TH ST.—Regulating, grading, etc., bet New Utrecht and 18th avs. List 2267.

LOTT ST.—Regulating, grading, etc., bet Tilden av and Butler st. List 2277.

67TH ST.—Regulating, grading, etc., bet 14th and 15th avs. List 2291.

75TH ST.—Regulating, grading, etc., bet 10th and 11th avs. List 2293.

HART ST.—Paving, bet St. Nicholas av and the borough line. List 2304.

WINTHROP ST.—Paving, bet Nostrand and New York avs. List 2315.

NOTE.—The area of assessment in the last eight mentioned proceedings extends to within half of the block at the intersecting streets.

QUEENS.

STOCKHOLM ST, ETC.—Sewer in STOCKHOLM ST, from St. Nicholas av to the Borough line, Borough of Brooklyn and affecting property in the Borough of Queens designated on tax maps as Block 24, Lots 1 and 11 and Block 25, Lots 1, 23, 30 and 31. List 2287.

BRAGAW ST.—Regulating, grading, etc., bet Skillman av and Thomson av, 1st Ward. List 2334.

8TH AV.—Regulating, grading, curbing and paving, from Flushing av to Grand av, 1st Ward. List 2336.

FRANKLIN ST.—Regulating, grading and flagging, bet Halsey and Mills st, 1st Ward. List 2338.

WOOLSEY AV.—Regulating, grading, etc., bet Hallett and Barclay sts, 1st Ward. List 2363.

HOPKINS AV.—Regulating, grading, paving, curbing and rebuilding catch basins, from Broadway to Grand av, 1st Ward. List 2361.

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

By the Supreme Court.

EXAMINATION OF COMMISSIONERS.

A NEW STREET, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of A NEW DIAGONAL STREET, from Jackson av, opposite the approach to the Blackwell's Island bridge to the northwest boundary of the Sunnyside Yard, and from the southeast boundary of the Sunnyside Yard to Thomson av, and of VAN DAM ST, from the New Diagonal street to Greenpoint av; and of GREENPOINT AV, from Review av to Newtown Creek, 1st Ward. Ira G. Darrin, a commissioner of estimate in the above proceeding, in place of Jno A. Leach, resigned, will attend a Special Term of the Supreme Court for the hearing of motions, in the Queens County Court House, Long Island City, on March 11, at the opening of court, to be examined as to his qualifications and is subject to challenge by anyone interested.

BILLS OF COST.

AV M, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending, from Flatbush av to Ralph av, 32d ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 8, at 10.30 a. m.

RICHARD ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending RICHARD ST (although not yet named by proper authority) from the Bronx and Pelham Parkway to Morris st, 24th Ward. In re-applications for damages to lots Nos. 27, 40, 41, 42, 43 and 44 on map of Twaite's estate, caused by the closing and discontinuance of Twaite's pl; in re-application for damages to lots Nos. 1201, 1202 and 1217 on map of property belonging to Peter Lorillard, deceased, caused by the closing and discontinuance of Elliott av. The bill of costs in the above matter will be presented for taxation, to Special Term, part 1, of the Supreme Court, Manhattan, on March 11, at 10.30 a. m.

PROSPECT ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PROSPECT ST, from Hunter av to Webster av, 1st Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 8, at 10 a. m.

EAST 28TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 28TH ST, from Albemarle rd to Clarendon rd; and, EAST 29TH ST, from Albemarle rd to Clarendon rd, 29th Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 12, at 10.30 a. m.

HENDRIX ST., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Dumont av to Fairfield av, 26th Ward. The bill of costs in the above proceeding will be presented for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 12, at 10.30 a. m. Add Final Reports

FINAL REPORTS.

JEROME AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from East 17th st to Ocean av, 31st Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 6, at 10 a. m.

WEST 207TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening bet 10th av and Emerson st, 12th Ward. Chas. L. Hoffman, Thos. O. McGill and Henry Brady, commissioners, will present their final reports, for confirmation, to Special Term, part 3, Supreme Court, Manhattan, on March 7, at 10.30 a. m.

CLAIMS FOR DAMAGES.

EAST 190TH (ST. JAMES) ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending, from Jerome av to Creston av, 24th Ward. All persons having any claim on account of the foregoing proceedings must present same, in writing, to J. Fairfax McLaughlin, Jr., Edw. J. McDonald and E. Mortimer Boyle, commissioners, 90 West Broadway, Manhattan, on or before March 7, and, they will hear all such claimants in person, on March 8, at 12.30 p. m.

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BRITTON ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending, from Bronx Park East to White Plains rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Ernest Hall, Albert Kraemer and Jas. F. Donnelly, commissioners, at 90 West Broadway, Manhattan, on or before March 8.

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

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

MONDAY, MARCH 4.

PATTERSON AV, BRONX.—From the bulkhead line of Bronx River to the proposed bulkhead line of Pugsley Creek. At 2 p. m. (Awards.)

FORT GEORGE SEWER, MANHATTAN.—From Amsterdam av to Harlem River. At 10.30 a. m.

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd; and LELAND AV, from Westchester av to West Farms rd. At 2 p. m.

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

BLONDELL AV, BRONX.—From Barlow st to Westchester av. At 11 a. m.

BUENA VISTA AV, ETC., MANHATTAN.—BUENA VISTA AV, from its junction with Haven av to near West 171st st to West 176th st; also, WEST 172D ST and WEST 173D ST, from Fort Washington av to Buena Vista av. At 2 p. m.

EDEN AV, BRONX.—From East 172d st to East 174th st. At 3.45 p. m.

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

CRESTON AV, BRONX.—From Tremont av to Minerva pl. (Closing.) At 9.30 a. m.

EAST 207TH ST, BRONX.—PUBLIC PLACE bounded by Parkside pl and Webster av; also those portions of PARKSIDE PL and EAST 207TH ST which have not yet been acquired by the city. At 11 a. m.

BRONX BOULEVARD.—From Old Boston Bost rd to East 242d st. At 11 a. m.

ZEREGA AV, BRONX.—From Castle Hill av near Hart's st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV (including AV A and GREEN LA). At 12 m.

LELAND AV, ETC., BRONX.—LELAND AV, from Ludlow av to Patterson; SEWARD AV, from Clasons Point rd to White Plains rd; THERIOT AV, from Gleason av to Clasons Point rd. At 2.30 p. m.

TUESDAY, MARCH 5.

PATTERSON AV, BRONX.—From the bulkhead line of Bronx River to the proposed bulkhead line of Pugsley Creek. (Assesment.) At 2 p. m.

RIVERSIDE DRIVE, MANHATTAN.—Widening, on the east side, bet West 155th st and West 156th sts. At 10 a. m.

TREMONT AV, BRONX.—From the east end of the proceeding now pending on that avenue at Eastern Boulevard to Fort Schuyler rd. At 2 p. m.

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

KINSELLA ST, ETC., BRONX.—KINSELLA ST, bet Manhattan (Rose) st and Bear Swamp rd; and of VAN NEST (COLUMBUS) AV, bet

West Farms rd and Bear Swamp rd. At 11 a. m.

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

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

WEDNESDAY, MARCH 6.

HOE AV, BRONX.—From Aldus st to Whitlock av. At 1.30 p. m.

GRAND AV, ETC., BRONX.—GRAND AV, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct AV East to Davidson av; and of AQUEDUCT AV EAST, from West 180th st to West 184th st. At 3.30 p. m.

WEST 235TH ST, ETC., BRONX.—WEST 235TH ST, from Spuyten Duyvil parkway to Riverdale av; and WEST 236TH ST, from Cambridge av to Riverdale av; also CAMBRIDGE AV, from West 234th st to West 236th st. At 3.30 p. m.

EDEN AV, BRONX.—From East 172d st to East 174th st. At 3 p. m.

WHITE PLAINS RD, BRONX.—From West Farms rd to bulkhead line of the East River. At 2 p. m.

EAST 190TH ST (ST. JAMES AV), BRONX.—From Jerome av to Creston av. At 12.30 p. m.

WEST 169TH ST, BRONX.—From Fort Washington av to Haven av. At 2 p. m. (Assessment.)

SATURDAY, MARCH 9.

LACOMBE AV, ETC., BRONX.—LACOMBE AV and RANDALL AV, from the bulkhead line of Bronx River to the bulkhead line of Westchester av; and COMMONWEALTH AV, from Patterson av to Lacombe av. At 10 a. m.

By Comm'rs. of Estimate and Assessment.

TUNNEL ST, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending A TUNNEL STREET, from Broadway, near Fairview av, to the subway station at West 191st st and St. Nicholas av, 12th Ward. Adam Wiener, Jas. S. Meng and Garrad Glenn, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners at 90 West Broadway, on or before March 18; and they will hear all such parties, in person, on March 20, at 3 p. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

EAST 114TH ST.—Alteration and improvement to sewer, bet 1st and 3d avs, 12th Ward. Area of assessment: Blocks 1668, 1664, 1685 and 1686. Apr. 20.

BROOKLYN.

WHITLOCK AV.—Receiving basins, on each side, bet East 156th st and Longwood av, 23d Ward. Area of assessment: Blocks 2729 and 2730. Apr. 20.

CONCORD AV.—Sewer, bet 147th and 149th sts. Area of assessment: Both sides of the avenue, from 147th to 149th sts. Apr. 20.

BROOKLYN.

BOWNE ST.—Regulating, grading, etc., bet Van Brunt and Richard sts, 12th Ward. Area of assessment: Both sides of Bowne st, from Van Brunt to Richard st, and to the extent of half the block at the intersecting streets. Apr. 20.

CARROLL ST.—Regulating, curbing, etc., bet Albany and Troy avs, 24th Ward. Area of assessment: Both sides of Carroll st, from Albany to Troy av, and to the extent of half the block at the intersecting avenues. Apr. 20.

ELBERT LANE.—Regulating, grading, etc., from Atlantic av to Liberty av, 26th Ward. Area of assessment: Both sides of Elbert la, from Atlantic to Liberty av, and to the extent of half the block at intersecting avenues. Apr. 20.

STARR ST.—Grading and paving, bet Irving and Wyckoff avs, 27th Ward. Area of assessment: Both sides of Starr st, bet Irving and Wyckoff avs, to the extent of half the block at the intersecting avenues. Apr. 20.

61ST ST.—Regulating, grading, etc., from 6th to 7th av, 30th Ward. Area of assessment: Both sides of 61st st, from 6th to 7th avs, and to the extent of half the block at the intersecting avenues. Apr. 20.

5TH AV, ETC.—SEWERS in 5TH AV, bet 65th and 66th sts, and bet Senator st and Bay Ridge av; and BASINS, at the west corner of 5TH AV AND 66TH ST; an OUTLET SEWER in 66TH ST, bet 5th and 6th avs; in 68TH ST, bet 5th and 6th avs; and, a SEWER in 68TH ST, bet 3d and 4th avs, 30th Ward. Area of assessment affects Blocks Nos. 5827, 5828, 5843, 5844, 5854, 5855, 5856, 5863, 5864, 5865 and 5872. Apr. 20.

BAY 8TH ST.—Regulating, grading, etc., from Bath to Cropsey avs. Area of assessment: Both sides of Bay 8th st, from Bath av to Cropsey av, and to the extent of half the block at the intersection avenues. Apr. 20.

QUEENS.

CRESCENT ST.—Regulating, grading, etc., from Webster av to Broadway, 1st Ward. Area of assessment: Both sides of Crescent st, from Webster av to Broadway and to the extent of half the block at the intersecting streets. Apr. 20.

Real Estate Records in Chicago.

Excepting New York, Chicago is the only city in the United States which has a comprehensive system of real estate records available for use in real estate offices. Chicago, with 194½ square miles as against New York's 388, is divided into approximately two hundred sections. An exact comparison with New York is not possible, because Greater New York is divided into forty-two sections and wards of unequal size. Roughly speaking, a section in Chicago is about half as large as a section in New York. For each section in Chicago an outline atlas is issued, giving simply with black lines the dimensions of the property. In the enclosed space is printed the name and address of the property owner at the date of issue.

These ownership atlases are kept up to date by means of a cumulative bulletin issued monthly, giving the name and address of the purchaser, and the location of the property. The ownership atlases are supposed to be issued about every five years.

Only twenty sections have been covered, or an area about equal to the Borough of Manhattan. The atlases sell at \$50 a section, or \$1,000 for the twenty sections; the price of the cumulative bulletin is \$18 per annum per section, or \$360 for the twenty sections.

Chicago has nothing to compare with the alphabetical list of property owners with the holdings of each as given in the Real Estate Directory, nor has it anything similar to the Record and Guide Quarterly, which gives the full history of all Manhattan properties for the year. Real estate records in Chicago date back to the great fire only, while those of New York go back to the early Dutch settlers, yet the Chicago records cost \$1,360 for the first year and \$360 for the next four years, or an average cost of \$488 per annum, against the New York cost of \$125 per annum for a more comprehensive service.

Tax Experts Debate Real Estate.

Before the Yonkers Chamber of Commerce last night E. W. Doty and A. C. Pleydell, secretary of the New York Tax Reform Committee, debated for and against the Somers system of valuing real estate for taxation purposes. It has been proposed to adopt the Somers system in the Yonkers tax department.

A joint discussion of the merits and defects of the Sullivan-Brooks bill has been arranged by the Long Island City Business Men's Association at Schuetzen Park, Astoria, on March 5th. Benjamin C. Marsh will speak for the bill and Allan Robinson against it.

Municipal Building Furnishings.

The architects estimate that the cost of furnishing the Municipal Building will be \$1,515,000. The contract for the interior finish will be let in the early part of this year, and will require approximately twelve months to complete. The contracts for the furnishing of the rooms should be let, the Commissioner says, the latter part of this year or the first of next year, so that such furnishings, fixtures and equipment will be delivered and placed by the middle of the year 1913, when it is expected that the various departments of the city can occupy their offices in the building.

Greater Berlin.

Dr. Karl Steiniger was this week elected as the first Mayor of Greater Berlin. The population of the enlarged city is nearly 3,500,000, and it will therefore be the third city in the world.

REAL ESTATE NEWS.

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

A Tendency Toward Broader Trading Prevails in the Market—High Class Parcels Still in Demand But No One Location is Particularly Favored—More Activity in Queens.

The total number of sales reported in this issue for Manhattan and the Bronx is 57, of which 27 were below 59th street and 10 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 61, of which 20 were below 59th street, 24 above and 11 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 102 and in the Bronx 72. The total amount was \$2,664,621.

The amount involved in auction sales this week was \$749,598, and since January \$7,848,942.

Syndicate Buys Cafe Martin.

George F. Johnson, Jr., and Leopold Kahn have bought from the Montgomery estate the Cafe Martin property, occupying the entire block front in 26th street, between Broadway and Fifth avenue, The Douglas Robinson, Charles S. Brown Co., was the broker, and the price agreed upon is said to be \$1,000,000. Arrangements have been made with J. B. Martin, proprietor of the Cafe, to cancel his lease and some announcement from him as to where he will locate is expected in a few days. The buyers will erect a tall office and store structure at least twenty stories high, on the site, which has a frontages of 60.5 feet on Broadway, 56.5 feet on Fifth avenue and 155.7 feet in 26th street.

Big Building South of Wall St.

A company headed by Robert E. Dowling has acquired from the Adams Express Company the property at 57 to 61 Broadway, north corner of Exchange Place. The site has a frontage of 104.10 feet on Broadway and a depth of 202 feet. It is planned to erect a 30-story office building on the site. Plans have been under consideration by the Express Company for some time but this deal relieves it of the necessity of carrying on so large an operation. The company will occupy considerable space in the new structure and will probably be somewhat interested financially. The land is valued at about \$4,000,000 and the building will cost about \$6,000,000.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

ELIZABETH ST.—B. J. Sforza sold for the Dean Holding Co. 230 Elizabeth st, a 4-sty tenement with store, on lot 20x95, 94.4 ft north of Prince st.

HESTER ST.—The Douglas Robinson, Charles S. Brown Co. sold for the Callahan Estate represented by H. D. McGuire the south west corner of Hester and Elizabeth sts, old buildings, on plot 55x100, to the Children's Aid Society now located at 155 Worth st, which property is to be taken as part of the Court House site. The buyer will erect on the site a new 8-sty school building.

HUDSON ST.—William A. White & Sons, sold the old Garner est holdings, on the southeast corner of Hudson and Worth sts on a plot fronting 116.2 ft on Hudson st, 204.6 ft on Worth st, with a 25 ft extension at 71 Thomas st. The buyer is a syndicate lately organized with a capital of \$450,000, to take over the property. The large corner is occupied by a 7-sty building, with a 4-sty stable on the Thomas st parcel.

JANE ST.—Charles Cohn sold for John H. Cooper 93 Jane st, a 3-sty dwelling, on lot 23x50, to Archibald McInnes, who owns No. 91, adjoining, and now has a plot 43x50.

MAIDEN LANE.—The Charles F. Noyes Co. sold for Mrs. Egerton S. Jackson and Mrs. I. P. Alcott the 5-sty building 124 Maiden lane, on lot 26x53. The property was held at \$35,000, and has been in the family of the sellers for 70 years.

ORCHARD ST.—S. A. Israel sold for N. Freidman, 15 Orchard st, a 4-sty building, on lot 19.10x50. The buyers will erect a building for their own use.

WATER ST.—The Charles F. Noyes Co. sold for Albert H. Frankel and Morris Cooper 7 to 11 Water st, loft buildings, on plots 32.6x71 and 24x70 respectively. The total plot contains 4,000 sq ft. The buyer is William M. Halsted, who owns and leases 13 Water st, abutting. Mr. Halsted also controls under a

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long term leasehold the Centennial Building, occupying the block front in Broad st from Water to Front sts, and with the present purchase controls practically the entire block. It is said that negotiations are pending for a resale of 7 and 9 Water st for occupancy.

5TH ST.—E. Kline sold for Michael Kirschner, 218 5th st, a 5-sty tenement, with stores, on lot 25x96.2.

7TH ST.—B. Gross sold to a syndicate headed by Bernhard Heine, the actor, 49 to 57 East 7th st, a plot 125x100; also 122 2nd av, a plot 26x125, forming an "L" around the corner of these thoroughfares. A theatre devoted to the production of Yiddish drama will be erected on the site. Work on the structure will be commenced immediately and it is expected that the playhouse will be ready by September 1. The theatre will seat 2,200 people.

17TH ST.—Mooyer & Marston sold for the estate of Lawrence Hulton 254 West 17th st, a 2-sty dwelling on a lot 17.4x71 to the St. John's Park Realty Co., James H. Cruikshank and William D. Kilpatrick.

17TH ST.—E. H. Ludlow & Co. sold for the McLellan estate 256 West 17th st, a 3-sty building, on lot 17.4x80, to the St. John's Park Realty Co., which recently acquired No. 254, adjoining and now has a frontage of 35 ft. A fireproof building will be erected on the site.

24TH ST.—E. A. Turner and the Frederick T. Barry Co. sold for Ella R. Stackman 29 East 24th st, and for the estate of Harriet N. Alexander 31 East 24th st, adjoining, old buildings on plot 45x49 to A. & L. Schwab. The buyers also own 330 and 332 4th av, between 24th and 25th sts, and the combined parcels form an "L" around the northwest corner of these thoroughfares. It is reported that there is a deal pending for the resale of the property to a builder for improvement with a 16-sty building. The property just sold was held at \$90,000, but was sold for something less.

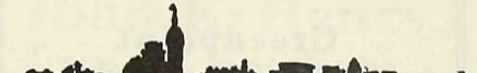
31ST ST.—Mary J. Drummond, as executrix of the estate of Thomas J. Drummond, sold 152 West 31st st, a 5-sty tenement, on a lot 25x98.9.

32D ST.—Pease & Elliman sold for Annie J. Dade 38 East 32d st, a 4-sty dwelling, on lot 20x98.9, to William H. Seach, who owns Nos. 40 and 42, adjoining.

39TH ST.—Max Kayser and E. H. Ludlow & Co. sold for Mrs. W. S. Simpson the Pictorial Review building at 222 to 226 West 39th st, a 12-sty modern mercantile structure, on plot 63x98.9, to Julius Kayser. The building was leased a year or so ago to the Pictorial Review for 21 years at an aggregate rental of \$400,000.

49TH ST.—Henry D. Winans & May sold for Charles Steele his residence at 34 West 49th st, 5-sty dwelling, on lot 26.6x100.5, Columbia College leasehold. The buyer, who will occupy the house, has also bought through the same brokers a half interest in the adjoining house at No 32, with a view of protecting the light of the Steele dwelling.

51ST ST.—Martha L. Feig bought from William G. Gehringer, 517 and 519 West 51st st, a 4-sty flat, on plot 40x100.5, bet 10th and 11th avs.



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4TH AV.—The Rodisi Holding Co., Jacob Needle, pres, is reported to have sold the northwest corner of 4th av and 29th st, comprising a plot 107.6x80, covered with buildings. The parcels were acquired last April, and adjoin the southwest corner of 30th st, now being improved with a 12-sty building, part of which has been leased to Passavant & Co.

5TH AV.—Taylor Bros. and Paul D. Saxe sold for Roland F. Knoedler, represented by the law firm of Bowers & Sands, 461-5th av, a 4-sty dwelling, on plot 26.7x95, at the north east corner of 5th av and 40th st to A. H. Ackers, who represented Geo. L. Slawson and Frederick G. Hobbs, for about \$700,000. Mr. Knoedler bought the site in 1906 for \$500,000, intending to occupy it for his own business.

6TH AV.—Marcus Loew bought from William L. Sutphin and Frederick C. Gilsey 503 6th av, a 4-sty building, on lot 17x44.2x irregular. Mr. Loew controls the Greeley Square Theatre, adjoining on 30th st. The parcel just acquired will be used as part of the entrance. Sutphin and Gilsey acquired the parcel just sold in 1906 from Jane A. Stokes.

6TH AV.—Mangan & Little sold for the Solomon estate the southeast corner of 6th av and 55th st, including 968 to 976 6th av, five 4-sty flats on plot 101.1x65, to S. H. Stone and M. J. Wolf. This is one of the largest purchases in the neighborhood made in several years. The property is directly opposite the Board of Health building.

10TH AV.—William Eppinger sold to Martha L. Feig, 640 10th av, a 5-sty tenement, on lot 23x75, adjoining the northeast corner of 45th st, which is occupied by the factory building belonging to Nickel, Wessel & Gross.

10TH AV.—Richard E. Thibaut, Inc., manufacturer of wall paper, bought from Josephine E. Carpenter the 6-sty factory building which he now occupies at the southwest corner of 10th av and 37th st, on plot 98.9x150.

Manhattan—North of 59th Street.

65TH ST.—Pease & Elliman sold for Mrs. May O. Conville, 123 East 65th st, a 3-sty dwelling, on lot 20x100.5, between Park and Lexington avs. The buyer will remodel the present house into an American basement dwelling for his own occupancy.

70TH ST.—The F. R. Wood, W. H. Dolson Co. sold for Milton C. Herrmann, 219 West 70th st, a 5-sty American basement dwelling, on lot 15x100.

81ST ST.—E. Sharum sold to the Armor Realty Co., 311 East 81st st, a 5-sty tenement, on lot 25x102.2, between 1st and 2d avs.

181ST ST.—Pauline P. Dinkelspiel sold to August Oppenheimer the 6-sty elevator apartment house known as the Chancellor at 720 West 181st st, on plot 100x129.3x irreg. The house was given in trade for the block front on the west side of Macomb's pl, between 153d and 154th sts, 228x85x200x195, reported sold recently. M. Adler and Jos. Toch were the brokers.

BROADWAY.—L. J. Phillips & Co. resold for the Flemish Realty Co. the Alta Crest, a 6-sty elevator apartment house at the northeast corner of Broadway and 158th st, on plot 99.11x 125, to the Hoguet estate. The buyer gave in part payment the 4-sty dwelling 31 West 16th st, on lot 25x92, between 5th and 6th avs. The sellers secured the Alta Crest recently through an exchange for 13 to 21 East 22d st.

COLUMBUS AV.—Henry F. Voorheis, sold the "Elmwood," a 5-sty building on plot 57.6x100, at the northeast corner of Columbus av and 93d st, to Jacob Ruppert, the brewer. Included in the deal is 67 West 93d st, a 3-sty dwelling on lot 17x100, bought by the seller from Charles J. Wittenberg about a year ago.

LENOX AV.—Shaw & Co. sold for Ella Bernhard Nos. 430 and 432 Lenox av, two 3-sty dwellings, on lot 16.7x85 each.

LENOX AV.—D. H. Scully & Co. sold for W. H. DeVoe the 4-sty American basement dwelling at 229 Lenox av, on lot 25x100. The buyer is The Harlem Social Club, which, after alterations, will occupy the house.

PARK AV.—Douglas L. Elliman & Co. sold for Frederick Dannemann 1,144 Park av, a 3-sty dwelling, on lot 16.3x77.4, between 91st and 92d sts.

9TH AV.—The Nagrom Realty Co. bought from Bernard Frankenfelder, through Arnold, Byrne & Baumann, the southwest corner of 9th av and 202d st; also the southwest corner of 9th av and 203d st, also the southwest corner of 9th av and 204th st, each 99.11x100. In exchange the buyer gave 941 Intervale avenue, a 6-sty elevator apartment house, on plot 85x 125, at the northwest corner of 163d st. The deal involves about \$300,000.

Bronx.

DAWSON ST.—Henry Hornstein sold for Henry Doll the 4-sty flat, 789 Dawson st, adjoining the corner of Longwood av, on lot 25x 100, to the C. H. Fredericks Realty Co. The buyer gave in part payment a corner plot, 150x154, at Main and Willow sts, Wyandanch, L. I., and two lots, 50x100, on Lakeview av, White Plains, N. Y.

FOX ST.—Kurz & Uren, Inc., sold for the Rockland Realty Co. 1052 Fox st, a 5-sty apartment, on plot 37.6x100.

MATHILDA ST.—Edward Polak sold for the heirs of Henry Plumer a vacant plot 50x100 on the east side of Mathilda st, about 200 ft from 240th st. This property has been in the Plumer family for 60 yrs.

TIFFANY ST.—A. G. Bechmann sold for the 182d St. Realty Co. 1039 Tiffany st, a 5-sty apartment house, on plot 44x100.

149TH ST.—Williamson & Bryan sold for Eugene Busher to the Corn Exchange Bank the building at 375 East 149th st, on lot 25x80. The property adjoins the Areco building at the corner of Melrose av and 149th st. The price paid was \$50,000, which comes close to establishing a record for inside lots in the vicinity. Eight years ago the property sold for \$12,000. This is one of the most important traffic centers in the Bronx and some very notable increases in value have been recorded here. This will be the second bank to locate on 149th st west of Melrose av, the Bronx National Bank being a few doors away.

167TH ST.—Shaw & Co. sold for John O'Leary, 991 East 167th st, a 4-sty double flat on plot 33x115. The buyer gave in part payment two lots on the west side of the Southern boulevard, 122 ft south of Home st, which will be improved.

169TH ST.—E. Lowenthal & Son and Charles Lopard sold the 2-sty dwelling, on lot 25x100, at 779 East 169th st, to the McKinley Square Casino Co, owner of 773 to 777, adjoining. The combined site, 84x100, will be improved with an amusement hall.

171ST ST.—Kurz & Uren, Inc., sold for H. D. Young the 4-sty double flat at 441 East 171st st on lot 25x90.

173D ST.—The American Real Estate Co. sold the plot 120x100 at the southeast corner of East 173d st and Minford pl to the Foxvale Realty Co. for about \$27,000.

219TH ST.—Edward Polak sold to F. Schaefer the 2-sty two family house on lot 23x114, at 719 East 219th st, about 150 ft east of White Plains rd.

BRIGGS AV.—Thorn & Co. sold for W. N. Coler & Co., bankers, a plot of about four lots on the east side of Briggs av, 205 ft south of 194th st.

BRIGGS AV.—H. A. McDonough sold for Henry Clelland the 5-sty flat at the southeast corner of 198th st and Briggs av, on lot 25x103, to Frederick Kracke, who gave in part payment the 3-sty dwelling at 54 West 128th st, on lot 20x99.11.

CLAY AV.—Paul Bultmann sold for Oscar Kechle 1276 Clay av, a 6-sty flat, on plot 40x80.

HOE AV.—John A. Steinmetz sold for L. W. Devini 1,540 Hoe av, a two-family house, on lot 25x100, to A. Adams.

LIND AV.—Slawson and Hobbs sold for Fredrick Van Wyck, of Hartsdale, 2 lots in Lind av, south of 167th st, to J. L. Van Zant. The buyer gave in part payment lots, cash, and a dwelling in White Plains, situated at Bonnie rd and Woodcrest av.

SHERMAN AV.—A. G. Bechmann sold for Adam Schaefer the plot 90x100 on the west side of Sherman av, north of 163d st.

STEBBINS AV.—Alexander Selkin sold for Ellen Curry 1068 and 1070 Stebbins av, a private house on plot 50x189.

STEBBINS AV.—A. G. Bechmann sold for the Sinnott Co. the southwest corner of Stebbins av and 164th st, a 3-sty two-family brick dwelling.

SOUTHERN BOULEVARD.—A. G. Bechmann sold for Wm. Landgrebe 1098 Southern Boulevard, a 5-sty apartment house, on plot 35x100, to Charles W. Roux.

Brooklyn.

BAY PARKWAY.—William G. Morrissey and Maurice G. Straus sold a plot of 10 lots at the southeast corner of Bay Parkway and Benson av to the Brill Construction Co., which will erect two 5-sty apartment houses on the site.

CHAUNCEY ST.—H. J. Miller sold 444 Chauncey st, near Hopkinson av, an 8 family apartment house to a client for investment.

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

RUSSELL PL.—H. J. Miller resold 18 Russell pl, a 2 family dwelling, to John H. Williams for occupancy.

3D ST.—Burrill Bros. sold the 3-sty American basement dwelling at 526 3d st, between 7th and 8th avs, on lot 20x100 for C. H. Carter to a client for occupancy.

4TH ST.—The John Pullman Real Estate Co. sold for James McMahon 348 4th st, on the Park Slope, a 2-sty brownstone dwelling, on lot 18x 100, to George Gabb for occupancy.

5TH AV.—Samuel Galitzka & Co., sold for the John E. Sullivan Co. the 3-sty store at 7505 5th av to S. Gordon for investment.

EAST 7TH ST.—Wood, Harmon & Co. sold a large plot at the corner of East 7th st and Av I, 60x100, to Gustave Kohn.

15TH ST.—Charles W. Seitz sold for the S. Rosenberger Realty Co., 466 and 468 15th st, a 4-sty apartment house, on plot 88x100.

48TH ST.—Percy L. Fox sold 327 48th st, a three-family brick flat on lot 20x100 to Bridget Nichols.

52D ST.—Percy L. Fox sold 265 52d st, a 2-sty dwelling, on lot 19x100, to Catherine Murphy.

60TH ST.—Frank A. Seaver sold for John Wichern the two-family brick house at 1009 60th st, to a client, for investment.

CLINTON AV.—Levy & Baird bought a plot 80x100 on the west side of Clinton av, between Gates av and Fulton st. The buyers gave in part payment five two-family houses on the south side of 78th st between 13th and 14th avs.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Bedford av and Av J to Wm. Douglas, and 2 lots on Kenmore pl, near Av L, to W. H. King.

KENSINGTON PARK.—Wood, Harmon & Co. sold 1 lot on 18th av, near East 2d st, to Wm. N. Zurfluh, and 1 lot on East 47th st, near 17th av, to Raymond C. Lanz.

MARCY AV.—Studwell & Burkhard, sold for Anna A. Pearce, the 2½-sty frame dwelling, at 628 Marcy av, between Pulaski and Hart sts. to Carrie Chard.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 1 lot on Coney Island av, near Av K, to Earl A. Smith; 1 lot on Coney Island av, near Av J, to M. L. Mull, and 2 lots on Coney Island av, near Av J, to J. C. Johnson.

PUTNAM AV.—A. J. Waldron sold for the est of Henrietta Tompkins the dwelling at 172 Putnam av, and for Charles H. Tompkins the adjoining house at No. 174.

RUGBY.—Wood, Harmon & Co. sold 2 lots at the southeast corner of Linden av and East 45th st to Arthur C. Mead; 1 lot on East 53d st, near Winthrop st, to Harry F. Burns; 1 lot on Troy av, near Linden av, to Wm. Wesley Manning; 2 lots on Linden av, near Troy av, to Frank E. Smith; 1 lot on East 52d st, near Snyder av, to Frank P. Blodgett, and 1 lot on Snyder av, near Troy av, to Chester C. Platt.

STUYVESANT AV.—Mooyer & Marston sold for the Hein est, a plot 77.10x100, on the east side of Stuyvesant av, south of Willoughby av, to August Todebush.

5TH AV.—Tutino and Cerney sold for Rhoda Leicken 4908 and 4910 5th av, a 3-sty brick building with stores. The property has not changed hands since 1899.

7TH AV.—Burrill Brothers sold for C. H. Carter the 3-sty American basement dwelling at 189 7th av, on the Park Slope.

14TH AV.—E. Sharum sold for the Armor Realty Co. to a buyer for occupancy 7108 14th av, a frame dwelling, on plot 40x100, between 71st and 72d sts.

Queens.

ARVERNE.—The Somerville Realty Co. sold to Jacob Musternon, a plot 40x100, on the south side of Adoh av, near Wavecrest av; to H. B. Hosmer, two lots on the north side of Amstel boulevard, west of Vernam av; to R. Schafer, two lots on the south side of Amstel boulevard, near Carlton av, and to Eugene V. Barry and Mark Lipman one lot on the south side of Alameda av, west of Wavecrest av.

FLUSHING.—Runge & Co. sold for Coralie B. Smith to John D. Wells the old Parsons homestead on Broadway, at the foot of Bowne av. The property is 319x356 and was sold for \$40,000, which is considered extremely low. The building is about 60 years old. It will be remodeled and occupied by the buyer.

JAMAICA.—William M. Thomas and others sold to Ranaldi & Ammenworth a parcel of 6 lots on the Globe Land Co. map, having frontages of 97 ft. on the east side of Globe av and 160 ft. on the north side of Cumberland st.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Clark H. Pool, of New York City, to William J. Davidson the northwest corner of Leonard and Dems avs, a plot 40x75, on which the buyer will build a private residence.

Suburban.

RUMSON RD, N. J.—William H. Hintelman, sold for Dalton Parmlly thirty-eight acres of land on the south side of Rumson rd and running through to the South Shrewsbury River. The property has a frontage on Rumson rd of 550 ft. Henry A. Caesar the buyer will improve the site with a summer residence.

LYNBROOK, L. I.—P. H. Morrison, of Rockaway Beach, exchanged his 30-acre farm at Moriches for 32 lots on the Merrick road at Lynbrook. The total amount involved was \$25,000.

RECENT BUYERS.

THE WESLEY REALTY CO., just organized, is the buyer of the property at 161 to 165 West 83d st recently reported sold. An apartment house is to be erected on the site.

DR. THOMAS L. HENRIQUEZ, representing the estate of L. N. Henriquez, is the buyer of the 6-sty apartment house at the northeast corner of Broadway and Manhattan st, recently sold by Arnold, Byrne & Baumann.

THE ARLINGTON CONST. CO. is the buyer of the 6-sty apartment house at 540 West 157th st, the sale of which by the Sun Construction Co. was reported recently.

LEASES—MANHATTAN.

THE TAYLOR SHERMAN CO. leased for the Long Acre Land Co. the two east stores in the building at the northeast corner of 42d st and Broadway now in course of construction for a term of 10 years at an aggregate rental of \$200,000 to Nat Lewis.

BREWSTER & CO., carriage manufacturers, have sold back to the Gallatin est, their lease on the southwest corner of 5th av and 53d st taken about two years ago for a term of 21 years at a yearly rental of \$30,000 with the stipulation that the front of the building should not be altered. The price paid was said to be about \$100,000.

GEORGE NEIMAN leased for Mrs. Ellen Goin Reonda the 5-sty mansion at 4 West 56th st for a long term of years at an aggregate rental of over \$200,000, to Charles Duveen, dealer in antiques. The building adjoins his present store at the corner of 5th av. The lessee will remodel the building for art galleries in connection with his present place.

GEORGE NEIMAN leased for Henry Corn to Samuel Rosenthal & Bro., clothiers, the 5th to the 12th floors inclusive in the building at the

northeast corner of 5th av and 12th st. Each floor contains about 20,000 sq. ft. and the lease is for a term of years at an aggregate rental of about \$600,000. This is one of the largest commercial leases made in some time on lower 5th av.

JAMES KYLE & SONS leased the 3-sty house at 216 East 58th st to Abbie Crosby.

THE DUROSS CO. leased the store in 203 West 14th st to the Western Union Telegraph Co.; also, the 4-sty building, at 162 West 18th st, for T. Dowd to Rosenthal & Cohen, for a term of 10 yrs.; and the 4-sty building at 253 West 14th st, for Mary Slater to J. McKenzie.

THE CROSS & BROWN CO. leased for the American Locomotive Co. three upper floors and space on the ground floor at the northeast corner of 62d st and Broadway to Leland Mitchell for a term of years.

HORACE S. ELY & CO. leased for Joseph Milbank, the store in 5 East 42d st, to the Stetson Shoe Co.

HORACE S. ELY & CO. leased for Joseph Milbank the entire 16th floor in 344 4th av, southwest corner of 25th st, for a term of years, to J. H. Lane & Co., cotton commission merchants, now at 110 Worth st. This is one of the first cotton firms to remove to the new uptown commercial section.

THE CHARLES F. NOYES CO. leased a part of the 4th floor of the "Hilliard Building" to W. B. Ogden, Jr., for 10 years and a portion of the 6th floor of the same building to the London Guarantee & Accident Co. The leases are to present tenants who have been forced to take increased quarters by reason of the growth of their business; also a suite of offices on the 4th floor to S. E. Steven, and in the "Frankel Building" at 45 John st, a portion of the 5th floor for the North Ward Realty Co. to Henry Zwejer.

THE CROSS & BROWN CO. leased for Mrs. M. A. W. Heaton, the store in 27 West 36th st to Miss Rose Marks for a term of years.

ROYAL SCOTT GULDEN leased for Arthur S. Lewis the 3d and 4th lofts in 22 West 46th st to Jean Michel.

H. C. SENIOR & CO. leased for Ida L. Hurlbut the 4-sty dwelling at 112 West 64th st to Queenie Jack, and for the Rhinelander Real Estate Co. offices in the building at the northeast corner of 68th st and Broadway to the Cox's Pneumatic Cushion Co.

M. JARMULOWSKY leased the plot 100x125 on the east side of 7th av, 50 ft. north of 131st st, part of the Isaac L. Kip estate, which formerly owned the whole block front, for a term of 21 years at a yearly rental of about \$25,000, to Henry Martinson. The lessee will erect a theatre on the site with a seating capacity of 1,400, at a cost of \$135,000.

COOPER & BONDY leased for the Realty Holding Co. the store and basement in 34 to 38 West 27th st to the Ideal Hudson Lunch, and the third loft to Jacobus Bros. & Co.

FREDERICK FOX & CO. leased the 5th loft in 2 to 8 Astor pl to Jacob Cohen Sons & Co.; also the 4th loft in the building at the southwest corner of University pl and 9th st to the Ostrich Fancy Feather Boa Co., Inc.; also the 6th floor in 56 and 58 West 22d st to Alper & Goodstein; also the 8th loft in 34 and 36 East 10th st to Weinrib & Meyrowitz; also the 2d, 4th and 5th lofts in 61 East 11th st to David I. Rogow, Joseph Lefkow and S. Simon & Co.; also the 7th and 9th lofts in 54 East 11th st to William & S. Greif and Morris Kronick; also the 5th loft in 107 to 113 West 25th st to Davis Brown & Co., and the 4th loft in 31 West 26th st to Chaiten & Cohen.

THE CROSS & BROWN CO. leased the rear of the 5th floor in 235 and 237 5th av to the Wells Construction Co., also part of the top floor to John Lowry, Jr.; also the store in 27 West 36th st to Miss Rose Marks.

LOUIS SCHRAG leased the 1st loft in 227 West 17th st to the Chauncey Holt Co.; also the store in 142 and 144 West 24th st to Chas. H. Harris, and a loft in 107 to 113 West 25th st to Herman Moschowitz.

THE HERMAN ARNS CO. leased for Lillie McGovern the store and basement in 241 West 42d st to the Lang System of Pianos for a term of years for office and show room purposes.

G. W. BARNEY leased to the Clover Press the 3d loft in 161 and 163 Grand st; also to William J. Hamilton the 4th loft in 101 and 103 Varick st; also to the Union Hardware Co. the 2d loft in 99 Chambers st; also to the New Life Food Co. the 2d loft in 146 Reade st, and for Jane Slevin the store in 29 Murray st.

VAN VLIET & PLACE leased two lofts, 100x 100 each, to the Ward Piano Co., 404 to 410 West 14th st, and the store in 408 West 14th st to Wardwell & Adams.

DOUGLAS L. ELLIMAN & CO. leased for H. H. Oltman 60 East 55th st, a 4-sty house, to Mrs. William Borden, of Chicago; also a large duplex apartment in 830 Park av to G. Trowbridge Hollister.

THE CROSS & BROWN CO. leased for the W. R. H. Martin Trust a suite of offices on the 7th floor of the Marbridge Bldg., northwest corner of Broadway and 34th st, to the Aluminum Cooking Utensil Co. of Pittsburg for a term of years.

H. C. SENIOR & CO. leased for Ida L. Hurlbut the 4-sty dwelling at 112 West 64th st, and offices in the building at the northeast corner of 68th st and Broadway to the Cox's Pneumatic Cushion Co.

VAN NORDEN & WILSON rented two floors in 427 West 42d st to the Rego Motor Co.

EWING, BACON & HENRY leased to Tyson & Co. arcade space in the building being erected by the Longacre Land Co. at the northeast corner of Broadway and 42nd st. This lease is for a term of 10 years.

THE DUROSS CO. leased the top loft in 481 and 483 Washington st to Miller, Tompkins & Co.

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PEASE & ELLIMAN leased a store at 106 West Fifty-seventh st.; Edgar A. Manning was associated as broker; also the parlor floor in 269 Madison av to George M. Cassidy; also the store in 38 West 47th st to Mrs. Alexander Van Rensselaer Barnewall; also the store in 931 Madison av to James McCullen; also the top loft in No. 2 East 42d st to the Knickerbocker Blue Print Co; also the basement store in 6 East 41st st to Frank Dudensing; also the parlor store in 60 West Thirty-ninth st to Mrs. Catlin, and the parlor floor in 12 East 48th st to Ada Stuart.

THE McVICKAR, GAILLARD REALTY CO. leased for the Fidelity and Casualty Co. the ground floor in 92 and 94 Liberty st for a term of years to Joseph S. Acker.

N. BRIGHAM HALL AND WILLIAM D. BLOODGOOD leased the 4th loft in 143 Madison av to the Mountain Community; also the 2nd loft in 29 East 31st st to the R. R. Barringer Co.; also the store in 38 East 22d st to the Haas Pharmacy and for the Pooley Furniture Co. a portion of the first loft in 132 Madison av.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for F. C. Thomas to the H. W. Johns-Manville Co. 26 East 41st st, a 4-sty dwelling on plot 34x48, adjoining the new 12-sty building recently completed at the southwest corner of Madison av and 41st st for a term of 21 years, with renewal privileges, the aggregate rental for the first term amounting to between \$100,000 and \$125,000. The same company recently obtained a long lease of the building at 294 Madison av, adjoining the new building on the south.

THE DUROSS CO. leased the 3d loft in the Newton Building at 342 West 14th st, running through the block and including the northeast corner of 13th and Hudson sts, for J. F. Kenny to the E. J. Schwabe Manufacturing Co. for a term of years; also, for the George Finck Co. the 2d loft in 422 West 14th st to the National Packing Co.

MYER BONDY leased for Daniel Birdsall & Co. the 4th loft in 817 and 819 Broadway to Simon & Plechman; also the 3d loft in 34 to 38 West 27th st to Jacobus Brothers & Co.

CHRISTOPHER SCHIERLOH leased the 4th loft in 45 Vesey st to the Stevens Chemical and Manufacturing Co.

DOUGLAS L. ELLIMAN & CO., as agents for the 76th Street and Park Avenue Co., leased apartments in the new building at 840 Park av to Wilfrid V. N. Powelson and Clinton H. Crane, of Tams, Lemoine & Crane; also a large duplex apartment in 830 Park av to Mrs. McCrosky Butt, and a large duplex apartment at 998 5th av to Lloyd Aspinwall.

T. J. SHINE sold the good will, fixtures, etc., of his restaurant at 69 West 36th st to the Henry Restaurant Co., which has leased the entire building, adjoining the northeast corner of 6th av and 36th st, for a long term of years, on a net rental basis.

THE CHARLES F. NOYES CO. announces that the 6-sty building at 552 Pearl st is about to be altered, including the installation of a new store front, elevators and fireproof stairs; also that negotiations are pending for the leasing of the Tefft-Weller Building, with a frontage of 75 ft. on Broadway and 75 ft. in Worth st, in practically its present condition, to a single tenant.

WM. H. WHITING & CO. leased the 7th floor in the Brion Building, corner of Canal and Sullivan sts, to the Philo-Selby Co.; the 2d loft in 12 Spruce st to W. E. Lyon & Co.; the 2d loft in 50 Cliff st to Rich & McLean; the 1st loft in 107 John st to the Eagle Chemical Co., and the basement in 157 and 159 William st to P. H. Goodsell.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased for M. Berkowitz property located on the ocean front of Amerman av, Arverne, to Mrs. S. Ellisberg for a term of years. After extensive remodeling the property will be occupied as a summer hotel.

THE LEWIS H. MAY CO. leased for S. N. Decker a house on Cetnar av, Far Rockaway, to Morris D. Koppel; for Fred Maples a cottage on Crescent st to Henry Lipschutz; for the Waso Realty Co. an apartment on Union st for a term of years to Louis Weiner, and at Cedarhurst for Louisa Flayer a cottage on Atlantic av to Murray Leonhardt.

THE LEWIS H. MAY CO. leased for the estate of A. E. Wolf the large house on Broadway and Neilson av, Far Rockaway, in the Eiseman-Wolf Park, to Mrs. Garson Hyman, who will occupy it.

LEASES—SUBURBAN.

MOYER & MARSTON leased for John Langdon Erving his estate on the Country Road at Islip, L. I., to Phillip McFadden for the summer season.

REAL ESTATE NOTES.

EXPERIENCED BROKERS who desire to make a change should read two advertisements appearing in the Wants and Offers Column of this issue. A prominent mortgage corporation wants a high-grade mortgage broker, and a well-known brokerage firm in the Fifth Avenue section needs a capable private house broker.

BACK NUMBERS of the Brooklyn Record and Guide are wanted at the office, 11 East 24th st. See advertisement in Wants and Offers Column.

HENRY EDWARD LONEY, for the past five years an assistant appraiser of the Lawyers Title Insurance and Trust Co., has accepted a position with the U. S. Title Guarantee Co., in their Manhattan office, at 51 Chambers st.

FORMER LIEUT. GOV. TIMOTHY L. WOODRUFF, at a meeting of the Board of Directors

of the Garden City Estates retired as president, and William G. Gilmore, of Arbuckle Brothers, was elected to the position. There were several other changes in the officers and Board of Directors. Mr. Woodruff will remain in the company as a director.

DUFF & CONGER have been appointed agents for the following houses: 25 and 27 East 104th st and 171 East 108d st.

THE F. R. WOOD, W. H. DOLSON CO. have been appointed agents for Harperley Hall, 1 West 64th st; Melvin Court, 572 West 187th st; Gracehull Court, southeast corner of Riverside drive and 144th st; the Miramar, 612 West 137th st, and the ElMorro, 606 West 139th st.

ALBERT VAN LOAN, formerly of Van Loan & Lange, is now associated with the office of the Ernestus Gulick Co.

E. E. TISCH & CO. were the brokers in the sale of 965 Simpson st, a 5-sty new law house for the Podgur Realty Co to Dr. Herman Benz, recorded this week.

THE FREDERICK T. BARRY CO. was the broker in the sale of 314 and 316 East 53d st for Frank Dobson to F. W. Herbert, recorded this week.

CALDER, NASSOIT & LANNING were the brokers in the sale of 301 to 307 East 29th st for Geo. K. Hinds to Chas. E. Delage. Title passed this week.

PEASE & ELLIMAN have been appointed agents for the 9-sty apartment house to be erected at 116 West 59th st.

The 1912 Tax Rate.

The tax rolls for 1912, received by the Board of Aldermen from the Tax Department yesterday, show a total assessed valuation of the real and personal property in the city of \$8,204,862,430, as against \$8,216,763,287 in 1911.

The increase in the city's borrowing capacity, as indicated by the increase in real estate valuations, is \$305,873. Real estate in the city in 1911 was valued for taxation purposes at \$7,858,840,164. In the 1912 appraisalment it is placed at \$7,861,898,890. Personal estate valuations dropped from \$357,923,123 in 1911 to \$342,963,540 for 1912.

Tabulated, the figures, by boroughs, are as follows:

	Real estate.	
	1911.	1912.
Manhattan	\$5,037,872,685	\$5,035,485,413
Bronx	605,222,933	616,521,378
Brooklyn	1,689,171,283	1,674,742,409
Queens	446,569,352	456,750,539
Richmond	80,003,911	78,399,151
Total	\$7,858,840,164	\$7,861,898,890
	Personal.	
	1911.	1912.
Manhattan	\$289,797,952	\$281,467,122
Bronx	4,986,895	4,595,198
Brooklyn	55,855,616	48,753,985
Richmond	1,942,785	1,750,485
Queens	5,339,875	6,396,750
Total	\$357,923,123	\$342,963,540

Heretofore the tax rate has had to be fixed, under the law, on the first Monday in July. Now the date is the first Monday in March. The Board of Aldermen will meet on Monday next, at 1.30, to fix the rate, which will be ascertained after the Committee on Finance, to which the rolls were referred, has received from the Comptroller a statement of the amount in the General Fund.

While it is impossible to state exactly what the tax rate will be, in each of the boroughs, until the amount in the General Fund has been deducted from the amount to be expended under the budget for 1912, it is probable that the rates for 1912 will compare with those for 1911 as follows:

	1911.	1912.
Manhattan and Bronx	1.72	1.83
Brooklyn	1.75	1.87
Richmond	1.81	1.92
Queens	1.75	1.84

In a letter sent to Mayor Gaynor by President Lawson Purdy of the Tax Board, in February, it was explained that the reduction in special franchise taxable valuations amounted to \$68,000,000. This amount accounts for the reduction in totals, in one direction.

Taxes are payable semi-annually, on the first of May and the first of November.

—The Hill View Reservoir at Yonkers is one-fourth completed. The contract with the Keystone Construction Company calls for the completion of the work in six years. It was started in January, 1910.

Fighting Against Condemnation.

Application was made by the Long Island Railroad last Saturday for the appointment of commissioners to condemn the property on Fulton street, Jamaica, occupied by the firm of J. & T. Adikes. The railroad wants the land for its big Jamaica improvement and the firm does not want to release it, as it is occupied by a siding running from the lines of the Long Island Railroad to the mill and storehouse of the firm. Other business concerns on the same side of the yards

have also been notified that their sidings are wanted. The hearing was adjourned. The condemnation proceedings are being fought on the ground that the court has no right to appoint commissioners in the proceedings because the case stands on the same basis as the Sherwood case, decided a short time ago, in which the court held that the improvement now under way at Jamaica constituted the building of a new line and that a new franchise was necessary. The Sherwood case is now on appeal.

Regulations for Real Estate Commissions.

As adopted by the Real Estate Board of Brokers of the City of New York, Inc.

SALES.

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

- For selling real estate within the limits of the Borough of Manhattan. 1%
- For selling real estate within the limits of the Borough of the Bronx, Brooklyn and Queens.....1% to 2½%
- For selling real estate within the limits of the Borough of Richmond 2½% to 5%
- For selling leasehold within the limits of the Boroughs of Manhattan, Bronx and Brooklyn..... 2%
- For selling real estate in the suburbs of Greater New York..... 2½%
- For selling acreage within the limits of Greater New York..... 2½% to 5%
- For selling country property..... 5%
- For selling leases and leaseholds in the suburbs of Greater New York.. 5%
- For selling plots of acreage in the western and southern parts of the United States 5%
- For procuring Mortgage loans, 1%, or by agreement.

For exchanging, the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

LEASING AND MANAGEMENT OF PROPERTY.

The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

- On renting and collecting, excepting by special agreement..... 5%
- Renting for a term under three years, on first year's rental..... 2½%
- Renting for a term of three years and upward but not exceeding 21 years, on gross rental..... 1%
- Renting country property, first year. 5%
- Renting each subsequent year to same party 2½%
- For renewals of leases. By special agreement between the parties.
- For leasing real estate (with privilege of purchase), the regular leasing commission; and in case of sale 1% on sale price, less rental commission, for the unexpired term of lease.

OFFICIAL APPRAISEMENTS.

A Certificate of Appraisal, issued under the Seal of this Board, is vested with an authority that makes it of the greatest value to institutions, executors, trustees and lenders on bond and mortgage, and is the most reliable appraisal to be had. No appraisal fee less than \$25.

For terms and other information, address Chairman Appraisal Committee. REAL ESTATE BOARD OF BROKERS, 115 Broadway.

The Case for Hot-Air Heating.

There are but three practical systems of heating based on the indirect method, namely: indirect steam or vapor heating, indirect hot water heating, and warm air furnace heating.

Of these systems the warm air furnace system, properly installed, is the most practical system for heating and ventilating 999 of every 1,000 residences.

The indirect steam or vapor or hot-water radiation systems have no real advantages over the warm air furnace system for heating and ventilating residences. In fact they have many disadvantages, such as cumbersomeness (occupying as much as 35 per cent. of all the space in the basement), difficulty of operation, extravagant fuel consumption (50 per cent. to 100 per cent. more than good furnace heating), high cost of main-

tenance and excessive first cost (twice the cost of direct radiation heating), difficulty of humidifying the air.

In contrast to these disadvantages of the indirect radiation system of heating are the decided advantages of the warm-air furnace system which occupies from 5 per cent. to 8 per cent. of the space in a basement, is easy to operate, is moderate in fuel consumption (well installed furnaces require less fuel than is required to heat by the direct radiation system because of the much greater average efficiency of good furnaces as compared with standard types of house heating boilers), low in cost of maintenance, durable (good furnaces last from 25 to 40 years), moderate in first cost (a trifle less than cost of direct steam radiation system).

The best heating results in residences are obtained with indirect systems of heating when they are combined with a formal system of ventilation—consisting of vent ducts, vent registers, ventilating shaft, etc.—and it is a curious fact that the superior heating results are obtained without an increase in fuel consumption in the case of the warm air furnace. In residences there is actually a reduction in the fuel consumption when a proper ventilating system is installed with a warm air furnace system of heating, this being due to the fact that the free circulation of air through the rooms makes it unnecessary to force the fire to secure the desired heating results. To the prospective house owner it is of interest to know that the combined first cost of a good warm air furnace heating system, with a formal system of ventilation, does not exceed the cost of a direct hot water radiation system.—W. F. Colbert, M. D., in "House and Garden."

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 1, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*Haskin st, 2922, ss, 150 w Edison, 25x150, Throggs Neck; due, \$1,501.94; T&C, \$123.44; Wm A Cokeley for a client. 2,125

*Mercer st, 110; see Bway, 537.

*Pearl st, 444-6, es, 193.7 s Park Row; 49.11x106.8x50x100.10; 5-sty bk loft & str bldg; partition; Wm H Whiting. 70,500

Stanton st, 47, (), ss, 48.1 e Forsyth, runs s70xe1xs5xe11.6xn75xw18.6, 3-sty bk tnt & str, 1-sty ext; due \$16,809.40; T&C, \$275.59; Moses P Prout et al, trstes. 16,000

*47TH st, 632 W, ss, 525 w 11 av, 115x41, to Hudson River; 1-sty fr bldg; partition; Thos & Jno Miller. 21,000

*47TH st, W, ss, whole front, bet 12 & 13 avs, 531.2x32.10x528.6x30.11; 1-sty fr bldg; also 47TH ST W, see 12 av, 186x32.10x169x32.10; 1-sty fr bldg; partition; Thos & Jno Miller. 25,000

*47TH st W; see 12 av, see 47th W ss, whole front bet 12 & 13 avs.

*66TH st, 233 W, ns, 475 w Ams av, 25x100.5, 5-sty bk tnt; due, \$14,926.57; T&C, \$258.37; Julia W Porges. 15,900

83D st, 345-9 E, (), ns, 100 w 1 av, 50x102.2, 6-sty bk tnt & str; due, \$10,278.30; T&C, \$5,082.99; sub to pr mtg of \$52,000; Bernhard Feifer. 56,407

*114TH st, 212 E, ss, 164.7 e 3 av, 18x100.11, 3-sty & b stn clubhouse; due, \$7,829.52; T&C, \$164.02; Louis Kaplan. 8,025

128TH st, 170 E, (), ns, 138.9 w 3 av, 19.3x99.11, 3-sty & b bk dwg; due, \$7,610.90; T&C, \$491.79; Rachel Stern. 6,800

133D st, 45 E, (), ns, 265 w Park av, 25x99.11, 4-sty bk tnt; due, \$14,759.24; T&C, \$274.75; District No. 1 of the Independent Order Benai Berith. 12,000

*162D st, 870 E, ss, 211.7 e Prospect av, old line, 30x—, 5-sty bk tnt; due, \$2,286.45, T&C, \$—; sub to a 1st mtg of \$27,000; withdrawn.

*162D st, 868, on map 870 E, ss, 160 e Prospect av, runs s 99.4xs10.7xe21.6 x n 109.3xw30 to beg, 5-sty bk tnt; due, \$3,339.99; T&C, \$114; sub to 1st mtg \$24,000; withdrawn.

*215TH st, W, nec Col av, 50x99.11, vacant; due, \$8,027.03; T&C, \$780.25; withdrawn.

Brook av, 348, (), es, 75 s 142d, 25.6x100, 4-sty bk tnt & str; due, \$3,745.21; T&C, \$700; sub two pr mtgs aggregating \$12,800; Matilda Remlein. 13,800

*Broadway, 537, ws, 75.2 n Spring, 37.3x200.2 to Mercer (No. 110) x37.4x200.2, 5-sty bk loft & str bldg; partition; Ess Eif Realty Co. 132,200

*Columbus av, nec 215; see 215 st W, nec Columbus av.

Daly av, 1970, (), es, 100.8 n Tremont av, 25x43.6x25.10x42.1; 2-sty fr dwg; due, \$2,461.67; T&C, \$1,100; Chas P Hallock. 3,700

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***Villa av, 3151-7, (*)**, ws, 438.4 s Van Cortlandt av, 65x100, 3 3-sty fr tnnts & str; also VILLA AV, 3194-8, es, 71.6 s Van Cortlandt av, 50x121.1x50.1x120.5, 3 3-sty fr tnnts & str; due, \$16,129.55; T&c, \$3,675.74; sub to three mtgs aggregating \$21,500; Saml Keeler. 31,500

***Villa av, 3194-8;** see Villa av, 3151-7.
***Walton av, es, 102.11 n Tremont av, 100x100, foundations of 3 bk tnnts; due, \$7,034.00; T&c, \$241.14; sub to 1st mtg \$10,000; Jerry F Steuber. 13,925**

***11TH av, 418-26, nec 35th (No. 559);** runs n88.9x100x824.8xw—xs74.1xw70 to beg, four 4 & one 5-sty bk tnnts & str; partition; Jean W Cochran et al, defendants. 50,000

***12TH av, sec 47th, see 47th W, ss, whole front bet 12 & 13 avs.**

HERBERT A. SHERMAN.

***Simpson st, 1138, on map 1108, es, 175 n 167th, 40x100, 5-sty bk tnt; due, \$8,643.65; T&c, \$772.61; sub to a mtg of \$25,000; adj to Mar 12.**

***Tiebout av, (*), swc 184th (Nos 314-6), 23.3x91.9x38.6x90.6, 2-sty fr dwg; due, \$12,937.69; T&c, \$583.59; Jno H Marsching et al, exrs. 12,000**

L. J. PHILLIPS & CO.

***72D st, 140 E, swc Lex av, 20x84.2, 4-sty & b bk dwg; voluntary bid in at \$85,000.**

***Lexington av, swc 72d, see 72d, 140 E.**
 JACOB H. MAYERS.

***Sheriff st, S2-4, (*)**, es, 130 n Rivington, 45x100, 6-sty bk tnt & str; due, \$18,374.48 T&c, \$10; sub to mtg \$52,000; David Israel et al. 67,866

***2D av, 1844, es, 50.8 n 95th, 25x100, 5-sty bk tnt & str; due, \$19,536.72; T&c, \$657.77; Sphere Realty Co. 20,000**

BRYAN L. KENNELLY.

***Horton st, or av, ss, 204 e City Island av or Main, 219.6x135x—x137.3, City Island; Partition; Louis Gold. 6,000**

***Rochelle or East st, ns, abt 204 e City Island av, 214.6x135x—x137.3, City Island; partition; Robt W Freestone, defendant. 4,900**

D. PHOENIX INGRAHAM.

***96TH st, 409 E (*)** ns, 169 e 1 av, 25x100.8 5-sty bk tnt; due, \$8,033.50; T&c, \$479.94; sub to a pr mtg of \$15,000; Cesko Americti Sterci Svornost. 18,250

CHARLES A. BERRIAN.

***5TH av, 146, (*)**, ws, 53.8 n 19th, 26x100, 4-sty stn str, 1 & 2-sty ext; due, \$130,047.70; T&c, \$2,200; David C Cook. 125,000

JAMES L. WELLS.

***Webster av, 3552, (*)**, es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,204.12; T&c, \$101.56; Jno Hyslop. 4,900

HUGH D. SMYTH.

***Davidson av, swc Fordham rd, see Fordham rd, swc Davidson av.**

***Fordham rd, swc Davidson av, 76.4x59.1 x37.2x86.5, 3-sty fr tnt & str & 1-sty fr bldg & vacant; due, \$318.16; T&c, \$600; adj sine die.**

GEORGE PRICE.

***Andrews av, 2202-4, (*)**, es, 487.8 s 183d; 58x100; due, \$4,566.73; T&c, \$344.49; sub to mtg of \$7,800; Anna E Haas. 11,800

Total \$749,598
 Corresponding week, 1911 \$1,540,674
 Jan. 1, 1912, to date \$7,848,942
 Corresponding period, 1911 \$7,137,975

VOLUNTARY AUCTION SALES

MANHATTAN.

BRYAN L. KENNELLY.

MAR. 6.

***86TH st, 306 W, ss, 140 w West End av, 21x102.2, 4-sty & b bk & stn dwg.**

Convent av, ws, 146.1 n 131st, 104x101.1 x100x127.5, vacant.

Lexington av, 805-7, es, 19.6 n 62d, 34x70; two 4-sty & b bk & stn dwgs.

Lexington av, 833, es, 80.5 s 64th, 20x70, 4-sty & b bk & stn dwg, with 2-sty extension.

Lexington av, 858, ws, 68.5 s 65th, 16x80, 4-sty & b bk & stn dwg.

JOSEPH P. DAY.

MAR. 7.

4TH st, 46 W, 20x56.5, 3-sty & b bk loft bldg.

25TH st, 234-6 E, 40x98.9, two 3-sty & b bk bldgs.

***82D st, 26 E, swc Mad av, 35x102.2, 5-sty & b bk & stn dwg.**

111TH st 255 W, 36x100.11, 6-sty & b bk & stn tnt.

113TH st, 523 W, 20x100.11, 4-sty & b bk dwg.

Madison av, swc S2d, see S2d, 26 E.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Feb 28, 1912.

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

WM. H. SMITH.

Bainbridge st, (*), ss, 160 w Stuyvesant av, 20x100; Jno Auer. 6,500

Harrison st, (*), nec Hicks, 21x44x 23.6x43.9; Obermeyer & Liebmann. 7,000

Hull st, ns, 350 e Stone av, 107x85.4x37.11 x72x100 to beg; Wm H Walters. 22,205

Melrose st, (*), ses, intersec nes Knickerbocker av, 100x25; Jno Auer. 13,000

Van Buren st, swc Patchen av, 22x80; withdrawn.

E 3D st, (*), es, 80 s Av D, 20x100; Mary E Grotecloss. 4,150

6TH st, (*), nes, 229.10 se 8 av, 22x90; Nathan Levy. 13,000

8TH st, ns, 130.10 w 7 av, 17x100; Fredk R Smyth. 5,000

Bay 13TH st, (*), es, 125 n Bath av, 75x108.4; Isaac Roth et al. 4,600

E 17TH st, ws, 220 s Av V, 40x84.7; Leon H Frost. 825

18TH st, (*), ws, 90 s Seeley, 20x100; Simon J Harding. 3,650

18TH st, (*), ws, 110 s Seeley, 20x100; Simon J Harding. 3,650

Bay Ridge av, (*), ns, 300 w 10 av, 20x90; also BAY RIDGE AV, ns, 320 w 10 av, 20x90; also BAY RIDGE AV, ns, 280 w 10 av, 20x90; also BAY RIDGE AV, ns, 260 w 10 av, 20x90; also BAY RIDGE AV, ns, 360 w 10 av, 20x90; also BAY RIDGE AV, ns, 340 w 10 av, 20x90; Max Kurzrok. 22,500

Bay Ridge av, ns, 320 w 10 av; see Bay Ridge av, ns, 300 w 10 av.

Bay Ridge av, ns, 280 w 10 av; see Bay Ridge av, ns, 300 w 10 av.

Bay Ridge av, ns, 260 w 10 av; see Bay Ridge av, ns, 300 w 10 av.

Bay Ridge av, ns, 360 w 10 av; see Bay Ridge av, ns, 300 w 10 av.

Bay Ridge av, ns, 340 w 10 av; see Bay Ridge av, ns, 300 w 10 av.

Lafayette av, ns, 266.8 e Nostrand av, 16.8x100; Claudius A Hand. 3,675

Montauk av, (*), es, 130 s Belmont av, 20x100; Jno H Sabine. 2,200

19th av, (*), sec 63d, 82.6x88; State Realty & Mtg Co. 40,644

JAMES L. BRUMLEY.

Ferris st, 83, es, 20 s Dikeman, 30x100; 4-sty bk tnt with str; exrs sale; Thos Glavan. 3,200

Hawthorne st, (*), ss, 280 w Kingston av, 20x212; Jno Reis. 1,225

E 4TH st, (*), es, 80 n Church av, 45.4x 100x17.8x103.7; Kraslow Constn Co. 6,300

Bay 20TH st, ses, 100 ne Cropsey av, 20x94.5; Mrs Kate Leary. 5,255

E 48TH st, (*), es, 400 s Av L, 18x100; Fredk H Cleveland. 3,400

E 48TH st, (*), es, 418 s Av L, 18x100; Fredk H Cleveland. 3,400

WM. P. RAE CO.

Hooper st, nws, 100 sw Bedford av, 89.4x 100; withdrawn.

E 7TH st, (*), es, 180 s Av C, 40x120.6; Chas T Branch. 3,000

18TH st, (*), ss, 300 e 3 av, 75x100; Arthur O'Keefe. 16,000

71ST st, nes, 88.7 se 18 av, 18.6x100; withdrawn.

New Jersey av, (*), nec, Glenmore av, 23.11x80; H F Gundrum Co. 9,600

Lots 71-77, (*), blk 6588, map of Glenwood-on-the-Parkway; Josie Van de Mark. 3,650

CHARLES SHONGOOD.

George st, 22; Jno Maurer. 5,500

Prospect pl, (*), ss, & East New York av, ns, lots 352 and part of 338 9th Ward; Sam Goodman. 250

E 32d st, (*), es, 130 n Newkirk av, 30x102.6; Jennie M Suydam. 3,800

Broadway, sws, 179.4 nw Hancock, 25x88.11; E Christ. 16,700

Broadway, sws, 154.4 nw Hancock, 25x88.8; Gustave Ouslander. 16,500

Fort Hamilton av, ws, 12 s 7 av, 20.3x103.8; Jas G Winship. 4,230

Total \$254,629
 Corresponding week, 1911, \$187,030.

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

MAR 2 and 4.

No Legal Sales advertised for these days.

MAR. 5.

Hall pl, 1072, es, 163.2 s 167th, runs s 30 xe52.7xne56.7 to Intervale av (No 1075) xn w 28.1xsw 48.1xw51.8 to beg; 2-sty fr dwg & 1-sty bk rear bldg; Mary Leimbacher agt Ottilie Zalkind et al; A M Simon (A), 141 Bway; Paul Jones (R), due, \$2,222.42; T&c, \$554.44; sub to pr mtg \$8,000; Joseph P Day, at 3156 3 av.

120TH st, 118 E, ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Fannie Falk agt Keba Chodorov et al; K Richd Wallach (A), 149 Bway; Harry W Mack (R), due \$19,492.43; T&c, \$455.72; J H Mayers.

Tremont av, ns, 213.2 w Aqueduct av, 92.10x134.2x35x122.1, vacant; Annie L Morris agt Hugh Thomas et al; Henry L Morris (A) 32 Liberty; Paul L Kiernan (R), due, \$5,803.34; T&c, \$837.03; mtg recorded July 16'10; Joseph P Day, at 3156 3 av.

Intervale av, 1075, see Hall pl, 1072.

MAR. 6.

56TH st, 210 W; ss, 122.7 e Eway, 50x 116.2x50.2x120.2, 8-sty bk hotel Frederick; Mutual Life Ins Co of NY agt Chas E Ellis et al; Fredk L Allen (A), 55 Cedar; Adam Wiener (R), due, \$164,410.23; T&c, \$10,089.22; Joseph P Day.

228TH st, W, swc Adrian av, see Adrian av, swc 228.

Adrian av, swc 228th, 85.5x51.3x96.5x50, vacant; Thos Fee agt Margt B Merritt et al; Fettretch & Seybel (A), 41 Park Row; Albert Blumenstiel (R), due \$4,536.90; T &c; \$—; Joseph P Day.

MAR. 7.

Cleveland pl, 19, es, 192.3 s Spring, 27x 99.3, 5-sty bk tnt & str; Josiah H DeWitt gdn agt Michl Brigante et al; Cary & Carroll (A), 59 Wall; Wm S Bennett (R), due, \$28,638.70; T&c, \$1,404.92; Joseph P Day.

Tiffany st, es, 167.2 n 167th, 30x113.2, vacant; Ada M Beers agt Bristow Constn Co et al; Warren E Sammis (A), 1 Liberty; Jno C Ruff (R), due, \$3,400.43; T&c, \$76.74; Joseph P Day at 3156 3 av.

42D st, 247 W, ns, 237.6 e 8 av, 25x100.1 4-sty & b bk dwg; Sheriffs sale of all right title & c which Albt McMillan had on Jan 4'12 or since; Wm C Abercrombie (A), 71 Nassau; Julius Harburger, sheriff; Henry Brady.

75TH st, 415 E; ns, 385.11 w Av A, 25x 102.2, 6-sty bk tnt & str; Jno T Willets trste & c agt David Lentin et al; Wilson M Powell (A), 29 Wall; Benno Lewinson (R), due, \$25,867.73; T&c, \$1,037.23; Joseph P Day.

103D st, 153 E; ns, 95 e Lex av, 24.6x 100.11, 4-sty stn tnt; Ellsworth M Taylor comm agt Kaufman Sasserath et al; F P Trautmann (A), 132 Nassau; Emanuel I Silberstein (R), due, \$12,804.91; T&c, \$584.24; Joseph P Day.

129TH st, 112 E, ss, 180.1 e Park av, 20.1 x99.11, 3-sty & b bk dwg; Henry Kaiser agt Moses I Siegel et al; Jno M Ruck (A), 116 Nassau; Alfred J Tally (R), due, \$6,571.11; T&c, \$438.47; mtg recorded Apr 5'06; Jos P Day.

138TH st, 519 W, ns, 262.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Harry Horwitz agt Isaac Levy et al; W Bennett Marx (A) 257 Bway; Jas A Foley (R), due, \$12,640.10, T&c, \$915.56; Henry Brady.

Cauldwell av, 766-S, es, 247.3 n 156th, 39.3x100, 5-sty bk tnt; Lewis S Davis agt Cauldwell Av Co et al; Moss, Laimbeer, Marcus & Wels (A), 299 Bway; Ernest E Wheeler (R), due, \$7,596.50; T&c \$1,577.50; sub to mtg of \$27,000; Joseph P Day, 3156 3 av.

5TH av, 2254, ws, 49.11 n 137th, 49.11x 62.6, 6-sty bk tnt & str; Julia A Groh agt Saml Shenker et al; James, Schell & Elkus (A), 170 Bway; Emanuel Tepper (R), due \$27,776.38; T&c, \$2,798.31; Joseph P Day.

MAR. 8.

46TH st, 328-38 E, ss, 180 w 1 av, 145x 100.5, 1, 2, 3 & 4-sty bk bwy; Empire Trust Co agt Mary E Harrington as extrx et al; Blumenstiel & Elumenstiel (A), 27 Pine; Denis O'L Cohalan (R), due, \$44,153.48; T&c, \$6,115.49; sub to pr mtg \$80,000; Joseph P Day.

229TH st W, nec Bailey av, see Bailey av, nec 229.

Bailey av, nec 229th, 244.4x101.4x246.11 x120.8, vacant; Mark Ash agt Cathleen Turney et al; Alexander & Ash (A), 92 Wm; Jos M Edelson (R), due, \$17,052.20; T&c, \$454.87; Joseph P Day at 3156 3 av.

MAR. 9 & 11.

No Legal Sales advertised for these days.

ADVERTISED LEGAL SALES.
BROOKLYN.

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

MAR. 2.

No Legal Sales advertised for this day.

MAR. 4.

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

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

E 48TH st, es, 490 s Av L, 18x100; Mary P Hill agt Empire League et al; Herbt N Warbasse (A); 189 Montague; Jas P Niemann (R); Wm P Rae.

Lafayette av, sec Reid av, 100x25.3; First Natl Bank of Butler agt Saml C Hayne et al; Wm M Moore (A), 346 Fulton; Eugene F O'Connor (R); Wm P Rae.

MAR. 6.

Blake av, nec Chester, 20x50.8; Jacob J Storz agt Louis Abramson et al; Bruce R Duncan (A), 189 Montague; Hyman Newman (R); Thos Hovendon.

65TH st, nes, 88.9 n 18 av, runs ne200 to 64th, xnw220xsw100xse60xsw100 to 65th xse160 to beg; Chas S Conklin agt Vienna Constn Co et al; Elek J Ludvigh (A), 31 Nassau, Manhattan; Wm H Kinnear (R); Chas Shongood.

88TH st, nes, 150 se 2 av, 25x100; New Amsterdam Casualty Co agt Nathan Drucker et al; Rufus T Griggs (A), 31 Nassau, Manhattan; Fred R Rich (R); Wm H Smith.

Broadway, ns, 100 w Hewes, 50x100; Germania Savgs Bank Kings County agt Chas F Matilage et al; Wingate & Cullen (A), 20 Nassau; Jno B Lord (R); Wm H Smith.

Forrest st, nwc Bremen, 100x25; Benzion Sobin agt Matthew Kaicher et al; Saul J Berkowitz (A), 927 Bway; Harris G Eames (R); Wm H Smith.

E 32D st, ws, 240 n Av F, 40x100; Mary B Heath agt Irene Hennig et al; Edwip Kempton (A), 175 Remsen; Benj T Hock (R); Chas Shongood.

MAR. 7.

Montauk av, ws, 250 s Blake av, 20x100; Dora A Diack agt Berriman Realty Co et al; Geo W Titcomb (A), 215 Montague; Mortimer B Hoffman (R); Wm H Smith.

New York av, es, 107.6 n Av H, 40x100; Margt R Mitchell agt Irene Hennig et al; Edwin Kempton (A), 175 Remsen; A Sidney Galitzka (R); Wm H Smith.

Flushing av, ns, 125 w Humboldt, 50x 140.2; Elizabetha Froehlich agt Abr D Wellbrock et al; Chas Reinhardt (A), 756 Flushing av; Julius S Belfer (R); Wm H Smith.

Shepherd av, ws, 91.1 n Atlantic av, 50 x100; Abr Kaplan agt Phoebus Kaplan et al; Bernhard Bloch (A), 44 Court; Eugene Shirk (R); Chas Shongood.

E 35th st, ws, 150 n Av G, 40x100; Amos T French agt Irene Hennig et al; Edwin Kempton (A), 175 Remsen; Geo W Martin (R); Wm H Smith.

Bradford st, sec Pitkin av, 25x100; Geo W Titcomb agt Bernard Berkovitz et al; Benj F Norris (A), 149 Bway; Edw H Wilson (R); Chas Shongood.

E 7TH st, es, 240 n Ditmas, 40x120.6; American Baptist Home Mission Soc agt Fredk W Place et al; Cary & Carroll (A), 59 Wall; C Elmer Spedick (R); Jas L Brumley.

Union st, ss, 80 e Nostrand av, 20x 127.9; Frank Heizman agt Corinthian Constn Co et al; Richd A Geis (A), 359 Fulton; Herbt Peake (R); Wm H Smith.

New York av, ws, 267.6 n Av G, 40x 102.6; Richd M Wyckoff agt Irene Hennig et al; Edwin Kempton (A), 175 Remsen; Jacob L Holtzman (R); Wm H Smith.

Pierrepont st, nes, 133.3 nw Fulton, runs ne72.6xnw26.10xe80.5 to Fulton, xn 21.5xw100xs4.1xnw.9vgsxw75.10xse53.6 to beg; Newburgh Savgs Bank agt Martin Engel et al; Edwin Kempton (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

Pacific st, ns, 22 w New York av, 78x 100; also PACIFIC ST, nes, 98.5 nw Franklin av, 46.2x90x6x90; also BROOKLYN AV, nwc Prospect pl, 100.7x105; Mechanics Bank agt Louis Meyer et al; Owens & Gray (A), 189 Montague; Eugene F O'Connor (R); Thos Hovendon.

MAR. 8.

Dean st, ss, 360 e Ralph av, 20x107.2; Kings County Savgs Institution agt Fannie Levin et al; Coombs & Wilson (A), 260 Bway; Jno B White (R); Wm H Smith.

Sterling st, ns, 260 w Bedford av, 160x 100; Parshelsky Bros Inc agt Aronson Realty Co et al; Altkrug & Kahn (A), 719 Bway; Andw C Troy (R); Chas Shongood.

Dean st, swc Rochester av, 20x86.7; Wm P Stern et al agt Geo Schlitz et al; Edwin Kempton (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

W 24TH st, es, 130 n Mermaid av, 500x 118.10; Orion H Cheney agt Coney Island Realty & Improvements; Frank M Patterson (A), 27 William; Jno F Coffin (R); Wm H Smith.

Wants and Offers

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YOUNG ATTORNEY desires position in real estate office; when familiar with work, would consider making small investment; state full particulars Box 63, Record and Guide.

EXPERIENCED private house broker wanted; apply only by letter, stating experience. PEASE & ELLIMAN, 340 Madison Ave., N. Y.

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If the Pennsylvania really is standing back of the Interborough in its new rapid transit offer, possibly there may be something in what President Mellen of the New Haven said this week about the prospect for through cars on its suburban lines to downtown Manhattan.

According to Borough President McAneny, the sewer system of Manhattan below Fulton street will have to be rebuilt at the earliest possible moment. It was designed for an archaic city, the skyscrapers of which did not exceed eight or ten stories in height. Flooding, backing up, explosions of joints and other unpleasant consequences of overtaxed sewers are causing endless damage suits against the city.

The Tenement House Department in 1911 discovered 305 old-law tenement houses not previously registered as under its jurisdiction. It also erased from its list 2,729 old-law tenement houses, which were demolished or remodeled for other than tenement uses. The number of registered tenement houses, new and old, at the beginning of the year was 103,828, which fell off to 103,093 before the year closed. However, the number of apartments rose from 866,094 to 880,988.

Statistics produced this week before the Interstate Commerce Commission at Washington show that the American Express Company has received from its patrons since 1868, when it was organized, the sum of \$598,158,930, of which it has disbursed \$43,500,000 in dividends. The company began business without any considerable investment of capital. Its investment at present is \$10,339,833. The gross receipts of the company are about \$40,000,000 per annum. The founders of the company, we are bound to admit, could hardly have done better if they had bought real estate and waited for the unearned increment.

The Wagner bill, correcting a technical defect in the Tenement House Act uncovered by the Court of Appeals decision in the case of Otto Grimmer vs. the Tenement House Department, has obtained the support of the Allied Real Estate Interests and the Realty League. The bill is an administration measure, drawn by Tenement House Commissioner Murphy. As already told in the Record and Guide, it passed both branches of the Legislature on Friday of message from Governor Dix. The Court of Appeals decision, it is estimated, removed 80 per cent. of the existing new-law tenements and flats, as well as all apartments, from the jurisdiction of the Tenement House Department. It limited the authority of the department to a numerically small class of antiquated tenements, which might escape that authority by slight structural alterations. The Wagner bill, consequently, met with strong opposition before the Governor from those who wish to see the department abolished. The position taken by the Allied Real Estate Interests was that the jurisdiction of the department should be maintained undiminished in the public interest, although certain provisions of the Tenement House Law should be modified. A committee from the Allied Real Estate Interests is at work framing the desired amendments.

The Subway Agreement.

At last it looks as if the protracted negotiations looking towards a final settlement of the subway problem of the City of New York had been terminated. The offer submitted by the Interborough Company to the Public Service Commission on Wednesday seems to have a good chance of going through. It has been accepted by the Mayor. It is evidently favored by Borough President McAneny. Controller Prendergast has been a party to the negotiations and presumably his scruples have been satisfied. The attitude to be assumed by the President of the Board of Aldermen remains in doubt; but even should he continue to oppose any practicable arrangement with the Interborough Company his hostility would be unavailing because at least three of the other Borough Presidents have declared in favor of the plan. Some opposition may develop in the Public Service Commission, but at present there is a majority in favor of the proposed contract.

The probabilities are, consequently, that the plan will be accepted by the local authorities. It will have to face obstructive legislation, based upon the possible unconstitutionality of the preferential treatment of the Interborough Company in the distribution of the earnings; but competent lawyers do not consider this danger serious. The courts will certainly hesitate about upsetting a contract which provides such a beneficial solution of such a complicated and difficult problem. Finally certain additional legislation will have to be secured. If the plan does not go through the rock on which it will be wrecked will probably be situated in Albany. One can never tell how a Legislature, constituted like the existing Legislature, will behave. But inasmuch as the legislation is needed merely for the purpose of enabling the city to obtain a continuous east or west side line for purposes of possible recapture, it will be difficult to urge any valid arguments against it. While favorable action by the Legislature cannot, unfortunately, be taken for granted, the probabilities are that its consent to this detail of the general plan will not be refused.

The plan certainly has enormous advantages, and it can be rejected only in case the competent authorities are blind to the city's interest. It comes as near to being a comprehensive solution of the rapid transit problem of New York as it is possible to devise. In planning a new system of subways the city officials were limited to four available alternatives. The city could lay out a new system independently of all existing lines which it could subsequently lease to an operator or operate with its own employees. Or it could lay out a system which would articulate solely with that of the Interborough Company. Or it could lay out a system which would articulate solely with the other important local transit system, that of the Brooklyn Rapid Transit Company. Finally it could lay out a double system, part of which would be operated by the Interborough Company as part of its existing lines and the remainder by the Brooklyn Rapid Transit. The first three of these alternatives are all attended with grave difficulties. An independent municipal system, divorced from all the existing lines would deprive the majority of the passengers of the fundamental benefit of reaching their destinations with the expenditure of only five cents. It would so strain the credit resources of the city that it would have to be built very slowly, or else all other public improvements would have to be abandoned. In short, it would supply the poorest kind of rapid transit at the greatest possible cost both in money or delay. An arrangement exclusively with the Interborough Company has many advantages and would be financially the safest one which the city could adopt, but it would have one serious disadvantage. It would cut off large areas of Queens and Brooklyn from an access to Manhattan, which would be of great public convenience and a substantial help to that better distribution of population so essential to the well-being of the city. An arrangement exclusively with the Brooklyn company is preferable to an independent municipal system, but it retains many of the disadvantages of such an arrange-

ment. The city would have to supply practically all the capital for the new construction, and would have to build either very slowly or at a big sacrifice of other necessary improvements. The lack of articulation between the new system and that of the Interborough Company would be costly and inconvenient to many millions of passengers, and should be rejected for that, if for no other reason.

There remains only the plan which has been adopted of reaching an arrangement with both companies. The disadvantage of this plan is that the construction of a Broadway-Seventh avenue line affording the Brooklyn company access to the heart of Manhattan, increases the subway competition in that borough to an embarrassing extent. It deprives the Interborough Company of so much revenue that it cannot afford to make terms as financially favorable to the city as it could in the case of an exclusive contract. But this disadvantage, although serious, is outweighed by the substantial benefit which will accrue both to Manhattan, Brooklyn and Queens from strengthening the communications between the territory of the Brooklyn Rapid Transit Co. and the business district of the Central Borough. The joint arrangement with the two companies is the more costly, but it is worth the price. For the rest this arrangement is attended with decisive advantages. The city obtains the assistance of an amount of private capital, which is indispensable to the quick construction of a comprehensive transit system. The number of possible two-fare passengers is reduced to a minimum. All the boroughs, with the exception of Richmond, obtain the improved means of communication of which they are most in need. Not merely the existing subway, but the existing elevated roads are brought into close connection with the new system. The city obtains all the benefit in the way of improved service, which can be obtained at a cost which no doubt is large, but which is not disproportionately large, considering the business, hygienic and social advantages of the arrangement.

On what grounds it can be reasonably opposed the Record and Guide is at a loss to conceive. The preferential treatment of the Interborough Company in the matter of earnings is obviously necessary in case that company is required to raise half the new construction costs. The city cannot ask the company for the use of its credit and at the same time deprive the company of the credit for which it is asking. For the rest the proposed contract binds the Interborough Company hands and feet and hands its franchises and property over to the city. The wonder is that any group of private capitalists would consent to such an arrangement. If the bargain proves to be a bad one in any respect for the city it can withdraw at the end of ten years and emerge with an independent system, better both from an operative and financial standpoint than any independent system which it could afford to build in the meantime. As a further protection the arrangement provides for the development of a competitive system, consisting of lines in three boroughs, with which the city could, if necessary, unite its independent system and on which it could depend for future extensions. On the other hand, if the arrangement proves to be a success the city obtains at the end of fifty years free and clear a comprehensive subway system which will be a source of income to the city, amounting probably to fifteen or twenty million dollars, and such a system could not be obtained in any other way. There can be no doubt that the city officials have now before them that essentially right settlement of the problem which has been so long awaited and which has cost so much palaver and printer's ink. But it is worth all that it costs.

The man who is chiefly responsible for this settlement is President of the Borough of Manhattan, Mr. McAneny. Throughout the negotiations he has been patient, considerate, tenacious of the city's rights, and inflexible in his determination to effect the best possible arrangement. If it had not been for his ability to reconcile conflicting interests and his consistent will to include in the settlement a proper provision for all essential needs for all

important sections, it is probable that some partial and very much inferior plan would have been adopted. The contribution of Mayor Gaynor is, however, scarcely less decisive than of Mr. McAneny. In spite of abuse and misrepresentation in the newspapers, he has supported inflexibly the idea of reaching some arrangement with the Interborough Company. If he had been less consistent in his attitude Mr. McAneny's task of reconciling conflicting interests might have become impossible. Controller Prendergast, unlike some of the other former opponents of the Interborough Company, has shown himself open to reason and has proved that he was more interested in serving the city than he was in damaging any private corporation. Finally, Chairman Willeox of the Public Service Commission has also contributed essentially to what may be expected to be the final solution. The Public Service Commission has made a good many mistakes in its handling of the problem of rapid transit extension. Its initial mistake in laying out the useless Tri-borough route has constituted an embarrassment from the beginning, but during the past two years the mistake has been repaired. The Tri-borough route forms no part of the final arrangement, which is as it should be.

It will be many months before the proposed contract between the City of New York and the Interborough Company can be signed and sealed; and after it is signed it will be five years before the new subway will be in complete operation. Certain portions of the work, such as the third-tracking of the elevated roads, the finishing of the Belmont Tunnel and one or two elevated extensions, can be completed more quickly, but the trunk lines in Manhattan, which are the core of the system cannot well be in operation until 1916 or later. Whenever, however, that time does come, the City of New York will enjoy a season of prosperity and expansion scarcely paralleled at any time during its past. It will be emancipated from bonds, which have been restricting the growth for the last thirty years. Not since the elevated roads were first built have the people of New York had the access to cheap land which is so essential to their prosperity, health and comfort. The new transit system will give it to them in large measure, and there will follow an enormously improved distribution of population and an increasing concentration of business in those parts of the city best adapted to its economical transaction.

The Week in Real Estate.

The tendency toward a broader Manhattan market, which has been manifested recently was further emphasized by this week's trading. A wider distribution of sales was in evidence, and excepting the fact that there were more deals than usual below 14th street, no one district was particularly prominent. Activity is still centered in either very choice or moderately high-priced parcels but buyers seem to be willing to go in any part of the city where such properties may be found and are not confining themselves to the midtown and Fifth avenue districts, as they did some weeks ago.

There has scarcely been a week since the middle of January unproductive of at least one exceptionally large transaction and each week the location for the star attraction is changed. Lower Broadway was the favored spot this week and the result of a big purchase there will soon be found in another tall office structure. Plans have been out for some time for such a building on the Adams Express Company site at 57 to 61 Broadway, but a syndicate headed by Robert E. Dowling decided to acquire the plot and relieve the Express Company of the operation. The consideration for the land is said to have been about \$4,000,000, and the building operation will bring the total up to some \$10,000,000.

This is the first big sale on Broadway since the Woolworth Building was planned and the structure will be the first tall one started south of Wall street in some years. Other fairly good sales south of 14th street were those of a plot on Water street, a large parcel at Hudson and Worth streets and two theatre sites on Avenue B and East 7th street.

Several good deals were actually closed in the midtown section and others were reported as being virtually concluded. For some time there have been rumors afloat that the Cafe Martin would locate

further uptown, around 42d street, but nothing definite has yet been reported. It was learned this week that negotiations have been practically closed for the sale of the building in which the cafe is now located and that a tall mercantile building would replace the present structure. A few years ago nothing could have induced Mr. Martin to give up his present location, but the centering of the best theatres and restaurants around the 42d street district has made it practically impossible for any eating house no matter how well known, catering mainly to a night trade, to stay much below Times Square.

The Knoedler house at Fifth avenue and 40th street was sold again this week, and while no records were broken the price of \$700,000 compares favorably with recent sales in this part of the avenue. Six years ago, Mr. Knoedler paid \$500,000 for the corner expecting to occupy it, but changed his plans and located above 42d street. The house was last tenanted by the Misses Furniss, who owned the historic Furniss block on the West Side.

A rumor was current along Fifth avenue this week to the effect that Lord & Taylor would soon join the uptown colony but nothing definite could be learned as to exactly where they would locate. They are known to be negotiating for several parcels and there is little doubt that they expect to move very shortly. The plot at 18 and 20 East 41st street changed hands again this week and the Pictorial Review building at 222 West 39th street was bought by an investor.

A few small sales were reported from the Carnegie Hill district on the East Side, while West Side trading was confined chiefly to very moderate priced apartment houses.

Business leasing is rather slack just now; the majority of small wholesalers and manufacturers have always moved in February, and May rentals are not made in any volume until after the middle of March. A cotton commission house from Worth street joined the Fourth avenue colony this week and brokers say that many others in the same line are contemplating a move.

The most interesting item of building news was the announcement that Bing & Bing have definitely decided to attempt a seventeen-story apartment house at Park avenue and 79th street, and have submitted plans to the Tenement House Department. This will be the first apartment in the city to go over fourteen stories in height.

There was a slight increase in the volume of Bronx trading but no large sales were made public. Vacant plots and two-family houses are most in demand, but some few five-story apartments are being sold to investors. The city has at last decided to force the entire discontinuance of the old Monorail road to City Island, and unless present plans miscarry that settlement will soon be in possession of a real railroad in the shape of a new trolley line.

Brooklyn dealing is still confined within very narrow limits and brokers are not very hopeful of any great activity until the subway situation is definitely settled. Some little selling is going on in the Ridgewood section and a number of new buildings are planned for this spring. A report was current to the effect that a large manufacturing concern from Ohio has practically concluded arrangements for acquiring a very big tract of South Brooklyn waterfront with a view to establishing another mercantile colony in that district. No details could be learned as to the exact location.

Lot selling in Queens is picking up and an active building campaign will probably open before long. Plans for 48 new buildings to cost \$171,309 were filed last week. The Cord Meyer Development Co. has started work on 40 new dwellings at Forrest Hills and the Sage Foundation Homes Co. adjoining is carrying on its extensive development as rapidly as possible. The outlook generally in this borough is bright and an active Spring selling market is looked for.

Consumers of building materials probably will not find prices much different this year from last because of the general retrenchment policy of manufacturers in all lines from steel to varnishes and because stocks are even now moderate in size. And this despite the fact that the costs of raw materials, especially in paints and varnishes, are much higher than they were last year.

Paradoxical as this may appear, the fact remains that it is necessary to make quotations low enough to attract the small as well as the large investor and at the same time have a margin. So far this year there has been a falling off in speculative construction work in New York especially, but the difference has more than been made up in a strengthening of the demand for better grades of building materials.

The cost of fireproofing blocks is somewhat higher, doubtless due to the difficulty in getting clay during the last eight weeks, and the tremendous gains being made in the number of fireproof structures both in the city and suburbs. This has been noticed even in architectural terra cotta, which is beginning to meet the needs of dwelling buildings for ornamental purposes.

In the lime market, a wonderful change has recently taken place through the efforts of manufacturers to eliminate the use as far as possible of inferior lime in all kinds of building construction by standardizing the lime barrel's size and guaranteeing the quality of the lime it holds. The builder carrying on 1912 projects, therefore, will have an advantage over his experiences of last year in that he will be able to get a good lime that he can depend upon without additional cost. All the standard brands have combined in this standardization movement and any dealer will advise purchasers regarding the brands that guarantee quality of contents and size of barrel.

In another ten days regular navigation probably will be resumed on the Hudson and Raritan rivers, and present brick supplies in both Newark and New York distributing centres will be replenished. Builders desiring immediate delivery can, under ordinary weather conditions, even now obtain all the brick they want at \$6.75 to \$7 base, N. Y.

The Problem of Mechanics' Liens.

Editor of the RECORD AND GUIDE:

I have heard several rumors that a new Mechanics' Lien Law is to be submitted to the Legislature at Albany this year. I have been informed that this session of the Legislature will probably end early; therefore any such bill should be in the hands of the Legislature at once.

I feel entitled to an interest in a new Mechanics' Lien Law, having faithfully supported the present law by permanently investing several thousand dollars yearly in buildings benefiting only the loan man or his dummy.

Under past and present conditions the builder who builds on loans has no obligation (other than moral) to use his building loan to pay for any part of the labor and material going into the building. There are dozens of ways he can invalidate any lien and get away with a large proportion of the building loan, and let the building go back (unpaid for) to the building-loan promoter.

Some two years ago a new bill was proposed by New York builders which met with strenuous opposition from the loaning associations, because it put obligations on them to have loan money paid on labor and materials furnished in the building.

I can see no reason why a Mechanics' Lien Law cannot be framed which will be satisfactory to all interests, except to those who evidence the desire to continue dishonesty. Such a bill could be based on the principle that the builder, who is building on loans, is the agent (so far as the loans are concerned) of the contractors furnishing labor and materials on the building. He should be obliged to furnish all facts concerning the cost of the property and other parts of the transaction, all information about the loans and, in fact, give to those erecting the building all information that an agent would be obliged to give them if they were to become the owners.

The builder erecting on loans should be prohibited from blanketing or placing any form of additional liens on the premises after labor and materials are contracted for without the consent of the contractors. He should also become the agent of the contractors in the act of collecting and distributing the loans due. The contractors should be assured of a pro rata share of the building-loan money. Provision should be made to prevent the builder "standing-in" with any contractor to blanket some of the building-loan money. This could be prevented by making him act as an agent of the first contractors in the matter of any subsequent contract. Principal contracts should be signed up, as much as possible, at the same time and place, to give each a general knowledge of the conditions of all the work.

With a properly constructed Mechanics' Lien Law based on these principles it is believed that all interests would be blended together and all would help to pull the operation through to success. Every contractor who wished to take a chance would then know something about how much he was chancing.

GUY B. WAITE.

(A bill now in the Judiciary Committee of the State Assembly, introduced by Mr. Fleck, of the 34th district of this city, amends the lien law so as to provide that

no co-worker or materialman shall have priority over another according to the time of filing their respective liens. When a suit is begun to enforce any lien the action will be deemed to enforce the liens of others as well, and the complaint must set forth the interest of all other lienors as claimed in their several notices of liens on file. Hon. Charles I. Fleck, the introducer, is engaged in the real estate business with offices at 135 Broadway, and has long advocated changes of the nature which he has now prepared. Editor.)

Legislative Notes.

The Stilwell Bronx county bill was amended this week by the addition of a clause providing that it should take effect only after the proposition had been approved at a referendum next fall.

The Cities Committee has disapproved of the Wilmot bill taking three-family houses hereafter erected out of the tenement house classification when they complied with certain special building regulations and had an alleyway on at least one side.

Examining boards of electricity in cities of the first class are created in a bill introduced by Assemblyman Cuvillier of New York. The boards are to consist of five members, appointed by the Mayor, with power to license electricians and in conjunction with the local fire officials to make rules to regulate the work of installing electric current.

A bill has been introduced by Assemblyman Coffey to amend the real property law providing that whenever a deed of real property shall be offered for record it shall be the duty of the recording officer to require that there be filed with him by the grantor or grantee an affidavit reciting the true money consideration for the transfer, including all deferred payments, secured or unsecured, and the estimated value of any property given in exchange.

The bill favored by the Committee on Congestion that authorized the Board of Estimate to employ and pay an advisory commission to regulate and apportion the height and size of buildings in New York City has, by being recommitted to the Cities Committee of the Assembly, been virtually disposed of for this session at least. Assemblyman Andrew F. Murray of New York and the minority leader, A. E. Smith, fought the bill. They asserted that it was generally opposed by real estate and business interests.

Assemblyman Charles I. Fleck of 135 Broadway has received a letter from the Consolidated Building Trades Association approving of his bill amending the lien law so that no co-laborer or materialman shall have priority over another, but that in all cases laborers for daily or weekly wages shall have preference over all other claimants without reference to the time when such laborers shall have filed their notices of liens. Mr. Fleck, who is engaged in the real estate business, says he introduced the bill on his own volition.

A bill introduced in the Assembly by Mr. Foley and referred to the Committee on the Affairs of Cities amends the charter in relation to the Bureau of Buildings (Int. No. 851; printed No. 925). It adds to the membership of the board the chief of the Bureau of Fire Prevention, and it also provides that the president of the board may be chosen by the members instead of being appointed by the Mayor. Likewise it may appoint a secretary and assistant secretary and such other subordinates as may be needed, whereas the clerk is now appointed by the Mayor.

A bill introduced in the Assembly by Mr. Allen and referred to the insurance committee (introductory number 6) amends Section 355 of the insurance law so as to exempt certain boilers from the necessity of inspection. The statute refers to the duties of the State Fire Marshal and applies to political divisions outside of New York City. The exemption is contained in the following words: "The State Fire Marshal shall also cause to be inspected all boilers in buildings and all other places where same are used for the generation of steam, except the boilers of railway locomotive engines, and except boilers used for heating purposes in private dwellings, and except boilers carrying more than ten pounds of steam." The statute as amended further says: "Where by this section certain boilers are required to be inspected, no such boilers need be inspected where a certificate has been filed certifying that such boilers have been inspected by a duly authorized insurance company."

REAL ESTATE STATISTICS

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

MANHATTAN

CONVEYANCES

	1912		1911	
	Feb. 23 to 29	Feb. 24 to Mar. 2	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	175	238	175	238
Assessed value	\$10,113,400	\$11,775,200	\$10,113,400	\$11,775,200
No. with consideration	24	24	24	24
Consideration	\$1,826,800	\$896,617	\$1,826,800	\$896,617
Assessed value	\$1,658,900	\$819,200	\$1,658,900	\$819,200

MORTGAGES

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
Total No.	1,489	1,710
Assessed value	\$129,480,100	\$98,621,500
No. with consideration	152	140
Consideration	\$8,280,081	\$7,595,162
Assessed Value	\$7,664,500	\$6,996,000

MORTGAGES

	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	102	171
Amount	\$1,639,368	\$6,608,764
To Banks & Ins. Cos.	22	38
Amount	\$477,500	\$2,305,500
No. at 6%	37	63
Amount	\$474,006	\$1,344,064
No. at 5½%	1	4
Amount	\$9,000	\$273,000
No. at 5%	28	55
Amount	\$516,950	\$1,764,250
No. at 4½%	10	11
Amount	\$200,500	\$1,051,000
No. at 4%	1	2
Amount	.....	\$59,000
Unusual rates	1	4
Amount	\$4,000	\$497,500
Interest not given	25	32
Amount	\$434,912	\$1,619,950

MORTGAGE EXTENSIONS

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
Total No.	989	1,263
Amount	\$34,909,163	\$39,552,803
To Banks & Ins. Cos.	212	.....
Amount	\$16,836,540	.....

BUILDING PERMITS

	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	47	41
Amount	\$1,492,500	\$1,829,000
To Banks & Ins. Cos.	19	9
Amount	\$722,000	\$1,015,000

BUILDING PERMITS

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
Total No.	485	457
Amount	\$21,145,177	\$18,683,668
To Banks & Ins. Cos.	166	.....
Amount	\$12,978,000	.....

BRONX

CONVEYANCES

	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	134	141
No. with consideration	11	10
Consideration	\$322,820	\$87,340

MORTGAGES

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
Total No.	1,162	1,261
No. with consideration	91	.....
Consideration	\$1,234,694	\$624,944

	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	72	107
Amount	\$1,025,253	\$995,660
To Banks & Ins. Cos.	11	13
Amount	\$600,000	\$285,000
No. at 6%	26	48
Amount	\$93,001	\$340,545
No. at 5½%	11	10
Amount	\$217,000	\$193,375
No. at 5%	13	19
Amount	\$511,000	\$286,750
Unusual rates	2	2
Amount	\$1,602	\$13,000
Interest not given	20	28
Amount	\$202,650	\$161,990

MORTGAGE EXTENSIONS

	Feb. 23 to 29	Feb. 24 to Mar. 2
Total No.	13	15
Amount	\$380,225	\$124,000
To Banks & Ins. Cos.	1	2
Amount	\$30,000	\$27,000

MORTGAGE EXTENSIONS

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
Total No.	150	117
Amount	\$2,618,125	\$1,531,229
To Banks & Ins. Cos.	107	.....
Amount	\$915,900	.....

BUILDING PERMITS

	Feb. 24 to Mar. 1	Feb. 25 to Mar. 3
New buildings	15	19
Cost	\$451,000	\$392,700
Alterations	\$6,650	\$6,900

	Jan. 1 to Mar. 1	Jan. 1 to Mar. 3
New buildings	170	119
Cost	\$5,186,175	\$1,851,950
Alterations	\$223,025	.....

BROOKLYN

CONVEYANCES

	1912		1911	
	Feb. 21 to 28	Feb. 23 to Mar. 1	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	475	508	475	508
No. with consideration	26	32	26	32
Consideration	\$218,369	\$312,800	\$218,369	\$312,800

	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
Total No.	3,764	4,151
No. with consideration	215	.....
Consideration	\$1,898,955	\$2,056,140

MORTGAGES

	Feb. 21 to 28	Feb. 23 to Mar. 1
Total No.	321	482
Amount	\$1,387,461	\$1,806,374
To Banks & Ins. Cos.	90	.....
Amount	\$460,220	.....
No. at 6%	173	239
Amount	\$536,279	\$504,956
No. at 5½%	35	108
Amount	\$180,218	\$475,680
No. at 5%	99	102
Amount	\$432,734	\$608,363
Unusual rates	1	2
Amount	\$900	\$50,300
Interest not given	13	31
Amount	\$237,330	\$167,075

BUILDING PERMITS

	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
Total No.	2,723	3,386
Amount	\$10,949,639	\$11,718,053
To Banks & Ins. Cos.	637	.....
Amount	\$4,510,373	.....

BUILDING PERMITS

	Feb. 21 to 28	Feb. 23 to Mar. 1
New buildings	71	79
Cost	\$455,005	\$478,330
Alterations	\$84,320	\$76,486

	Jan. 1 to Feb. 28	Jan. 1 to Mar. 1
New buildings	481	409
Cost	\$3,704,345	\$2,909,578
Alterations	\$418,219	\$435,004

QUEENS

BUILDING PERMITS

	Feb. 23 to 29	Feb. 24 to Mar. 2
New buildings	122	106
Cost	\$375,725	\$323,250
Alterations	\$6,782	\$10,135

	Jan. 1 to Feb. 29	Jan. 1 to Mar. 2
New buildings	486	665
Cost	\$1,898,585	\$3,011,546
Alterations	\$65,587	\$77,325

RICHMOND

BUILDING PERMITS

	Feb. 23 to 29	
New buildings	14	.....
Cost	\$77,400	.....
Alterations	\$3,547	.....

	Jan. 1 to Feb. 29
New buildings	102
Cost	\$780,175
Alterations	\$71,650

A Noise and Smoke Case Dismissed.

On the recommendation of John E. Eustis the Public Service Commission has dismissed the case of George L. Wilson against the New York Central Railway Company involving an alleged nuisance from noise and smoke by the operation of the railroad in the vicinity of Riverside Drive; and also the case against the same company on motion of the Commission to inquire into the advisability of ordering the electrification of its west side freight lines in the city.

The Wilson case was dismissed because it involved the question of a nuisance, which, in a decision by the Court of Appeals in the case of the people ex rel New York City, New Haven and Hartford Railroad Company vs. Wilcox et al (200 N. Y. 423), was held to be outside the jurisdiction of the commission when affecting the health and comfort of a locality. The proceeding looking to the electrification of the lines was dismissed because the Legislature in 1911 passed a law authorizing the Board of Estimate and Apportionment to make an agreement with the New York Central for the elimination of its surface tracks on the West Side.

Shore Road Improvement.

The construction of a seawall and other work incidental thereto between Bay Ridge avenue and 92d street, Brooklyn, begun last October, will be finished this summer. The Borough President expects to continue the work to Ft. Hamilton and Bay Ridge avenues this year, and has asked for a further appropriation.

BUILDING SECTION

VARNISH: A TROUBLE MAKER OR A PLEASURE GIVER.

The Truth About This Little Understood Building Material—The Story of a Ruined Building—Fearful Risks and How to Avoid Them.

By ALLEN E. BEALS.

VARNISH applied is the outward visible sign of the inward degree of building quality. Therefore it is necessary that the beauty of good wood be brought out in all its pristine splendor or its defects be safely hidden and not be made worse by ugly white scars, scratches and abrasions, the sure result of using inferior varnishes.

But the average user of varnish is not equipped to differentiate between good and inferior wood preservatives, and the only test he has is to apply the varnish first and then await results. In the case of the architect, however, he, of course knows the value of varnishes and in specifying them he insists upon using the varnish that positively will not check or crack or become streaky when moisture strikes it or scratch white when scraped.

The best test of a varnish, no matter what the purpose to which it is applied, is the reputation of the manufacturer as shown by the stability of his name in the trade and the number of years he has been in business. Reliability is the specifier's surest safeguard. The architect insisting upon the use of a certain brand in effect guarantees satisfactory results to his client. Therefore he must know his varnish.

Varnish applied on the interior of a home is the basis upon which the owner or occupant fixes his pride and satisfaction. If there are blemishes on those parts of his home upon which his eye constantly rests no amount of good basic, or rough construction, fireproofing, or vista will appease his disappointment and disgust. Therefore it is of prime importance that the architect and owner give thoughtful consideration to the kind of varnish he specifies.

The experience of a wealthy business man, whose name is known to almost every broker in Wall street, is illustrative. He has just completed a palatial home in a suburban New Jersey town. In that home he put the very best wood he could find for trim. This wood was imported in some instances. In others, it was brought from California, from Oregon, from South America and from Africa. A large sum of money was spent in workmanship, to make the panels match in grain. Then he bought some varnish.

When this varnish dried, a mere bump of an umbrella handle against the surface of that magnificent wood was sufficient to leave a scar that was not erasable. The appearance of moisture through an open door or window, changes the face of those costly panels a sickly white. A thumbnail pressure will leave a resinous streak that cannot be effaced.

The remedy? Absolutely none. It would cost as much as the repurchasing of a new ordinary hardwood trim throughout to escape those costly panels bare of varnish and apply good material, and even then the process would forever destroy the beauty of the wood.

An expert carefully studied the varnish used, followed it up even back to the very varnish kettles where it was made and found that the failure was due to lack of personal professional supervision in its manufacture.

Which leads us to the mysterious realm of varnish manufacture, of which no dependable instruction on how to make it ever has been put on the printed page. Three times the art of making varnish has been lost and even to this day the manufacture of varnish from amber is attended by so many fatal accidents that it has not been perfected except to the extent of producing it for exceedingly high-priced violins and similar musical instruments. The ancients knew this secret, but it died with them.

What is Varnish?

Varnish is the product of a gum, found in New Zealand, Africa, Batavia and Singapore, where the white damar gums come from, and a little from South America. Most of it comes from New Zealand today.

This gum is of a resinous nature, and here it should be stated clearly that there is a very great difference between the words "Resin" and "Rosin." The Century dictionary says "resin is a hardened

secretion found in many species of plants, or a substance produced by exposure of secretions to the air. It is allied to and probably is derived from a volatile oil. The typical resins are oxidized hydrocarbons, amorphous, brittle, having a vitreous fracture insoluble in water, and freely soluble in alcohol, ether and volatile oil. They unite with alkalis to form soap."

"Rosin, is obtained from turpentine by distillation. In this process the oil of the turpentine comes over and the rosin remains behind. Chemically it is the anhydrid of abietic acid, and has many of the physical and chemical properties of resins." It is the product of the Georgia pine tree in this country. Rosin is the name of a very low grade of resinous gums. Rosin costs 2 cents a pound, but resinous gums cost 35 to 40 cents and up.

The resinous gum found today is of fossil character. Like coal, it is the product of trees which lived and passed out of existence ages before man began to tread the earth. Originally it was in the form of a sap which ran down the bark of prehistoric trees and was deposited in the sandy soil at their foot. Even now the gum is found within four feet of the surface of the earth and is sought by natives with sharp pointed sticks in the countries where it grows. But unlike coal, there is only a limited supply of this gum left for the world's use and already this material is so scarce that had not a substitute for this gum in the nature of China wood oil, been found in comparatively recent years, it is not improbable that varnish would now be so valuable that only the very wealthy could use it.

Transportation costs are high and the expense of getting it into the country and shipped to various plants is a serious item, even with the use of this alternative material.

John D. Rockefeller when upon the stand at the time the Standard Oil Company was under investigation by the courts, stated that one reason why oil prices were maintained at the level complained of was because neither he, nor any one else, could tell what morning he would wake up to find the supply of petroleum exhausted. So it is with varnish gums. There is no telling when the end of the visible supply will come. Every day it is harder to find and the natives who hold the secret of location of these gum mines, will not reveal it to those who would purchase it in larger quantities.

This gum comes to manufacturers in 200-pound boxes. When it arrives at the factory it is put into large copper kettles, where it is heated to about 500 degrees to fuse it. Pure linseed oil is then added according to the grade of finished varnish required, more for outside than for inside varnishes. Turpentine is then added as a vehicle for holding the gum in solution and dryers are supplemented according to the kind of varnish specified.

Formulas Transmitted: Never Printed.

Every manufacturer has his own formula for the manufacture of varnish. It is his stock in trade. It is equivalent to a college education because when a father hands his varnish making formula to his son, that young man is as fully equipped to go out into the world to make his way as is the young man who spends four or five thousand dollars in a college education. He is able to command a salary of \$5,000 a year if his formulae are good ones. Expert varnish makers are scarce and for that reason a manufacturer will hold on to a good varnish maker as long as he can.

There have been formulae published, but without actual kettle experience they are worthless. That was the trouble with the varnish used in the suburban home cited. The manufacturer tried to get along without the services of an expert varnish maker with whom he had been associated for a quarter of a century.

The formulae cover, roughly speaking, four grades of varnish; spar, for exterior work; rubbing, interior finish, railroad, carriage or automobile, furniture and lithographers' varnishes.

Primary Requirements of Varnish.

The requirements of varnish are, (1) general wearing qualities; (2) they must be proof against moisture; (3) they must be proof against checking or cracking; (4) they must dry hard and stay hard; (5) they must have elasticity, that is, they must work out well under the brush; (6) they must be pale so as not to hide, but rather, to bring out the beauty of the woods they are designed to preserve; (7) they must be non-scratchable.

Unlike paints, varnishes are never guaranteed to spread over a certain area per gallon. This is something that cannot be accurately estimated because of the character the surfaces to be covered are varied according to whether the surface is beaded or plain. The manner in which the filler has been applied also has much to do with this point. It is always safe, therefore, to discount the statement of any manufacturer, salesman or dealer who makes unconservative claims regarding the capacity of his varnish to spread.

Few varnishes are guaranteed. Only those manufacturers who have facilities for adequately supervising their batches can afford to back up their varnishes with a guarantee. But in every case the guarantee has the provision that it must be used direct from manufacturer's can or barrel without adulteration by painter.

Substitutes Used in Varnish Manufacture.

Failures in varnishes are due to improper manufacture. When a painter thins down his product to make it cover more area, he is applying a varnish in which failure is almost sure to result. Another reason why otherwise good varnishes sometimes go wrong is because the painter has been careless about admitting moisture or permitting the room to become too cool before the varnish dries. Sometimes a painter will have to wash off dirt and stains from wood. If he applies the varnish or the filler before the wood is perfectly dry, he is sure to have trouble.

It is essential that rooms that are being varnished should have a temperature of between 65 and 70 degrees F. for perfect results. The same temperature is desirable for exterior work.

Substitutes or "Dopes" are sometimes applied by painters. In such cases kerosene or benzine is used. They sometimes will tell the architect or the owner of a building that this does not harm the varnish at all, merely making it dry quicker. As a matter of fact, this adulteration is a producer of larger profit for the painter if he buys the varnish and, such adulterated varnish is sure to check or crack under exposure to the sun, quickly varying temperatures or it will abrade or bruise easily. The only way left to the architect or the owner or the householder who uses varnish in small quantities is to supply his painter or contractor with whole cans of the brand he wants used and direct him to use it from the original package. It is highly important that this reservation be made a part of the specifications for painting and varnishing so that your instructions will have to be lived up to.

What the Chinese War Has Done to Builders.

There would seem to be a far cry between the war in China and a New York householder who has occasion to use a half pint of varnish and the architect who would require a hundred barrels of it, yet every user of varnish is indirectly paying a tribute to the cause of the Chinese revolution.

I have said that the supply of resinous gums is rapidly becoming exhausted. It is. But way over in the thinly populated plains of Mongolia there grows a small nut, not unlike the Brazil nut or "Nigger Toe." Until the Boxer uprising opened up the mysterious land of Tibet, varnish manufacturers did not know of a substitute for these precious resinous gums which were constantly advancing in price as its scarcity daily became more apparent. When science followed the flags of all nations into this unknown land, they discovered, what they supposed to be the secret of the manufacture of

the wonderful Chinese and Japanese lacquers. Instead, they found only a substitute for the resinous gums of New Zealand and varnish immediately resumed its place as a general utility instead of a very costly luxury.

This China nut, gathered by coolies, is wrapped into packages and conveyed to runners, travelling at night only, because of a custom originating in the days of Tartar terror, to Hankow where it is crushed and put into barrels for shipment to New York.

This oil is extremely heavy and is solid when cold, resembling in appearance vanilla ice cream. It was a comparatively cheap commodity until the recent war when it sharply advanced in price until today it is sold at wholesale for fourteen cents a pound or \$1.12 a gallon. Linseed oil at wholesale costs only seventy-eight cents, but it takes more "reducer" or turpentine because it makes a thicker aggregate. Therefore it eliminates the use of both gum and linseed oil and makes a better varnish. It is more pliant and works out easier under the brush and, besides, it makes a varnish that is more permanent.

Preparation of Surfaces for Varnish.

But despite the high price of this commodity due to the war in the Orient, this oil is still used in the better grades of interior varnish to the practical exclusion of resinous gums.

In the preparation of wood surfaces for the application of varnish, there are several important requirements to be rigidly complied with for satisfactory jobs. In the first place, as already stated, the surface should be smooth, dry and "filled."

Filler for varnishes differs from paint fillers inasmuch as it carries a pigment, usually of talc. This transparent pigment fills up the minute indentures of the wood so as to make it microscopically level all over. There is no skill required in applying this filler save that it must be thoroughly rubbed down so that the pigment will fill only the tiny crevices and be removed from the grain protrusions.

This pigment is not heavy enough to destroy the beauty of the grain of the wood, but rather enhances it. After this filler is thoroughly dry, which for the best results should be a process requiring from one to two days in an even temperature, from two to three coats of varnish are applied. The first coat should be allowed to dry thoroughly and rubbed down with pumice stone and sweet oil to a dead "flat" or egg shell finish. The second application should be followed by a duplication of this process, if a non-glossy finish is desired. For very fine jobs additional coats may be applied. The pumice stone may be purchased in any drug store and at all paint supply dealers and the oils that may be used are crude, linseed, table or cotton-seed oil.

For ordinary apartment house work one coat of filler and one of varnish is sufficient. For this purpose there are varnishes on the market that may be applied in the ordinary way and will dry with a "flat" or egg shell finish without rubbing. It comes under various names.

For glossy surface finishes from one to two coats, in addition to the filler, are applied according as the contract price allows. This is not rubbed.

But the architect and owner should be warned regarding the kinds of varnishes he uses. All varnishes, whether cheap or good will dry flat or glossy, according to the purchasers choice, but it is worse than folly to buy inferior grades when good varnishes are obtainable at the same ultimate cost. There are on the market today several varnishes that are absolutely reliable and which are fully guaranteed by their manufacturers. A varnish, of a special and comparatively new process of manufacture, has recently been introduced on the market that cannot be scratched in ordinary usage, which, when applied to a piece of paper and allowed to dry, will, when crumpled in the hand, show no cracks or resinous streaks when the paper is again spread out. This is manufactured by a protected process.

Most varnishes when applied to gritty surfaces are not long lived, no matter how perfect the manufacture may have been. Lime in the wood produces ugly white streaks in the finished job. When evidences of lime do appear, the surface should be thoroughly wiped off with water and a good, stiff brush, and the surface allowed to thoroughly dry. Then apply the filler, rub it down and apply two coats of good, interior varnish. If the washing has been thorough, the trouble will be entirely eradicated.

The Experience of a Catholic Church.

A case recently came under my observation which illustrates well the folly of using cheap varnishes that are not guaranteed.

A certain Catholic church was recently redecorated and renovated. All the sittings were varnished. After being denied the use of the church for several weeks, the congregation attended a service at which almost every woman's

dress was ruined by sticking fast to the pews. The job had been an expensive one, but the painting contractor had underestimated his job and tried to cut down his loss by using a poor varnish. The church authorities were very indignant, of course, but what was to be done to correct the trouble? They consulted with a varnish expert who advised that the trouble was caused by the presence of "dope" in the varnish. The result was that the whole job had to be done over with a very expensive grade of shellac and varnish of a hard drying type, also very expensive, had to be applied. Even then, the beauty of the wood was lost forever.

Cheap varnishes used on exterior surfaces turn white and crack and chip, under exposure to the sun and varying temperatures. Cheap inside varnishes, if they do not remain sticky, will dry hard, but they peel off white on window sills and other places where moisture can reach it, and the least bump or knock will produce an indelible white scar.

Buying Varnish Intelligently.

Varnish is the product of secret manufacture. Therefore it cannot be expected that every user of this commodity should thoroughly understand it or how it will behave under varying conditions. For that reason, varnishes are especially manufactured for practically all uses. There are bathroom varnishes, parlor varnishes, living room varnishes, kitchen varnishes, floor varnishes, carriage and automobile varnishes, made so that from twelve to twenty coats can be applied on either metal or wood; varnishes that are pale to preserve the beauty of wood grains, varnishes that are dense enough to produce lustrous solid colors, especially over metals, without baking. There are varnishes made especially for lithographers of extremely heavy body, there are spar varnishes for use on boats and exterior surfaces where water rests temporarily or permanently, and which will be absolutely impervious to its effects whether it be salt or fresh water.

There are also varnishes made especially to be mixed with paints to give them an enamel finish. There are varnishes for iron work that will make it water and moisture-proof. There are varnishes that only are applicable to wagons and implements, and there are varnishes for very high finishes such as is required in furniture. In every case, these specialties are still further divided by two; a cheap and a good grade.

And then there is the very latest per-

fection in varnish making, and that is, a varnish that will not scratch or check or crack.

A Final Warning to Varnish Users.

Before using varnish in any quantity it is extremely desirable to consult with a varnish authority on the kind of varnish that will give the best service for the particular requirements. In this way not only may the first cost be materially reduced, but it will save money in the end by reason of the perfect service it will give. It is an insurance without price or premium, that is within the reach of every user of varnish, the eternal trouble maker or pleasure giver.

A Seventh Avenue Improvement.

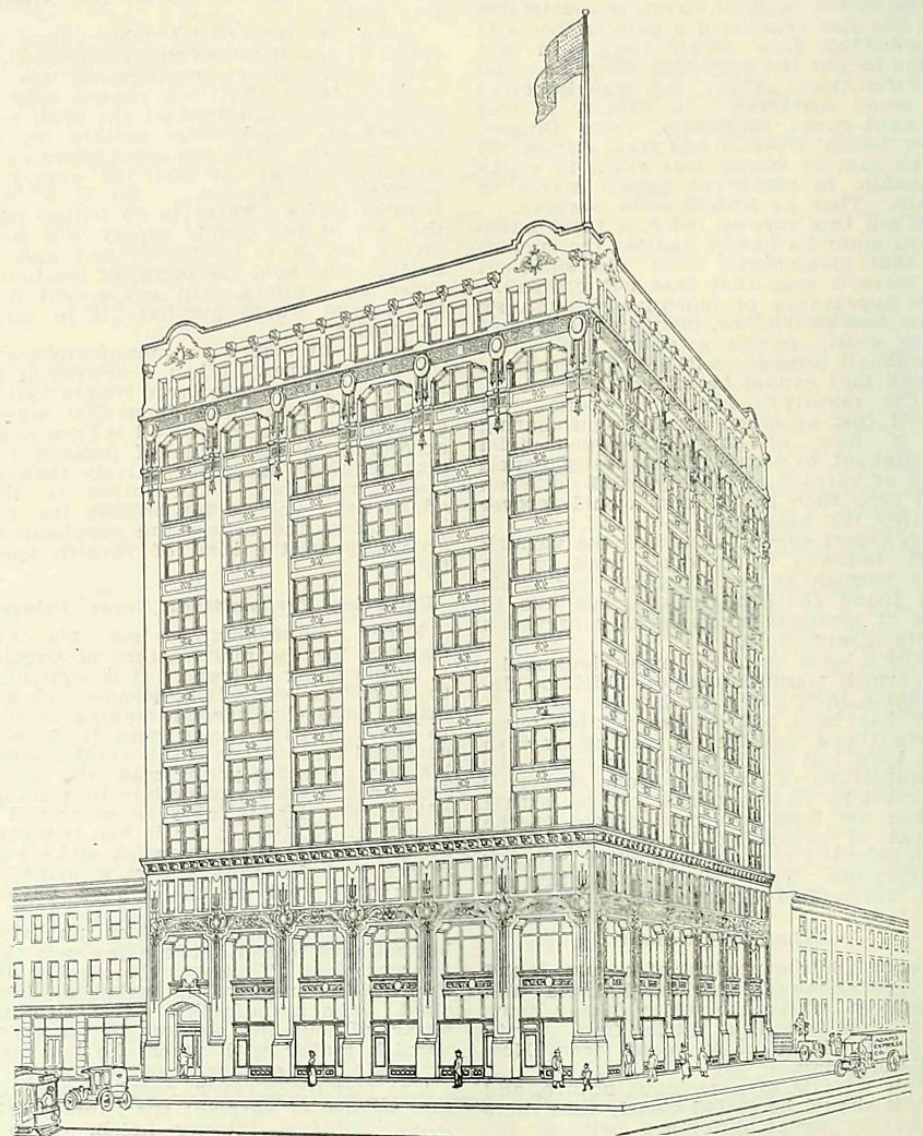
On a plot formerly owned by the Adams Express Co. at the southeast corner of Seventh avenue and 14th street, 100x117.8 ft. a syndicate headed by Leslie R. Palmer will erect a twelve-story store and loft building. The base course will be of polished pink granite and from the top of the base to the roof the facades will be of white glazed terra cotta with colored faience set into the ornamental bands.

The building will have special facilities for the rapid and economic handling of heavy freight. A driveway from Seventh avenue will lead to a courtyard along the rear of which will run a shipping platform, and from there two freight elevators will connect with all the upper floors. A turntable will be provided in the courtyard in order to easily maneuver heavily loaded trucks.

The main entrance will be in 14th street, and will connect with two passenger elevators. The corner of the ground floor will be a store and the floor above will be planned as a showroom; both will have fronts mainly of glass.

The facade has been designed to supply all the light possible, and besides making the windows as large as is practicable the upper part will not depend upon the inevitable cornice to ornament the top story and cast dark shadows over the windows below.

The building will be equipped with a sprinkler system. Special care will also be taken to make it fireproof and also to provide ample and well distributed means of escape. Besides the four elevators, there will be three distinct lines of stairs throughout the entire height. The architect is Herman Lee Meader and the agent for the building will be Peter Gilsey. Estimated cost, \$350,000.



Seventh Avenue, s. e. cor. 14th Street.

Herman Lee Meader, Architect.

DESIGN FOR A SEVENTH AVENUE STORE AND LOFT BUILDING.

Atlantic Terra Cotta and Rapid Construction

THE Atlantic Terra Cotta Company specializes in serving builders who specialize in *speed*.

Rapid construction demands more than prompt, regular and complete shipments; every piece must be accurate and exact in every way.

The Atlantic system of fitting before shipment means that Atlantic Terra Cotta is right—absolutely right—when it reaches the building, and can be set as rapidly as it can be handled.

This means a great deal to customers. It means Atlantic Service and Atlantic Service means *Complete Satisfaction* down to the most minute detail.

And Atlantic Service is active on the smallest as well as the largest Atlantic contract.

Some of the Larger Atlantic Contracts

BUILDING	ARCHITECT	BUILDER	HEIGHT
*Woolworth Building,	Cass Gilbert,	Thompson-Starrett Co.,	55 stories
Knickerbocker Trust Co.,	McKim, Mead & White,	Geo. A. Fuller Co.	22 "
*Municipal Building,	McKim, Mead & White,	Thompson-Starrett Co.,	33 "
East River Savings Bank,	Clinton & Russell,	Geo. A. Fuller Co.,	20 "
*Belnord Apartments	H. Hobart Weekes	Geo. A. Fuller Co.,	12 "
Fire Companies Bldg.,	D. H. Burnham & Co.,	Thompson-Starrett Co.,	25 "
*McAlpin Hotel,	F. M. Andrews & Co.,	Thompson-Starrett Co.,	25 "
Rector's Hotel,	D. H. Burnham & Co.,	Thompson-Starrett Co.,	15 "

**Largest building of its kind in the world.*

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, N. Y.

BROOKLYN TERMINAL.

Bridge Department's Plans for Reconstruction—To Cost \$6,000,000.

The Bridge Department has prepared plans for the reconstruction of the station building at the Brooklyn terminal of the Brooklyn Bridge, and for a suitable and adequate approach to the bridge in the Borough of Brooklyn. These plans provide for the removal of the present unsightly terminal and train platform and the network of tracks extending back to Tillary street, the elevated railroad structure on Fulton street, from Boerum place to York street, and the buildings on the property bounded by Sands, Fulton, Court and Washington streets. It is proposed to acquire the property within the last mentioned area which is not already owned by the city.

The Fulton street elevated railroad will run to the proposed new Brooklyn station by way of Adams street, which will be widened to accommodate a five-track railway. New elevated station facilities will be provided to accommodate ten-car trains, the location of which will be equally as convenient as those stations which are to be removed under the proposed plan. The centre of the proposed approach from the new bridge station to Borough Hall will be laid out as a park.

The roadways of Fulton and Washington streets will be widened to contribute to the general artistic effect that will be created and to better accommodate vehicular traffic. The proposed elevated structure that will connect the tracks in Adams street with the bridge station will be of an ornamental character and in harmony with the general treatment of the approach and the new station. New approaches will be furnished for surface cars and for vehicular traffic. In the construction of the proposed approach a plaza will be created in the block bounded by Johnson, Fulton, Tillary and Washington streets which will have an area of approximately 50,000 square feet. Such a plaza will be available if desired for a public building. The total estimated cost of the whole improvement is \$6,000,000.

New Bronx River Bridge.

The district east of the Bronx River near 174th street is being rapidly developed, and the West Farms station of the New York, New Haven and Hartford Railroad lies to the east of this location. The New York, Westchester and Boston Railroad will join the New Haven Railroad at the West Farms station, and this station will thus be an important junction for passenger traffic. The nearest crossings of the Bronx River are at Westchester avenue, about three-quarters of a mile downstream, and at Tremont avenue, which is nearly the same distance upstream. Funds were authorized by the Board of Estimate and Apportionment to an amount of \$5,000 on July 17, 1911, for borings for this bridge. The borings will be completed in the early part of this year and the plans prepared for the bridge at that time. The Bridge Commissioner says a contract could be let at an early date after the authorization of the funds required for the construction of the bridge.

Morris Heights Bridge.

There has been a demand from various property owners' associations for the construction of a bridge over the Harlem River on the line of 177th street, in the Borough of the Bronx. The proposed bridge will lie approximately between Washington Bridge and University Heights Bridge and will afford a direct access for the people in the Borough of the Bronx in the neighborhood of the bridge to the subway station at Dyckman street in Manhattan. The Board of Estimate and Apportionment authorized on July 17, 1911, \$5,000 for borings for this bridge. Such borings will be completed in the early part of this year and the plans prepared for the bridge so that a contract could be let at an early date after the authorization of the funds required for the construction of the bridge.

Testing a Labor Law.

Argument was heard this week by Supreme Court Justice Putnam in Brooklyn in a case involving the amount of wages paid to granite cutters in connection with the construction of the Municipal Building. The case is entitled Robert Ewen, financial secretary of the New York Branch of the Granite Cutters' International Association, against the City of New York and the Thompson-Starrett Company as general contractor for the Municipal Building, Manhattan.

The principle involved concerns the constitutionality of the law for the city

to pay the prevailing rate of wages. Ewen seeks to have the contract for the erection of the building declared void on the ground that the law has been violated. The argument was whether or not it was compulsory according to the contract for the construction of the building to pay workmen \$3 to \$4.50 a day for chiseling granite. Decision was reserved. The case will go to the Court of Appeals in any event to test the inherent constitutional question.

William H. Hall.

William H. Hall, the retired builder who was run down by an automobile at Broadway and 83d street on Monday evening and received injuries from which he died within a few hours, belonged to the second generation of that family of Halls which for fifty years has been prominently and continuously identified with building construction in this city. William H. was during his early life a member of the firm of William Hall's Sons, who had a planing mill and lumber yard at 106th street and the East River. The property occupied altogether thirty-eight city lots and had a full block frontage on the river. William H. Hall and Thomas R. A. Hall succeeded their father in this business upon his retirement and some years ago they disposed of it to other parties. William Hall, who founded the business in the sixties, is still living at the age of 93. They manufactured hardwood doors, mouldings and general house trim. The two sons were at a later period largely interested in investment building. Thomas R. A. Hall, who died some years ago, was the father of the members of the firm of W. W. & T. M. Hall, and William H. Hall, whose death is the subject of this notice, was the father of the members of the firm of A. C. & H. M. Hall, and also of William H. Hall, Jr., of the firm of William Hall's Sons of 39 East 42d street. Besides William H. and Thomas A. R., sons of William Hall, there are two surviving brothers, George S. and Charles. All are or were engaged in building.

William H. Hall, who has just died, during the period of his business activity erected many high-class dwellings and latterly was interested as a capitalist in various operations. His sons have erected recently in the West End section a number of large apartment houses, and his son-in-law, Charles E. McManus, of 45 East 42d street, is also a builder in the same line. First and last the work of the Halls has represented the highest type of speculative work of its era.

Mr. Hall was crossing Broadway from the west side to board a southbound surface car and was signaling for it to stop when the automobile struck him down. He died soon after being conveyed to Roosevelt Hospital.

Hospital Additions Contemplated.

The trustees of Bellevue and Allied Hospitals being convinced that it would be better for the city to install its own plant in the new Bellevue Hospital than to purchase power from private manufacturers, they have asked for an appropriation of \$250,000 for the purchase of a site and the erection of such a building. The trustees are also asking for an appropriation for the erection of a school for hospital attendants at Bellevue Hospital, to cost \$300,000 for site and building. An appropriation of \$75,000 for adding a story to the power plant at Harlem Hospital is also requested.

Fordham Hospital is overcrowded and the construction of two new wings is contemplated, together with an addition to the employees' quarters and the nurses' residence, at a total estimated cost of \$475,000.

The sum of \$1,250,000 is asked for the construction of Pavilions F and G at Bellevue Hospital.

Building Plans of the American Museum.

The Committee on Building and Grounds of the American Museum of Natural History estimates that for the next five years the trustees will require \$550,000 a year for building purposes. This year they contemplate beginning the east wing and court building, and next year the west entrance hall and west transept.

The trustees have in preparation a folder which will contain the detailed construction plans of the new west entrance hall and west transept contemplated for the years 1913, 1914 and 1915; also the new foundation plan of the new east entrance hall contemplated for the year 1916. The American Museum will celebrate its fiftieth anniversary in 1919.

It is expected that the foundations for the southeast addition and adjoining court building will be finished by July 1 of this year or shortly thereafter.

RAILROAD BUILDING.

Steel Coach Equipment for the Westchester Road.

Within the past week a test was made of the new steel coach equipment which will soon be in service on the New York, Westchester & Boston Railroad between 180th street, Mt. Vernon, New Rochelle and White Plains, and the results were extremely satisfactory to President Miller and other officials of the company, as well as Superintendent Watts of the Westinghouse Co., Pittsburgh, Pa.; Messrs. Brinckerhoff and Hazelton, representing L. B. Stillwell, and Mr. G. E. Finnegan of the General Electric Co., who made the trip.

The first coach was made ready at the North avenue station, New Rochelle, the power of 11,000 volts was turned into the feed wire, and so well had the preliminary work been done, at first contact of the pantograph, motors, lights, door controls and other operating features of the new coach were found to be in perfect running order, without the blowing-out of a single fuse. Several trips were made between North avenue and Remington place. Later a trip over the White Plains branch was made in the new gasoline car recently received by the company. New coaches are arriving every week and are receiving their electrical equipment and running gear at the company's shops at Unionport road.

During the past week five spans of the viaduct north of 174th street were erected and forty-one out of forty-nine concrete spans for this structure have been completed; 4,107 feet of track was laid and 5,672 cu. yards of ballast handled.

Stairways in Loft Buildings.

The Superintendent of Buildings in the Borough of Manhattan, Rudolph P. Miller, has received from Edwin R. Hardy, Secretary of the Insurance Society, a letter, complimenting the superintendent upon the brief which he recently submitted to the New York State Factory Investigating Commission, as a rather perfect piece of work. Secretary Hardy further writes:

"I am especially pleased with the alternate suggestions, as it were, which you make, whereby as the construction improves other requirements may be cut down, as to the width of stairs, etc.

"It seldom happens in this world that we have the courage of our convictions, and while the difficulty of emptying a loft building is generally conceded, I think you are among the first going to the limit if the buildings are permitted to be erected and establishing staircases ample enough to do their work; not only ample enough, but a sufficient number of them to properly empty the building. You then, of course, rescue the situation from its extreme harshness, as it might seem, by providing that where a sprinkler equipment is installed or other provision made, for the cutting down of the requirements.

"Personally, I believe that the readiest mode of escape is the division wall with the standard doors on either side, thus permitting the passage across the floor to a place of safety should a fire originate in any section. This should be coupled with the alarm system on each floor and also a dial system showing just where the fire was located.

"The fire drill I believe in as I think it tends to keep the employees cool when an emergency does arise and permits them to follow automatically instruction which has been given them. I rather take the position that the fire drill should be installed under all conditions. A panic may arise and call for the value of an organized drill from other than fire cause."

Manhattan Park Improvements.

Park Commissioner Stover has asked an appropriation in corporate stock of \$100,000 for the improvement of High Bridge Park, and \$175,000 for beginning the general improvement of Fort Washington Park, including the erection of buildings. The total estimated cost of the proposed improvement of Ft. Washington Park is \$675,000, including the erection of buildings.

Commissioner Stover has a project for a pavilion and reviewing stand in Madison square to cost \$100,000, and also for new menagerie buildings in Central Park to replace the present ones at a cost of \$100,000. He also asks for \$100,000 to surface Riverside drive with a bituminous pavement and \$110,000 to continue the reconstruction of the bulkhead of the Harlem River driveway where the wooden construction is decayed.

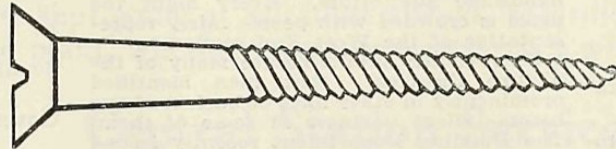
SIMPLICITY

TWO of the most perfect inventions in the World are



THE NAIL

and



THE SCREW

and their perfection lies in their simplicity.

TO tell a tale simply is an art.

TO tell a tale simply is to have it understood.

PERFECTION

The THIRD most perfect invention in the World, to the
ARCHITECTS, ENGINEERS and BUILDERS
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Brooklyn Bridge Brand Rosendale Hydraulic Cement

SPECIAL MERITS

Uniform, Constant in Volume. Sets under water. Great spreading quality. Does not work short and makes a perfect joint. Dark, rich brown color. Guaranteed to meet Standard Specifications.

THE BEST CEMENT ON THE MARKET TODAY FOR BRICK WORK

MANUFACTURERS

Consolidated Rosendale Cement Company

WILLIAM C. MORTON, Sales Agent

50 CHURCH STREET,

NEW YORK

For Sale by All Masons' Material Dealers

SUBWAY WORK.

Number of Shafts—Condition of Streets—Handling House Drains.

The construction of the Broadway-Lexington avenue subway, so far as it is under contract, has steadily progressed during the winter. Up to February 28 the number of shafts and the amount of street surface removed and replaced by board covering was as follows:

Shafts.	Cut and Covered:
30th St.,	From 30th St., north 100 ft.
31st "	" 31st St., north 100 ft.
33rd "	" 32nd St., north 100 ft.
39th "	" 33rd St., north 100 ft.
57th "	" 38th St., north 100 ft.
62d "	" 39th St., to 40th St.
65th "	" 56th St., north 175 ft.
84th "	" 57th St., north 25 ft.
87th "	" 64th St., to 66th St.
89th "	" 83rd St., north 100 ft.
90th "	" 84th St., north 100 ft.
96th "	" 86th St., north 100 ft.
97th "	" 87th St., north 100 ft.
104th "	" 89th St., north 100 ft.
106th "	" 90th St., north 100 ft.
108th "	" 95th St., north 100 ft.
109th "	" 96th St., north 50 ft.
111th "	" 103d to within 25' of 106th
115th "	" 107th St to 112th St.

Section No. 348 of contract entered into between the City of New York and contractors for construction of subways, is as follows:

"The Contractor shall provide for the flow of all sewers, drains and water-courses interrupted during the progress of the work, and shall restore and make good all connections, and shall immediately cart away all offensive matter in such manner and with such precautions as the Engineer may direct. All temporary house connections shall be made by closed iron pipes, with suitable provision for preventing leakage at joints. Wooden troughs for such connections will not be permitted."

Engineers acting for property owners along Lexington avenue where the subway is being excavated report that they have been unable to find a single instance in which the contractor has lived up to this regulation. The means now employed for disposing of sewage from abutting houses is by open wooden troughs extending from the front foundation wall. These carry the sewage into the subway excavation for a distance of approximately 10 feet, at which point they empty into open wooden troughs extending north and south, which in time deposit the sewage into the city sewers at intersecting streets.

Better Service on the Williamsburgh Bridge.

Increased service on the surface lines crossing the Williamsburgh Bridge was reported to the commission during the week. Through the efforts of the commission the city installed additional feeder cables on the bridge, enabling the New York Railways Company to increase its service twelve per cent. and the Third Avenue R. R. Co. to increase its particular service by thirty-two per cent. The New York Railways Co. operates the 14th street, 8th street, 4th street and Williamsburgh Bridge lines; the Third Avenue Company the Grand street and Post Office and Williamsburgh Bridge lines.

New Work on Park Avenue.

Upper Park avenue continues to justify the prediction that it will develop into the premier thoroughfare for fine apartment houses in the whole city. It is an avenue in which there is strong professional interest and it always has something new to study.

Several great apartment houses are in progress of erection at the present time. The one which the Fullerton-Weaver Realty Co. is building at the northwest corner of 82d street has been designated "Nine Sixty Park Avenue." It is the fashion now in this section to number houses instead of bestowing fancy names, the vocabulary of good names having been well nigh exhausted.

The color scheme in the facades of "Nine Sixty Park Avenue" is represented mainly by brickwork of an unusual shade of light brown, which distinguishes this house from every other on the avenue. The owners recently received a prize from New York Chapter of Architects for another house which they had erected in another quarter. The architects of the Park avenue house are D. Everett Waid and J. E. R. Carpenter and the estimated cost of the construction alone is \$700,000.

Across the street, at No. 969, the William J. Taylor Co. is completing in yellow brick a house in which some apartments will command a rental of five thousand

dollars annually. At the northwest corner of 76th street a syndicate headed by Frederick Johnson is completing its second large house in the neighborhood, George & Edward Blum being the architects. The same owners erected the house on the southwest corner as well. For the southwest corner of 83d street there is planned a twelve-story house for the Akron Building Co. (Bing & Bing). Schwartz & Gross are the architects.

Picture Theatres.

Altogether there are seven hundred places in greater New York where moving pictures are shown. Some are merely open-air parks, but others are fine theatres especially erected for the purpose and representing an investment of several hundred thousand dollars each. An instance is the building recently opened at the northwest corner of Broadway and 96th street. There are stores and offices in the building, besides the large and handsome auditorium. Every night the place is crowded with people fairly representative of the West End section.

So obviously profitable are many of the picture theatres that men identified prominently in other lines of business have become silent partners in some of them. The Building Department recently issued special regulations for the construction of outdoor show places, or "aerodromes," so that now more capital is required than formerly in order to make a start in this line of business. The new Fire Prevention Bureau has issued an order against smoking in picture theatres of every kind.

One result from the popularity of the new form of amusement has been the erection of theatre building at many different centers throughout the city, and the indications are that many more will be constructed and that the average investment will mount steadily higher. The demand seems to be unlimited, both for the ten-cent shows and also for those which intersperse the pictures with vaudeville and charge a quarter for the best seats. In some other cities the competition of the picture houses has materially reduced the income from the drama at regular theatres, but in New York City all the playhouses continue prosperous. The two most prosperous lines of business in the metropolis this present winter are the hotels and the theatres. A steamboat king now dead once gave this advice to a young friend: "Remember that the most money is to be made in those lines of

business which transport people, either by rail or water, or amuse them in some proper manner."

This present week announcements were made of two new picture theatres to be erected. One is to be on the east side of Seventh avenue north of 135th street, to have a seating capacity of 1,400 and to cost approximately \$135,000, in addition to which an annual rental of \$25,000 will be paid for the site. The other announcement referred to a new vaudeville and picture theatre for Marcus Loew at the southwest corner of Avenue B and 5th street.

Queens Activity.

With the approach of spring building operations are being resumed in the suburbs. The most active section in Queens at present is the Woodhaven section of the Fourth Ward. Plans were filed this week for the first fireproof building at Rockaway Beach, which is a thickly populated section and particularly exposed to a conflagration. This will be a two-story edifice for a private owner, but will probably be leased for a public library.

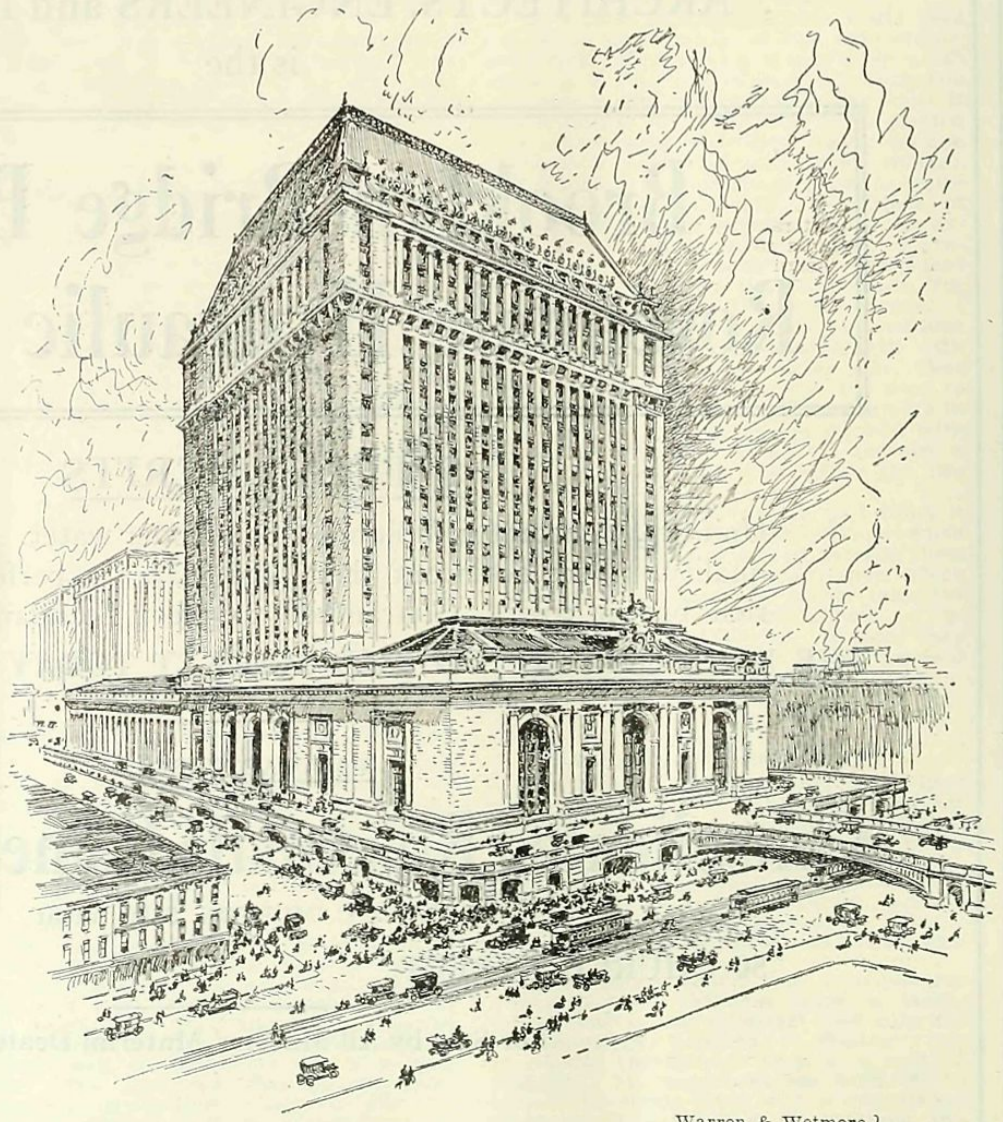
Government Appropriation for New York Harbor.

The appropriation bill completed by the Rivers and Harbors Committee of the House of Representatives this week allots \$1,340,100 for improving the navigable waters of the State of New York. The allotments for this city and vicinity are as follows:

Ambrose Channel, New York Harbor, \$200,000; East River and Hell Gate, \$100,000; Harlem River, \$25,000; Sheepshead Bay, \$13,600; Flushing Bay, \$4,000; Port Chester Harbor, \$10,000; Saugerties Harbor, \$2,500; Rondout Harbor, \$11,000, and East Chester Creek, \$10,000.

Electrical Contractors as Guests.

The electrical contractors of Brooklyn Borough were guests of the Edison Illuminating Co. of Brooklyn at the Union League Club last Saturday evening. Theodore I. Jones, the toastmaster, dwelt upon the opportunities in Brooklyn for industries. An announcement made during the evening was that a large concern engaged in the manufacture of steel tools would come from Connecticut and establish its factory on the Brooklyn waterfront.



THE NEW GRAND CENTRAL TERMINAL, WITH THE GREAT OFFICE BUILDING WHICH IS ULTIMATELY TO BE ERECTED OVER THE CONCOURSES.

Warren & Wetmore } Architects.
Reed & Stem }

The Wastefulness of Private Power Plants

There are often times in every business when only a limited amount of power is needed, yet to obtain even a small volume of power it is necessary to operate the private plant at full capacity. In any office building, the power and lighting load is heaviest in the morning and evening; during the working hours of the day the load is comparatively light. When such a building is supplied by a private plant, however, the latter must be kept going at full blast always, regardless of the load. A private power plant, whether steam or electric, is a wholesale producer of waste.

Central Station Service Is Sold by the Measure

The charge is only for the amount of power actually consumed. And besides its extraordinary advantages, there is decided economy in its use. During every hour of the twenty-four, Edison Service is adequate to furnish any volume of power required. At the turn of a switch, the entire resources of Central Station are at your command. One of our engineers will be glad to confer with you without any obligation on your part.

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TRADE LITERATURE

Gurney Elevator Co. Removal.

The Gurney Elevator Company is announcing its recent removal to its new building at 62 and 64 West 45th street, in a most attractive folder that has distinctive charm to it, by reason of its dignity of design and contents. It also gives some of its more prominent installations which include the Waldorf-Astoria Hotel, fifty elevators for the Trinity Corporation of New York, the Bush Terminal factories, the James McCreery Corporation and the New York Telephone Company. The company's new telephone number is 1080 Bryant.

Sewage Lifting Apparatus.

"The Priestman Ejector System" and "Progress in Sewage Treatment No. 7" have just been issued by Merritt & Co., Camden, N. J., and deal mainly with the Priestman ejector system and the subject of sewage pumping. "The catalogue of the Priestman Ejector System" contains 14 pages, and takes up the various applications of the Priestman hydro-pneumatic ejector in sewer systems and in deep basements of buildings. These applications are discussed at length after a page devoted to a concise description of how a Priestman ejector operates without any moving parts in contact with the sewage and how the compressed air is made to work for discharging sewage.

In subsequent pages the various advantages of this type of sewage pumping apparatus are given, and also details regarding its construction. A table of standard types covering various capacities in addition to tables giving the dimensions of standard ejectors of both the vertical type and hemispherical type are then given. Standard dimensions of the horizontal type are not included since, as it is stated, the design and installation of horizontal ejectors depends upon local conditions. Ejectors of this type are used where the amount of head room available is very limited. The last two

pages comprise data sheets which outline the figures which are necessary for proper recommendation of the ejector systems in basements of deep buildings or for city pumping stations.

The second publication, "Progress in Sewage Treatment No. 7," is a technical paper, of twenty-four pages, eighteen of which are devoted to articles, three to editorial matter and three to advertisements. The leading article is from a report by Geo. T. Hammond, M. Am. Soc. C. E., and is entitled "Automatic Sewage Lifting Station Equipment." It analyzes the various advantages of the centrifugal pump and the compressed air ejector, pointing out among other facts that "the pneumatic ejector is an especially satisfactory means of lifting sewage wherever a reliable apparatus is desired for handling a small quantity of flow, or a considerable quantity coming to the plant in a variable amount. The centrifugal pump works best where the flow is quite constant and of considerable quantity."

Several valuable tables are given as, for instance, the average efficiency of centrifugal pumps and of compressed air in pneumatic ejectors. The sewer ejectors at the Pennsylvania Station are described. The eighteen Priestman ejectors in use at this plant handle a flow of sewage equivalent to that which would be contributed by a city of 40,000 inhabitants.

Both of these publications, i.e., "Progress in Sewage Treatment No. 7" and "The Priestman Ejector System," are for general distribution and will be sent upon application to the Hydraulics Dept., Merritt & Co., Camden, N. J.

"Waterproofing the Obelisk."

The story of the prevention of decomposition of the obelisk in Central Park by the Obelisk Waterproofing Company was recounted in a recent issue of the New York Sunday Sun, and in the Literary Digest, but full of human interest as these accounts were there is a great deal more practical interest value in a little folder that this company is just issuing from its offices at No. 1 Madison avenue. This booklet should be in the hands of every architect, owner and builder who has the problem of mois-

ture and waterproofing to contend with. The story of how the Caffal process was invented is interestingly told and therein also is the story of how the obelisk was saved, in language that professional men can understand. It explains just how this process is applied and what it accomplishes. It reveals the story of how buildings are injured even by the presence of a little dampness or water and varying temperatures. It is a primer on building economics written in every-day language. It will be sent upon request.

Vermin Proof Sanitary Pottery.

This is a subject of especial interest to owners of apartment houses or any of multi-family building. It is something they have been looking for for a long time, and, while it is now made by many manufacturers, Abel Hansen, the sanitary pottery manufacturer of Perth Amboy, N. J., is turning out a wash tray that is guaranteed to fulfill all the expectations of the persons using them.

Instead of being set into the wall, the Abel Hansen tray sets out from it, and is so protected by a lip which overhangs the upper edges of the tray that no rodent or insect can find lodgment therein. This device, with other improved sanitary appliances rather out of the ordinary run, are to be found illustrated in a catalogue recently from the press, and which may be obtained by architects and the laity by addressing Abel Hansen, Perth Amboy, N. J.

"The Paint Beautiful."

The Carter White Lead Company, of Chicago, has just issued a handsome catalogue under the above title. It is without question one of the finest examples of color printing that has come to the attention of this department. The arrangement is so simple that even the artless can appreciate the artistic, yet practical, color schemes portrayed in its pages. The book is designed to sell paint primarily, but it has been so prepared as to convince house owners of the necessity of considering environment in placing painting contracts. The book will be mailed upon application at the offices of the Carter White Lead Company in Chicago.

BUILDING MATERIALS.

Spring Activity Reported in All Departments.

Paint the Most Uneasy of All Departments Because of the High Cost of Raw Materials—General Stampede to Lay Brick—Stone Dull.

PAINT is the uneasiest of all departments in the building material market. The high prices of raw materials which prevailed through 1911 show no sign of shrinking and contractors are reporting a very moderate demand for either their services or their material.

The week was featured by a general stampede to brick laying by all contractors owing to the moderate weather conditions prevailing. Front brick interests reported a better inquiry for April and May delivery and, so greatly has this market improved that this department has become highly optimistic, regarding the building prospects for 1912. Steel is somewhat backward, but this may be accounted for by the fact that these interests are not aggressively in the market for new business just now. Stone is dull, despite the fact that wholesalers are working off what remains of their winter stocks. Lumber continues firm.

Hardware distributors are decidedly optimistic and the same may be said for architectural terra cotta. The sand market is easier, although there is still a serious shortage here of this important commodity. Prices are still quoted at 45 cents.

Dynamiting had to be resorted to this week to clear the remainder of the ice out of the Raritan river at Perth Amboy so as to permit clay and brick boats to pass through to this market.

As for the Hudson, conditions are improving, but towage is still practically impossible. The quantity of Hudson river common brick still on hand is ample for all needs for the immediate future and the general run of brick is of good quality. In the lull coincident with the between season market, the whole East has its thoughts Chicagoward where the International Clay Products Show will be held during convention week from March 7 to 12.

Estimators are figuring on practically list quotations on all lines of building materials up to the first of July. Deliveries after that date are being figured on a basis slightly higher than those of last year because of the generally reduced stocks at the mills. This probably accounts for the announcement of many large operations scheduled to go ahead in the near future. This attitude of the estimators is reflected in other cities as well as in New York and vicinity.

Brick.

There is no change in the brick market as far as general tone is concerned, save that the inquiry is a little more brisk and that there seems to be pacifying influences at work to bring dealers and manufacturers to a better understanding, a consummation devoutly to be wished, as far as the ultimate consumer is concerned. Prices current are \$6.50 to \$7.25, with the minimum strongest as far as active sales are concerned. Transactions for the week, with movements for the corresponding week last year follow.

Left over open cargoes, Feb. 24, 1912.

	Arrived.	Sold.	Covered sold.
Monday	0	1	—
Tuesday	0	0	4
Wednesday	0	1	—
Thursday	0	0	—
Friday	0	0	2
Saturday	0	3	1
	0	5	7

Condition of market, strengthening. Prices, \$6.50 (extreme low) to \$7.25. (Wholesale, dock, N. Y. Allow for cartage, covering charges and dealers' profit.) Total covered, 36. Reserved, Feb. 24, 8.

1911.

Left over, Feb. 20—8.			
Monday	0	1	0
Tuesday	0	0	0
Wednesday	0	0	0
Thursday	0	0	0
Friday	0	0	0
Saturday	0	3	0
Total	0	4	0

Condition of market, dull. Available covered cargoes, 27. Left over, Feb. 28, 4. Prices, \$5.50 to \$5.62½.

There has been no change in the front brick price market, but there is an increased inquiry. Roofing tile is in a more active market, with prices being quoted close to list.

Cement.

There is still a sluggishness in the cement market as far as actual movement of this material is concerned, but the inquiry is said to be strengthening and

the undertone is good. There is less aggressiveness in price cutting just now, according to our advices. The mills are showing a disposition to get back to normal working schedules. If these conditions continue to rule there is no reason why the situation in this department should not soon clarify. Quotations made by leading companies are for \$1.28 to \$1.33.

Lumber.

The general lumber market is strengthening. Retailers are coming into the market cautiously, but even so, their aggregate business compares favorably with that of a similar period last year.

White pine prices are firm and there is no sign of an immediate change in them. Yellow pine prices are reported to be firming as a result of a somewhat unusual demand for this time of the year. Timber is dull. All lumber prices are being quoted close to list.

Metals.

Announcement is made by fabricating steel interests that while there is a great deal of building planned that will require structural steel it is backward in coming out. The reason given is that architects have not yet become convinced that prices will continue to remain at the present basis, but as far as authoritative steel interests can tell there is more likelihood of prices moving up instead of moving down because of the great amount of western business being taken at the mills.

In pig iron, deliveries are now being taken into the third quarter with prices firming, despite the fact that there has been a lull in Eastern demand in the recent past. Quotations are on the 14.95 and 15.25 base where they are likely to stay, if they do not actually move up. In this department it is stated that steel mills have a good supply on hand, but iron foundry interests are preferring to buy from hand to mouth for the present, until they can judge the stability of 1912 building equipment business. Stocks of finished material are only moderate and in this respect the market reflects the attitude of nearly all building equipment manufacturers.

The March tin market is active indicating that June and July business will be brisk. Local cornice interests are heavy buyers in anticipation of small London shipments during the first half of this month.

Bessemer steel now brings 20; open hearth, 20.50; and sheet bars, 21 to 21.50 a ton, mill. Steel bars, soft base, half extra, tidewater, are quoted at 1.36½ flat, for large lots. In structural material beams and channels are bringing 1.31½ @ 1.36½ tidewater, for 15 inch and under; and 1.36¼ @ 1.46¼ for overs. Angles 3x2 up to 6x6, 1.31½ @ 1.36½; zees and tees, 1.31½ @ 1.36½; steel bars, half extras, 1.26½ @ 1.36½; Universal and sheared, 34 in. and under, 1.31½ @ 1.36½.

The trade in iron is light. Current business is more reduced and new inquiries are small in number and in tonnage. No. 1X foundry, Northern, is selling for 14.95@15.25 and No. 1 Virginia, foundry, is bringing 15.50@15.60.

Tin is lower here and abroad, showing that roofing material and flashing can be bought now to advantage. Copper also is dull. Lead is quiet and easier.

Paints.

The high price of raw materials is having its effect all through the paint and varnish markets. Manufacturers who require large quantities of materials, are following a policy of retrenchment, partly because of large stocks they have on hand. But the building trades have been dull, as far as new projects are concerned, and manufacturers and supply men want to see present stocks worked off with more rapidity before they return to capacity production.

The Bureau of Census has just issued its report of paint and varnish statistics for 1909 with comparisons with 1904 statistics. It follows:

There were 791 establishments engaged in the industry in 1909 and 639 in 1904, an increase of 24 per cent. The capital invested in 1909 was \$103,995,000, a gain of \$28,509,000, or 38 per cent., over \$75,486,000 in 1904. The value of products was \$124,889,000 in 1909 and \$90,840,000 in 1904, an increase of \$34,049,000, or 37 per cent.

The total number of pounds of pigments produced in 1909 was 814,556,379, compared with 562,786,177 in 1904, a gain of 45 per cent. Of this total 144,472,173 pounds in 1909 and 161,539,201 in 1904 were reported by establishments engaged primarily in the manufacture of other products; and 167,228,514 pounds in 1909 and 189,354,000 in 1904 were consumed by establishments making it in further processes.

No total figures can be given for paints in oil, as units of measure differ, and there are establishments making such

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DODGE REPORTS, 11 E. 24th St., N. Y.

paints as by-products the operations of which would be disclosed. The total quantity cannot be shown for white lead in oil, as the operations of individual establishments making it as a by-product would be disclosed. There were reported by establishments making it as a chief product 246,567,570 pounds in 1909 and 216,496,450 in 1904, an increase of 14 per cent. The total quantity of paste in oil reported was 165,038,353 pounds in 1909 and 134,280,060 in 1904, an increase of 23 per cent. Of paint already mixed for use a total of 34,280,417 gallons was reported in 1909 and 22,755,018 in 1904, an increase of 51 per cent.

The total quantity of varnishes made in 1909 was 34,009,083 gallons and 19,943,526 in 1904, an increase of 71 per cent. The quantity of this total consumed by establishments where manufactured was 4,407,312 gallons in 1909 and 613,684 in 1904.

Of the articles which are reported to have gained in consumption in 1911 may be mentioned zincs, blacks in the dry color list, and of the miscellaneous list such articles as barytes, chalk, whiting and lithopone, although these miscellaneous articles do not owe all their activity to demand from the paint trade. Varnish gums made a fine record in the closing months of the year, but could not overcome the handicap of the slower seasons earlier in the year. China wood oil occupied a peculiar position late in the year, as the revolution in China cut off shipments and available supplies became very meager, which had the effect of raising prices to record figures. White lead is reported as showing a slight decline, although lower prices in the latter part of the year brought forth a number of large orders, and some large dealers say the business was about on a par with that of 1910. The lead oxides were in accord with the general market and showed no gain over the preceding year, although prices were lowered to a point where the manufacturer is said to drive little profit.

Stone.

The entire stone market is dull. Wholesalers who stacked heavily on supplementals during November are trying to clear off their winter stocks and prices are therefore somewhat weaker than usual. There is little demand for granite, limestone or bluestone, but there is some encouragement reported in the interior marble field. Slate flooring 1 in. thick can be bought for 20 cents a sq. foot for ribbon grades. Clear black now sells at 35c to 40c, at which price Vermont slate holds. Marble flooring ready to lay is 50c to 75c a sq. foot and Italian marble brings 70c to 90c just now.

Crushed stone suffers with other commodities that require sand in their use. One and a half in. sizes bring 80 to 85 cents a cu. yd; three-quarter in. brings 90 cents to a dollar, at which price screenings are sold. These prices are for full cargo lots alongside dock, N. Y.

Queens Borough Public Offices.

The present housing of the administrative offices of the President of the Borough of Queens is very poor. President Connolly says the accommodations are ridiculous, and has asked for an appropriation of \$500,000 of corporate stock for the erection of a suitable borough hall.

—Manor Hall at Yonkers has been renovated and opened as a State museum.

—With removal sales going on at two of the leading stores in West 23d street, Horner's and Dutton's, that famous retail thoroughfare seems to be somewhat out of sorts.

—Tugboats under charter to the State Superintendent of Public Works are at this writing breaking a channel through the ice on the Hudson River from New York to Albany, and thus prevent the yearly overflow of water in the Hudson.

—The amount of coal mined in the United States in 1910, according to figures of the United States Geological Survey, was greater by 10,000,000 tons than the total tonnage which had been mined up to the close of the year 1871.

—The Public Service Commission has ordered the Nassau Electric Railroad Company to install, prior to March 1, a temporary waiting-room or waiting car for the protection of passengers at Bay 35th Street station on the West End Line. The Commission also issued an order extending the time of the Brooklyn Union Elevated Railroad Company to complete its station at Cypress Hills from February 15 to August 15, 1912.

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CURRENT BUILDING OPERATIONS

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

Robert E. Dowling's New Building.

Francis H. Kimball, 71 Broadway, who designed the City Investing Building in Cortlandt street, has been retained to prepare plans for the new skyscraper, taking in the Adams Express Company plot, at 57 to 61 Broadway. The property has been purchased by a syndicate headed by Robert E. Dowling, who will erect a thirty-story office structure at the northwest corner of Broadway and Exchange alley, fronting 104.10 feet on Broadway, extending to Trinity place, fronting 202 feet on Exchange alley. The operation including land and building, it is estimated, will represent an investment of from \$8,000,000 to \$10,000,000. While it is said that the Adams Express has no interest in the new company, on the other hand it is announced that the Adams Express will occupy several floors in the building.

Time Set for Hotel "Baumann" Contract.

The general contract for the Hotel "Baumann" to be erected at Madison and Vanderbilt avenues, from 43d to 44th streets, it is learned will be awarded about April 1. The ground is owned by the New York Central Railroad Company, which will occupy the first four floors for incoming stations. Gustav Baumann, formerly of the Holland House, will be the lessee of the building, which will cost around \$2,000,000. The height will be twenty stories, with dimensions of 200x190 feet. Warren & Wetmore, 3 East 33d street, are the architects. Balcom & Darrows, 70 East 45th street, steel engineers; D. H. Burnham & Co., Chicago, Ill., consulting engineers, and C. H. Place, 70 East 45th street, mechanical engineer.

Big Structure on Cafe Martin Site.

George F. Johnson, Jr., and Leopold Kahn, 165 Broadway, have bought, from the Montgomery estate, the Cafe Martin property, occupying the entire block front in 26th street, between Broadway and Fifth avenue. The buyers will erect a tall office and store structure, at least twenty stories high, on the site, which has frontages of 60.5 feet on Broadway, 56.5 feet on Fifth avenue and 155.7 feet in 26th street. Buchman & Fox, 11 East 59th street, will in all probability be retained as architects.

Rumor of Lord & Taylor Deal.

A rumor was going around this week that Lord & Taylor, (dry goods), 901 Broadway, would soon move uptown, and had practically closed for the purchase or lease of a site near the intersection of Fifth avenue and 42d street. At their office on Friday it was stated that the report was unauthorized.

CONTEMPLATED CONSTRUCTION.
Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

47TH ST.—Henry A. Smith & William P. Miller, 1181 Broadway, are receiving figures for the 6-sty model tenement building, 100x88 ft., to be erected in the north side of 47th st, near 10th av, at a cost of \$120,000. The Hartley Open Stair Tenement Co., 20 Broad st, is the owner.

11TH ST.—Canton & Levingson, 29 West 42d st, have plans for alterations to the two 5-sty tenements, 343-5 East 11th st, owned by Edward Rafter, 424 East 123d st.

LEROY ST.—Plans have been completed for alterations to the 5-sty tenement at 56 Leroy st, for James Carneval, 254 Washington st. Horenberger & Bardes, 122 Bowery, architects.

177TH ST.—J. C. Crocker, 2017 5th av, has plans for four 5-sty tenements, 37.6xirreg., to be erected in the north side of 177th st, 100 ft east of St. Nicholas av, to cost \$120,000. The McAfee Building Co., 339 West 84th st, is the owner.

71ST ST.—Gaetan Ajello, 1 West 34th st, has completed plans for the 9-sty apartment for the A. Campagna Construction Co., 600 West 115th st, to be erected at 231-7 West 71st st, on a plot 69.8xirreg. Estimated cost \$200,000.

169TH ST.—Plans have been filed in the Tenement House Department for the 6-sty tenement, 50xirreg., to be erected in the north side of 169th st, 95 ft east of Audubon av, for the Fair Deal Realty Co., 117 West 119th st., to cost \$45,000. Geo. F. Pelham, 507 5th av, architect.

DWELLINGS.

62D ST.—Arthur Nash, 27 East 22d st, is taking bids for alterations to the residence at 130 East 62d st for Dr. Henry S. Patterson, 149 East 62d st, to cost \$12,000. Alterations consist of a 2-sty rear addition, 20x50 ft., and interior alterations.

HALLS AND CLUBS.

93D ST.—John V. Van Pelt, 381 4th av, is taking estimates for the new club house to be erected at 163-5 West 93d st for the Nippon Club, 44 West 85th st. The building will be 4-stys, 51x100 ft. and cost \$40,000.

HOSPITALS AND ASYLUMS.

CHERRY ST.—It was stated at the offices of the Beth Israel Hospital Association, Cherry and Jefferson sts, this week, that a new hospital would not be erected, as recently rumored.

MISCELLANEOUS.

CENTRAL PARK.—Charles H. Peckworth, 631 Hudson st, is figuring the general contract and desires bids on all subs for the 2½-sty brick boiler house, 96x82 ft., to be erected in Central Park, 5th av, opposite East 82d st, for the Department of Parks, Arsenal Building, 5th av and 64th st, Charles B. Stover, president, Nygren, Tenny & Ohms, 130 Fulton st, are steam engineers, and C. O. Mailloux & C. E. Knox, 76 William st, electrical engineers. Bids close on March 14. Estimated cost, \$350,000.

MUNICIPAL WORK.

FIRE SERVICE MAINS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, March 6, for furnishing, delivering and laying high pressure fire service mains and appurtenances in Ann, Barclay, Beaver, Beekman, Bridge, Broad, Cedar, Centre, Chambers, Cortlandt, Dey, Edgar, Frankfort, Front, Fulton, Greenwich, Hanover, John, Liberty, Mail, Moore, Morris, Murray, Nassau, New, Pearl, Pine, Rector, South, South William, State, Stone, Thames, Vesey, Wall, Warren, Washington, Water, West, Whitehall and William sts, and in Battery pl, Broadway, Coenties alley, Coenties slip, Exchange alley, Exchange pl, Hanover Square, Liberty pl, Maiden la, Mill la, Old Slip, Park pl, Park Row, Trinity pl, Tryon Row and West Broadway.

BUILDING.—Bids will be received by the Superintendent of School Buildings, Monday, March 4, for the general construction, etc., of additions to and alterations in Public School 72, on the westerly side of Lexington av, between 105th and 106th sts; also for item 1, installing, heating and ventilating apparatus, and item 2, installing temperature regulation in additions to and alterations in Public School 78, on the northeast corner of Pleasant av and East 119th st.

MATERIALS.—Estimates will be received by the Commissioner of Correction, Thursday, March 7, for furnishing and delivering hardware, paints, oils, tin, tinware and miscellaneous articles.

ALTERATIONS.—Bids will be received by the Park Board, Thursday, March 7, for labor and materials required for the construction of a carriage entrance to addition "E" of the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av, opposite East 83d st.

RECEIVING BASIN.—Bids will be received by the President of the Borough of Manhattan, Wednesday, March 6, for labor and materials required for constructing receiving basin on the northwest corner of 166th st and St. Nicholas av.

BUILDING.—Bids will be received by the Park Board, Thursday, March 14, for labor and materials required for the erection and completion of a boiler house for the Metropolitan Museum of Art, located in Central Park, on the west side of 5th av, opposite 83d st.

STABLES AND GARAGES.

3D AV.—Fountain & Choate, 110 East 23d st, are figuring the general contract and desire bids on all subs for alterations to the car barn and office at 3d av, 130th st, Lexington av and 129th st, from plans by W. P. Seaver, 322 5th av, for the Third Avenue Railway Co., 130th st and 3d av. Estimated cost, \$45,000.

STORES, OFFICES AND LOFTS.

24TH ST.—No contracts have yet been awarded for the 12-sty loft building which the Graf Realty & Holding Co., 106 West 32d st, is to erect at 119-125 West 24th st from plans by Geo. & Edw. Blum, 505 5th av. Joseph L. Graf is president, Alexander H. Pincus, treasurer, and Oscar L. Graf, 812 Broadway, secretary.

24TH ST.—George H. McEntee, 1123 Broadway, is figuring on the masonry and desires bids on all subs for the 12-sty store and loft building to be erected at 43-47 West 24th st, from plans by W. H. Birkmire, 1133 Broadway. Hugo D. Rosendorf, 270 Riverside Drive, owner.

46TH ST.—Hoffman & Elias, 549 Columbus av, have received the electric wiring for the 5-sty brick and stucco store and loft, 20x60 ft., at 18 East 46th st for the R. W. Goelet estate, 9 West 17th st, from plans by A. M. Gray, 114 West 39th st. Patrick Reynolds, 103 East 12th st, general contractor.

BARROW ST.—William H. Paine, 55 West 105th st, is ready for bids for the 6-sty loft building, 20.7x55.8 ft. to be erected at 75 Barrow st, for the St. Johns Park Realty Co., 50 Pine st. Estimated cost, \$42,000.

THEATRES.

165TH ST.—Thomas W. Lamb, 501 5th av, has plans ready for bids for the 2-sty theatre, store and loft building, 249.6x122.8 ft., to cover the block front bounded by 165th, 166th sts, Broadway and St. Nicholas av. The 116th St. and Broadway Realty Co., 501 5th av, is the owner. Estimated cost, \$150,000.

131ST ST.—V. Hugo Koehler, 489 5th av, is taking bids on the general contract for the 2-sty brick theatre, 75x125 ft., to be erected at 165 West 131st st, for Meyer Jarmulowsky, 165 Broadway, at a cost of \$90,000.

AV. B.—Plans are being prepared for a new theatre to be erected at Av B and 5th st, on a plot 165x115 ft, for Marcus Loew, 260 West 42nd st. Seating capacity 2,500. The architect's name is for the present withheld.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ALBANY ROAD.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty tenement, 72x90 ft., brick, limestone and terra cotta, for the Martin Weber Const. Co., to be erected at the northeast corner of Albany road and 231st st, to cost \$65,000.

204TH ST.—The Guigliani Const. Co., 204th st, west of Mosholu Parkway, will erect a 5-sty brick tenement, 31x100.1 ft., in the south side of 204th st, west of Mosholu Parkway, to cost \$35,000. Moore & Landsiedel, 3d av and 148th st, are preparing the plans.

FACTORIES AND WAREHOUSES.

BROOK AV.—Contracts will soon be awarded for the 7-sty warehouse to be erected at the northwest corner of Brook av and 163d st for the H. J. Heintz Co., 256 West st. Wallis & Goodwillie, 346 4th av, architects.

MUNICIPAL WORK.

EXHIBITION CASES.—Estimates will be received by the Park Board, Thursday, March 7, for furnishing labor and materials for completely erecting and constructing additional exhibition cases in the Museum building in the Botanical Garden, in Bronx Park.

PORTLAND CEMENT.—Bids will be received by the Park Board, Thursday, March 7, for furnishing and delivering two hundred barrels of Portland cement for Parks, Borough of the Bronx.

PAVEMENT REPAIRS.—Bids will be received by the Commissioner of Bridges, Thursday, March 7, for repairs to asphalt pavements on the bridges over the Harlem river during the year 1912.

STORES, OFFICES AND LOFTS.

175TH ST.—Jardine, Kent & Hill, 3 West 29th st, will soon be ready for bids for the 4-sty brick extension to the office building and shop in the north side of 175th st, from Carter to Webster avs, for the Northern Union Gas Co., George W. Doane, president, to cost \$45,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SARATOGA AV.—Cohn Brothers, 361 Stone av, Brooklyn, N. Y., have prepared plans for a new tenement to be erected at Saratoga av and Prospect pl, to cost \$35,000. Abraham Brummer, 119 Amboy st, is the owner.

OCEAN PARKWAY.—Klein & Koen, 361 Stone av, have completed plans for a brick tenement, 22x44 ft., for L. Elgard, of Borough Park, to be erected at Ocean Parkway and Lawrence av. Estimated cost, \$9,000.

ROCKAWAY AV.—Cohn Brothers, 361 Stone av, have plans for two 4-sty tenements for Arkway Brothers, 1265 Eastern Parkway, to be erected at Rockaway and Livona avs, to cost \$25,000.

BENSON AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty brick apartments, 50x88 ft., to be erected at the southeast corner of Benson av and Bay Parkway, for the Brill Construction Co., Samuel Brill, president, 215 Bay 23d st, to cost \$40,000 each. The owner builds and will take bids on subs and materials.

1ST ST.—Nast & Springsteen, 21 West 45th st, N.Y.C., will be ready for bids about March 25 for the 6-sty brick tenement and stores, 50x87 ft, to be erected at 160-162 South 1st st, for Jacob Pomerantz, 185 Heyward st.

LINCOLN PL.—Farber & Norek, 1028 Gates av, are preparing plans for three 4-sty brick tenements, 26x81 ft., to be erected in the north side of Lincoln pl, 72 ft. east of Schenectady av, for Rudolph Norek, 1544 Union st. The owner builds and will take bids on subs and materials. Estimated cost, \$14,000 each.

BAY PARKWAY.—The Brill Construction Co., 846 East 229th st, N. Y. C., have prepared plans for two 5-sty apartment buildings on property recently purchased at the southeast corner of Bay Parkway and Benson av. It is expected that work will be started at once.

CHURCHES.

THROOP AV.—Excavating is under way for building the edifice at the corner of Throop av and Macon st for the Throop Avenue Presbyterian Church, Rev. A. D. Carlisle, pastor, 630 Willowhough av, from plans by Jackson & Rosencrans, 47 West 34th st, N. Y. C. Henry J. Brown & Son, 116 Nassau st, N. Y. C., are the general contractors.

DWELLINGS.

BROOKLYN, N. Y.—McDermott & Hanigan, (Inc.), 31 West 42d st, N. Y. C., are figuring the general contract for the new rectory to be erected in this city for St. Benedict's Parish. Reilly & Steinbach are the architects.

17TH ST.—Plans are being prepared for a 2½-sty frame dwelling, 24x34 ft., to be erected in the east side of 17th st, 362 ft north of Foster av, for E. R. Strong, 1702 Newkirk av, at a cost of \$7,000. The owner builds.

MUNICIPAL WORK.

QUICK LIME.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, March 6, for furnishing and delivering seven hundred tons of quick lime at the several sewage-disposal works in the twenty-sixth and thirty-first Wards.

SUPPLIES.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Friday, March 8, for furnishing and delivering miscellaneous supplies as follows: belting, boilers and parts thereof, containers, cordage, rope, oakum, etc., leather and saddlery, machinery and parts thereof, metals and alloys, oils and greases, etc., packing, proprietary articles, tools and implements, miscellaneous, boiler and pipe covering, builders hardware, chemicals, electrical supplies, materials of construction, nails, washers, bolts, nuts, rivets and screws, pipes, valves and pipe fittings, repair parts for hydrants and valves.

COURT ST.—Property located at 59 and 61 Court st, will be selected as a site for the new municipal building. The plot is located at the corner of Joralemon st and is now covered by an office building. The Board of Estimate, last Thursday, voted to appropriate the money.

SCHOOLS AND COLLEGES.

BROOKLYN, N. Y.—Bids were opened by the Board of Education Feb. 26 for fire protection work in Public Schools 2, 4, 8, 9, 12, 15 and 55 in this borough. Public School 2, John J. Kenny, \$9,940; P. S. No. 4, B. Diamond, \$5,296; P. S. No. 8, A. W. King, \$1,090; P. S. No. 9, B. Diamond, \$1,758; P. S. No. 12, B. Diamond, \$8,333; P. S. No. 15, John Kenny, \$3,066; P. S. No. 55, Herman Sacks, \$10,976, low bidder.

BROOKLYN, N. Y.—Bids were opened on Feb. 26 for the general construction of a portable school building as annex to Public School 97 in this borough. William D. Moore, \$3,100, was low bidder. Other bids were submitted by Raymond T. McKeown, Louis Koenig, Finnian & Lee, B. Diamond, Daniel J. Ryan and C. L. Dooley. All bids were rejected.

BROOKLYN, N. Y.—Bids were also opened on Feb. 26 for item 1, installing heating and ventilating apparatus, item 2, installing temperature regulation in the old portion of the Boys' High School. Item 1, William J. Olvany, \$24,198, low bidder. Other bidders were E. Rutzler Co., \$24,360; James Curran Mfg. Co., \$24,251. Item 2, Johnson Service Co., \$2,195, low bidder.

FORT HAMILTON AV.—The Church of St. Catherine of Alexandria, the Rev. James O'Neil, rector, is ready for bids for the new parochial school to be erected on Fort Hamilton av. Work will be started in a short time.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Excavating is under way for the 3-sty brick and limestone tenement, 25x141 ft., to be erected on the west side of 2d av, 100 ft. south of Pleasure av, from Braun & Dvorsky, 566 Steinway av, from plans by Frank Braun, 566 Steinway av. George Violante, 241 Camelia st, has the mason work, and Zajic & Hrdlicka, 904 2d av, the carpenter work.

CHURCHES.

COLLEGE POINT, L. I.—The congregation of St. John's German Lutheran Church, 14th st and 6th av, Rev. A. Halfman, pastor, contemplate the erection of a new edifice to cost \$25,000.

FACTORIES AND WAREHOUSES.

GARDEN CITY, L. I.—McDermott & Hanigan, Inc., 31 West 42d st, N. Y. C., are figuring the general contract for the stock house to be erected here from plans by Kirby & Petit, 103 Park av, N. Y. C.

MUNICIPAL WORK.

ROAD GRAVEL.—Bids will be received by the Park Board, Thursday, March 7, for furnishing and delivering Hudson River road gravel on Parks as required.

PAVEMENT REPAIRS.—The President of the Borough of Queens will open bids on March 6, for repairing sheet asphalt pavement and all work incidental thereto in the Borough of Queens; also, for paving with asphalt blocks on a concrete foundation, the Boulevard, from 14th st to Nott av, 1st Ward; also, for furnishing and delivering to the Bureau of Highways, 13,000 cubic yards of broken stone and screenings of trap rock; also, for regulating, grading, curbing, recurling, flagging and reflagging in Norman st, from Wyckoff av to Myrtle av, 2d Ward; Summerfield st, from Wyckoff av to Myrtle av, 2d Ward; Goodrich st, from Ditmars av to Flushing av, 1st Ward; Cleveland av, from Thomson av to Greenpoint av, 2d Ward; 14th av, from Broadway to Jamaica av, 1st Ward.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—Howard & Callman, of Far Rockaway, have completed plans for a garage, 50x100 ft., to be erected here for Luke Kilgan.

EDGEWATER, L. I.—Howard & Callman, of Far Rockaway, have completed plans for a 1-sty garage, 50x100 ft., for the Edgewater Realty Co. Bids are now being received.

Richmond.

DWELLINGS.

FERRIS ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a residence in Ferris st, near Woodland av, Richmond Hill. Limestone and tapestry brick, gas and electric lighting.

Nassau.

DWELLINGS.

FREEPORT, L. I.—William S. Miller, builder, contemplates the erection of a store and residence at this place.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—The Federal Real Estate & Construction Co. contemplate the erection of a store and apartment building at the corner of Main and Clinton sts.

PASSAIC, N. J.—A. Preiskel, Hobart Trust Building, is preparing plans for two apartments for Litz & Hoitz, to be erected in this city at a cost of \$14,000. The owners build.

NEWARK, N. J.—Edward V. Warren, 22 Clinton st, has taken estimates for the 4-sty brick apartment to be erected at 653 Mt. Prospect av for George J. Schindel and Edwin G. Fisher. Estimated cost, \$38,000.

TARRYTOWN, N. Y.—Edward Pollock, 74 Beekman av, Tarrytown, contemplates the erection of flats and stores on property recently purchased at the corner of Broadway and Lawrence av.

CHURCHES.

SYRACUSE, N. Y.—The congregation of Tefarce Yisreal contemplate about \$5,000 worth of alterations to their church in South State and Harrison sts. The Rev. A. Brickman is rabbi.

BUFFALO, N. Y.—The Normal Park Methodist-Episcopal Church has purchased property at the northeast corner of Albany and Barton sts, 100x130 ft., as a building site for their new \$30,000 church. Work will be started early this spring.

BINGHAMTON, N. Y.—The Chenango Street M. E. Church, Rev. J. B. Sweet, 436 Chenango st, contemplate the erection of an edifice for which T. I. Lacey & Son, Press Building, is preparing plans. It is undecided when the project will go ahead.

JEWETTVILLE, N. Y.—Henry L. Spann, Pascal st, Buffalo, N. Y., is taking figures for the new \$10,000 church to be erected here for the St. George Roman Catholic Church, Rev. Crimen, pastor, Orchard Park, N. Y.

ROCHESTER, N. Y.—Gordon & Madden, Sibley Building, are preparing plans for a new church, parish house and Sunday school to be erected on East av for the Brighton Presbyterian Congregation, Rev. Frank M. Weston, pastor. The cost is estimated at \$62,000.

DWELLINGS.

NEWARK, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a residence for H. Schneider, Firemen's Insurance Building, Newark. Estimated cost, \$5,000.

NEWARK, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a \$5,000 residence for H. L. Cox to be erected in this city.

CARLTON HILL, N. J.—C. J. Van Winkle, Passaic, N. J., has prepared sketches for a residence for D. S. Goss, 35 Raymond av, Rutherford, to be erected here this spring.

PATERSON, N. J.—H. T. Stephens, 152 Market st, is ready for bids for a \$12,000 residence to be erected in this city, the owners name for which is withheld.

JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, Newark, N. J., has completed plans for a 2½-sty residence, 20x51 ft., to be erected here for Samuel Dubowsky, owner, to cost, \$4,500.

NUTLEY, N. J.—Frederick H. Morton, president of the Hermance Refrigerating Co., of New York, contemplates the erection of a dwelling on Edgewood av, near Satterthwaite av, in the spring.

BERGENFIELD, N. J.—The Twentieth Century Realty Co., of Bergenfield, contemplate the erection of a number of fine houses in Prospect st.

GREAT NECK, N. Y.—William R. Cannon, of Dallas, Tex., has purchased property at the corner of Cedar drive and Bayview av, overlooking Little Neck Bay, upon which he will erect a handsome dwelling.

HARTSDALE, N. Y.—C. B. Nicholson, N. Y. C., contemplates the erection of a dwelling on the west side of Brayton pl. Work will begin in the spring.

BRONXVILLE, N. Y.—Mrs. Julia H. Waller, of New Rochelle, contemplates alterations and repairs to the dwelling recently purchased on Gard av, Armour Villa Park.

HARTSDALE, N. Y.—E. R. Mixer, of the Automobile Blue Book, 239 West 39th st, N. Y. C., contemplates building within a short time on property recently purchased on Walworth av, Greenacres.

DOBBS FERRY, N. Y.—The Hastings Homes Co., 109 West 40th st, N. Y. C., contemplates the erection of a number of cottages on the River View Manor property. Arthur Young, of Hastings, has been engaged as supervising builder.

NEW ROCHELLE, N. Y.—Plans have been prepared and bids will soon be taken for several dwellings to be erected at Quaker Ridge for Samuel Jarvis, president of the National Bank of Cuba, 1 Wall st, N. Y. C.

PELHAM MANOR, N. Y.—Barnard & Wilder, Lawton st, New Rochelle, N. Y., are taking bids for the 2½-sty frame dwelling for Charles S. Creelman to cost about \$10,000.

STAMFORD, N. Y.—Barnard & Wilder, Lawton st, New Rochelle, N. Y., have prepared plans for a studio and bungalow for Miss Jessie M. Leith, to be erected on Ravonah Manor, at a cost of \$7,500.

SCARSDALE, N. Y.—W. J. Denna, Wakefield, N. Y., contemplates the erection of a residence on property recently purchased in the Murray Hill section. Work will begin in the spring.

GLEN RIDGE, N. J.—Wallis & Goodwillie, 346 4th av, N. Y. C., will soon award contracts for the 2½-sty residence, 30x70 ft., to be erected here for M. J. Whiteley, of Woodland av, Glen Ridge.

PASSAIC COUNTY, N. J.—Chauncey H. Crosby, vice-president of the United States Express Co., 2 Rector st, N. Y. C., has purchased property consisting of twenty-nine acres of land, a large dwelling house and a number of other buildings, located on the Newark-Pompton Turnpike road. Mr. Crosby contemplates making extensive improvements to the buildings and grounds.

FACTORIES AND WAREHOUSES.

JOHNSTOWN, N. Y.—The Wilson Glove Co., Charles Cleber, president, contemplate the erection of a factory in this city. Frank Postolos, manager, is looking for a site.

SYRACUSE, N. Y.—Contracts will soon be awarded for the 3-sty addition, 50x100 ft., to the plant of the Pierce, Butler & Pierce Co. in this city. Taber & Baxter, O. C. S. Bank Building, are the architects.

WHEATLAND, N. Y.—The DeLac Gypsum Products Co. contemplates the erection of a new factory at this place. DeLancey A. Cameron, Phillip Sellers, Frank R. Ball, E. J. Hedden, Donald McCall Robert A. Menzie and Harvey F. Remington are the directors.

COBLESKILL, N. Y.—The Harding Mfg. Co., Cobleskill, N. Y., will soon be ready for bids on the general contract for the 1-sty factory, mill construction, 90x200 ft., to be erected here from plans by S. M. Green Co., 318 Main st, Springfield, Mass. Excavating is under way.

SARATOGA, N. Y.—The Saratoga Graphite Co. contemplate the erection of a new mill in this city. Work will be started early this spring.

WEBSTER, N. Y.—Charles W. Eldridge, Granite Building, Rochester, N. Y., is ready for figures for the factory and cold storage, 2-stys, 105x105 ft., to be erected here for the Webster Canning & Preserving Co.

SALAMANCA, N. Y.—The Sterling Furniture Co., Rochester st, Salamanca, N. Y., contemplate the erection of a 4-sty addition, 50x114 ft., to their plant at this place. John Walrath is president of the concern.

MANASQUAN, N. J.—The Mackay Manufacturing Co., 113 Beekman st, N. Y. C., contemplates the erection of an addition to the plant recently purchased at this place.

HALLS AND CLUBS.

CHATHAM, N. Y.—Horace W. Peaslee, 808 17th st, Washington, D. C., has been selected as architect to prepare plans for a new town hall to be erected in Main st, for the Village of Chatham, William H. Housman, president, at a cost of \$25,000. Della E. & Margaret Tracey, Chatham, are the donors.

MONTREAL, CAN.—The Canadian Society of Civil Engineers has authorized the expenditure of \$100,000 for the erection of a new building. A committee has been appointed for the purpose of selecting a site.

ROCHESTER, N. Y.—The Fraternal Building Assn. will hold a meeting on March 5 to complete plans for the 6-sty fireproof temple to be erected at Spring and Fitzhugh sts for the West Side Odd Fellows. Estimated cost, \$80,000.

MONTCLAIR, N. J.—Albert R. Ross, 16 East 42d st, N. Y. C., is about ready for bids for the new art museum, 1-sty, to be erected for the Montclair Art Association, to cost about \$50,000.

NIAGARA FALLS, N. Y.—G. E. Wright, Arcade Building, has prepared plans for an extension to the Odd Fellows' Hall for the Bellevue Lodge, I. O. O. F. Estimated cost, \$14,000.

HOSPITALS AND ASYLUMS.

UTICA, N. Y.—It is probable that the new State Hospital for the Insane will be located near Cary's corners on the Marcy site. William M. Osborn, of New Hartford, has charge of securing the options for the site.

BINGHAMTON, N. Y.—A new county sanatorium is contemplated here in connection with the Mountain Sanatorium. No definite plans have yet been considered.

HOTELS.

FISHKILL, N. Y.—Charles B. Van Slyck, Library Building, Matteawan, N. Y., is preparing plans for a large addition to the Holland Hotel in Fishkill Landing. William Gordon is the proprietor.

MISCELLANEOUS.

NEWARK, N. J.—Jordan Green, 18 Clinton st, is receiving estimates for the 3-sty Masonic Temple, 70x45 ft., to be erected here for the Roseville Masonic Lodge. Estimated cost, \$40,000.

MUNICIPAL WORK.

LANCASTER, N. Y.—George Staub, town superintendent, and Frank A. Schaefer, president, are receiving bids until March 4 for furnishing materials and constructing a highway bridge, shore abutments and center pier over the Cayuga Creek, in Aurora st, Lancaster.

ONEONTA, N. Y.—The American Bridge Co., 30 Church st, N. Y. C., is preparing plans for the erection of fourteen steel bridges between Oneonta and Rouses Point for the Delaware & Hudson Co. The bridges range in length from 95 to 150 ft. each.

UTICA, N. Y.—Mayor Baker of Utica has drawn up a bill to be voted on by the taxpayers for the erection of a new convention hall in this city.

BAYONNE, N. J.—The Council of the City of Bayonne will receive bids until Tuesday, March 5, for labor and material required for the construction of a water line in Old rd, from Centre st. to a point about 220 ft. north. Plans and specifications are on file at the office of the city engineer, where information regarding the work may be obtained.

PASSAIC, N. J.—The freeholders of Passaic are considering plans for the erection of a new armory in this city. The matter has been referred to the finance committee for discussion. S. G. Cliff is interested.

ATHENIA, N. J.—The Athenia Fire Co. contemplates the erection of a new firehouse to cost about \$5,000. Athenia is near Passaic.

ELIZABETH, N. J.—A special election will be held on March 26 for the purpose of voting for a bond issue of \$20,000 for the erection of a new Borough Hall.

SOUTH AMBOY, N. J.—The Council of the City of South Amboy will receive bids until Tuesday, March 5, at the City Hall, for furnishing material and constructing complete, according to plans and specifications, a bituminous pavement on Broadway. Specifications may be obtained at the City Hall. S. J. Mason is city engineer.

HARRISON, N. J.—The Harrison Town Council sewer committee will receive bids on March 5 for a sewer to be laid in 6th st, between Sussex and Bergen sts.

ROCHESTER, N. Y.—F. X. Pifer, secretary of the Board of Contract and Supply, 37 City Hall, will receive bids until March 13 for the construction of Contract No. 4, including Division No. 8 and part of No. 7 of the sewage disposal system. The work will consist of furnishing and laying about 9,300 ft. of 66-in. pipe for the discharge of the effluent from the disposal works into deep water in Lake Ontario. About 2,300 ft. will be laid in an open trench, and the remainder will be submerged and laid in a dredged trench terminating in a timber crib located about 7,000 ft. from the shore and in about 50 ft. of water. Separate proposals will be received for pipe made of steel, ingot iron and cast iron. Information relative to the work may be obtained at the office of E. A. Fisher, city engineer.

PUBLIC BUILDINGS.

BUFFALO, N. Y.—The Adam Mickiewicz Library Association, Walter E. Ruszaj, librarian, 612 Fillmore av, contemplate the erection of a new library building containing an auditorium and club rooms. An architect has not yet been selected.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—The Board of Education has adopted a resolution favoring the erection of a new State Normal School in Hudson County. A definite site has not yet been selected.

BOGATA, N. J.—A definite site has not yet been selected for the new school to be erected at this place. The three sites presented to the Board of Education recently will be investigated by the site committee, Trustees Westervelt, Solfeisch and Cudney.

FALCONER, N. Y.—The Board of Education of Falconer, A. B. Tiffany, president, contemplate the erection of a school to cost \$20,000. An architect has not yet been selected.

BUFFALO, N. Y.—Mosier & Summers, 1266 Seneca st, were the low bidders at \$699,900 for the Technical High School to be erected from plans by Martin C. Miller, 1009 Mutual Life Building.

BUFFALO, N. Y.—The Primary School Construction Co., Henry A. Bull, president, contemplate the erection of a model preparatory school. Definite details are yet incomplete.

JAMESTOWN, N. Y.—E. B. Bergholtz, of the Art Metal Construction Co., is preparing plans for a 2-sty school, 60x60 ft., to be erected by St. James Parochial School, Rev. Fr. James Carra, pastor, 133 Institute st. Estimated cost, \$18,000.

NEWARK, N. J.—A. F. Lansing, of Watertown, N. Y., is taking bids for the school, 3-stys, 42x92 ft., to be erected here for the city of Newark, C. E. Clark, chairman of building committee. Estimated cost, \$18,000.

STABLES AND GARAGES.

POUGHKEEPSIE, N. Y.—Charles M. Clay, Jr., contemplates the erection of a garage and flat at 26 Washington st on a plot 45x158 ft. Work will be started about May 1.

SPRINGFIELD, N. J.—The Board of Governors of the Baltusrol Golf Club contemplate the erection of a new fireproof garage at this place. Estimated cost, \$3,000.

EAST NORWICH, L. I.—Contracts will soon be awarded for the 1½-sty garage and stable, 70x125 ft., for Bronson Winthrop, 32 Liberty st, N. Y. C. Plans were prepared by Delano & Aldrich, 4 East 39th st, N. Y. C. Estimated cost, \$15,000.

PLATTSBURG BARRACKS, N. Y.—Captain W. D. Davis, Q. M., 5th Infantry, is receiving bids until March 12, for the construction of an addition to stable, plan 139-H, including plumbing.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—Taber & Baxter, O. C. S. Bank Building, Syracuse, N. Y., are preparing plans for a 3-sty brick business building to be erected in South Salina st for H. P. Philiboston.

UTICA, N. Y.—The Ford Sales Co., 340 Columbia st, Frank E. Henabray, manager, contemplate the erection of a 2-sty brick sales-room and repair shop at Lafayette and Pine sts, on a plot 48x87 ft.

SYRACUSE, N. Y.—Thomas F. Mangin, of this city, has completed plans for the 2-sty brick and frame business and apartment, 32x73 ft., to be erected at the northwest corner

of East Fayette st and Forman av for M. Braberman. The building will be completed by July 1.

THEATRES.

NEW BRUNSWICK, N. J.—Samuel Najia, Neilson st, contemplates extensive alterations to the building at 45 and 47 Albany st, for a moving picture theatre. The property is owned by John Barbour and has been leased to Samuel Najia for a term of five years.

JAMESTOWN, N. Y.—E. A. Phillips, Warren, Pa., has plans for alterations to the 1-sty theatre, 110x40 ft., for the Mozart Amusement Co.

BAYONNE, N. J.—The Lyceum Co., of Hoboken, N. J., organized by David F. Plahn, Walter B. Wilson and Charles F. McGuire, all of Hoboken, contemplate the erection of a new theatre on property recently purchased at the southeast corner of Broadway and East 38th st. Work will probably begin at once.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—The Libman Contracting Co., 107 West 46th st, has received the contract for extensive alterations to the apartment and store building at the northwest corner of Broadway and 52d st, for George H. Earle, of Philadelphia, Pa. V. Hugo Koehler, 489 5th av, is architect, and the Libman Contracting Co. desire bids on all subs prior to March 5.

BANKS.

NEW HAVEN, CONN.—C. M. Murdock, New Haven, Conn., has received the contract for remodeling the building for the National Tradesmen's Bank. Mowbray & Uffinger, 56 Liberty st, N. Y. C., prepared these plans. Estimated cost, \$50,000.

CHURCHES.

140TH ST.—C. Schneider & Son, 867 Flushing av, Brooklyn, have received the contract to erect the new church and rectory, 1½-stys, 50x100 ft., brick and stone construction, in the north side of 140th st, 355 ft east of Willis av, Bronx, for the Second St. Peter's German Evangelical Lutheran Church, Rev. H. A. Steinger, pastor, 141st st near Willis av. Plans were prepared by Louis Allmendinger, 926 Broadway, Brooklyn.

ELLISBURG, N. Y.—F. B. Hudson & Son, Ellisburg, Jefferson County, N. Y., have received the general contract to erect the 1-sty frame church, 28x50 ft., for the Ellisburg Methodist Episcopal Church, Rev. S. A. Walton, pastor. It is expected that work will be started by spring.

DWELLINGS.

ARLINGTON, N. J.—The Suburban Realty & Building Co., of Kearny, N. J., has received the contract to erect a new residence for Robert Torrance, of Kearny, to cost about \$4,000.

BAYONNE, N. J.—John Gottko & Sons, of this city, have received the general contract to erect a new residence for Patrick O'Donnell to cost about \$12,000.

RIDGEWOOD, L. I.—L. M. Friedman Co., Myrtle av, Brooklyn, has received the roofing contract for the fifteen 2-sty brick dwellings, 20x60 ft., to be erected in the east side of Dill pl, 20 ft south of Millwood av, for F. J. Berlenbach, 13 Suydam st, Brooklyn, builder. Louis Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., architects.

PALMYRA, N. J.—John W. Shade has received the contract to erect a dwelling at this place for Mrs. J. Edgar Shiebley, Main st, Riverton, N. J. Lackay & Davis, 307 Market st, Camden, N. J., prepared these plans.

LESTERSHIRE, N. Y.—Beck & Gilmore, of Lestershire, have received the contract to erect fifty houses for the Prospect Terrace Land Co. at Binghamton. Work will be commenced as soon as the weather permits.

MOUNT KISCO, N. Y.—L. C. Remsen, Manchester Terrace, Mount Kisco, has received the contract to erect a \$30,000 residence on the Goodrich estate for a Mr. Pynne.

CENTRAL ISLIP, L. I.—The Peter Keeler Building Co., Albany, N. Y., has received the contract to erect three cottages and a dining-room building at the Central Islip State Hospital at a cost of \$176,666.

FRANKLINVILLE, N. Y.—Finn & Son, Franklinville, N. Y., have received the contracts to erect nine new houses in Cherry st for Earl Washburn. Work will begin as soon as the weather permits.

FACTORIES AND WAREHOUSES.

HUDSON, N. Y.—Robert Avery, Hudson, N. Y., has received the general contract for rebuilding the 1-sty concrete and galvanized iron warehouse, 250x75 ft., for the New York & Hudson Steamboat Co., E. H. Snyder, general manager. Estimated cost \$20,000.

PATERSON, N. J.—P. S. Van Kirk Co., Fulton st, Paterson, has received the general contract to erect a brick factory 4-stys for the Peerless Plush Mfg. Co., Franklin st. Estimated cost about \$8,000.

HOSPITALS AND ASYLUMS.

UTICA, N. Y.—Metz Brothers, Buffalo, N. Y., at \$126,375, have received the contract for the new clinic hospital to be erected for Cornell University.

ORANGE, N. J.—John B. Everett & Son, 11 Elm st, Orange, have received the contract to erect three wings to the hospital owned by St. Mary's Roman Catholic Hospital and Orphanage, Hobart A. Walker, 437 5th av, N. Y. C., prepared these plans. Estimated cost, \$125,000.

MISCELLANEOUS.

LAKE GEORGE, N. Y.—James McKinney & Son, Albany, N. Y., have received the steel work necessary for the recreation pier to be erected here for the Fort William Henry Hotel Co. R. Prescott & Son, of Keesville, N. Y.,

are the general contractors. Plans were prepared by Ludlow & Peabody, 12 East 31st st, N. Y. C. Estimated cost, \$40,000.

MUNICIPAL WORK.

MANHASSET, L. I.—W. G. Fritz, Stover, N. J., has received the contract at \$115,619 for installing water-works systems for Manhasset and Lakeville.

STABLES AND GARAGES.

PATERSON, N. J.—David Stein, 175 Graham av, has received the general contract to erect a brick garage, 1-sty, 50x50 ft., in the east side of Union st near Market, for Bernard Katz, of the Katz Brewery Co., Straight st. Estimated cost about \$4,000.

CONVENT AV.—W. E. Thompson, 1123 Broadway, has received the general contract to erect the 2-sty garage, brick and stone, 253x199.10 ft., at the northwest corner of Convent av and 129th st for the Central Building Improvement and Investment Co., 149 Broadway, to cost \$50,000.

88TH ST.—James C. McGuire & Co., 50 Church st, have the general contract for \$15,000 worth of alterations to the 4-sty garage, 63-67 East 88th st, for Margaret L. V. Shepard, of Scarborough, N. Y.

HACKENSACK, N. J.—John J. Duffy has received the contract to erect a 2-sty brick stable, 50x220 ft., for the Borden Milk Co. in State st, near Gamewell st, to cost about \$35,000.

CHERRY ST.—J. Kauffmann, 206 Division st, has the general contract to erect a 3-sty brick stable, 25x97.9 ft., at 420 Cherry st for the Kauffmann & Lownthal Realty Co., 206 Division st. L. A. Sheinart, 194 Bowery, architect.

STORES, OFFICES AND LOFTS.

16TH ST.—Greenwald & Pollak, 171 Broadway, have received the general contract for interior alterations and remodeling the front of building at 5 West 16th st for the Mechanical Engineering Co., 99 Nassau st, Rudolph Layman, president. Schwartz & Gross, 347 5th av, architects.

21ST ST.—Greenwald & Pollak, 171 Broadway, have received the contract for fireproofing the building at 24-6 East 21st st, for the A. Bellar Estate. Work consists of installing fireproof doors and erecting a fireproof partition around the elevator shaft.

MULBERRY ST.—Greenwald & Pollak, 171 Broadway, have received the general contract for alterations to the building at 131-3 Mulberry st, for B. G. Hughes & Bros., premises from plans by A. Nicola & Co., 81 Washington st. Alterations consist of building a fireproof shaft and removing partitions.

DELANCY ST.—Greenwald & Pollak, 171 Broadway, have the contract to erect the 6-sty building at the southeast corner of Delancy and Ludlow sts, for Charles Karg, 58 St. Andrews pl, Yonkers, N. Y., A. F. Leicht, 9 East 42d st, is the architect.

AMSTERDAM AV.—J. Schlesinger, 1265 Broadway, has the contract for repairing the building at 88 Amsterdam av, recently damaged by fire.

PARK AV.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract for extensive interior changes to the 1-sty office 1869 Park av, for A. S. Nichols, 1901 Park av. Vernon Jarboe, 381 4th av, architect.

BROADWAY.—F. D. Gheen & Co., 1123 Broadway, have the contract for installing a balcony in the 14-sty office building 1095-1099 Broadway for the Fifth Avenue Building Co., 200 5th av. Harold J. Crooke, 1123 Broadway, architect.

BROADWAY.—Hughes Bros., 1123 Broadway, have received the contract for interior alterations to the 12-sty office building 346-348 Broadway for the New York Life Insurance Co., from plans by F. E. Hill, 346 Broadway. Estimated cost, \$5,000.

LITTLE FALLS, N. Y.—The Berrigan Contracting Co. has received the contract to erect a store, 20x40 ft., in West Main st for Edward Ellis.

4TH AV.—James Stewart & Co., 30 Church st, have received the contract to erect the loft building at the southwest corner of 4th av and 30th st from plans by Cross & Cross, 527 5th av.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

158TH ST, Nos. 536-538 West, 6-sty brick tenement, 50x86.11, slate roof; cost, \$50,000; owner, Lamer Moor Realty Co., 594 Broadway; architect, Samuel Sass, 32 Union sq. Plan No. 116.

FACTORIES AND WAREHOUSES.

27TH ST, n s, 28th st, s s, foot East River, two 9-sty brick warehouses, 51.6x197.6; cost, \$130,000; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 107.

184TH ST, No. 521, 2-sty brick shop, 25x45, rubberoid roof; cost, \$1,000; owner, Bessie E. Read, 521 West 184th st; architect, C. H. Dietrich, 226 East 58th st. Plan No. 113.

MISCELLANEOUS.

47TH ST, Grand Central Yard, 10 ft north of 47th st, 156.6 e of Park av, 1-sty brick toilet, 3.9x3.9; cost, \$1,000; owner, N. Y. C. & H. R. R. Co.; architects, Warren & Wetmore, 78 East 45th st. Plan No. 112.

STABLES AND GARAGES.

CHERRY ST, No. 420, 3-sty brick stable, 25x97.9; cost, \$15,000; owner, Kauffman & Lewenthal Realty Co., 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 110. J. Kauffman, 206 Division st has contract.

CONVENT AV, n w cor 129th st, 2-sty brick and stone garage, 253.1x199.10, slag roof; cost, \$50,000; owner, Central Bldg. Imp. & Investment Co., 149 Broadway; architect, W. E. Thompson, 1123 Broadway. Plan No. 114. W. E. Thompson, 1123 Broadway has contract.

STORES, OFFICES AND LOFTS.

4TH AV, s w cor 32d st, 12-sty store and loft, 115.10x83.8; cost, \$250,000; owner, Fourth Ave. & 32d St. Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 109.

24TH ST, Nos. 119-125 W, 12-sty loft, 100x88x110.3, slag roof; cost, \$600,000; owner, Graf Realty & Holding Co., 106 West 32d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 111. Joseph L. Graf, president; Alexander H. Pincus, treasurer; Oscar L. Graf, 812 Broadway, secretary. Not awarded.

BARROW ST, No. 75, Commerce st, Nos. 50-52, 6-sty brick loft, 20.7x55.8, slag roof; cost, \$42,000; owner, St. John's Park Realty Co., 50 Pine st; architect, Wm. H. Paine, 55 West 105th st. Plan No. 115; not let.

THEATRES.

AMSTERDAM AV, n w cor 157th st, 1-sty brick theatre and store, 99.11x112.6; cost, \$45,000; owner, Riverside Viaduct Realty Co., 420 West 119th st; architect, Norman Lederer, 1341 Southern Boulevard. Plan No. 108.

165TH ST, 166th st, Broadway and St. Nicholas av block, 2-sty theatre, loft and store, 219.6x122.8; cost, \$150,000; owner, 165th Street & Broadway Realty Co., 501 5th av; architect, Thomas W. Lamb, 501 5th av. Plan No. 106.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SIMPSON ST, w s, 438.68 n 163d st, two 5-sty brick tenements, slag roof, 42x90.9; total cost, \$70,000; owners, Podgur Realty Co., Robt. Podgur, 859 So. Boulevard, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 110.

155TH ST, s s, 117 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x98.6; cost, \$45,000; owner, Benj. Benenson, 407 East 153d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 112.

MINFORD PL, w s, 248.81 s Boston rd, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$70,000; owners, Foxvale Realty Co., Frank Starkmann, 819 Fox st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 115.

COURTLANDT AV, e s, 118.5 s 157th st, 6-sty brick stores and tenement, tar and gravel roof, 30x78.8; cost, \$30,000; owner, Harry M. Goldberg, 309 Broadway; architects, Sommerfeld & Steckler, 31 Union Square. Plan No. 116.

HOME ST, s w cor Fox st, two 5-sty brick tenements, 59x84.7 and 50x71.7; total cost, \$90,000; owners, Home Fox Co., Samuel Barkin, 459 West 141st st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 117.

DWELLINGS.

215TH ST, s s, 375 e 6th av, 2-sty brick dwelling, tin roof, 21x59; cost, \$5,000; owner, Guiseppe Greco, 314 East 106th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 111.

GIFFORD AV, s s, 258.2 w Swinton st, 2-sty frame dwelling, tin roof, 22x55; cost, \$5,500; owner, Rudolph Hall, 1237 Hoe av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 114.

ST. PETERS AV, e s, 319.7 s Walker av, two 2-sty brick dwellings, tin roof, 20x55; total cost, \$13,000; owner, E. C. Fonda, 1419 Parker av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 118.

FACTORIES AND WAREHOUSES.

STEBBINS AV, e s, 108.9 1/2 n Freeman st, 5-sty brick factory, tile roof, 96x51.6; cost, \$50,000; owners, Tremont Iron Works, John Ernst, 1334 Stebbins av, president; architect, Wm. Schnauffer, 3444 3d av. Plan No. 119.

VAN NEST R. R. YARD, s Van Nest av and e Matthews av, 2-sty brick shop, slag roof, 149.6x201.8; cost, \$70,000; owners and architects, N. Y., N. H. & H. R. R. Co., New Haven, Conn. Plan No. 120.

STORES AND DWELLINGS.

183D ST, s s, 90 e Beaumont av, 2-sty brick store and dwelling, plastic slate roof, 17.9x24.6; cost, \$2,500; owner, Geo. Schrank, 2290 Beaumont av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 113.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

15TH ST, n s, 70 e 3d av, 4-sty brick tenement, 26.1x54, tar and gravel roof, 8 families; cost, \$8,500; owner, Israel J. Rosenstein, 589 3d av; architect, A. J. MacManus, 44 Court st. Plan No. 688.

HOWARD AV, e s, 22 n Prospect pl, 4-sty brick tenement, 40x89, tin roof, 16 families; cost, \$20,000; owner, St. Marks Howard Co., 608 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 713.

OCEAN AV, e s, 175.11 s Ditmas av, 4-sty brick apartment house, 50x94.10, slag roof, 16 families; cost, \$40,000; owner, G. & M. Impt. Co., 26 Court st; architects, Shampin & Shampin, 772 Broadway. Plan No. 750.

DEAN ST, s s, 100 w Bedford av, 4-sty brick tenement, 40x96, gravel roof, 8 families; cost, \$27,000; owner, Harry Hansen, 308 President st; architect, F. L. Hine, 370 Jefferson av. Plan No. 733.

PENNSYLVANIA AV, e s, 150 n Pitkin av, 4-sty brick tenement, 25x80, slag roof, 8 families; cost, \$10,500; owner, Chas. Stein, 16 Kings pl; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 797.

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EASTERN PARKWAY, n s, 140.4 w Ralph av, 4-sty brick tenement, 50x79.6, tin roof, 16 families; cost \$25,000; owner, Israel Halperin, 1378 Eastern Parkway; architect, Chas. In-tanger, 2634 Atlantic av. Plan No. 777.

DWELLINGS.

FLATLANDS AV, s s, 80 e E 96th st, 2-sty and attic frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,500; owner, Jos. Gross, Flatlands and Rockaway avs; architect, Emil J. Meisinger, 394 Graham av. Plan No. 690.

STONE AV, w s, 95 s Hegeman av, five 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$15,000; owner, William Treibram, 645 Williams av; architect, Cohn Bros., 361 Stone av. Plan No. 704.

WYONA ST, e s, 75 n Liberty av, five 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$15,000; owner, Abraham Cohen, 492 Jerome st; architect, Cohn Bros., 361 Stone av. Plan No. 712.

64TH ST, n e s, 186.8 w 19th av, eight 2-sty frame dwellings, 17.6x34.6, tar and gravel roof, 1 family each; total cost, \$20,000; owner, Teu-tonic Corporation, 26 Court st; architect, Henry Maher, 6815 17th av. Plan No. 755.

LOUISIANA AV, e s, 95 s Hegeman av, 2-sty and cellar brick dwelling, 20x43, tin roof, 2 families; cost, \$3,000; owner, Abr. Tobon-sky, 63 Louisiana av; architect, Morris Roth-stein, 346 Snemeld av. Plan No. 756.

GARFIELD PL, s w s, 139 n w Prospect Park West, 4-sty and basement brick dwelling, 26x 70.4, tile, copper and siag roof, 1 family; cost, \$35,000; owner, Mathilda E. Lang, 161 Henry st; architect, Henry P. Keeley & ano., 103 Park av, N. Y. Plan No. 730.

E. 15TH ST, w s, 100 s Av K, fifteen 2-sty frame dwellings, 16.11x36.6, gravel, felt and gravel roof, 1 family each; total cost, \$45,000; owner, New Amsterdam Development Co., 1143 40th st; architect, John C. Wendell Co., 4 and 5 Court Square. Plan No. 793.

SOTH ST, s s, 240 e 3d av, 2-sty and attic frame dwelling, 25x48, shingle roof, 2 families; cost, \$5,000; owner, Otto Lindberg, 153 Montague st; architect, Sise & Bryson, 153 Montague st. Plan No. 795.

BRISTOL ST, w s, 20 n Lott av, four 2-sty brick dwellings, 20x50, asbestos roof, 2 families each; total cost, \$12,000; owner, Bristol Bldg. Co., 510 Vermont st; architect, Van Buskirk & Leslie, 180 Montague st. Plan No. 759.

E. 31ST ST, e s, 120 n Av N, two 2-sty brick dwellings, 20x53, tin roofs, 2 families each; total cost, \$6,400; owner, Nels Larson, 142 Wyckoff av; architect, Cohn Bros., 361 Stone av. Plan No. 763.

E. 18TH ST, w s, 55 n Av I, 2-sty and attic frame dwelling, 28x32, shingle roof, 1 family; cost, \$7,000; owner, Ascutey Realty Co., 1721 Av J; architect, Seth H. Cultney, same address. Plan No. 770.

HEMLOCK ST, e s, 39.5 n Fulton st, 2-sty brick dwelling, 18.3x42, tin and gravel roof, 1 family; cost \$3,000; owner, Henry Breg & Son, 185 Etna st; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 775.

FACTORIES AND WAREHOUSES.

EAST 35TH ST, w s, 237.6 n Av I, 1-sty frame storage, 20x60, tar and gravel roof; cost, \$1,100; owner, Adolph Auer, 661 East 24th st; architect, G. Myran Monroe, 1481 Flatbush av. Plan No. 729.

PRESIDENT ST, n s, 190 e Hoyt st, 3-sty brick factory, 60x97, tar and gravel roof; cost, \$22,000; owner, Mathew A. Belford, 329 Smith st; architect, Wm. Higginson, 21 Park Row, New York. Plan No. 745.

SUTTER AV, s e cor Thatford av, 1-sty frame storage, 17x25, tarpaper roof; cost, \$300; owner, Harris Max, 245 Thatford av; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 748.

FLEEMAN AV, e s, 125 n Metz st, 2-sty brick storage, 50x40, tar and slag roof; cost \$5,000; owner, Jas. Rollo, 1011 Washington av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 778.

HOSPITALS AND ASYLUMS.

KINGSTON AV, n e cor Winthrop st, 2-sty brick hospital, 126x33, tile roof; cost, \$70,000; owner, City of N. Y.; architect, Percy Griffin, 30 Church st. Plan No. 720.

MISCELLANEOUS.

52D ST, s s, 310 e 14th av, 1-sty frame auto shed, 12x18, shingle roof; cost, \$230; owner, De Forest A. Preston, 1450 52d st; builder, Andrew Olsen, 1330 62d st. Plan No. 732.

CORNELL'S ALLEY, n s, 39 w Green Lane, 1-sty frame wagon shed, 36x35, tar and gravel roof; cost, \$350; owner, Michael Dornato, 211 York st; architect, Thos. Neely, 5 East 167th st, Bronx, N. Y. Plan No. 734.

BAY 11TH ST, No. 281, 1-sty frame boat house, 15x29, shingle roof; cost, \$375; owner, Albert F. Grant, on premises; builder, ——. Plan No. 716.

72D ST, No. 1915, 1-sty frame toolhouse and shed, 12x16, shingle roof; cost, \$200; owner, Walter G. Herrick, 1915 72d st; builder, Alfred C. Angell, 1957 72d st. Plan No. 791.

16TH AV, w s, 101.4 s Benson av, 1-sty frame poultry slaughter house, 34.9x46, felt and gravel roof; cost \$1,000; owner, Max Greenfield, 216 Bay 23d st; architect, John C. Wendell Co., 4 & 5 Court Square. Plan No. 798.

KNICKERBOCKER AV, Myrtle av and Bleeker st, 1-sty brick comfort station, 57.10x 43.6, tar and slag roof; cost, \$20,000; owner and architect, City of N. Y. Plan No. 765.

STABLES AND GARAGES.

THATFORD AV, No. 146, 1-sty frame stable, 9x7, tarpaper roof; cost, \$200; owner, Morris Fedder, 365 Osborne st; architect, Adelson & Feinberg, 1776 Pitkin av. Plan No. 693.

OCEAN AV, w s, 150 n Av L, 1-sty hollow tile garage, 16x20, tile roof; cost, \$400; owner, Geo. Haight, 1648 Ocean av; architect, Santoro Co., 1 Madison av, N. Y. Plan No. 714.

EAST 19TH ST, e s, 280 s Av I, 1-sty frame private garage, 12x18, shingle roof; cost, \$500; owner and architect, Ascutey Realty Co., 1721 Av J. Plan No. 724.

AV J, n e cor East 17th st, 1-sty frame private garage, 20x12, shingle roof; cost, \$500; owner, Geo. P. Hunter, 1703 Av J; builder, Ascutey Realty Co., 1721 Av J. Plan No. 728.

BOND ST, w s, 77.6 Pacific st, 1-sty brick garage, 17.6x25, tin, tar and gravel roof; cost, \$500; owner, Mary Donnellan, 344 Atlantic av; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 776.

OCEAN AV, s w cor Av L, 1-sty frame, private garage, 12x18, shingle roof; cost \$250; owner, Elwin Piper, 1690 Ocean av; architect John C. Fewer, 452 Lafayette av. Plan No. 786.

STORES, OFFICES AND LOFTS.

MOORE ST, s w cor Morrell st, 5-sty brick stores, lofts and apartment, 50x100, tar and gravel roof, 1 family; cost, \$12,000; owner Jacob Zirinsky, 67 Morrell st; architect, Tobias Golustone, 27 Fayette st. Plan No. 706.

GRAVESEND AV, w s, 150 n Neck rd, 1-sty frame office, 14x20, shingle roof; cost, \$200; owner and builder, John Gunson, on premises. Plan No. 721.

NOSTRAND AV, w s, 40 s Herkimer st, 3-sty brick office building, 60x65, siag roof; cost, \$20,000; owner, Robert Ward, 26 Court st; architect, Axel S. Hedman, 371 Fulton st. Plan No. 774.

JORALEMON ST.—The Long Island Loan & Trust Co., 44 Court st, Brooklyn, N. Y., contemplate the erection of a steel and concrete building in Joralemon st.

REMSEN ST.—The Brooklyn Union Gas Co., 180 Remsen st, contemplate the erection of a steel, brick and limestone office building at 176-178 Remsen st.

Queens.

DWELLINGS.

ROCKAWAY BEACH.—Elizabeth av, n s, 205 w Wave Crest av, 2-sty frame dwelling, 19x21, shingle roof, 1 family; cost, \$4,000; owner, Emily A. Bonios, Surf av and West 30th st, Brooklyn; architect, James A. MacDonald & Son, Surf av and West 24th st, Brooklyn. Plan No. 325.

CLARENCEVILLE.—Hoffman av, e s, 135 n Belmont av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,500; owner, Charles Deloga, 279 Liberty av, Brooklyn; architect, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 326.

WOODHAVEN.—Rockaway Plank rd, s s, 90 e Elderts la, four 2-sty brick dwellings, 18x54, tin roof, 2 families; cost, \$12,000; owner, Joseph Weber, 151 Railroad av, Brooklyn; architect, Otto C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 327.

FOREST HILLS.—Puritan av, e s, 200 s Greenway North, 2½-sty brick dwelling, 32x44, tile roof, 1 family; cost, \$8,000; owner and architect, Eugene Schoen, 35 West 42d st., Manhattan. Plan No. 328.

ROCKAWAY BEACH.—Kane av, e s, 375 n Boulevard, 1-sty frame dwelling, 24x20, felt roof; cost, \$600; owner, Mrs. Virginia C. Minner, premises. Plan No. 329.

OZONE PARK.—Lawn av, e s, 280 n Belmont av, 2-sty frame dwellings, 18x36, tin roof, 2 families; cost, \$1,500; owner, John Franzose, Lawn av, Ozone Park; architect, M. B. Smith, McCormack av, Ozone Park. Plan No. 330.

WOODHAVEN.—2d st, n s, 225 e Shaw av, 2-sty frame dwelling, 18x41, tin roof, 1 family; cost, \$2,200; owner, Charles Sohl, 69 Suydam st, Woodhaven; architect, Charles W. Ross, 1185 Jamaica av, Woodhaven. Plan No. 332.

WOODHAVEN.—2d st, n s, 200 e Shaw av, 2-sty frame dwelling, 18x41, tin roof, 1 family; cost, \$2,200; owner, Charles Sohl, 69 Suydam st, Woodhaven; architect, Charles W. Ross, 1185 Jamaica av, Woodhaven. Plan No. 333.

WOODHAVEN.—1st st, n s, 500 e Shaw av, 2-sty frame dwelling, 18x41, tin roof, 1 family; cost, \$2,200; owner, Charles Sohl, 69 Suydam st, Woodhaven; architect, Charles W. Ross, 1185 Jamaica av, Woodhaven. Plan No. 334.

FAR ROCKAWAY.—Leland av, w s, 315 n Remsen av, 1½-sty frame dwelling, 15x26, shingle roof, 1 family; cost, \$1,200; owner, Tony Bessino, Far Rockaway; architect, H. G. Mero, Lawrence, L. I. Plan No. 335.

DUNTON.—Steward av, s s, 67 e Morris av, 2½-sty frame dwelling, 17x29, shingle roof, 1 family; cost, \$2,800; owner, James S. Rourke, 158 Heyward st, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford av, Brooklyn. Plan No. 336.

JAMAICA.—Mitchell av, w s, 350 s Jeffrey av, 2½-sty frame dwelling, 17x27, shingle roof, 1 family; cost, \$4,000; owner, Holtzman Construction Co., 6 Bedford av, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford av, Brooklyn. Plan No. 337.

JAMAICA.—Mitchell av, w s, 350 s Jeffrey av, two 2½-sty frame dwellings, 17x27, shingle roof, 1 family; cost, \$8,000; owner, Holtzman Construction Co., 6 Bedford av, Brooklyn; architect, Christian Bauer, Jr., 6 Bedford av, Brooklyn. Plan No. 338-339.

WOODHAVEN.—Ferry st, e s, 175 n Sterling st, six 2-sty frame dwellings, 17x44, tar and gravel roof, 1 family; cost, \$14,400; owner, Mary Weiderhold, 420 Benedict av, Woodhaven; architect, George E. Crane, 67 Welling st, Richmond Hill. Plan No. 363 to 368.

CLARENCEVILLE.—Chestnut st, w s, 375 n Atlantic av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$2,400; owner, Louis Schwab, 17 Jefferson av, Richmond Hill; architect, Frank Wormberger, 3222 Jamaica av, Richmond Hill. Plan No. 370.

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1123 BROADWAY NEW YORK

ROCKAWAY BEACH.—Park av, w s, 274 s Boulevard, 2-sty frame dwelling, 25x38, shingle roof, 1 family; cost, \$3,500; owner, Fannie Cirkner, Rockaway Beach; architect, Molle & Mojo, Rockaway Beach. Plan No. 371.

JAMAICA, L. I.—L. G. Holtz, Jamaica, L. I., has the contract to erect a 2½-sty frame and stucco dwelling, 25x40 ft., in Oak st, for L. Carlton, care of B. N. Sweet, 352 Fulton st, from plans by W. I. Halliday, 328 Fulton st. The cost is \$6,500.

WOODHAVEN.—Gherardi av, e s, 180 s Syositt av, ten 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$25,000; owner, Michale Zummo, 6 Haven pl, Woodhaven; architect, Charles P. Cammella, 60 Graham av, Brooklyn. Plan No. 376 to 383.

DOUGLAS MANOR.—Shore rd, s e cor Beverly rd, 3-sty frame dwelling, 45x36, shingle roof, 1 family; cost, \$14,000; owner, Clara T. Van Sternbergh, 20 West 82d st, Manhattan; architect, W. F. Dominick, 3 West 29th st, Manhattan. Plan No. 384.

RICHMOND HILL.—Waterbury av, w s, 60 n Orchard av, 2½-sty frame dwelling, 32x44, shingle roof, 1 family; cost, \$4,000; owner, Ernest Jantzen, Waterbury av, Richmond Hill; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 386.

ROCKAWAY BEACH.—South Division av, e s, 475 s Boulevard, 2 sty frame dwelling, 18x25, rubberoid roof, 2 families; cost, \$1,000; owner, Mrs. Isabella Levy, Dodge av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 387.

ROCKAWAY BEACH.—South Division av, e s, s, 475 s Boulevard, 2-sty frame dwelling, 18x25, rubberoid roof, 2 families; cost, \$1,000; owner, Mrs. Isabella Levy, Dodge av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 388.

JAMAICA.—Fairview av, s s, 50 w Summit av, 1-sty frame dwelling, 18x25, shingle roof, 1 family; cost, \$400; owner, John Erdman, 116 Kaiser av, So. Jamaica. Plan No. 352.

CORONA.—Grant st, w s, 140 s Smith av, 2-sty brick dwelling, 20x34, tin roof, 1 family; cost, \$3,000; owner, Schlippi & Damics, Corona, L. I.; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 353.

CORONA.—Randall av, e s, 51 n Washington pl, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,800; owner, Frank Mangellette, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 354.

ELMHURST.—Penfold rd, e s, 166 n Newtown and Bushwick Turnpike, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,800; owner, A. Barrymore, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 355.

ELMHURST.—Penfold rd, e s, 136 n Bushwick and Newtown Turnpike, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$2,800; owner, A. Barrymore, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 356.

LONG ISLAND CITY.—11th av, e s, 195 n Vandeventer av, 2-sty brick dwelling, 20x60, felt and slag roof, 2 families; cost, \$5,000; owner, Paul Sachse, Steinway and Vandeventer avs, L. I. C.; architect, Valentine Schiller, 391 10th av, L. I. C. Plan No. 357.

FLUSHING.—Franklin pl, n s, 200 e Union st, two 2-sty brick dwellings, 20x48, slag roof, 2 families; cost, \$8,500; owner, George F. Wagner, 23 Main st, Flushing; architect, James W. Fogarty, 8 Leavitt av, Flushing. Plan No. 358.

GLENDALE.—Nicholas av, e s, 450 n Woodhaven av, 1-sty brick dwelling, 20x35, tin roof, 1 family; cost, \$1,200; owner, Joseph Borst, 114 Wyckoff av, Brooklyn; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 359.

WOODHAVEN.—John st, e s, 240 n Fulton av, two 2-sty frame dwellings, 16x38, tin roof, 1 family; cost, \$5,000; owner, Alfred J. Cobb, 208 Lincoln av, Brooklyn; architect, Charles W. Wessel, 1456 35th st, Brooklyn. Plan No. 360.

JAMAICA.—Allen st, e s, 125 n Boulevard, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,800; owner, Alexander Kastro, 66 Smith st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 389.

JAMAICA.—Allen st, e s, 100 n Humboldt Boulevard, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$1,800; owner, Alexander Kastro, 66 Smith st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 390.

JAMAICA.—New York av, e s, 160 n Cumberland st, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, \$3,200; owner, Sol Marsten, 487 Bushwick av, Brooklyn; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan Nos. 391-392.

JAMAICA.—Bandman av, n s, 100 w Wyckoff av, 1-sty frame dwelling, 20x45, tin roof, 1 family; cost, \$1,000; owner, Michael Farraro, Bandman av & Wyckoff av, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 393.

OZONE PARK.—Hoffmann av, e s, 260 s Broadway, three 2-sty frame dwellings, 36x50, tin roof, 2 families; cost, \$7,500; owner, Harry Fleit, 1253 Wyckoff av, Ozone Park; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 394-5-6.

BAYSIDE.—Bayside road, s w cor Vista av, four 2½-sty frame dwellings, 20x28, shingle roof, 1 family; cost, \$12,000; owner and architect, John Coe, 20th st, Flushing. Plan Nos. 399-400-1-2.

JAMAICA.—Allen st, w s, 125 n South st, two 2½-sty frame dwellings, 17x34, shingle roof, 1 family; cost, \$4,000; owner, Max Gross, South and West sts, Jamaica, L. I.; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 344-45.

WOODHAVEN.—Fulton st, s s, bet Boyd and Benedict avs, ten 2-sty brick dwellings, 20x50, tar and gravel roof, 2 families; cost, \$35,000;

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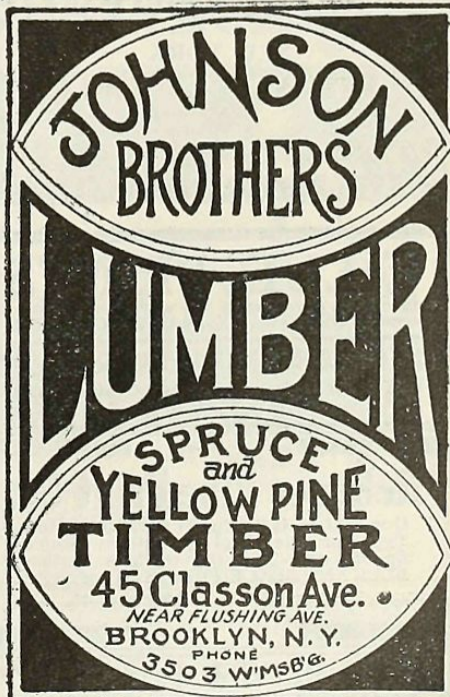
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owner, Peter E. Nolan, 65 West Broadway, Manhattan; architect, P. E. Nolan, 65 West Broadway, Manhattan. Plan No. 346.

WOODHAVEN.—Emma pl, n s, 120 e Leggett av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$3,000; owner, William Buechner, 79 Forest Parkway, Woodhaven, L. I.; architect, Ernest W. B. Weber, 460 Marion st, Brooklyn. Plan No. 340.

WOODHAVEN.—Emma pl, n s, 140 e Leggett av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$3,000; owner, William Buechner, 79 Forest Parkway, Woodhaven, L. I.; architect, Ernest W. B. Weber, 460 Marion st, Brooklyn. Plan No. 341.

WOODHAVEN.—Emma pl, n s, 100 e Leggett av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$3,000; owner, William Buechner, 79 Forest Parkway, Woodhaven, L. I.; architect, Ernest W. B. Weber, 460 Marion st, Brooklyn. Plan No. 342.

CORONA.—Ferguson st, n s, 75 w DePuyster st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,000; owner, G. Lindstrom, Grant st, Corona; architect, C. L. Varrone, Corona. Plan No. 348.

CORONA.—South av, s s, 280 e Fairview av, 2-sty frame dwelling, 18x36, shingle roof, 2 families; cost, \$2,500; owner, Domenico De Meriri, 20 Highland av, Corona; architect, C. L. Varrone, Corona. Plan No. 349.

CORONA.—South av, s s, 260 e Fairview av, 2-sty frame dwelling, 18x36, shingle roof, 2 families; cost, \$2,500; owner, Domenico De Meriri, 20 Highland av, Corona; architect, C. L. Varrone, Corona. Plan No. 350.

CEDAR MANOR.—Mathias st, n s, 180 w New York av, 2-sty frame dwelling, 17x31, shingle roof, 1 family; cost, \$2,000; owner, William H. Minnis, 36 Kane av, Rockaway Beach; architect, Edward Jackson, 3225 Jamaica av, Richmond Hill. Plan No. 351.

LITTLE NECK.—Clinton av, e s, s e cor Broadway, 2-sty frame dwelling, 35x35, tin roof, 2 families; cost, \$3,000; owner, Felix Kriesky, Little Neck, L. I.; architect, Frederick S. Hill, 346 Broadway, Manhattan. Plan No. 404.

LONG ISLAND CITY.—Lawrence st, w s, 60 n Hoyt av, two 2-sty brick dwellings, 26x38, tar and gravel roof, 2 families; cost, \$6,000; owner, Elise Orsi, 56 North Henry St, L. I. City; architect, Henry E. Shell, 603 7th av, L. I. City. Plan No. 406.

BAYSIDE.—Linwood av, w s, 220 s Palace Boulevard, 2½-sty frame dwelling, 26x32, shingle roof, 1 family; cost, \$3,500; owner and architect, Herman Anderson, Bayside. Plan No. 407.

BAYSIDE.—Lawrence Boulevard, n s, 60 w Wright av, 2½-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$3,500; owner and architect, Herman Anderson, Bayside. Plan No. 408.

JAMAICA.—Orchard st, w s, 169 n Highland av, six 2½-sty frame dwellings, 26x40, asbestos shingle roof, 1 family; cost, \$31,500; owner, S. & S. Construction Co., 375 Fulton st, Jamaica; architect, George Seglin, 375 Fulton st, Jamaica. Plan Nos. 410-11-12-13-14-15.

UNION COURSE.—8th st, s s, 25 e Nevada av, 2½-sty frame dwelling, 18x37, tin roof, 1 family; cost, \$3,000; owner, William Pfeiffer, 8th st, Union Course; architect, Gottfried Sternberg, 43 Snediker av, Union Course. Plan No. 416.

JAMAICA.—Humboldt Boulevard, n s, 25 w Baltic st, 2-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,500; owner, Emil Lauterbach & Camillo Fricke, 143 Atlantic st, Jamaica; architect, William McIntyre, 27 Grand av, Corona. Plan No. 417.

BELLE HARBOR.—Washington av, n e cor Hinley av, 2-sty frame dwelling, 50x36, shingle roof, 1 family; cost, \$6,000; owner, Mrs. Lena Schwartz, Suffolk av, Belle Harbor; architect, S. B. Wilson, 92 Wall st, Norwalk, Conn. Plan No. 418.

WOODHAVEN.—Boyd av, w s, 100 s Fulton st, twelve 2-sty frame dwellings, 16x45, tar and gravel roof, 1 family; cost, \$39,000; owner, Max Fogelson, 3305 Church av, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 419.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—14th st, n w corner Hamilton st, 1-sty brick factory, 35x80, felt and gravel roof, cost, \$4,000; owner, George E. Clay, 9 Jackson av, L. I. C.; architect, John M. Baker, 21 Jackson av, L. I. C. Plan No. 362.

HOTELS.

FOREST PARK.—Metropolitan av, n e cor Union Turnpike, 2½-sty frame hotel, 52x32, shingle roof; cost, \$14,000; owner, William Ulmer Brewing Co., Beaver st, Brooklyn; architect, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 343.

MISCELLANEOUS.

COLLEGE POINT.—18th st, No. 110, 1-sty frame wood shed, 25x15, shingle roof; cost, \$100; owner, Barbra Schrank, 230 10th st, College Point. Plan No. 347.

STABLES AND GARAGES.

LONG ISLAND CITY.—4th av, No. 364, 1-sty frame stable, 10x15, paper roof; cost, \$25; owner, Mr. C. West, premises. Plan No. 372.

DOUGLAS MANOR.—Shore Road, s e corner Beverly Road, 2-sty frame garage, 20x22, shingle roof; cost, \$1,000; owner, Clara T. Van Sternbergh, 20 West 82d st, Manhattan. Plan No. 385.

ELMHURST.—8th st, n e cor Whitney av, 1-sty frame garage, 20x20, shingle roof; cost, \$300; owner, Edgar Smith, on premises. Plan No. 361.

JAMAICA.—Hillerest av, n w cor Ackroyd av, 2-sty brick garage, 15x22, asbestos shingle roof; cost, \$1,250; owners, Gustave J. & Mary Weiderhold, 420 Benedict av, Woodhaven. Plan No. 369.

LITTLE NECK.—Broadway, s e cor Clinton av, 1-sty frame barn, 20x16, gravel roof; cost, \$300; owner, Felix Kriesky, Little Neck, L. I. Plan No. 403.

FLUSHING.—Lawrence st, No. 121, 1-sty frame barn, 16x12, paper roof; cost, \$50; owner, J. Rooney, on premises. Plan No. 400.

STORES AND DWELLINGS.

RICHMOND HILL.—Broadway, n s, 25 w Johnson av, 1-sty brick store and dwelling, 12x55, tin roof, 1 family; cost, \$1,000; owner, Nicola Cammarano, Atlantic & Lefferts avs, Richmond Hill; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 397.

LITTLE NECK.—Broadway, n s, 103 e Old House Landing road, three 3-sty brick stores and dwellings, 20x48, tar and gravel roof, 2 families; cost, \$16,000; owner, A. Schneider, Broadway, Little Neck, L. I.; architect, Peter Connelly, 2747 Fulton st, Brooklyn. Plan No. 398.

ROCKAWAY BEACH.—Washington av, n s, 701 e 5th av, 1-sty frame store and dwelling, 49x60, tin roof, 1 family; cost, \$5,000; owner, Mrs. M. Rodman, Philadelphia, Pa.; architect, John A. Lasher, 293 Boulevard, Rockaway Beach. Plan No. 405.

STORES, OFFICES AND LOFTS.

WOODHAVEN.—Gherardi av, w s, 89 s Jamaica av, 1-sty frame office, 12x18, shingle roof; cost, \$400; owner, Michael Zummo, 6 Haven pl, Woodhaven; architect, Charles P. Cammelli, 60 Graham av, Brooklyn. Plan No. 373.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

TOMPKINS AV, s e cor Wall st, New Brighton, 6-sty brick apartment, 67x60; cost, \$50,000; owner, Frederick Boger, 60 Wall st, New Brighton; architect, Jas. Whitford, Crabtree Bldg., New Brighton; owner builds. Plan No. 60.

DWELLINGS.

YORK AV, w s, 341 s 3rd st, New Brighton, 2½-sty brick dwelling, 24x30; cost, \$3,000; owner, B. Blumenstein, 144 York av, New Brighton; architect, John P. From, 234 Charles av, Port Richmond; architect builds. Plan No. 64.

THIRD ST, e s, 100 n St. John's av, Rosebank, two frame dwellings, 2-sty, 20x24; cost, \$9,000; owner, Miss Jeanette E. Thompson, Rosebank; architect, James H. Thompson, Rosebank; architect builds. Plan No. 65.

CRESCENT AV, e s, 250 s Boulevard, South Beach, 1-sty bungalow, 20x20; cost, \$250; owner, Wm. Miller, 263 4th st, Hoboken, N. J.; owner builds. Plan No. 61.

SIMONSON AV, e s, 175 s Richmond Ter., Mariner's Harbor, 2½-sty dwelling, frame, 19x41; cost, \$2,400; owner, Dorothy H. Linley, Simonson av, Mariner's Harbor; architect O. H. Lee, Hatfield pl, Port Richmond; builder, Geo. Larson, 955 Post av., Port Richmond. Plan No. 62.

OCEAN RD, s s, 228 e Hillside av, Great Kills, 2½-sty frame dwelling, 36x20; cost, \$3,500; owner, Hugh Cassidy, 507 E. 87th st., N. Y. C.; architect, Geo. H. Van Auken, 30-32 East 14th st, N. Y. C. Architect superintends. Plan No. 56.

LAFAYETTE AV, w s, 180 s Charles av, Port Richmond, 2½-sty frame dwelling, 21x50; cost, \$3,900; owner, architect and builder, John O. Johnson, 200 Lafayette av, Port Richmond. Plan No. 66.

STABLES AND GARAGES.

ANDROVETTE AV, e s, 184 s Amboy rd, Huguenot Park, frame garage, 12x16; cost, \$125; owner, Chas. L. Wright, Huguenot Park; builder, Sears, Roebuck & Co., Chicago, Ill. Plan No. 57.

MANOR RD, w s, 200 s Smidt la, Castleton Corners, brick garage, 25x33; cost, \$800; owner, Monroe Eckstein Brewing Co., Castleton Corners; builder, F. H. Skerrite, Port Richmond. Plan No. 63.

HALLS AND CLUBS.

INDIANA AV, n s, 200 w Jewett av, Westerleigh, 1½-sty frame club house, 45x19; cost, \$1,200; owner, Westerleigh Tennis Club, Westerleigh; architect, Jos. Whitford, New Brighton; builder, Fred. Deppe, West New Brighton. Plan No. 67.

MISCELLANEOUS.

MAIN ST, Nos. 200-8, Tottenville, frame barn and wagon shed, 14x16; cost, \$225; owners, E. M. & R. G. Levinson, 200 Main st, Tottenville; builder, W. E. Joline, Tottenville. Plan No. 59.

ADJOINING TRACK NO. 1 OF NORTH SHORE PASSENGER TERMINAL, St. George, concrete foundations for coal pocket, abt. 29x42; cost, \$2,000; owner, S. I. R. Transit R. R. Co., New Brighton. Plan No. 58.

STORES, OFFICES AND LOFTS.

JERSEY ST, e s, 100 n 7th av, New Brighton, 1-sty frame office, 18x65; cost, \$1,000; owner, W. A. Eadie, New Brighton; architect, John Davies, Tompkinsville; builder, Ernest Kaahasky, New Brighton. Plan No. 55.

PLAN; FILED FOR ALTERATION WORK.

Manhattan.

CHARLES ST, Nos. 155-157, foundations, beams, skylights to 2-sty stable; cost, \$4,000; owner, Ernest G. W. Woerz, 1 East 63d st; architect and builder, Louis Weber Building Co., 1 Madison av. Plan No. 426.

COLUMBIA ST, No. 18, partitions, windows, toilets to 3-sty tenement; cost, \$800; owner, Estate Adolphus Ottenberg, 27 Cannon st; architect, Max Zipkes, Inc., 220 5th av. Plan No. 382.

SOUTH ST, Nos. 261-262, partitions, windows to two 5-sty lofts; cost, \$3,000; owner, Lawrence Witzel, 519 Water st; architect, Max Muller, 115 Nassau st. Plan No. 380.

SPRUCE ST, Nos. 2-6, Nassau st, Nos. 144-152, change store fronts to 12-sty store and office; cost, \$500; owner, American Tract Co., 150 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 417.

WALL ST, Nos. 37-43, partitions to 24-sty bank and office; cost, \$2,000; owner, The Equitable Trust Co. of N. Y., on premises; architect, H. J. Crooke, 1123 Broadway. Plan No. 410.

WALKER ST, No. 82, beams, partitions to 2-sty loft; cost, \$400; owner, Estate John Boyd, 468 West 26th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 387.

WATER ST, No. 299, partitions, posts to 8-sty brick factory; cost, \$2,750; owner, Thomas B. McGuire, 66 Madison st; architect, Henry H. Holly, 39 West 27th st. Plan No. 433.

WASHINGTON ST, No. 389, iron marquise to 6-sty warehouse; cost, \$300; owner, Wm. Herron & Co., Inc., 389 Washington st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 436.

14TH ST, Nos. 54 and 58 East, galvanized iron partitions, 5-sty theatre; cost, \$75; owner, Courtland Palmer Estate, 850 Broadway; architect, H. J. McKinnon, 58 E. 14th st. Plan No. 432.

14TH ST, Nos. 126-130 East, show windows to 3-sty store and loft; cost, \$400; owners, Sullivan & Troues, 1499 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 447.

15TH ST, No. 61 West, partitions, windows to 3-sty shop, office and store; cost, \$4,000; owner, Albert Kesner, 74 West 113th st; architect, O. Reissmann, 30 1st st. Plan No. 386.

21ST ST, No. 17 East, Broadway, Nos. 928-930, alter vent shaft, openings to 12-sty loft; cost, \$850; owner, Andrew J. Kerwin, 203 West 54th st; architect, A. J. Manning, 489 5th av. Plan No. 437.

23D ST, Nos. 219-221 East, windows, partitions to two 6-sty stores and tenements; cost, \$5,000; owner, Herman Scharff, 5626 15th st, Borough Park, Brooklyn; architect, L. C. Maurer, 1493 Broadway. Plan No. 376.

23D ST, No. 265 West, windows, partitions to 3-sty stores and dwelling; cost, \$1,000; owner, Martha McLellan, 268 West 19th st; architect, Wm. M. Farrar, 1269 Broadway. Plan No. 403.

25TH ST, Nos. 151-155 West, altering fire-escapes to 12-sty loft; cost, \$350; owner, Wiesen & Goldstein, 15-19 East 26th st; architect, F. C. Zobel, 118 E. 28th st. Plan No. 431.

28TH ST, No. 117 West, partitions, steel beams, store windows, piers, to 3-sty store and loft; cost \$500; owners, D. P. Chesebro and A. E. Davidson, 1167 1st av; architect, David Morrison, 119 West 33d st. Plan No. 430.

31ST ST, No. 256 West, cut door openings to 4-sty tenement; cost, \$25; owner, John Wells, 307 5th av; architect, J. J. Lawlor, 350 West 23d st. Plan No. 435.

32D ST, No. 139 West, show windows to 4-sty office and dwelling; cost, \$35; owner, Thomas Dimond, 139 West 32d st; architect, Thomas Dimond. Plan No. 409.

33D ST, Nos. 38-40 West, windows, partitions to 7-sty store and office; cost, \$250; owner, Waldorf Realty Co., 38 West 33d st; architect, Chas. Nussbaum, 407 East 59th st. Plan No. 389.

34TH ST, No. 113 East, partitions, windows to 4-sty stores and apartments; cost, \$1,000; owner, Pauline K. Taylor, 226 West 70th st; architect, H. H. Holly, 39 West 27th st. Plan No. 400.

34TH ST, Nos. 33-39 West, 35th st, Nos. 48-54, partitions, windows to 11-sty store; cost, \$1,000; owner, Oppenheim, Collins & Co., 35 West 34th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 411.

38TH ST, Nos. 422-430 West, rear walls, changes to 3-sty factory; cost, \$1,500; owner, Conrad Hubert, 304 Hudson st; architects, Lee & Hewitt, 1123 Broadway. Plan No. 396.

38TH ST, No. 400 East, 1st av, Nos. 654-660, elevator entrance hall, doors to 7-sty store and loft; cost, \$2,500; owner, Hugh P. Skelly, 1st av and 37th st; architects, J. B. Snooks' Sons, 73 Nassau st. Plan No. 408.

41ST ST, No. 6 East, windows, partitions, toilets to 4 1/2-sty dwelling and store; cost, \$700; owner, Jenny K. Stafford, Imperial Hotel, New York; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 390.

42D ST, No. 219 West, show windows to 4-sty dwelling; cost, \$400; owner, Sperry Hutchinson Co., 25 West 20th st; architect, Arthur Weiser, 132 Nassau st. Plan No. 414.

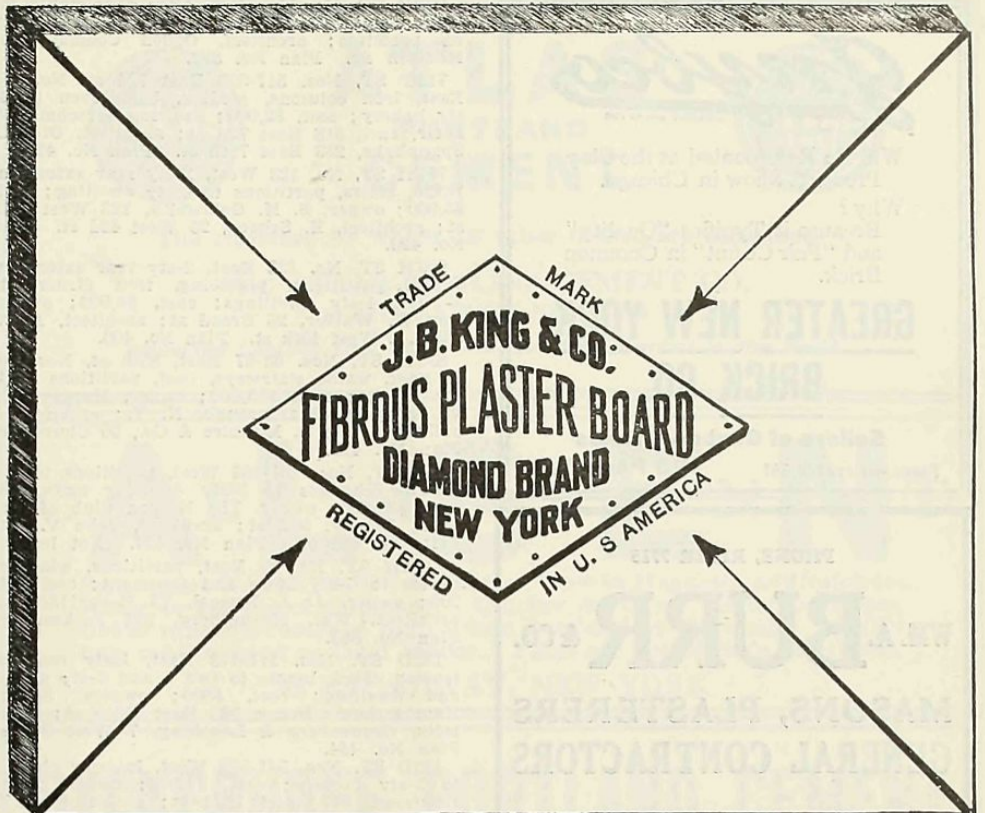
45TH ST, Nos. 152-4 West, windows, partitions to two 4-sty stores and dwellings; cost, \$6,000; owner, May I. Eisseldt, 127 West 43d st; architect, H. B. Herts, 35 West 31st st. Plan No. 404.

46TH ST, No. 308 East, windows, toilets, partitions to 5-sty tenement; cost, \$200; owner, Bertha Mager, 1071 2d av; architect, Chas. Mager, 1071 2d av. Plan No. 397.

47TH ST, No. 1 East, windows to 4-sty residence; cost, \$125; owner, Helen Gould, 589 5th av; architect, Charles Volz, 160 5th av. Plan No. 445.

52D ST, No. 108 West, 1-sty front extension, 8.6x4.6, partitions, piers, steel girders to 3-sty residence; cost, \$300; owner, Mary E. McCormack, 108 West 52d st; architects, Holmes & Barry, 1737 Undercliff av. Plan No. 443.


58TH ST, Nos. 215-219 East, 2-sty side extension, 10x50, to 2-sty brick store and loft; cost, \$750; owners, Walsh & Hartwig, Inc., on premises; architect, Wm. H. Barnett, 1500 Vyse av. Plan No. 446.




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60TH ST, No. 111 East, alter apartments for club; cost, \$40,000; owner, Metropolitan Club, on premises; architect, Ogden Codman, 340 Madison av. Plan No. 392.

71ST ST, Nos. 517-523 East 72d st, No. 518 East, iron columns, girders, bake oven to 4-sty bakery; cost, \$2,000; owners, Herschman & Bleir, Inc., 518 East 72d st; architect, Otto L. Spannake, 233 East 8th st. Plan No. 423.

75TH ST, No. 123 West, 2-sty rear extension, 13x20, stairs, partitions to 4-sty dwelling; cost, \$5,000; owner, S. M. Goldsmith, 123 West 75th st; architect, E. Schoen, 25 West 42d st. Plan No. 420.

80TH ST, No. 123 East, 2-sty rear extension, 10x19, partitions, plumbing, iron girders to 3- and 4-sty dwellings; cost, \$8,000; owner, Guy W. Walker, 25 Broad st; architect, A. N. Allen, 2 West 45th st. Plan No. 406.

88TH ST, Nos. 63-67 East, 89th st, Nos. 60-64 East, walls, stairways, roof, partitions to 4-sty garage; cost, \$15,000; owner, Margaret L. V. Sheppard, Scarborough, N. Y.; architect & builder, James C. McGuire & Co., 50 Church st. Plan No. 412.

93D ST, Nos. 161-165 West, partitions, toilets, interior changes to 3-sty dwelling and club; cost, \$30,000; owner, The Nippon Club of New York, 161 W. 93d st; architect, John V. Van Pelt, 381 4th av. Plan No. 424. Not let.

113TH ST, No. 75 East, partitions, windows, toilets to 5-sty store and tenement; cost, \$5,200; owner, J. J. Bremel, 75 East 113th st; architect, Wm. Huenerberg, 925 Jackson av. Plan No. 383.

122D ST, Nos. 171-173 East, 1-sty rear extension, 20x8, beams to two 1 and 3-sty garage and dwelling; cost, \$800; owners, Samuel Katz & Louis Doges, 125 East 115th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 444.

132D ST, Nos. 541-559 West, interior changes to 5-sty factory; cost, \$1,500; owner, Julius Kaufman, 549 West 132d st; architect, H. C. Pittman, 22 East 21st st. Plan No. 388.

146TH ST, No. 504 West, toilets, partitions to 5-sty store and tenement; cost, \$100; owner, Mrs. Karl Stahl, on premises; architect, Louis Furtneit, 200 West 128th st. Plan No. 399.

AV A, Nos. 1578-1580, 83d st, No. 501 East, partitions to two 5-sty tenements; cost, \$50; owner, Amelia Frank, 600 West 140th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 438.

AV B, No. 85, partitions, to 4-sty dwelling; cost, \$750; owner, Jacob Fisher, 25 Av A; architect, Jacob Janos, 56 St. Mark's pl. Plan No. 428.

AMSTERDAM AV, No. 813, toilets, windows to 5-sty tenement; cost, \$200; owner, S. Weinhandler, 548 West 113th st; architect, Michael Cardo, 391 East 104th st. Plan No. 398.

BROADWAY, s w cor 57th st, partitions, windows, plumbing, toilets, interior changes to 9-sty apartment; cost, \$100,000; owners, Klein & Jackson, 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 377.

BROADWAY, No. 4260, windows to 6-sty tenement; cost, \$50; owner, Bendheim Const. Co., 128 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 393.

BROADWAY, No. 165, alter show windows, partitions to 33-sty office; cost, \$750; owner, Broadway Cortlandt Co., 165 Broadway; architect, Francis H. Kimball, 71 Broadway. Plan No. 429. Not let.

BROADWAY, Nos. 1140-1146, alter iron columns, steel beams to three 3-sty store and lofts; cost, \$1,000; owner, Frederick Ayres Milk st, Boston, Mass; architect, Harry N. Paradies, 231 West 18th st. Plan No. 441.

BROADWAY, Nos. 446-448, erect elevator shaft to 5-sty store and loft; cost, \$2,500; owner, Spencer Estate, 80 Broadway; architect, F. M. Coffin, 272 Manhattan av. Plan No. 442.

BROADWAY, Nos. 346-348 Leonard st, Nos. 106-118 Lafayette st, Nos. 46-50, partitions, walls to 12-sty office; cost, \$5,000; owner, New York Life Ins. Co., 346 Broadway; architect, F. E. Hill, 346 Broadway. Plan No. 419. Hughes Bros., 1123 Broadway, has contract.

BROADWAY, Nos. 561-563, Prince st, No. 88, cut openings, alter vault toilets to 12-sty office and loft; cost, \$2,000; owner, Singer Mfg. Co., 149 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 418.

BROADWAY, Nos. 1710-1718, sign to five 2-sty stores; cost, \$300; owner, Tyce Realty Co., 43 Cedar st; architect, Frank Sutton, 158 West 65th st. Plan No. 416.

BROADWAY, Nos. 1095-1099, 23d st, Nos. 1-21 West, 24th st, Nos. 2-4 West, balcony to 14-sty office; cost, \$500; owner, Fifth Avenue Building Co., 200 5th av; architect, Harold J. Crooke, 1123 Broadway. Plan No. 413. F. D. Gheen & Co., 1123 Broadway, have contract.

EAST END AV, No. 74, 83d st, Nos. 540-544 East, toilets, skylights, partitions to 5-sty tenement and stores; cost, \$250; owner, Geo. Ehret, 1197 Park av; architect, Frank Hausle, 81 East 125th st. Plan No. 421.

LEXINGTON AV, s w cor 125th st, partitions, windows to 2-sty stores and club rooms; cost, \$1,000; owner, Lewis Hopper, 395 4th st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 385. Blot & Baust, 442 East 50th st, have contract.

MADISON AV, No. 539, partitions, windows, toilets to 4-sty dwelling; cost, \$3,000; owner, Mrs. E. A. Meserole, on premises; architect, Thomas Nash, 1170 Broadway. Plan No. 395.

MADISON AV, Nos. 633-643, windows, partitions to 4-sty stores; cost, \$3,500; owner, Leo Schlesinger, 372 South st; architects, Buchman & Fox, 11 East 59th st. Plan No. 402.

PARK AV, No. 1869, change columns, cut openings, entrance, to 1-sty office; cost, \$2,000; owner, A. S. Nichols, 1901 Park av; architect,

Vernon Jarboe, 381 4th av. Plan No. 427. Cauldwell Wingate Co., 381 4th av, has contract.

1ST AV, Nos. 756-568, 43d st, Nos. 400 406 East, erect steel structure for water, to 5 2-sty slaughter house; cost, \$200; owner, Patrick Donohue, 132 E. 71st st; architect, B. F. Hart, Jr., Co., 50 Church st. Plan No. 425.

1ST AV, No. 2417, partitions, windows to 5-sty tenement; cost, \$500; owner, Estate Chas. Tisch, 601 West 149th st; architect, Louis S. Furtneit, 200 West 128th st. Plan No. 434.

1ST AV, Nos. 1622-1624, 1-sty side extension, 3.2x3.8, partitions, windows to two 2 and 5-sty stores and tenements; cost, \$350; owner, Emanuel Ornstein, 84th st and Av A; architect, Geo. Kessler, 1556 Av A. Plan No. 422.

1ST AV, n e cor 11th st, partitions, windows, toilets to two 5-sty tenements; cost, \$2,000; owner, Henry Muller, 695 East 170th st; architect, O. Reissmann, 30 1st st. Plan No. 378.

2D AV, s e cor 78th st, windows, partitions to 5-sty tenement; cost, \$200; owner, John A. Ward, 132 Nassau st; architect, Frank Straub, 18 East 42d st. Plan No. 379.

3D AV, No. 134, partitions, windows, stairs to 3-sty hotel; cost, \$5,500; owner, Harrison K. Bird; architect, L. A. Sheinart, 194 Bowery. Plan No. 448.

3D AV, n w cor Av B, toilets, partitions, windows to two 4-sty tenements; cost, \$500; owner, R. M. Nagle, 107 East 64th st; architect, Max Muller, 115 Nassau st. Plan No. 384.

3D AV, No. 78, partitions, toilets to 3-sty store and dwelling; cost, \$700; owner, Wm. F. Schneider, 6 West 131st st; architect, Nathan Langer, 81 East 125th st. Plan No. 401.

3D AV, Nos. 130-132, windows, partitions, toilets to two 2 & 3-sty hotel and restaurant; cost, \$7,000; owners, Graf & Graf Restaurant & Hotel Co., 309 Broadway; architect, Henry B. Herts, 35 West 31st st. Plan No. 391.

3D AV, No. 2184, moving picture show, partitions, windows to 2-sty store; cost, \$5,500; owner, Ridley Estate, care architect, L. A. Sheinart, 194 Bowery. Plan No. 375.

5TH AV, Nos. 436-438, add 5-stys, stairs, boiler stack, skylights, windows to 7-sty loft and office; cost, \$100,000; owners, Michael & Jacob Dreicer, 560 5th av; architect, F. S. Keeler, 140 Cedar st. Plan No. 415.

6TH AV, Nos. 388-390, 24th st, No. 56 West, elevators, stairs to 6-sty store and loft; cost, \$5,000; owner, Mrs. Mary A. Gordon, 294 Central Park West; architect, J. C. Westervelt, 36 West 34th st. Plan No. 410.

7TH AV, Nos. 754-760, windows, toilets, extension to 2-sty stores, studio and restaurant; cost, \$6,000; owners, Morris Bass & Morris Bouser, 60 Liberty st; architects, Eisendrath & Horowitz, 500 5th av. Plan No. 394.

8TH AV, No. 894, windows, partitions to 4-sty dwelling and stores; cost, \$150; owner, Abraham Schwab, 648 Madison av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 381.

8TH AV, No. 149, stairs and partitions to 2-sty store and dwelling; cost, \$400; owner, M. Bayard Brown, 49 Wall st; architects, A. L. Kehoe & Co., 1 Beekman st. Plan No. 407.

9TH AV, No. 785, alter store fronts to 5-sty store and tenement; cost, \$350; owner, Christopher Welcher, 785 9th av; architect, James W. Cole, 403 West 51st st. Plan No. 439.

Bronx.

195TH ST, n s, 110 w Decatur av, move 2 1/2-sty frame dwelling; cost, \$1,200; owner, J. J. O'Meara, 130 East 93d st; architect, Geo. W. Flagg, 347 East 195th st. Plan No. 73.

FOREST AV, No. 912, new partitions, new doors to 3-sty frame store and tenement; cost, \$600; owner, Pauline Cahn, on premises; architect, Arthur Cahn, on premises. Plan No. 79.

GUN HILL ROAD, s w cor Bronx Boulevard, move 2-sty frame dwelling; cost, \$500; owner, Mathias Haffen, 152d st and Melrose av; architect, M. J. Garvin, 3307 3d av. Plan No. 71.

GUN HILL ROAD, s s, 20.10 w Bronx Boulevard, 1-sty frame extension, 23.9x16.6, to 3-sty frame dwelling; cost, \$2,000; owner, Mathias Haffen, 152d st and Melrose av; architect, M. J. Garvin, 3307 3d av. Plan No. 72.

WILKINS AV, No. 1422, 1-sty brick extension, 26.3x16, to 4-sty frame store and dwelling; cost, \$2,000; owner, Samuel Greenfield, 352 East 79th st; architect, Henry Zlot, 230 Grand st. Plan No. 74.

WHITE PLAINS AV, w s, 175 s 216th st, new store front to 1-sty frame office; cost, \$200; owner, Mary J. Ryan, 223d st and Carpenter av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 78.

3D AV, No. 3029, new partitions, etc., to 3-sty frame store and offices; cost, \$150; owner, John Fries, on premises; architect, Edw. J. Byrne, on premises. Plan No. 75.

Brooklyn.

BALTIC ST., No. 627, new toilet compartment, etc.; cost, \$100; owner, Ben Porsio, 591 Carroll st; architect, W. J. Conway, 400 Union st. Plan No. 792.

BOERUM ST, No. 30, 1-sty frame extension, 4x5; cost, \$150; owner, Rebecca Damman, 429 Ralph st; architect, Jos. Wagner, 1108 Flushing av. Plan No. 764.

BRIDGE ST, No. 127, new partitions, etc.; cost, \$200; owner, Maggie Schlansky, 442 14th st; architect, Robt. A. Austin, 174 Sands st. Plan No. 727.

COTTAGE PL, w s, 219 s Surf av, new porch, etc.; cost, \$350; owner and builder, Anthony Patuzio, R. R. av and W. 23d st. Plan No. 767.

COLUMBIA ST, No. 292, new store front, etc.; cost, \$298; owner, Jacob Lehman, 478 5th st; builder, Gibbons Co., 318 Columbia st. Plan No. 771.

COURT ST, No. 295, new partitions, etc.; cost, \$1,000; owner, Mary E. Flannery, 356 Henry st; architect, David A. Lucas, 98 3d st. Plan No. 747.

COURT ST, No. 297, new flooring, etc.; cost \$850; owner, Mary E. Flannery, 356 Henry st; architect, David A. Lucas, 98 3d st. Plan No. 783.

CHAUNCEY ST, No. 13, new walls, etc.; cost, \$300; owner, Fred W. Downes, 104 Fulton st; architect, Michael Rosenberg, 186 Remsen st. Plan No. 785.

DEGRAW ST, No. 64, new toilet compartment, etc.; cost, \$100; owner, Frank De Maro, on premises; architect, John Burke, 703 East 4th st. Plan No. 725.

DWIGHT ST, w s, bet Delevan & Verona st, new extension, 31x10; cost, \$18,000; owner, American Stopper Co., 39 Verona st; architect, N. M. Loney, 447 West 14th st, New York. Plan No. 743.

FULTON ST, n e cor Duffield st, new walls, etc.; cost, \$500; owner, Louis Narim, 534 5th av; builder, —. Plan No. 737.

JORALEMON ST, No. 184, fireproof window, etc.; cost, \$25; owner, Zee D. Berry, on premises; builder, —. Plan No. 760.

NEWELL ST, No. 158, a new toilet compartment, etc.; cost, \$150; owner, Frank Leviness, on premises; architect, Wm. P. Sheehan, 200 Greenpoint av. Plan No. 717.

EAST 15TH ST, No. 1946, new extensions, 24x15; cost, \$1,000; owner, Maud Marshall, on premises; architect, Wm. F. Kleindienst, 371 Fulton st. Plan No. 694.

GUERNSEY ST, No. 100, 2-sty frame extension, 20x20; cost, \$1,400; owner, Grace B. Randall, 972 Sterling pl; architect, Geo. W. Randall, 1123 Broadway, New York. Plan No. 753.

MALBONE ST, n s, 220 w Kingston av, new plumbing fixtures; cost, \$100; owner, Daniel McCarthy, on premises; architect, R. T. Schaefer, 1522 Flatbush ave. Plan No. 794.

NORTH OXFORD ST, No. 35, new toilet compartment; cost, \$500; owner, Mary E. Davies, on premises; architect, David A. Lucas, 98 3d st. Plan No. 719.

REMSEN ST, No. 162, 1-sty brick extension, 20x46.10; cost, \$8,000; owner, Realty Associates, on premises; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 686.

ROCKWELL PL, e s, 78 n Fulton st, new house drain, etc.; cost, \$100; owner, Estate of J. G. Rechter, 505 Quincy st; architect, James McGuinness, 105 Ft. Greene pl. Plan No. 689.

SMITH ST, No. 119, new show window, etc.; cost, \$800; owner, Theodore Rehn, 120 Smith st.; architect, David A. Lucas, 98 3rd st. Plan No. 787.

STATE ST, n s, 150 e Smith st, new plumbing, etc.; cost, \$8,000; owner, Howard S. Lightenstein, 540 Clinton av; architect, Albert Ullrich, 371 Fulton st. Plan No. 796.

SUTTON ST, w s, 100 n Nassau av, new smokestack, etc.; cost, \$605; owner, International Cork Co., 99-111 Sutton st; architect, L. B. Merritt & Co., 26 Cortlandt st, New York. Plan No. 731.

VARET ST, No. 209, new windows, etc.; cost \$50; owner, Meyer Klimsky, 40 Ten Eyck; architect, Abr. Markwitz, 225 Hart st. Plan No. 781.

VERMONT ST, w s, 125 s Jamaica av, 1-sty frame extension, 11x6.6; cost, \$100; owner, Chas. Filsinger, 68 Vermont st; architect, Harry Rocker, 202 Bradford st. Plan No. 736.

EAST 26TH ST, w s, 23.5 s Ditmas av, new bay windows, etc.; cost, \$100; owner, Mrs. R. W. Turner, on premises; builder, J. B. Vincent, 701 Prospect pl. Plan No. 718.

BAY 35TH ST, No. 135, repair fire damage; cost, \$2,500; owner, Sam Sigler, 133 Bay 35th st; builder, John Seids, 194 Bay 34th st. Plan No. 740.

63D ST, n s, 320 w 14th av, raise building, etc.; cost, \$35; owner and builder, Antonio Orio, 1357 63d st. Plan No. 749.

66TH ST, s s, 300 w 12th av, new gas fixtures; cost, \$50; owner, Ned Albanese, 630 Union st; architect, Louis Sessler, 169 5th av. Plan No. 722.

75TH ST, n s, 260 w 14th av, new house drain, etc.; cost, \$70; owner, Mrs. H. Koch, 1351 75th st; architect, John J. Dunn, 74th st & 15th av. Plan No. 741.

BROADWAY, No. 1549, new show window, etc.; cost, \$300; owner, Wm. Kuth, on premises; architect, Eric O'Holmgren, 371 Fulton st. Plan No. 700.

BROADWAY, n e cor Hart st, new store front, etc.; cost, \$400; owner, Julia Levy, 230 Riverside Drive, New York; builder, Fred Wilber, 192 Woodbine st. Plan No. 735.


BROADWAY, e s, 25 s Dodworth st, new show windows, etc.; cost, \$275; owner, Chas. Yung, 379 Ocean av; builder, I. Todd, 10 Lawton st. Plan No. 715.

DRIGGS AV, n s, 25.11 w Newell st, new partitions, etc.; cost, \$125; owner, I. Tribbaum, 26 Diamond st; builder, Robt. B. Russell, 143 Driggs av. Plan No. 744.

DRIGGS AV, No. 585, 1-sty cement block extension, 39x25.8; cost, \$800; owner, Wm. J. McKinney, 585 Driggs av; architect, Benj. Finkensieper, 134 Broadway. Plan No. 782.


EAST N. Y., s s, 20 e New York av, new storeroom, etc.; cost, \$200; owner, Antone Antonello, on premises; builder, —. Plan No. 695.

FLUSHING AV, No. 575, add new story to present building, etc.; cost, \$20,000; owner, Jacob Meurer, on premises; architect, Jos. A. McCarroll, 3 West 29th st, N. Y. Plan No. 789.



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FLUSHING AV., No. 1079, new stairway, etc.; cost, \$300; owner Ignazio Prestia, 134 Hamburg av.; architect, Frank V. Laspia, 60 Graham av. Plan No. 768.

FOURTH AV., e s, 49.4 s Prospect av, 2-sty frame extension, 5x10; cost \$1,000; owner, Wm. Hefferman, 594 4th av; architect, Harlung & White, 6323 New Utrecht av. Plan No. 780.

GATES AV., No. S, new partitions, etc.; cost, \$40; owner, Jas. L. Gerald & ano, Plainfield, N. J.; builder, Rufus H. Brown, 391 Fulton st. Plan No. 784.

GREENPOINT AV., No. 148, new partitions, etc.; cost, \$200; owner, Marg't Heidelberg, 1085 Manhattan av; architects, Phil. Tillion & Son, 381 Fulton st. Plan No. 757.

GRAHAM AV., s e cor. Maujer st, new store front, etc.; cost, \$250; owner, John Hegemann, 254 Graham av; architect, B. Flunksieper, 134 Broadway. Plan No. 779.

HUDSON AV., No. 161, new partitions, etc.; cost, \$200; owner, Pasquale Forte, on premises; architect, Robt. A. Austin, 174 Sands st. Plan No. 726.

JEFFERSON AV., s s, 175 w Patchen av, new walls, etc.; cost, \$500; owner, Congregation Ahavas Chesed, 742 Jefferson av; architect, Farber & Merick, 1028 Gates av. Plan No. 723.

LIBERTY AV., s e cor. Ashford st, new foundation, etc.; cost, \$77; owner, Max Ulmann, on premises; builder, Thomas Bizzorro, same address. Plan No. 790.

MILLER AV., No. 93, 2-sty frame extension, 10x15; cost, \$350; owner, Ernest Fuchs, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 788.

NASSAU AV., No. 180, new walls, etc.; cost, \$400; owner, Izak Wank, 188 Nassau av.; architect, Jos. McKillop, Jr., 154 India st. Plan No. 766.

NEW LOTS RD., n e cor Vesta av, new extension, 53x9.8; cost, \$300; owner, Solomon Wolf, Worcester, Mass.; architects, Cohn Bros., 391 Store av. Plan No. 746.

OCEAN PARKWAY, w s, 524 s Sheephead Bay rd, 2-sty frame extension, 24x40; cost, \$2,000; owner, Max Dreyfus, 916 St. John's pl; architect, C. Schubert, 13th av, cor 86th st. Plan No. 751.

ORIENTAL HOTEL, Manhattan Beach, new partitions; cost, \$2,000; owner, Manhattan Beach Estates, 192 Broadway, N. Y.; builder, John Thatcher & Son, 60 Park av. Plan No. 769.

PARK AV., No. 791, new windows, etc.; cost, \$100; owner, Edw. Ege, 58 Rush st; architect, Samuel M. Wickes, Jr., 66 South 10th st. Plan No. 761.

PITKIN AV., n w cor Watkins st, new store front, etc.; cost, \$300; owner, S. Sarnoff, 23d st New York; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 752.

PITKIN AV., n e cor Watkins st, new photo skylight, etc.; cost, \$200; owner, Geo. Tonkonogy, on premises; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 710.

RAILROAD AV., n s, 188.4 w West 12th st, 1-sty brick extension, 40x34.6; cost, \$4,000; owner and architect, Edison Electric Illuminating Co. (Inc.), 360 Pearl st. Plan No. 687.

SEA GATE AV., s w cor Maple av, new extension, 16.2x13.10; cost, \$3,000; owner, Sea Gate Improvement Co., 180 Montague st; architect, Geo. H. Suss, 2985 West 28th st. Plan No. 691.

SHEFFIELD AV., e s, 57.6 n Sutter av, new bath room fixtures, etc.; cost, \$45; owner, Gussie Alperstein, Sutter, cor Sheffield av; builder, Saml. Krieve, 471 Carroll st. Plan No. 754.

STONE AV., e s, 89 n Dean st, 1-sty brick extension, 17.10x14; cost, \$1,200; owner, Joe Maddaloni, 89 Stone av.; architect, John Burke, 403 East 4th st. Plan No. 773.

WILLOUGHBY AV., n s, 120 w Marcy av, new plumbing, etc.; cost, \$375; owner, Mrs. S. Sledman, 128 Hart st; architect, Jas. F. Sullivan, 248 Lexington av. Plan No. 738.

6TH AV., No. 591, new sinks, etc.; cost, \$50; owner, Emile Jannizes, 591 6th av; architects, Hartung & White, 6323 New Utrecht av. Plan No. 742.

Queens.

METROPOLITAN.—Collins av, w s, 100 n Metropolitan av, erect locust post foundation; cost, \$30; owner, David C. Hock, 18 John st, Metropolitan, Plan No. 104.

FLUSHING.—Lawrence st, s e cor Grove st, erect concrete icebox, 9x6; cost, \$75; owner, James Antoenette, on premises. Plan No. 105.

JAMAICA.—Washington st, e s, 60 s Fulton st, repair after fire damage; cost, \$1,000; owner, A. S. Contani, 17 Hilldale av, Jamaica. Plan No. 106.

LONG ISLAND CITY.—Doek, River and Pier sts, erect runway covered with corrugated iron to house conveyor; cost, \$1,100; owner, National Sugar Co., Front and Pigeon sts, L. I. City. Plan No. 107.

JAMAICA.—Harriman av, w s, 145 s Grove st, erect balcony on side 16 ft. wide 11 ft. deep; cost, \$100; owner, Louis Caliochio, 27 Harriman av, Jamaica. Plan No. 103.

JAMAICA.—Fulton st, s e cor Twombly pl, erect new steel electric sign; cost, \$150; owners, Kennedy & Hertsog, attorneys for owner, on premises. Plan No. 108.

JAMAICA.—Flushing av, No. 11, 2-sty frame extension on rear, 22x16, tin roof, new plumbing; cost, \$1,500; owner, Flora K. Solomann, on premises; architect, I. M. Kirby, Washington st, Jamaica. Plan No. 109.

ROCKAWAY BEACH.—Gaston av, n w cor Boulevard, erect new store front; cost, \$200; owner, W. Klien, 497 Boulevard, Rockaway Beach. Plan No. 110.

ROCKAWAY BEACH.—Ammerman av, n w cor Board Walk, brick extension on rear, to be used as laundry; cost, \$400; owner, Waldman, 497 Boulevard, Rockaway Beach. Plan No. 111.

WINFIELD.—Forest st, s s, 373 w Worthington st, new stone foundation; cost, \$250; owner, Joseph Kleacek, 52 Forest st, Winfield. Plan No. 112.

ROCKAWAY BEACH.—Judson av, w s, 100 n railroad track, general repairs; cost, \$65; owner, Benjamin Friedman, 155 Grand st, Brooklyn. Plan No. 113.

ROCKAWAY BEACH.—South Eldert av, e s, 97 s Boulevard, construct new brick cellar under dwelling; cost, \$500; owner, C. Graner, South Grove av, Rockaway Beach. Plan No. 115.

ROCKAWAY BEACH.—South Grove av, w s, 500 s Boulevard, erect new brick cellar under dwelling; cost, \$500; owner, C. Graner, South Grove av, Rockaway Beach. Plan No. 116.

FLUSHING.—Cypress av, n s, 137 e Amber pl, erect 2-sty frame extension on rear, 15x16, tin roof; cost, \$912; owner and architect, Wallace Appleton Co., 14 Ash st, Flushing. Plan No. 117.

Richmond.

BROAD ST., n s, 100 w Cedar st, Stapleton, extension to frame store and dwelling; cost, \$400; owner, Jacob Harris; builders, Hesse & Offerjost, 297 Broad st, Stapleton. Plan No. 41.

KREISCHER ST., e s, 300 s Androvetta av, Kreischerville, S. I., add to saloon; cost, \$200; owner, Wm. Cutting; builder, G. D. Dissosway, Tottenville. Plan No. 40.

LINDEN AV., s s, 100 w Van Pelt av, Mariner's Harbor, alter frame dwelling; cost, \$820; owner, Herman Frederickson, 110 Van Pelt av; builder, Jas. C. Bush, 125 Simonson av, Port Richmond. Plan No. 38.

MAPLE AV., w s, 235 s Richmond terrace, alter frame dwelling; cost, \$2,127; owner, John E. Donovan; builder, Wm. Osborn & Son. Plan No. 39.

Government Work.

NEW YORK.—Sealed proposals for removing obstructions in channel between North and South Brother Islands, East River, N. Y., will be received at the office of the U. S. Engineer, Army Building, 39 Whitehall st, until Feb. 10, information on application. W. M. Black, colonel, engineers.

NEW JERSEY.—U. S. Engineer Office, Army Building, 39 Whitehall st., sealed proposals for dredging in Matawan Creek, Raritan and South Rivers, Shoal Harbor and Compton Creek and Shrewsbury River, N. J., will be received until March 21. Wm. T. Rossell, colonel, engineers.

BUFFALO, N. Y.—U. S. Engineer Office, Buffalo, N. Y.—Sealed proposals for construction of timber crib, concrete wing walls, Black Rock Shiplock, Buffalo, N. Y., will be received until March 25. J. G. Warren, lieutenant colonel, engineers.

INLET, N. J.—U. S. Engineer Office, Wilmington, Del.—Sealed proposals for dredging at Cold Spring Inlet, N. J., will be received here until March 8. R. R. Raymond, major, engineers.

WESTCHESTER, N. Y.—U. S. Engineer Office, Army Building, 39 Whitehall st.—Sealed proposals for dredging and rock removal in Westchester Creek, N. Y., will be received until March 16. W. M. Black, colonel, engineers.

Personal and Trade Notes.

CHARLES W. ROSS, architect, formerly of 1185 Jamaica av, Woodhaven, L. I., is moving his office to 1180 Jamaica av, Woodhaven.

HENRY W. DURHAM has been appointed, by Borough President McAneny, as chief engineer of the Department of Highways, to take the place left vacant some time ago by the resignation of General Bingham. Mr. Durham, whose home is in the Washington Heights section of Manhattan, is at present chief engineer in charge of the construction of the Cape Cod Canal.

ROBERT B. INSLEY, who since the beginning of the administration had been superintendent of the Bureau of Buildings and Offices under Borough President McAneny, was transferred this week to the post of Assistant Superintendent of Buildings under Superintendent Miller, succeeding Mr. Westerfield, who resigned to engage in business. The change was made, it was said, at the request of Mr. Insley, who voluntarily relinquished \$1,000 in salary, being the difference between his old and present salaries, in order to get less arduous work. He will get \$4,000 in the new post.

A Revolution in Shipping.

The Panama Canal will cause a revolution in shipping. By its means the distance from Europe to San Francisco will be reduced from 13,621 to 6,200 miles, from Montreal to Sydney from 13,690 to 2,738 miles, from England to Australia from 9,307 to 800 miles, and to and from other points like reductions will be made. The voyage between New York and Shanghai will be 1,400 miles shorter than now, and between New York and New Zealand and Australia 2,300. The changes in navigation routes will cause equally great changes in the distribution of the coal trade, old accumulating points being abandoned and new ones established. —Leslie's Weekly.

New Regulations for Picture Theatres.

Along with the order to prevent smoking, the moving picture proprietors are ordered to prevent the obstruction of any inside aisle or passageway by any camp stools, chairs, sofas or other obstructions, or by the standing or sitting of any person in any such aisle or passageway except in conformity with the standee ordinance recently adopted by the Board of Aldermen. This regulation of standees provides that where there is a passageway in the rear of the seats more than six feet in depth, it shall be lawful to permit persons to stand therein as follows:

(a) If such passageway is more than six feet and less than sixteen feet deep, persons may stand therein, provided an unobstructed passageway of at least six feet in depth is left open, and there are no more than four rows of persons standing;

(b) If such passageway is more than sixteen feet deep, any number of persons or rows of persons may stand therein, provided that an unobstructed passageway of at least ten feet in depth is left open;

(c) And in galleries or balconies, only one row of persons shall be permitted to stand;

(d) And in places of amusement having a passageway in the rear of the seats, six feet or less in depth, but having in addition an outer passageway in the rear thereof, to which all aisle heads have straight and direct access, it shall be lawful to permit two rows of persons to stand in such passageway in the rear of such seats, but under no circumstances any more than two such rows;

(e) And in no event, nor under any circumstances, shall any persons be allowed to stand at the head of any aisle.

The space to be occupied by said standees shall be separated from the space to be left clear for passage, by tape, ribbon, or other easily broken material, supported by light posts fixed in stationary sockets, and to be not less than three nor more than four feet from the floor; all to be so constructed and placed as to be no obstruction in case of panic or emergency."

The order is signed "Joseph Johnson, Fire Commissioner," and is countersigned "William Guerin, Acting Chief, Bureau of Fire Prevention." On the back of the order is printed the provisions of the Greater New York Charter, amended by Chapter 899 of the Laws of 1911 (Hoey Law).

Mistakes in Planning Office Buildings

One mistake that used to be made in many floor plans of an office building is in the size of the offices. In a building recently erected in a large city the principal offices were those in front—which it was supposed would bring the most rent, are 34 feet deep (Plate A). When the structure was inclosed and the building manager began to push his campaign for tenants he was surprised to find that the rear offices rented more readily than the front offices. In fact, it seemed almost impossible to rent front offices and he finally discovered the reason why—tenants prefer to have shorter offices because the rent is lower and light is better. The incident is related by Charles E. White, Jr., in Building Management and he gives this explanation: The corridor end of an office 34 feet deep is dark. No tenant wants to pay rent for dark space and the additional room in a deep office is not useful enough in the eyes of the tenant to be worth the increased expenditure.

Mr. White also calls attention to the fact that the appearance of an office is influenced more by width than depth. Upon stepping into a room you will find that the eye is impressed—first, by width; last, by depth. Thus an office 20 feet wide and 30 feet deep makes an appearance but slightly better than an office 20 feet wide and 25 feet deep. The average tenant renting space is influenced largely by appearances and when he steps into a deep office and finds that it looks no better and costs \$75 a year more than a shallower office he quickly decides that the higher cost is not worth while. In the building cited, if the front offices had been planned from 22 to 25 feet deep (instead of 32 feet) several thousands of dollars would have been saved on account of the reduced size of the building; the rent roll would have been just as large as it is now and the building manager might have saved much wear and tear on his brains—energy wasted in trying to boost an impractical proposition. We might go farther than this and say that if a building manager had been consulted in the first place the error would have been avoided.

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The distribution of the 1912 edition of SWEET'S CATALOGUE is now closed. This edition is out of print. All applications received from Architects, Engineers and Contractors for copies of same will be filed for consideration in connection with the 1913 edition. The demand for "SWEET'S" is increasing every year.

"SWEET'S"

11 East 24th Street, New York

Use of Brick in American Architecture.

Considered from the point of view of beauty, brick would seem to occupy a unique position among the structural materials available for the creation of beautiful buildings. Further analysis discloses, among others, the following interesting points:

Brick is made in reasonably small units, so that in the case of many modern buildings, at least one hundred thousand of them show on the exterior. This, together with the varying shapes and sizes now obtainable, make possible an almost infinite variety of form and pattern, thus giving full scope to the imagination, ingenuity and skill both of the designer and of the workman.

Brick, moreover, is now made in almost every conceivable color and shade, the permanency of which is unequalled by hardly any other building material; with such a "palette," therefore, at one's command, and by a skillful use of color, the brickbuilder of to-day can readily add to his design that living touch which the painter gives us in his painting.

Brick may be also counted unique in the fact that it requires for its structural efficiency the use of a very considerable amount of material of quite another kind and color, namely, mortar, and further that this material must of necessity show in the form of a joint to a more or less degree in the face of the finished wall. A mistaken idea has prevailed that the mortar joint is a blemish that should be suppressed as far as possible, or be colored to match the brick.

We find, however, that the designer of to-day seizes the very opportunity afforded by a mortar joint to introduce into his wall another element of color and pattern.

The word "texture" has lately come into use in connection with brickwork, and, strange as it may seem, this word has a very plausible application; for the builder of interesting brick work has much in common with the weaver at the loom as far as resulting color effect goes. Just as the weaver, with his threads of varying sizes and colors, produces a never-ending variety of useful and beautiful fabrics, just so it is possible for the brickbuilder, with his bricks and joints of many colors and sizes, to weave new ideas and combinations into his work, all in beautiful and imperishable patterns; and this applies to all brick.

Just as the fabric charms and delights the eye and at the same time protects man from heat and cold, and performs a thousand other useful functions, so the beautiful wall of brick, exemplifying man's ingenuity and his artistic skill, forms also the protective structure of the buildings erected for his use. Brick, therefore, would seem to fulfill to a very high degree the requirements of an ideal architectural material.—Donn Barber.

1,094 to 1,742 degrees Fahrenheit; common building brick, drain tile, stove tile and the like, iron and lime-bearing clays, 1,472 to 2,066; roofing tile, 1,742 to 2,102; art pottery, biscuit ware, 1,922 to 2,102; art pottery, glaze-glossy, 1,742 to 2,138; art pottery, matt, 1,922 to 2,210; sewer pipe from shale, 1,922 to 2,102; common cream brick from limey clays, 1,994 to 2,138; paving brick from shales, 2,102 to 2,210; sewer pipe from fire clay, 2,102 to 2,354; whiteware pottery, biscuit, 2,174 to 2,426; whiteware pottery, glaze, 1,742 to 2,426; facebrick from fire clay, 2,174 to 2,426; floor tile, encaustic, 2,210 to 2,318; floor tile vitreous, 2,318 to 2,426; paving brick from fire clays, 2,210 to 2,354; stoneware, with salt or slip glazes, 2,246 to 2,426; fireproofing, 2,102 to 2,354; firebrick, cement and porcelain, 2,426 to 2,786; glass tank blocks, 2,426 to 2,786; silica brick and hard-flowing glazes, 2,786 to 3,002. All temperatures given are in degrees Fahrenheit.

As already stated, there is no reason why subordinate residential streets should follow long, straight lines. This is in a measure true of main traffic thoroughfares, but in them the changes in direction should not be permitted to materially increase distance or impair directness. Topography and existing improvements may be such that expense may be saved by easy changes in direction, while at the same time the street will gain in interest and admirable sites will be afforded for important buildings, the lack of which sites is so painfully evident in the rectangular street plan of Manhattan.

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OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

Feb.	24 Atwater, Wm J B—A W Kempner	12.45	27 Ehrigott, Geo M—Follet Time Record-
		109.55	ing Co. 57.66
	26 Arnstein, Robt & Isaac Cohen—Wal-	255.69	27 Egan, Chas E—N Y Dock Co. 148.08
	lace Wall Paper Co. 259.09		27 Elkowitz, Herman—H W Baumann.
	26 Alsborg, Martha—Kirby Constn Co.	373.62	30.49
		1,533.84	27 Ernst, Jno F—T W Kiley et al. 244.39
	27 Adler, Jacob P—C H Nathanson.	240.59	28 Erbe, Chas—N Y Tel Co. 38.12
	costs, 80.30	260.59	28 Ewing, Bernard M—S S Minturn.
	27 Alper, Adolph—M Lowenstein et al.	48.71	3,200.65
		194.06	28 Ebert, Abr & Harry Korn—A Hart-
	27 Alessandria, Luigi—A Marchesini.	42.15	stein. 268.65
		246.59	1 Eleopoulos, Panagioti—A E Fassell.
	27 Agid, Sam—Natl Cash Reg Co. 296.40	30.11	220.00
	27 Albers, Henry F—Marsellus Pitt & Co.	224.67	1 Elton, Jas & H N Wells—E N Welch.
		283.01	782.46
	28 Annis, Newton—H Rothleder et al.	362.95	1 Ericson, Alfred & Jos Conte—A
		236.15	Ubriaco. 1,160.23
	28 Arthur, Danl V—Winton Motor Car-	124.15	24 Fleming, Stephen—G Domidon et al.
	riage Co. 112.89	18.29	434.56
	28 same—J Dondero. 506.81	141.51	24 Fedor, Rudolph or Rudolf—E Glocker
	28 Archibald, Henry—Sargent & Co. 250.65	160.41	75.86
	28 Anderson, Edw—S Franklin. 85.08	1,063.35	26 French, Helen A—C R French. costs.
	28 Andreoli, Peter & Andw S Fraser—	62.41	48.73
	Title Guar & Trust Co. 82.75	12.41	26 same—L French. costs, 51.73
	28 Adelman, Abr—J Ratner. 162.41	67.00	26 Fallot or Fallat, Geo—B K Bloch
	28 Altschuler, Ike—E Kaufman et al. 99.96	16.72	207.04
	28 Adams, Dearborn—14th St Store. 163.10	48.53	26 Frisch, Wm—H Oppenheimer. 193.33
	29 Altman, Herman—S Millman et al.	21.46	26 Fega, Saml—S J Valk et al. 27.91
		30.11	27 Freedman, Philip—J Schechter et al.
	1 Adams, Geo F—J M Raymond. 3.03	67.00	116.91
	1 Aversa, Chas—J Talcott. 32.52	16.72	27 Friedman, Frank—Lea & Febege. 89.16
	1 Ahlbum, Carl E—Union Card Paper	43.53	27 Friedman, Jacob—C Olsen. 240.79
	Co. 52.62	21.46	27 Fitz, Mabel A—J T Shipman. 316.81
	1 Amsterdam, Edw—R W Baldwin et al.	108.18	27 Freese, Jno C—C F Gennerich & Co.
		566.64	149.79
	1 Arthur, Danl V—Western Union Tel-	125.41	27 Ferrando, Henry—R W Greenberg.
	egraph Co. 136.21	44.41	30.66
	24 Birnzwieg, Jacob S—E P Earle. 69.40	74.10	27 Fischman, Abr—J Reitman. 28.90
	24 Bassett, Hamilton—E M Sexias. 271.91	300.00	27 Forfey, Frank—Equitable Trust Co
	24 Brener, Saml—Geo F Moore, Inc. 40.36	73.05	of N Y. 360.18
	24 Brown, Henrietta A C—P F Pinkham.	625.86	27 Fullerton, Spencer & Foster Millikin
		45.05	—H Hotchner. costs, 137.38
	24 Brownstein, Harry—G Biller. 46.50	438.32	27 Fleisch, Nathan Jr & Saml—Union Ex-
	24 Bauberger, J Leonard & Chas—H	192.16	change Bank. 3,811.16
	Herrmann Furniture Co. 566.64	271.41	28 Fitzpatrick, Denis J & Thos F*—N Y
	24 Bailey, Chas—S M Israel. 118.21	116.39	Tel Co. 20.19
	24 Bernstein, Julius A & Bernard—M R	150.69	28 Field, Gertrude L—the same. 28.41
	Jacobs. 3,217.97	366.27	28 Franz, Henry—the same. 21.37
	24 Bauschat, Chas W—R H Freyberg. 88.10	20.21	28 Frahm, August—S K Pierce & Son.
	26 Behren, Bernhart—J Bleich. 619.47	2,095.77	46.79
	26 Bloom, Moses & Sarah, or Moses &	71.30	28 Fischer, Max,* Jos Josephs—City of
	Sarah Bloom—C A Smith. 254.67	467.91	N Y. 27.92
	26 Brown, John & Florence G—Green-	61.28	28 Foard, Robt J—I Lowenthal. 832.86
	wich Bank of City of N Y. 526.78	99.18	28 Foss, Leonore—Buss & Wanner. 181.41
	26 Berger, Rosie, adm—H B Smith	78.87	28 Futterman, Louis & Bessie—I Ben-
		78.87	jamin et al. 40.30
		83.33	28 Friedman, Jacob—N Y Lubricating
	26 Beck, Elizabeth M—F W Huber, Jr.	168.85	Oil Co. 74.68
		49.01	29 Friedman, Sol—Saguenay Realty Co.
	costs, 124.75	14.41	259.37
	26 same—M J Stoudt et al, costs, 88.32	263.95	29 Fenn, Emory W & Theo F Freund—
	26 Birkett, Clarence T—Paterno Bros,	285.31	Singer Sewing Machine Co. 23.17
	Inc. 190.16	152.89	29 Fritz, Jacob & Jas Roth*—N Hirsch-
	26 Berkman, David—J Isaacs. 336.31	30.79	born et al. 50.00
	26 Baker, Hyman D—P Arvin. 89.33	385.40	29 Finley, Geo J—Thos J Plunket's Sons.
	26 Beaver, Louis A—S Cohen. 77.98	35.48	52.77
	27 Bucala, Jno—Roebing Constn Co. 17.41	41.86	29 Feier, Isie—D Afeltra. 690.00
	27 Boylston, Geo A—Corbin Motor Ve-	214.41	29 Feinstein, Isaac—E M Schwartz &
	hicle Co. 80.08	112.97	Co. 47.71
	27 Blumenthal, Henry—Gould Mersereau	1,278.82	1 Flower, Edw—R B Ongersoll. 148.51
	Co. 69.79	67.26	1 Friedman, Louis & Frank Herskovitz
	27 Bagley, Wm W—J B Martin. 132.66	100.16	—A Volleman. 69.68
	27 Bryan, Vincent—J F Erdman. 295.15	90.28	1 Fleischman, Jos—C H Bayer. 543.30
	27 Binder, Abr—Geo L Storm & Co.	276.18	1 Finn, Herman* & Harry—H B Clafin
		1,354.45	Co. 69.91
	27 Brown, Wm I, Wm F Brown & Henry	178.57	1 Friedman, Isaac & Wm*—M Doob Sons
	Lambert exrs—Lawyers Mtg Co. 1,340.00	250.00	& Co. 80.57
	28 Binkhorst, David—J K Hasbrouck.	100.16	1 Fries, Herman—J S Sills et al. 176.69
		90.28	1 Fraser, Andw S—Lawyers Co-opera-
	28 Bozzo, Natale—Fair, Lennon & Co.	1,278.82	tive Pub Co. 27.35
		67.26	1 Feldman, Albt E—Meurer Bros. Co.
	28 Basch, Caroline—N Y Tel Co. 17.83	48.41	171.05
	28 Batistato, Gabriel—same. 21.38	611.81	24 Glass, John, Jr—M Arnstein. 409.66
	28 Burney, Peter W—the same. 37.99	164.44	24 Gotthelf, Isaac—B Davis et al, costs
	28 Brophy, Veronica—the same. 16.11	87.36	79.25
	28 Barnes, Marie C or Marie Barnes	113.49	24 Goegers, Bernadina—I Wassertrom
	Creel or Marie Van Rensimer Creel	18.72	87.03
	—J Pollak. 4,016.89	25.00	24 Greenfield, Jos—Willer & Papen Co.
	28 Barry, Wm J—Good Mfg Co. 47.87	25.00	189.50
	28 Barker, Alfred K—Singer Sewing	25.00	24 Greenstein, Isidore—S Besthoff. 24.70
	Machine Co. 84.71	889.44	24 Gassman, Abr—D Albert. 95.61
	28 Bonosoro, Jno—Powell Bros Shoe Co.	677.41	24 Goetchins, Harry B—H Burr. 29.41
		48.41	24 Goss, Patrick—S Reilly. 106.92
	28 Brandt, Ernest C—F A Thomas. 39.26	48.41	24 Gillis, Thos J—Dutt Bros. 138.92
	28 Belitsky, Gottlieb & Saml Werner—	99.79	24 Gifford, Fred N—Greenhut Siegel
	B Griffin. 293.02	134.86	Cooper Co. 94.40
	29 Badelati, Emilia, Maria G del Gaizo	121.63	24 Gillen, John J—N Y Butchers'
	& Annie D'Ambra—F Reiss. 926.47	73.33	Dressed Beef Co. costs, 89.68
	29 Bunting, Jno—J Gilhooly. 100.00	58.72	24 Goldman, Herman & Hyman Scharf-
	1 Berger, Herman—J Elfenbein. 29.01	611.81	stein—J Flax. 51.52
	1 Bell, Robt P—Lord & Taylor. 42.03	164.44	24 Garfield, Simon—S Sultan. 166.49
	1 Birdsall, Stephen L—A S Norton et al.	87.36	24 Greenberg, David & Jennie—L Posh-
		139.31	insky et al. 199.15
	89.41	144.54	24 Gudinsky, Sadie—W Arkin. 113.49
	1 Beugeboren, Nathan—S Kleigler. 65.23	241.00	26 Goldstein, Morris & Gulman—M B
	1 Buron, Chas—W Knauth et al. 172.30		Cooney. 18.72
	1 Baldwin, Louis F—A A Trusty. 445.48		26 Gross, Arthur—R Holmes. 25.00
	1 Bellis, Jno R—Chas F Broom Press.		26 same—A White. 25.00
			26 same—J F Holmes. 25.00
	73.56		26 same—M White. 889.44
	1 Bosse, Henry—W C Dexter. 391.14		26 Garcewich, Jacob—H Youngs. 677.41
	1 Binder, Abr—L Reiser. 128.75		26 Garifalos, Dr John D—Hall Safe Co.
			48.41
			26 Goldman, Mayer—S Fried et al. 99.79
			26 Goldberg, Robt—P Schlessel et al.
			134.86
			26 Guttman, Sigmund—R R Rasquin,
			costs, 121.63
			26 Goldstein, Benj—M Friedman et al.
			73.33
			27 Ganbaccerta, Tibero—C Reiger Sons,
			Inc. 58.72
			27 Glick, David—I Lampert. 611.81
			27 Gotthelf, Leo—H S Lewis. 164.44
			27 Grud, Jno & David Kalman*—J Aren-
			auer. 87.36
			27 Gladman, Geo J—Surgery Pub Co.
			139.31
			27 Goodrich, Geo G—L V Goodrich. 144.54
			27 Greenblatt, Isaac—A Silberstein;
			possession of prop or 241.00

- 27 Goldberg, Morris—Emergency Electric Co. 71.69
- 27 Goldberg, Saml—National Cash Reg Co. 499.65
- 27 Galbreath, Richd H—F D Goodhue. 96.31
- 27 Gerstenzany, Jos* & Jack Shiffer—A Shaheen et al. 115.32
- 27 Gueriero, Frank—H Baumann. 15.33
- 27 Gordon, Saml—N Levv. 267.82
- 27 Goodheart, Geo H—J Delahunty. 181.20
- 28 Gittens, Jos M—N Y Tel Co. 70.91
- 28 Glemby, Jacob,* Jos Greenfield & Jacob Goldberg—Willert Paper Co. 189.59
- 28 Garrick, Jos W, Jas H Garrick—Hammerschlag Mfg Co. 82.91
- 28 Goldsmith, Saml—G Hoffspiegel. 71.84
- 28 Grabfelder, Abr M—M Gordon. 812.20
- 28 Grutter, Aug L—S K Johnson. 29.25
- 28 Granat, David—E Sobel. 71.50
- 28 Gunn, Thos—M J Neyland. 147.74
- 28 Goodman, Harry—Garcia Paude Co. 121.29
- 28 Gale, Robt D—P C Neilson. 454.41
- 28 Gaudy, Jos by gdn—G C Goebel. 75.00
- 28 same—J Brady. costs, 93.20
- 28 Gleason, Edwin S & Jno H Devine—Title Guar & Trust Co. 106.90
- 28 Geller, Alter—Welz & Zerweck. 2,842.90
- 28 Gussow, Paul—H A F Wunderlich. 342.57
- 29 Grossman, Isaac—A Pardi Tile Co. 519.41
- 29 Greenwald, Lesser—J Mark. 72.21
- 29 Goodman, Bernard—J Jacobs. 39.31
- 29 Griffiths, Danl—A S Daas et al. 40.88
- 29 Gullford, Jno—Geo Backer Constn Co et al. costs 78.18
- 29 Glatner, Caroline—R Glatner costs 95.60
- 29 Graham, Mary gdn—Graham Chisholm Co. costs 122.60
- 29 Gianmotto, Jno—F D Conte. 32.72
- 29 Grebel, Hyman—P A Peterson. 138.44
- 29 Goldberg, Robt—L Cohen. 89.02
- 29 Gringer, Florence E—Sargent & Co. 76.36
- 29 Grass, Louis A—Geo Ringler & Co. 319.09
- 29 Goldin, Israel & Jacob E—G N Robinson. 86.16
- 1 Gover, Danl A—N Y Tel Co. 19.26
- 1 Goldman, Herman—same. 15.24
- 1 Glenn, Sadie V—same. 15.90
- 1 Goldstein, Harry—same. 17.35
- 1 Gianninoto, Jno—L Newman. 80.65
- 1 Goldfarb, Benj & David—People, & Co. 2,500.00
- 1 Govers, Francis X—Auto Credit Co. 1,034.78
- 1 Goodinsky, Saml—P S Toner. 28.15
- 24 Heimbinder, Morris & Jeremiah Healy—C H Torrey. 178.11
- 24 Hoas, Wm M & Hannah Mills—M Pinkard. 169.41
- 24 same—M Raines. 224.41
- 24 Heider, Henry—L A Jarecky. 281.09
- 24 Herzog, Benj—Colgate & Co. 42.15
- 24 Heller, Morris—Jacob Kulla Co. 538.65
- 24 Havens, Allen E—E V Harman & Co. 115.00
- 26 Herzberg, Jos—L Becker et al. 13.22
- 26 Hyams, Leonard—R Abramson. 44.41
- 26 Hedenkamp, Henry—S Goldberg. 100.00
- 26 Helfer, Jos & Max Chaykin—L K Ungrich. 176.81
- 27 Hucless, Marcellus—A M Battle. 298.97
- 27 Hyman, Chas—C F Keyes. 159.39
- 27 Horkheimer, Herbt M—Best & Co. 115.00
- 27 Holzager, Morris & Elias Pedowitz—Berkman & Miller. 68.42
- 27 Hinchy, Jas—W W Farley. 1,820.67
- 27 Hamilton, Edw G—J Bauman et al. 37.27
- 27 Healy, Timothy D—H F Bowskt. 59.41
- 27 Hudson, Chas I & Sarah E K—E Hollander. 2,636.44
- 27 Holland, Chas E & Geo M Baxter—A G Allwin. 3,086.00
- 27 Heidman, Harmon H—M Knowlton. 77.15
- 27 Holston, Frithof A—W Knowlton. 155.06
- 27 Hanlon, Wm H—J Naughton et al. 44.70
- 27 Hawkins, Wm W—W L Koburger. 27.41
- 28 Himer, Josef—S Silverman. 62.85
- 28 Holly, I MacMunn—I Levy. 26.67
- 28 Hayman, Melville—W D Paris. 243.57
- 28 Hacker, Henry E—T A Keppler. 70.72
- 28 Hood, Geo R—Robt Graves Co. 252.56
- 28 Hellmers, L Geo—United Confectioners' Supply Co. 427.96
- 28 Harper, O M—Jeremiah Skidmore's Sons. 194.90
- 29 Halpin, Saml & Edw Carey—V F Hammel. 113.77
- 29 Hay, Wm—M Blumfeld. 59.41
- 29 Hose, Chas G—M Gross. 380.33
- 29 Hallahan, Wm S—Thos J Plunkett & Sons. 80.58
- 29 Hogan, Jno J & Jno Theofel Jr—S Greenbaum et al. 341.91
- 29 Henry, Fred—Geo Ringler & Co. 351.31
- 29 Hallman, Mollie—L Radans. 153.47
- 1 Hughes, Arthur L—O B Gugler. 1,773.99
- 1 Houston, Alex—N Y Tel Co. 38.30
- 1 Hawthorne, Bayard—H A Ritchie et al. 45.57
- 1 Hauschild, Peter M—F T Perrino et al. 48.82
- 1 Heywang, Chas C—P Watters. 214.72
- 1 Hallenbeck, Emanuel—E G Pinney et al. 208.79
- 1 same—J M McCunn. 106.15
- 1 Hodes, Nicholas—Marco Bros, Inc. 71.63
- 1 Hutton, Saml & Philip Braunstein—People, & Co. 500.00
- 1 Hartman, Saml E—M White. 173.21
- 28 Imhof, Frank, adm—Terry & Tench Co. 13.03
- 28 Ingraham, Wm H—T J McLaughlin. 318.66
- 1 Isaacs, Maurice—M Schoenholtz. 173.67
- 1 Imperatore, Guiseppe & Irene—T Palumbo. 106.15
- 24 Joyce, Robt A, Jr—Genl Automobile Supply Co. 50.97
- 24 Jaffe, Ide & Jacob or Isaac—L Levy. 258.33
- 26 Jackson, Jas A—H Bernstein. 89.91
- 26 Joyce, Walter—H Daniels. 87.41
- 27 Jacobi, Saml M—D Freedman et al. 144.85
- 28 Jurist, Abr—C Zimmerman et al. 77.85
- 27 Jacquin, Georgette & Gaston L—S May. 632.54
- 28 Jackson, Ignatz—A Schreiban. 256.40
- 29 Johnson, Enoch—Geo Ringler & Co. 325.13
- 1 James, Jno M—Equitable Trust Co. 177.69
- 24 Kenehan, Peter J—V Beaver. 69.31
- 24 Kahn, Sigmund—M Mayers et al. 304.41
- 24 Kennedy, Arthur—W Heipe. 764.30
- 24 Kraut, Christine—J Jaburg et al. 340.49
- 26 Kneeland, Sylvester—S H A Jacobson. 191.77
- 26 Ketcham, Francis—Owners' Syndicate Co. 371.79
- 26 Kyle, Ida H & Paul—S Goldberger. 115.00
- 27 Kalfus, Philip J—D J Reilly Jr. 48.41
- 27 Kreitzer, Morris—I Goodstein. 32.31
- 27 Krakow, Max—S Pascal et al. 119.11
- 27 Kurzrock, Raphael—N Y County Natl Bank. 489.54
- 27 Klein, Dazso & Bertha—J Whitelaw. 303.60
- 27 Ketcham, Albt T—American Surety Co. 4,954.30
- 27 Kean, Wm B—Photochromo Engraving Co. 1,084.45
- 27 King, J Strickland—W Trevor. 482.64
- 28 Kleinman, Fredk & Chas Heck—E F Keating Co. 1,062.54
- 28 King, Murray—S D Davis Constrn Co. 144.06
- 28 Kornbis, Peter—I Rosenberg et al. 78.92
- 29 King, Wm M—H Karger. 69.72
- 29 King, Fred G—Moreland Operating Co. 83.31
- 29 Kuntz, Geo—J H Bloch. 28.72
- 29 Kirsch, Herman J—J P Ryan. 160.56
- 29 Klemmer, Otto—Geo Ringler & Co. 384.00
- 29 Kossin, Maurice N—F H Leggett & Co. 145.50
- 1 Kaplan, Annie—Grand & Son. 82.87
- 1 Kovinski, Wm J—J E Bates & Co. 357.03
- 1 Kimber, Harry W—J F Taylor et al. 475.01
- 1 Kahnweiler, Mina—N Y Tel Co. 22.72
- 1 Kingston, Jno—A Karlin. 89.82
- 1 Knaster, Julius—R J Mahoney. 70.95
- 24 Lancaster, James H—Washington Heights Devel & Constn Co. 98.81
- 24 Lane, Jos—H C Robinson. 434.42
- 24 Lamb, Jos—City of N Y. 38.65
- 24 Lindsley, Howard J—Shaff & Barnett. 470.24
- 24 Levy, David—J Maryanov. 13.76
- 26 Levy, Saml J—West Side Bank. 259.08
- 26 Levy, Richard—M M Hayward. 59.66
- 26 Lynch, Emma A—H T Nordeman. 583.33
- 26 Lahey, John J—F Meyer. 59.74
- 26 Lawler, Hugh J—E H Rambow. 45.91
- 27 Llano, Archie M—Stromberg Motor Devices Co. 72.21
- 27 Lyons, Mark—Thos J Reilly Co. costs, 107.70
- 27 Leopold, Jacob—Thibaut & Walker Co. 15.50
- 27 Lanza, Sandy—J E Bates & Co. 133.17
- 27 Laccella, Giovanni—A Kelly. costs 109.18
- 27 Lieno, Jos—Hannis Distilling Co. 145.23
- 27 Lieb, Bertha—A Miner. 152.26
- 28 Lottimer, Wm A—Power Bros. 251.99
- 28 Longfield, Morris E—H K Wood. 47.41
- 28 Levy, Henry—M Mirken. 111.91
- 28 Lalor, Wm S—H B Zimmern et al. 401.01
- 29 Levin or Levine, Harry—I Greenberg. 429.04
- 29 Levy, Jacob—S Engle. costs 100.85
- 29 Lutza, Chas C—H Spear et al. 109.80
- 29 Lubelsky, Louis J—S Moross. 732.00
- 1 La Sala, Francesco—P Greenberg. 4,213.33
- 1 Lennon, Wm F—E J Rowe. 37.41
- 1 Lorenz, Geo Assn—N Y Tel Co. 19.69
- 1 Lebrung, Meyer—N Y Tel Co. 20.92
- 1 Levy, Morris—D Berkman. 129.13
- 1 Lannon, Frank A—A Lannon. 105.20
- 1 Loce, Andw J—Lord & Taylor. 42.03
- 1 Lyman, Julia—Brooklyn Heights R R Co. 117.22
- 1 Leavitt, Isaac A—I Blumberg. 178.71
- 1 Leder, Philip—H Kaufman et al. 181.70
- 24 Miller, Cayti & Gustav—I I Kremer. 244.41
- 24 Mahen, Chris F—F A Jayocki. 101.80
- 26 Morgan, Francis B—Sixty Wall Co. 113.16
- 26 Miller, Isidor—D Fried. 74.41
- 26 McColin, Chas P—J Mandel. 289.41
- 26 Mitchell, Chas E—Penn R R Co. 26.59
- 26 McKiernan, Patrick—White Hod Elevator Co. costs, 113.60
- 26 Meenan, Daniel—United Surety Co. 2,869.70
- 26 Menna, Jos R—Haas Bros. 241.03
- 26 Montgomery, Alexander—M McMahon. 166.91
- 26 Mano, John & Wm Montgomery—Auto & Aeronautic Supply Co. 107.12
- 27 McCloskey, Jno—E Z McKee. 221.83
- 27 Meyer, Robt & Kriscenza—Swift & Co. 334.25
- 27 Maloney, Michl—R Hurry. costs, 68.65
- 27 Moses, Louis—S Feiner. 86.23
- 27 Mason, Mary A—J Winkler & Son. 255.06
- 27 McCoy or McKay, Robt A—J Hoch. 30.29
- 27 Meyer, Fredk—Fellows & Pugh Realty Co. 329.41
- 27 Mulhall, Jno T—P A Meagher. 251.41
- 27 Masur, Abr—A Zierer et al. 68.48
- 27 Mullany, Michl—A Levy. 42.00
- 27 Marr, Clyde H—F W Marr. costs, 39.53
- 28 McCluthey, Thos G—W D Hanford. 207.85
- 28 Meyer, Alfred E—Bradley & Hubbard Mfg Co. 86.34
- 28 Mannix, Thos E—City of N Y. 224.69
- 28 Mitchell, Jas—Radical Rubber Co. 149.10
- 28 Mandel, Adolf—D Hopkins et al, costs 132.37
- 28 McKeever, Jos A—A Horn. 132.63
- 28 Muller, Wm F—M Blumfeld. 37.41
- 28 Morro, Philip F—Title Guar & Trust Co. 71.85
- 28 Mullanio, Jas J—R Kinzinger. 93.40
- 28 Mancini, Antonio—P Streppona. 631.61
- 29 Mayorga, Jose M—R Boehme. 189.91
- 29 Moore, Jane L—M Bunderoff. 26.21
- 29 Martens, Emil—G W Reinhardt. 117.18
- 29 Markowitz, Morris—M Streich. 699.03
- 29 Same—L Streich. 150.00
- 29 Merritt, Wm J—Ft View Constn Co. 181.97
- 29 Mitchell, Harry—E Blumensteil. 123.23
- 29 Markowitz, Jos—Geo Ringler & Co. 324.24
- 29 Morris, Adolph & David Greenberg—C Grumprecht. 723.95
- 1 McKewan, Wm A—E J Dillon. 398.23
- 1 Murtha, Annie—E Reubenstein. 61.55
- 1 Maller, Osias—Henry Bohme & Sons. 189.91
- 1 Maag, Edw—C Lengyel. 635.88
- 1 MacLean, Chas V—Brothers Valley Coal Co. 757.31
- 1 Marcus, Hyman—J Miller. 69.68
- 1 Monahan, Anastasia—N Y Tel Co. 30.48
- 1 Mosher, Edwin—same. 21.78
- 1 Meyer, Irving J—same. 88.23
- 1 Nelson, Saml—S Hurwitz. 101.65
- 1 Navid, Saul—E Fortgang. 92.01
- 24 Neumann, Catherine—V Sillo. 86.65
- 24 Nelson, John & Nellie—N L Johnson. 880.56
- 26 Newman, Max M & Edw Bloch—American Woolen Co of N Y. 7,462.54
- 26 Nightingale, Chas T—E W Nightingale. costs, 31.30
- 27 Norton, Sheridan S—A N Dunlap. 438.14
- 27 Norton, Jesse W—Equitable Trust Co. 34.41
- 27 Nevy, Frank—F W Heinser. 69.88
- 27 Norton, Richd D—M M Friedman. 634.88
- 29 Neufeld, Julia—S Greene. 29.51
- 29 Nicolini, Jos—N T Kobuger. 51.91
- 29 Nattes, Enrigue—A Mattes costs 115.42
- 1 Newman, Randolph M—Postal Tel Cable Co. 44.41
- 27 Olson, Clara—Realty Advertising Supply Co. 672.28
- 28 O'Connell, Patk J—F McGorry. 116.72
- 28 O'Byrne, Robt—Title Guar & Trust Co. 67.90
- 28 Olmstead, Blanche & Fayeth—Niagara Falls Trust Co. 173.41
- 29 Ollendorf, Siegfried & Regina—E Israel. 227.02
- 29 O'Kane, Jno—Lord & Taylor. 154.27
- 29 O'Keefe, Timothy—NY Central & H R R R Co. costs, 23.12
- 1 O'Brien, Edw by gdn—J Hurtwig. costs 68.73
- 24 Paster, Harry—G Haber. 39.41
- 24 Phelps, Jordan F—P F Keogh. 62.17
- 26 Pfeiffer, Wm—M Clement. 67.00
- 26 Piqueron, Geo H—Columbia Shade Cloth Co. 121.32
- 26 Penfield, Wm W—G R Sutherland. 2,744.11
- 26 Pollak, Henry—L Becker et al. 13.22
- 26 Price, Geo J & Hal Bell—A Baith. 3,635.40
- 26 Pazen, Jos—N Lipshutz. 92.65
- 27 Pamplin, Jas E—R Fischer. 1,285.50
- 27 Peterman, Frank—J Moore. 107.61
- 27 Peerless, Frank C—Thibaut & Walker Co. 76.21
- 27 Piering, Jno—Geo L Storm & Co. 52.51
- 27 Partridge, Wm O—D C Weeks & Son Inc. 112.53
- 27 Pulsifer, Sarah A, Luther H Lieber & Leonardo S Twester*—B Zuckma Jr. 51.15
- 28 Peterkin, Stewart F—J Marshall & Ball. 145.37
- 28 Purcell, Mary—M Meyers. 74.41
- 28 Pike, Israel—Public Bank of NY City. 537.40
- 28 Punie, Joel, Isidor Punie (*)—I Posner. 334.81
- 28 Press, Mose—Manhattan Leasing Co. 249.31
- 29 Parks, Margt L—M Bunderoff. 69.97
- 29 Palmowsky, Stanislaus & Geo Kokoszka—Sonn Bros Co. 172.93
- 29 Piqueron, George H—R J Anderton. 367.50
- 29 Pucino, Angelo—Thos Boyd & Co. 100.84
- 29 Precht, Geo—Geo Ringler & Co. 361.79
- 1 Pallett, Dora—N Y Tel Co. 14.96
- 1 Perlman, Louis H—same. 97.22
- 1 Phillips, Lewis & Fredk J Stroh—S Solomon et al. 53.66
- 1 Pjero, Domenico—Angelo Aracio & Co. 142.28
- 1 Park, Charlotte—M V Barnable. 391.57
- 27 Quitman, Max D—F J Walsh. 70.99
- 24 Roberger, Franklin P—P McGovern. costs, 12.67
- 24 Rats, Gebhard H—H Spear et al. 161.66
- 24 Rothenberg, Louis—A L Kass. 119.00
- 24 Raymond, Melville B—W Walton. 714.68
- 24 Rosner, Isaac & Lou S—C Rosenberg. 1,267.60
- 24 Robinson, Andrew J—M J Of. 122.17
- 24 Roberts, Richd A—Greenhut Siegel Cooper Co. 108.23
- 24 Rothstein, Abr, Wm Wolf & Jos Wolf—Gotham National Bank of N Y. 310.80
- 26 Rosenthal, Max, gdn—M Lowenstein. 27.72
- 26 Rocco, Antonia—A C De Matteis. 72.41
- 26 Robinson, Jos R—Rex Fire Appliance Co. 61.01
- 26 Russell, Wm C, Jr—J Isaac. 35.31
- 26 Richard, Jos C—F H Dodd et al. 104.86
- 27 Raeder, Chas & Isidor Wahl—L Diamond. 88.56
- 27 Rabinoff, Max & G P Centanini—D Lang. 389.07
- 27 Raphael, Gus—Samuel Bros & Co. 133.15
- 27 Ripa, Jno P—I Polstein. 147.48
- 27 Rosen, Alfred—M Graulich. 204.72
- 28 Riefsnyder, Geo C—W D Hanford. 207.85
- 28 Reibstein Harry—H E Isaacs. 70.91
- 28 Rains Harry—Brooklyn Union Coal Co. 85.40

28 Rosenthal Saml B—I Greenbaum.317.15
 28 Raynor Valentine R—R Kinzinger.38.40
 28 Rosenthal, Jacob—O E Boessneck et al.156.29
 29 Ryan, Michl J—J E Walker et al.35.26
 29 Rosenberg, Sol—Yorkshire Realty & Constn Co.140.75
 29 Rothman, Isidor—Biestock & Berner.190.15
 29 Rockey, Walter A—Anheuser Bush Agency.46.69
 29 Rice, Edmund T—G S Weggant.345.04
 29 Rossa, Carlo—Press Pub Co.90.00
 29 Richson, Louis & Bertha—S Semmel.169.17
 29 Rose, Anna—L & H Beck et al.30.15
 29 Rosen, Henrietta—F Gens & Co.60.95
 1 Roarty, Mary E—Canton Steel Ceiling Co.139.51
 1 Rosenstock, Blanche F—N Y Tel Co.83.42
 1 Riegel, Sara M—same.36.61
 1 Rosoff, Saml—same.310.55
 1 Robinson, Arnold—Postal Tel Cable Co.38.51
 1 Rinaldi, Geneross—F De Lorenzo.161.72
 1 Reifsnider, Geo C—Friedman Mfg Co.179.78
 1 Rafelson, Abr & Wm O Morris—T J Nugent, CPA Inc.129.67
 1 Ryan, Edw J—H Haberman.36.05
 1 Rutes, Alphonso A—Postal Tel Cable Co.38.51
 1 Reich, David—U S Carriage Co.127.22
 1 Rogers, Lillian—Postal Tel Cable Co.19.16
 24 Strauss, Jesse L—F Schaefer.296.94
 24 Schuchestof, Max—D J McClary.90.13
 24 Savage, Jas R—Julius Kessler & Co.166.97
 24 Sendar, Benj—B Hellman.49.26
 24 Sonnenstrahl, Abr—J Levy.54.72
 24 Stubbe, Sophie—Curtis Blaisdell Co.85.91
 24 Smith, Fitzhugh—L Pettinati.109.40
 24 Saslow, Raymond—H Spiegel et al.111.96
 26 Stevenson, Harry S—O'Neill & Co.348.44
 26 Sameth, Nathan N—Horace S Ely & Co.15.68
 26 Scott, Edwin L—A E Penny.77.14
 26 Siebold, Yatta & Ida Greenberg—A J McCollum.26.33
 26 Smolinsky, Chas & Isaac Steinberg or Ike Steinberg—Detmer Woolen Co.143.37
 26 Strickland, Jay—N J Packard et al.701.72
 26 Sturm, Maurice A—Wm B Riker & Son Co.22.28
 26 Stein, Wm—P D Davidson.85.97
 26 Spencer, Minnie H or Amanda H Ealantine, pr Mrs Harold S Spencer—H Ehrlich.1,077.76
 27 Schmidt, Wm—J H Powell et al.35.51
 27 Simonetti, Michele & Margaritta—C Ippolito.59.41
 27 Short, Jno C—Realty Trust.236.64
 27 the same—the same.636.28
 27 Schachter, Isidore—Natl Cash Reg Co.140.15
 27 Solomon, Isidore—J Lessler.34.41
 27 Segal, Jos P—Burnham & Phillips.147.91
 27 Schaefer, Jos & Fredk Wagner—J Whitelaw.79.80
 27 Solomon, Sidney—Paramount Mfg Co.290.96
 27 Saffir, Koppel—Fluamenbaum & Shedlinsky.67.80
 27 Sneth, Albt C—American Distributing Co.98.94
 27 Solomon, Willia & Christ Hoist—C H Beckman.104.41
 27 Stamper, Richd—J W Goldman.29.41
 28 Schwartz Hyman & Morris Morko-schwitz—M Dublin et al.175.15
 28 Schwartz Moritz Leon S Kaiser* & Saml W Phillips—M T Barrows.103.84
 28 Solomon Jacob—M Holtzer.119.41
 28 Smith Jas C—J J Renn.215.72
 28 Steinberg, Sarah—A E Harris et al.45.52
 28 the same—T Zindler.75.39
 28 Simis Wm—A L Simis et al.costs 613.38
 28 Shankey Vincent A—B Aborn et al.104.74
 28 Stoll Harriet—S J Strappler.37.31
 28 Silbert Harry—A Jaulus.423.41
 28 Spanton, Esther H—P Cheruit.3,715.23
 28 Schwatz, David—S Eroom et al.130.91
 28 Stechler Alex & Alfd Urbach—Bronze Powder Works Co.23.21
 28 Struthers Henry—Burns Bros.12.30
 28 Stiefel Adolbh S—E Hamilton.266.18
 28 Soderman Bernard—J Ratner.342.31
 28 Shimer Henry J—M Lippman.94.31
 28 Sheridan, Wm A—E Brand.49.41
 28 Siclari Jos—Armour & Co.434.86
 28 Siriguano, Alfonso—E D Murphy et al.100.29
 29 Schwartz, Philip—S Greenbaum et al.222.50
 29 Samuels, Jno & Nathan Arnold—S B Southwick.229.78
 29 Sullivan, Michl G—Diamond Rubber Co of NY.433.43
 29 Schmidt, Mary C & Eliz—M Remlein.3,615.82
 29 Schmidt, Henry—H Sncar et al.108.33
 29 Scholder, Gussie—H B Senft costs 68.26
 29 Smikola, Jno—A Medviedek.320.57
 29 Stanford, Clara & Nicola Bazza—People, &c.500.00
 29 Shapiro, David & Wm Carstens—City of N Y, costs105.30
 1 Solomon, Israel—N Y Tel Co.23.37
 1 Stiano, Ralph—same.27.53
 1 Somma, Enrico—J Seeman et al.114.96
 1 Solomon, Sidney—R Bersch.256.41
 1 Scarano, Pelagrino—Cross, Austin & Ireland Lumber Co.256.94
 1 Siriso, Raffaele—N Y Tel Co.24.97
 1 Schier, Max, Abr Goldman & Saml Ouslander—Lanzing & Shermand.100.35 or possession of property
 1 Steinberg, Sarah—L Seperasky et al.30.66
 1 Shatzkin, Abr—S Bernstein.15.47

1 Scjloendorff, Mary E—Society of N Y Hospitalcosts, 79.10
 1 Steibel, Samuel J—S Casola et al.96.10
 1 Silken, Maurice—Bleumenfeld & Kro-nish775.56
 1 Snell, Geo—M F Teppe.254.67
 1 Sexton, Patk H—L Mardet & Son.43.53
 1 Schwartz, Lazarus & Jos Germaise—N Y Telephone Co25.42
 1 Sheldon, Richd—O T Keep.21.63
 1 Silken, Maurice* & Danl Pollock—N Y Tel Co48.56
 1 Schwartz, Gotthilf—Oliver Typewriter Co44.41
 1 Sprague, Geo H—L L Enge.208.28
 1 Smith, Edw & Harvey—Cafe Tea Im-porting Co76.05
 1 Sachs, Isaac—S J Herman40.24
 24 Tribelhorn, Ernest—Genl Automobile Supply Co.94.45
 26 Thompson, Harold H—T N Knight.61.29
 26 Thomas, J Nugent—C P A Inc, costs, %33.00
 26 True, Clarence—West Side Bank.118.51
 26 Tanofsky, John—City of N Y.109.50
 27 Taft, Seymour & Geo Taft*—Robt Reis & Co.47.29
 27 Tames, Peter—Davis Mills.792.82
 27 Tames, Peter—Pascal Nacht & Co.64.20
 27 Tillman, Jas A—E E & M E Bern-heimer.128.80
 27 Tuite, Florence & Jno—J Wiener.226.46
 28 Thierfeldt Richd M—City of N Y.54.45
 28 Teichman Jos I—Gimbel Bros N Y.19.65
 28 Tighe Harry—T P Tourk.131.32
 29 Tessler, Philip—J Victor.69.65
 29 Tames, ePter—W B Conrad Co.484.41
 29 Townen, Wm C—G Piel.4,483.30
 29 Tridou, Andre—G de Graffenried.221.72
 1 Tucker, Wm W—C Heckman.913.42
 1 Turetzy, Sam, Jno Moshowitz, Jno Duchin, Saml Parnass & Jos Arch—E Turetzy438.46
 1 Tonyes, Adelaide A—Interborough Rapid Transit Cocosts, 115.88
 1 Troutler, Paul E—N Y Tel Co.20.84
 24 Van Slingerland, Nellie B—A C Bliss449.17
 26 Vadala, Tony—J E Bates et al.105.62
 26 Vaughn, Carl—J B Runenstein.115.61
 26 Van Slyke, Edw J—C Swift.37.20
 28 Vasilio, Vito & Vito Meino—A Capaci145.73
 28 Vagts, Henry—Bluthenthal & Bicker, Inc.240.07
 24 Victor, Geo—D Grieme Coal Co.53.62
 29 Virgilia, Salvatore—Hannis Distilling Co.299.73
 29 Vogt, Jno—Inter Borough Cigar Co.73.06
 1 Volz, Chas—E Osgood73.61
 1 Vinton, Stallo—Lawyers Cooperative Pub Co92.66
 24 Walker, Geo F—C A Miller et al.196.55
 24 Wolfe, Chas B—J Schapira.84.77
 24 Wolfson, Isadore D—J Largman et al.563.40
 24 Wells, Wm—Max & Finn. costs, 12.67
 24 Weldon, John—Gibson Iron Works Co.31.42
 24 Wilson, Floyd B—Greenhut Siegel Cooper Co.82.79
 26 White, Edw J—W D Huber.115.20
 26 Weil, Mabel—F S Rauber.39.41
 26 Wolf, Isidore D—Reich Reinhart Co.146.36
 26 Wirner, Harry—Steel Button Mfg Co.20.67
 27 Warshawsky, Jacob—Thibaut & Wal-ker Co.125.17
 27 Waugh, Eugena—Cafe Martin.131.77
 27 Winter, Ignatz—Peters & Heins.201.26
 27 Waring, Jno—A Bang et al.107.72
 27 Weiss, Max & Sol L Baron*—Colum-bia Bank297.47
 27 Weidig, Geo F—Geo F Stuhmer & Co.318.03
 27 Weinstein, Louis—J Wilper.697.35
 27 Weissberger, Morris—H Kramer et al.390.35
 28 Ward, Chas M—R Greenberg.138.03
 28 Weinstein, Isaac—B Dintenfass et al.2,376.00
 28 Watson, Albert—M Dickman.93.87
 29 Welkowitz, Max—R Albert.230.34
 29 Weisinger, Saml—H Minsky et al.74.63
 29 Werner, Saml & Gottlieb Belitsky—B Griffin.293.02
 29 Wolf, Harry & David Grossman—I Goldberg.80.63
 1 Wheeler, Albt G Jr—C T Wheeler.costs, 148.27
 1 Weisberger, Morris—Virginia Table Works135.78
 1 Woolverton, Wm H, pres—A P Dick-inson2,062.98
 1 Winkler, Harry J—Marks Leisberger & Son Inc104.41
 1 Winfield, Abr C—General Electric Co.114.91
 1 Weierstein, Abr—J Schulman50.74
 1 Wilkenfeld, Jos—J J Fried.65.34
 1 Wolf, Max J—A K Lynch Advance Oil Works368.14
 1 Wood, Hiram T—N Y Tel Co.28.56
 1 Waarst, Axel—A V Pratt et al.208.94
 1 Wishart, Geo W—J Ehrlich & Sons.30.41
 1 Weidner, David—Commercial Cable Co26.16
 1 Zimmerman, Fred L—Commercial Cable Co.266.26
 28 Yesky, David—A B Simonds et al.19.41
 24 Zumbo, Filoreta—A H Joline et al.costs, 69.50
 26 Zieselman, Harry—S Kasper.29.41
 26 Zuckerman, Max—R Rittenberg.104.41
 26 Zlotnick, Jacob—City of N Y.59.41
 27 Zuckerman, Philip—J Bauman et al.14.65

CORPORATIONS.

24 Codae Realty Co—Kenney Mfg Co.430.59
 24 Feldman Constn Co—E Booth.65.47
 24 Locke Mfg Co—City of N Y.44.62
 24 Long Island Stone Co—same.39.20
 24 Lock Switch Mfg Co—same.20.74
 24 Long Island Display Advertising Co—same80.52
 24 Ludin Plumbing Co—same.38.65
 24 Lisbon Realty Co & Mary A Costello—Lawrence Bros, Inc.142.27
 24 Lithographic Fine Arts Co—Mary-land Color Printing Co.491.33
 24 Langill Commercial Photograph Co—City of N Y.51.58
 24 La Niel Development Co—same.138.16
 24 Laconic Realty and Improvement Co—same38.65
 24 Lentin Rubin Co—same.38.65
 24 Leonard Skirt Co—same.38.65
 24 Leland Constn Co—same.38.65
 24 Leslie Realty Co—same.38.65
 24 Lenox Watch Co—same.31.10
 24 Peoples' Surety Co—M Werl.1,825.17
 24 Sound Shore Front Improvement Co—J O Armour19,202.14
 24 Stevens Constn Co—J T Kreeger.191.70
 24 W T Littig & Co—City of N Y.74.47
 26 Belmont Bond & Mortgage Co—Hor-ace S Ely & Co.21.28
 26 Boston Road Realty & Garage Co—Diamond Rubber Co of N Y.38.72
 26 Loenardson Building & Development Co—Bigelow Varnish Co.71.86
 26 Sutherland Binder & Punch Co—Brumberger & Co.51.41
 26 St Lawrence Life Assn of N Y—John T Linkert104.35
 26 Hints Publishing & Supply Co—City of N Y.98.35
 26 Hollwedel & Schaefer—same.38.65
 26 H Hoppenheimer & Sons—same.675.50
 26 Harrison Commission Co of N Y—same68.50
 26 Dr Herze Assn—same.38.65
 26 Gustave A Jahn & Co—same.1,063.31
 26 A D Lamson Lumber Co—same.59.93
 26 Harlem Opera House—same.38.65
 26 Hypotone Co—same38.65
 26 Harlem & Bronx Newspaper Pub Co—same38.65
 26 Hobbs & Seeley—same.29.67
 26 Hendrickson Realty Co—same.38.65
 26 Hotel Raleigh—same.38.65
 26 Luxenberg's Electric Protective Co—same38.65
 26 Clubman Advertising Agency—V Rullo165.50
 26 Trial Realty Co, Isaac Schmeidler & Irving Bachrach—W L Sands.3,952.55
 26 H Taub Co—Calumet Mfg Co.142.92
 26 A Bonewur, Inc—S J Arkin.226.65
 26 P & W Vacuum Cleaner Co—Lotos Advertising Co.530.96
 26 Justus Frankel Co—Empire Tire Co.862.52
 26 Kato Products Co—W R C Smith Pub Co.610.64
 26 Tryon Auto Pump Co—Automobile Trade Directory.63.67
 26 Manchester Leasing Co—M M Hay-ward.354.43
 26 Manchester Leasing Co—M M Hay-ward.342.02
 26 Oakland Constn Co—American Lin-seed Co.92.45
 26 Munrara Bros Co—Ellison Pub Co.316.91
 26 Greater N Y Wet Wash Laundry Co—R Schreiber.203.65
 26 Twentieth Century Investing Co—M Schwartz.42.70
 26 E & L Lunch Room Co—Ward Bread Co.146.92
 26 Navarre Realty Corp—S Silz et al.163.66
 26 Thomas, J C P Nugent Inc—J Ger-ken.costs 33.40
 27 Board of Education of the City of N Y—C R Cockey.947.35
 27 the same—H P Connor.1,412.67
 27 Hampton Mfg Co—Garfield Natl Bank of City of N Y1,027.91
 27 Manhattan Properties Co—A W Brown284.28
 27 Catholic Editing Co—J Bunn.195.40
 27 Lake Hopatcong Club—W F Ingold.1,304.82
 27 James Kane Co—E M Houghtaling et al.236.18
 27 Nations Review—S G Salomon.95.16
 27 Revolving Picture & Amusement Co—B Hallerstein1,559.20
 27 Hencken & Willenbrock Co—F Ha-benichtcosts, 70.72
 27 Vechten Waring Co—Streep Bros.42.22
 27 Garfein Sheet & Metal Works—P Adelstein63.34
 27 William Morris Inc—J W Ropp.7,649.51
 27 Chateau Realty Co—Lebow & Co.250.00
 27 Board of Education of the City of N Y—G A Robertson415.81
 27 the same—A D Dunn160.21
 27 the same—E J Brooks415.33
 27 the same—D Lawson415.01
 27 the same—J D McLarty.414.88
 27 Geron Constn Co & Geo H Pigueron—C P Smith491.04
 27 Poughkeepsie Glass Works—Robt R Sizer & Co, Inc829.28
 27 Board of Education of the City of N Y—M F Conroy415.49
 27 the same—N P Andrus245.51
 27 Board of Education of the City of N Y—J C Roffe414.08
 27 the same—J J Curtin246.74
 27 the same—C Putnam247.40
 27 the same—J J Bacon425.20
 27 Romand Restaurant Co—F P Loyd.326.45
 27 Sproessig Storage Warehouse Co—J Leitner370.24
 27 Edw Carroll Jr Co—Central Bureau of Engraving251.58
 27 Minsker Progressive Young Mens & Ladies Assn—S Wagner137.15
 27 the same—the same137.15
 27 Duntley Mfg Co—J J Crawford.78.22
 27 Hasbrouck Piano Co—J Rheinfrank Co.179.07

24 Barnet & Switzer, Inc—B Klein.382.15
 24 same—M Klein.461.65
 24 same—D Nudelman124.33
 24 same—M Strikowsky114.15
 24 Brooklyn Union Elevated Railroad Co—K Ketz1,283.18

27 Minsker Progressive Young Mens & Ladies Assn—M Stern137.15
 27 Ernst Krabo Realty Co—R Cohen et al707.81
 27 Quinn Bros Bldg Co—Lang Contracting Co64.67
 27 Jacobson Engineering Co—Cassier Magazine Co291.01
 27 California Nevada Copper Co—F L Ives442.56
 27 American Steel Barrel Co—Chas Lefler & Co161.90
 28 G E McLean Co—Rock Plaster Mfg Co161.06
 28 Empire Roofing Co, Hyman Kantor & Greenwich Investing Co—Warren Chemical & Mfg Co120.16
 28 Dennis McCarthy, Inc—City of N Y38.65
 28 Alexander McBride Constn Co—same39.43
 28 Floria Ignatz Co-operative Assn Among Corleonesi—same68.50
 28 Jas D Johnston & Co—same70.49
 28 Jas F McElvaney Constrn Co—same38.65
 28 E & H Levy—same1,013.79
 28 Manhattan Window Shade Co—same38.65
 28 McDowell Pub Co—same38.65
 28 Manhattan Glass Tile—same118.25
 28 Manhattan Shipbuilding & Dry Dock Co—same28.65
 28 Manhattan Swiss Embroidery Co—same38.65
 28 Manhattan Steam Laundry Co—same121.72
 28 Manhattan News Co—same38.65
 28 Manhattan Dairy Pub Co—same20.74
 28 McCormack Real Estate Co—same121.72
 28 Mason Concentrated Food Co—same44.62
 28 Marks & Benson—same58.65
 28 Manhattan Bond & Underwriting Co—same317.27
 28 Keller-Smith Co—same21.22
 28 Thos J Marsh Iron Works—same20.74
 28 Thos K Lemon Co—same32.67
 28 Jamaica Business School—same39.22
 28 Johnson Towing Co—same39.64
 28 Jones & Cross Elec Co—same76.45
 28 Julia Mays Dermatological Institute—same38.65
 28 Manufacturing Mercantile Co—same317.27
 28 Mateo Cigar Co—City of N Y316.27
 28 Maxim Metal & Roofing Works—same38.65
 28 Leonik Mfg Co—same46.60
 28 Linton Bookmaker Constrn Co—same50.39
 28 Lake Region Mining Co—City of N Y98.35
 28 Lower California Co—same118.25
 28 Lawrence Garment Co—same22.72
 28 S A Whisten Constrn Co, Stephen A Whisten & Alfred Conklin—R C Shepard171.50
 28 Pitkin Holdworth Worsted Co—M E Lawler5,242.07
 28 Greenwich Investing Co—T Connolly953.44
 28 Lawrence Home Made Bread Co—A Lubetkin et al208.21
 28 Barta Publicity Column Co—N Y Telephone Co125.94
 28 Broadway Awning Co—same43.02
 28 One Hundred & Seventy-first Street Realty Co—same44.24
 28 Terminal Hat Co—same35.62
 28 Crescent Compound Mfg Co—same47.05
 28 College World Co—same54.02
 28 E C Hazard & Co—H P Robinson, 480, 39 Brook Constrn Co—C G Cornell Jr1,624.87
 28 State Amusement Co—J Johnson59.72
 28 Zipkes Constrn Co—Robbins Mfg Co194.37
 28 City of N Y—R Poorville2,500.00
 28 Hope Constrn Co, Wm T Hookey, Inc, & Abraham Frankel—Alsens American Portland Works520.71
 28 California Nevada Copper Co—W R Hilliard872.52
 28 Board of Education of City of N Y—H C Meyer3,208.23
 28 Cherry Autocab Co—A Lehrer5,135.20
 28 Densmore-Compton Bldg Co—C W Buckham9,612.60
 28 Imperial Dyeing Co & Isidor Kaufman—I Tuttmann50.76
 28 Llewellyn Realty Co & Richard J Ford—S Sragow47.63
 28 Miller & Herschowitz—D Kasper568.02
 28 Glass Catering Co—Dutchess Tool Co70.25
 28 Alliegro Spallone Constrn Co & Michl Alliegro—C Spiegel119.02
 29 Manhattan, Bronx & Westchester Realty Co—City of N Y22.72
 29 Mathews Constn Co—same118.25
 29 Manhattan Stable Supply Co—same28.70
 29 Mann Collar Mfg Co—same24.21
 29 McCoy & Curtis Co—same118.25
 29 Manhattan Cooler Co—same38.65
 29 Market Place—the same28.70
 29 Mansfield Machine Co—the same38.65
 29 Matzke Studio—same118.25
 29 Mack Press—same28.70
 29 Masaleze Co—same217.76
 29 Manhattan Burial Co—same28.70
 29 George L Mason Co—same118.31
 29 George L McKay & Co—same68.50
 29 McKernon Jackson Co—same38.65
 29 J M McFarland Co—same30.69
 29 Thomas Mathews Co—same217.76
 29 Mackey Engineering Co—same118.25
 29 Magee & Crosbie—same38.65
 29 Malpho Mfg Co—same38.65
 29 Maine Wood Novelty Co—same28.70
 29 McDougall Pub Co—same68.50
 29 Maple Leaf Dairy Co—same48.60
 29 Manhattan Damp Proofing Co—same38.65
 29 Tangiers Development Co—Commercial Advertiser Assn134.18

29 J S Cully & Co—Ronalds & Johnson Co1,547.15
 29 Same—Robinson Stoneware Co435.05
 29 Lenox Hotel Restaurant Co—Fritz Handrick & Sons Inc68.91
 29 Schult Cafe & Restaurant Co—A Luchow261.06
 29 Dr Robert A McGunn's Medical Office—City of NY38.65
 29 Franzblau-Le Bow Co, Inc—Sea Island Mills Inc73.99
 29 Surrell Double Draft Boiler Co—Singer Sewing Machine Co187.71
 29 Vance Mfg Co—G W Bricka300.71
 29 Wall Bond & Mortgage Co—N Tuckman164.83
 29 Empire Clothing Co—L Lewenfels & Co88.22
 29 Rhinestone Products Co—C H Blanchard et al23.54
 29 C E Ross Lumber Co—W O'Shaughnessy176.45
 29 Brownson Catholic Club—Tinsley Bros19.24
 29 Thomas Kent Mfg Co—J F Mitchell, costs11.91
 29 National Waste Co—P H Corr319.62
 29 Italian Restaurant Co—E H Gato Cigar Co24.26
 29 Nucciarone Chas Undertaking Co—L J & J W Stols273.55
 29 Conforti Excavating & Foundation Co—E Van Raalte1,587.88
 29 A Feldman Constn Co—L Pachman192.61
 29 Bush Costume Co & Saml Buch—S Cantor et al94.84
 29 Llewellyn Realty Co—J G Purdy1,027.38
 29 Union Fireproof Sash & Door Co—Apex Color Works96.26
 29 Schult Cafe & Restaurant Co—Francis H Leggett & Co118.99
 29 Somers Food Specialty Co & B Von Der Smith—J J Keating263.98
 29 National Surety Co & Jas H L'Homo-doeu—People &c2,000.00
 1 Bleriot Monoplane Co—Cross, Austin & Ireland Lumber Co277.08
 1 Langill Commercial Photograph Co—I Freedman53.97
 1 Le Manquais Electrical Mfg Co & Vernon B Claggett—J A Smith1,389.50
 1 Wm Guggolz Constn Co—Chas Guggolz & Sophie Halpin—W Buess264.02
 1 Elite Gas & Elec Fix Co, Gingold Realty Co, Eugene E Tschudy & Irving Tschudy—Germania Bank319.71
 1 Westinghouse, Church, Kerr & Co—J Berling15,163.07
 1 Aronson Realty Co—Gibbs & Van Vleck Co209.72
 1 Hyman Wood Working Co & Chas Hyman—Mosson Bros91.26
 1 Le Manquais Electrical Mfg Co, Dudley H Whitney* & Alfd H Morton—J A Smith295.50
 1 Le Manquais Electrical Mfg Co—J A Smith5,031.02
 1 Wallach Reislser & Co—A Palmer741.72
 1 Jos King Constn Co—N Y Tel Co178.96
 1 Livingston Trading Co—I Sperling et al183.11
 1 Sigma Chi Fraternity of N Y City—N Y Telephone Co26.01
 1 Color Photograph Co Ltd—J J McLoughlin649.26
 1 Cody Motors Co—Postal Telegraph Cable Co47.14
 1 Carbonless Paper Co—C C Lutz361.91
 1 Malle Little Grip Co—H C Horwitz376.12
 1 A Balcon & Co—M Gilis et al180.19
 1 N Y Curtain Co—Western Union Telegraph Co67.86

Borough of Brooklyn.

FEB. 22, 23, 24, 26, 27 & 28.

23 Abernethy, Abel B—N Y Tel Co31.71
 26 Annenberg, Julius—J Kesselman861.20
 26 Agid, Sam—National Cash Reg Co296.40
 21 Blackman, Hyman—M Pomerantz113.27
 21 Beers, Geo—Smyth-Donagan Co139.58
 21 Bomhoff, Hyman—Smyth-Donagan Co139.58
 23 Bacon, Colter M—N Y Telephone Co31.71
 23 Earenklau, Gustav A—N Y Tel Co18.87
 23 Batterman, Harry—J Kessler107.84
 23 Batterman, Harry—J Kessler111.34
 23 Byrnes, Grace M & Geo—B H R R Co114.66
 23 Brennan, Jas—P Steffens40.62
 23 Brennan, Jas—A Maris Co23.21
 24 Blatt, Harry—Borough Bank133.79
 26 Bauberger, J Leonard & Chas S—M Herrmann Furniture Co566.64
 26 Brown, Jas—Michaels Bros59.40
 26 Brown, Jno & Florence G—Greenwich Bank, N Y520.78
 27 Burmecke, Henry by exrs—C Serra119.40
 27 Bowdry, Geo—H Stanton234.90
 27 Bandholtz, Frank O & Marion—A M Voss189.14
 27 Brody, Abe—W A Greenfield & ano124.12
 28 Brohn, Herman—S Friedman75.34
 28 Blechman, Louis—A Goldenschlag64.40
 28 Eerenberg, Bernard & Herman—S J Trapani60.90
 28 Breslauer, Sol—Galland-Cohn-Hall Co281.29
 28 Bisnett, Darallo—B J Conroy97.05
 21 Classen, Arthur—T Engelhardt199.40
 24 Corkrey, Viola B, as trustee of Julia Bradford—Cath Daniels122.57
 23 Cody, Lillian L—S Bender1,308.02
 23 Candee, Fredk R—N Y Tel Co44.68
 23 Cameron, Chas, as committee Louis Kress—Burr Mfg & Supply Co208.59
 23 Castellano, Amato—J Fallert Bwg Co817.15
 23 Chapman, Wm—Consolidated Fire Works Co of America127.66

23 Cohen, Isidor—W Sinick140.94
 24 Castin, Harris—M Meiselman129.20
 24 Canavan, Jno T—F M Dunn & ano81.90
 24 Condon, Wm—D Richardson149.05
 26 Collelli, Antonio—Rutter & Turner333.45
 26 Consola, G—Michaels Bros69.76
 27 Cashman, Jos T—Singer Sewing Machine Co125.59
 27 Conklin, Alfred R—R C Shephard171.50
 27 Conny, Anthony—Central Consumers Wine & Liquor Co194.16
 28 Cocheu, Fred C—W N Dykman et al exrs10,080.16
 28 Cahill, Martin—G E Loeffler Co51.99
 28* Chaffers, Thos—S Friedman75.34
 28 Conroy, Harry—W A Strong300.70
 28 Chodos, Samuel—M Kronheim138.40
 28 Cook, Geo W—A F Spiegel43.39
 21 Davis, David J, Raphael & Geo, or D J Davis & Sons—J H Woodman22.21
 23 Draper, Wm—Fisk Rubber Co296.33
 23 Daleo, Jos—L F Schilling75.89
 24 Dreyer, Chas—Salt Springs Natl Bank, Syracuse2,729.88
 24 Durant, Paul—J P Carroll49.01
 26 Dunn, Edw & Wm—H H Lee Co1,119.87
 26 Davis, Jas—Gibson Distilling Co181.99
 27 Deutschberger, Carl—M Grossman152.89
 27 De Blasi, Mario—S Rose9.21
 28 Dixon, Jno J—J S Darcy385.40
 28 Desiderio, Alfonso & Felomena—O Mariani & ano98.15
 28 Di Genito, Raffaele, an infant, by Jno—J J Dunn107.33
 21* Eldridge, Frank M & Rosina H—L Fishman114.77
 21 Eagan, M Francis—F Parker95.95
 23 Engelhardt, Chas W & *Andrew F—W R Ostrander & Co77.69
 23 Ebin, Saml—E H Gate Cigar Co64.51
 23 Ely, Chas A—A C Aubery & ano as exr1,594.09
 26 Ennis, Thos A—J A Cook965.49
 26 Ernest, Jno F—Matilda Naumann et al190.58
 27 Eckhard, Henry—Dorothy Salg52.42
 27 Ehrhardt, Emil—B Graley107.47
 27 Eichhammer, Otto F—State Comr of Excise1,819.97
 27 Egan, Chas E—N Y Dock Co148.08
 28 Ernst, Leona A or Ernst Bros—C M Crittendon Co128.52
 21 Feldman, Hyman—L Fishman71.91
 21 Falcone, Thos—H B Endicott et al259.91
 21 Fisher, David—M Sommer25.01
 23 Friedman, Nathan—N Y Tel Co25.70
 23 Frankel, Saml—M A Cunningham et al92.89
 26 Fredericks, Alex—B Margolies90.40
 27 Faulkner, Michl—Richmond Hill Foundry Co32.40
 27 Friedrich, Mary as extrx Henry Burmecke—C Serra119.40
 27 Fisher, David—M Wolfman & ano27.40
 27 Franke, Adolph E—Independent Salt Co44.39
 28 Fink, August D—O W Young148.10
 28 Fishman, Abr—J Reitman28.90
 21 Goodison, Harry, by Sarah as gdn—Bklyn Heights R R Co125.89
 21 Gotthelf, Leo—H S Lewis164.44
 21 Gotthelf, Eenj—J O E Wohlmark, an infant233.10
 21 Geiger, Nathan—J Von Praag265.88
 23* Goldberg, Herman—Wm Levine & Co25.77
 23 Gass, John H—Astoria Veneer Mills833.68
 24 Goss, Patrick—Sarah Reilly106.82
 24 Groennig, Geo H—J H Kohlsdorf741.66
 26 Greenberg, David & Jennie—L Poskinsky & ano199.15
 26 Garfield, Simon—S Sultan166.47
 27 Glotzer, Rosie—J Senowitz43.47
 27 Gutterman, Elias—Williamsburgh Hospital103.85
 27 Gengenagel, Chas & Louisa—David P Leahy Realty Co417.99
 27 Greenburg, Ida—A J McCollum26.33
 28 Gordon, Jno G—J H Haney2,570.44
 28 Gewirtz, iSaml—S Friedman53.81
 28* Grossman, Wm—H J Stephens467.19
 21 Hart, Wm—M J Gordon21.25
 21 Heinemann, Chas F—Bklyn Heights R R Co114.71
 23 Hauss, Frank—M Grossman47.21
 24 Hagerty, John J—N Tengstrom as admstr2,173.20
 24 Hecht, Anton—H Vollweiler39.42
 26 Hackett, Marian—State of N Y300.00
 27 Helfgott, Max & *Saml—Overman & Schrader Constn Co116.10
 27 Hedler, August—G Huber10.85
 27 Heimbinder, Morris—C H Torrey178.11
 27 Healy, Jeremiah—the same178.11
 27 Hey, Alphonse A—J A G Samuel225.90
 27 Hyman, Nathan—J Halperin32.40
 28 Heatley, Victor, Ella & Geo—M J Pearlman164.40
 28 Hirschorn, David—J E Ludwig & ano130.71
 28 Herman, Isaac—L Benjamin & ano103.40
 28 Hess, Fredk & Margt—L Fink540.51
 28 the same—the same535.51
 28 Isaacs, Harry D—Bklyn Heights R R Co108.22
 23 Jones, J H—Marathon Milk Producers' Assn5,671.01
 24 Jockomino, Rocco—J Kiesel43.14
 26 Joyce, Walter—H Daniels87.41
 23 Kaley, Henry D—F A Watson & Co25.66
 23 Kolle, Fredk S—B O Jackson64.40
 23 Jacobs—Leon Mann Clothing Co107.33
 23 Kaplan, Harry—W Sinick140.94
 23 Koeppel, Abraham—C Doscher650.00
 23 King, Wm—Amer Newspaper Pub Co132.22
 23 Kropke, Frank—Nassau Elec R R Co137.22

23 Kennedy, Cath, as admtr of Patrick Slattery—Nassau Elec R R Co. 107.22
 26 Kemp, Arthur A—W H Henry & Co. 75.62
 26 Karmein, Hugo—Lazell Dalley & Co. 31.86
 27 King, Geo R—H Stanton. 234.90
 27 Kaufman, Morris—State Comr of Excise. 1,819.97
 27 Kelly, Tony—Connecticut Cab Co. 73.31
 27 Kriesel, Saml—M Grossman. 152.89
 27 Kenahan, Peter J—V Beaver. 69.31
 27 Kinsella, Wm—Kerin & Dunn. 218.28
 27 Koenig, Henry as exr Henry Burmecke—C Serra. 119.40
 28 Kasan, Danl & Clara—P Wolfer & ano. 233.71
 28 Klausner, Max—N Y Tel Co. 28.75
 28 Kazdon, Meyer—W Marcus. 22.40
 21 Lewis, Claude R—A M Best. 174.41
 21 Losin, Morris—L Fishman. 114.77
 23 Lux, Wm K—Cedarhurst Park Land Impt Co. 3,375.64
 23 La Rose Taver, Jr—B H R R Co. 110.72
 23 Le Clair Hellaire—P J Reynolds. 65.40
 23 Leavitt, Abe—J Masen. 43.05
 24 Lauterbach, Frank—Bernheim Distilling Co. 33.65
 26 Landzettel, Henry—F B Lindsay as trste. 64.61
 27 Litchfield, J Morton—J D Sullivan. 657.80
 27 Liberman, Emanuel—W A Greenfield & ano. 124.12
 28 Lynch, Thos B—L B Simonson. 174.52
 21 Moran, Alice & Wm—State of N Y. 500.00
 21 Mersky, Max—J Aviom. 31.90
 23 Mniosnikoff, Louis—Wm Levine & Co. 25.77
 23 Mulstein, Jno—Astoria Veneer Mills. 833.68
 23 Miller, Jos—Bklyn Union El R R Co. 109.43
 23 Mohring, Jno—W Mohring. 193.44
 23 Maller, Osias—S Ragone. 501.00
 23 McKeever, Robt—Mary T McKeever. 77.56
 23 Marsh, Frank S—H Ebbinghausen. 107.99
 24 Muspratt, Victoria—Lawyers Title I & T Co. 51.66
 24 Mandel, Elias—E Hartisch. 19.67
 24 Mendelsohn, Meyer & Grace F—J Kaiser. 235.21
 26 Mitchell, Andw—Michaels Bros. 47.05
 26 Miles, Caroline C—B Seletzky. 1,568.42
 26 McLoone, Danl, an infant, by Danl as gdn—N Antoniello & ano. 107.72
 27 McElhinney, Geo W—Bklyn Bank. 3,858.60
 27 Martin, Arthur L—B J Conroy. 61.69
 27 Mosher, Raymond L—Agnes L Kimberly. 94.81
 27 Miller, Wm E—American Exchange Natl Bank. 3,258.38
 28 Martin, Edw P or Geo F Nesbitt & Co—E M Roche. 36.69
 28 Meinsen, Geo W—S Friedman. 43.86
 28 Mitchell, Jas—Radical Rubber Co. 49.10
 28 McCarthy, Jno—Holbrook Cabot & Rollins. 107.33
 28 McAleer, Thos—Sonn Bros Co. 97.97
 28 McMillan, Robt—Nassau Electric R R Co. 107.22
 28 Melville, Richd—B J Conroy. 32.09
 28 Miller, Horace W—J Schluchtnr. 442.31
 23 Nolte, Geo H—Marathon Milk Producers Assn. 5,671.01
 27 Nimkovsky, Abr—W A Greenfield & ano. 124.12
 28 Newman, David—M Jerry. 42.90
 26 Overton, Anna R—H R Ware. 115.27
 26 O'Byrne, Jno—W H Henry & Co. 85.62
 26 Oehl, Frieda M—Hannis Distilling Co. 302.15
 28 Oest, Alfred J—J D Scott. 1,066.23
 21 Pyne, Wm—Marx & Rawalle. 106.82
 21 Phillips, Louis—Alpha Electrical Supply Co. 61.92
 21 Parkan, Max—I Aviom. 31.90
 23 Polito, Vincenzo—A De Vecchio. 188.90
 21 Poole, Jno W—R Clarke. 86.95
 23 Pickford, Harry—C S Cochrane. 164.63
 23 Partridge, Horace K—A Ruegamer & ano. 33.00
 24 Pariser, Sol—Borough Bank. 133.79
 24 Pascarella, Giuseppe—P Parlato. 73.00
 26 Pope, Wm L—J J Kane. 128.26
 26 Palley, Nicholas—M Mazerkavich. 12.40
 26 Parshelsky, Isaac—M Palley. 735.96
 27 Perrero, Mary—Geringer Bros. 48.81
 27 Pinckney, Julian M—American Exchange Natl Bank. 3,258.38
 27 Papa, Jos—Lyn Oil & Varnish Co. 147.91
 27 Pasquarella, Arcangela & Nicola—P Bressi. 194.63
 27 Pryor, Lawrence T—B J Conroy. 76.32
 27 Poole, Jno W—M J Wolfe & ano. 43.11
 23 Rolla, Frank D—B O Jackson. 64.40
 23 Rhodes, J Knox—Jno C Orr Co. 123.13
 23 same—same. 178.27
 23 same—same. 122.44
 23 Reid, Jas H—R B Perez. 225.86
 23 Randazzo, Jos—L F Schillinger. 75.89
 23 Ritchie, Elsie—Coney Island & Bklyn R R. 114.57
 23 Rifkin, Louis & Julius—Grand Machine & Button Co. 67.64
 23 same—D Laufman. 1,161.44
 23 Reichard, Sidney A, infant by Antonie Reichard, gdn—B H R R Co. 107.22
 23 Rosen, Harry—B Robinson. 53.25
 24 Rogers, Jas M—N Tengstrom as admstr. 2,173.20
 24 Rhins, Edw—F M Dunn & Co. 31.07
 27 Rothaus, Chas—C A Gordon. 137.98
 27 Rodgers, Walter I—A Berliner. 151.41
 27 Romanelli, Vittoria—J C Danzilo. 115.40
 27 Rashkin, Isaac—W A Greengield & ano. 124.12
 27 Rossa, Carlo—E Caldwell & ano. 250.74
 28 Rossa, Carlo—J H Voorhees et al. 427.40
 28 Randazzo, Jos—Kurlandzik & Alpert. 95.90
 28*Riffman, Isaac—L Benjamin & ano. 103.40
 21 Stephenson, Wm—City of NY. 114.97
 21 Statmuer, Abr—H Scherl & ano. 40.40

21 Satava, Vaclav—Magdalena Eysel. 493.52
 21 Schmaud, Martin—M F Mond. 434.65
 21 same—same. 534.65
 21 Segal, Abr—Mary I Woolsey. 49.40
 21 Schmitt, Jacob—Bklyn Heights R R Co. 189.02
 21 Sweet, Chas—C Hutwelker. 42.73
 23 Scott, Wallace D—J S Dorian. 36.57
 23 Shapiro, Morris—Grand Machine & Button Co. 67.64
 23 same—D Laufman. 1,161.44
 23 Schulman, Jacob—W Hurwitz. 52.90
 23 Stoppani, Chas F—J A Cook. 965.49
 23 Shapiro, Benj—Eklyn Daily Eagle. 72.80
 24 Squire, Jno F—W L Durack Jr. 144.00
 24 Sheets, Jas A—J Bradley Jr. 576.35
 24 Stack, Augusta—Boro Bank. 133.79
 24 Schwartz, Joe—M Topitzky. 221.65
 24 Spor, Geo—C Froeb. 113.14
 24 Sahlender, Christian—same. 169.70
 24 Schroeder, Aug—J H Kohlsdorf. 741.66
 27 Seebold, Yetta—A J McCollum. 26.33
 27 Struthers, Henry—Burns Bros. 12.90
 27 Smolinsky, Chas—Detmer Woolen Co. 142.37
 27 Steinberg, Isaac or Ike—the same. 142.37
 26 Schilling, Constant—State of N Y. 500.00
 26 Schneider, Jacob & Jos—W Ain. 27.03
 26 Sonnenstrahl, Abr—J Levy. 54.72
 26 Schwartz, Jacob—C E Dillon. 1,377.72
 26 Swartz, Max—S Friedman. 54.26
 28 Sauter, Gottlieb—E Edwards. 18.65
 28 Smith, Abbie W—G Dees. 93.00
 28 Smith, Mary admrx of Jos—E F Luckenbach et al. 167.33
 28 Silberman, Meyer—H J Stephens. 467.19
 28 Stein, David A—W J Boesch. 60.40
 21 Thorland, Oscar O & Ingaid—Rosie Heim binder. 200.90
 24 Tymecki, Alex—F Bierhoff. 179.67
 24 Tedesco, Michel—P Parlato. 33.00
 27 Thorpe, Winfield—American Exchange Natl Bank. 3,258.38
 27 Taylor, Hugh K—Maria De R V Taylor. 84.73
 27 Timony, Jas—Bethel Garage. 51.50
 28* Tetelbaum, Jno—S Friedman. 53.81
 28 Tollner, Edw—Scranton & Lehigh Coal Co. 47.60
 21 Vogelfanger, Harry by Jacob as gdn—M Engel. 118.22
 23 Valentine, Wm—Ross & Randall Co. 309.33
 26 Voepel, Louisa—Matilda Naumann et al. 190.58
 26 Vonder, Smith, Saml B—J J Keating. 263.98
 21 Wegmann, Maggie admrx Wilhelmina Kress—C Kress. 117.07
 21 Winkler, Edw or Leopold—T Engelhardt. 199.40
 21* Weber, Fred—M Mosson. 85.07
 21 Wind, Aaron—H Scherl & ano. 146.89
 21 Weiss, Mary or Mrs—F Schlepp. 36.93
 23 Walling, Geo M—F A Watson & Co. 25.66
 24 Weik, Annie—E Nelson. 69.40
 24 Wilaus, Saml—H Hoffman. 34.65
 27 Whisten, Stephen A—R C Shephard. 171.50
 26 Winant, Wm C—N J Packard & ano. 784.52
 26 Winckler, Louis—Wood & Selick. 222.52
 28 Wiener, Felix A & Grace E—C Forsell. 573.77
 28 Wardell, Fredk A—Bklyn Eastern Dist Terminal Co. 121.13
 27 Zuckerman, Max—Rosa Rittenberg, an infant. 104.41

CORPORATIONS.

21 Beers & Bomhoff—Smyth-Donagan Co. 139.58
 21 Carlson Hoisting Co—Halsted Lumber Co. 469.05
 21 Franklin Constn Co—M Mosson. 85.07
 21 Hoxie Realty Co—Halsted Lumber Co. 405.68
 21 Kerr & Cook Constn Co—C Carillo. 424.65
 21 Manhattan Steam Dye Wks—Hazel Haupt. 29.41
 21 Prospect Place Co—Gertrude C Goodspeed. 4,387.80
 23 A B Abernethy & Co—N Y Tel Co. 31.71
 23 Armory Motor Car Co—Fisk Rubber Co. 296.33
 23 Casualty Co of America—R L Searcy. 89.07
 23 Ennis & Stoppani—J A Cook. 965.49
 23 Standard Arch Co—A Pierce. 6,178.08
 23 Walling & Kaley—F A Watson & Co. 25.66
 23 C W Engelhardt & Sons—W R Osterlander & Co. 77.69
 23 Culp & McCauly—J A Clark. 269.68
 23 Goldberg & Mniosnikoff—Wm Levine & Co. 25.77
 24 Interstate Lighterage & Transportation Co—J McMail. 4,668.65
 24 Rogers & Hagerty—N Tengstrom as admstr. 2,173.20
 24 Stevens Constn Co—J T Kreeger. 191.70
 26 Clubman Advertising Agency—V Rullo. 165.50
 26 Hochman Sons Iron Works—Vulcan Rail & Constn Co. 69.40
 26 J Leonard Bauberger & Co—M Herrmann Furniture Co. 566.64
 26 R C Church of the Guardian Angel—F J Kelly, Jr, & ano. 10,765.07
 26 Sowers Food Specialty Co—J J Keating. 263.98
 26 Twentieth Century Investing Co—M Schwartz. 42.70
 26 Thomashefsky Boris—Beth Israel Hospital Assn. 628.74
 26 Tremont Iron Works—Matilda Naumann et al. 190.58
 26 Waterbury, Rich & Dunlap Co—Coal & Iron Natl Bank. 1,066.92
 27 Edinboro Constn Co—Robt Graves Co. 234.79
 27 M Helfgott & Son—Overman & Schraeder Cordage Co. 116.10

27 Nim Kovsky Bldg Co—W A Greenfield & ano. 124.12
 27 Smolinsky & Steinberg—Detmer Woolen Co. 142.37
 27 S A Whisten Constn Co—R C Shephard. 171.50
 27 Seitz Bwg Co—Hattie Braun & ano as admrx. 2,490.79
 27 Wolf Cornice & Roofing Co—S Segal low & ano. 63.38
 27 Walworth Realty Co—J Danziger. 146.75
 28 Boone Constn Co—J Frazier. 45.65
 28 the same—J Barletta. 45.65
 28 B Berenberg & Son—S J Trapani Co. 60.90
 28 Gewirtz Tetelbaum—S Friedman. 53.81
 28 Jas Kane Co—E M Houghtaling & ano. 236.18
 28 Sharpe Fire Protection Co—S S Whitehouse. 827.24
 28 Schaffers & Co—S Friedman. 75.34

SATISFIED JUDGMENTS.

Manhattan and Bronx.

FEB. 24, 26, 27, 28, 29 & MAR. 1.

*Ardizon, Thos—V Capitelli; 1912. 475.00
 Anderson, Sol—D C Weed et al; 1908.
 Baranowsky, Jacob—I Cohn; 1912. 167.98
 *Baldwin, Jas D R—City of NY; 1911.
 Brenner, Saml & Jos—P Brenner et al; 1911. 1,929.17
 Benjamin, Benj—Philip Hano & Co; 1912. 113.84
 Blaustein, Jacob—R Blaustein; 1912. 106.60
 Same—same; 1910. 100.80
 *Butler, Edmond J—O Grimmer; 1908. 1,714.54
 Blumenthal, Theresa & Henrietta Bruneman—J Walters; 1912. 3,163.20
 Brinkman, Sebastian G—T C Wallace et al; 1900. 1,158.43
 Curzio, Pasquale & Vincenzo Razzano—L Samuels; 1911. 89.31
 *Cohen, Simon & Isaac Kraft—N Y Tel Co; 1908. 84.37
 *Cohen, Simon—Abendroth Bros; 1907. 717.62
 *Cohen, Simon & Isaac Kraft—M Levy; 1909. 2,134.87
 *Same—Meyer Bros Co; 1907. 191.61
 *Same—S Rozinsky; 1907. 356.91
 *Same—M Levin; 1907. 1,311.21
 *Same—L Golde; 1907. 20,089.98
 *Same—John C Orr Co; 1907. 779.53
 *Same—same; 1907. 1,207.19
 *Same—same; 1907. 838.71
 Cuff, William—North Sand Co; 1911. 92.37
 Dodd, Adele S—F N Dodd; 1911. 185.05
 Denzer, Sidney W—M Jacobs; 1911. 112.13
 Denzer, Sidney W—M Jacobs; 1912. 128.62
 Doniger, Lena, Nathan Doniger & Morris Strassberg—S Tubin; 1910. 1,305.16
 De Caro, Frank—Natl Cash Reg Co; 1910. 434.65
 Desbrow, Wm H R—McDougall & Potter Co; 1911. 206.43
 Denzer, Maurice—E Siegel; 1895. 78.65
 Dean, Wm J—Manhattan Leasing Co; 1911. 64.73
 *Eaton, Chas M—T B Kniffen et al; 1900. 834.14
 *Eaton, Chas M & Saranac Lake Hotel Co—same; 1901. 725.81
 Einhorn, Heinrich—Renown Paper Box Co; 1912. 70.95
 Fisher, Abr—N Goodstein; 1912. 100.93
 Fisher, Abr—N Goodstein; 1911. 1,131.88
 Fleischauer, Jacob—City of NY; 1911. 957.42
 Feldman, Marie—Quadriborough Land & Development Co; 1911. 44.56
 Goin, Jas D—C M Eaton; 1911. 1,042.57
 Garda, Pietro—H Ingber; 1912. 4,264.53
 *Grehl, Anna—J Danies; 1911. 342.57
 Gorsch, Sophia—Bronxland Realty Co; 1910. 127.82
 *Hirsch, Oscar A—N Folgeman et al; 1912. 108.85
 Hamilton, Walter S—Bank of Discount; 1905. 1,262.47
 Jennings, Herbt T—Curtis Blaisdell Co; 1911. 1,090.33
 Johnson, Jessie L—F M Holland; 1905. 180.38
 Keane, Thos J—G Sferra; 1911. 1,760.55
 Knapp, Russell R—Ivy Courts Realty Co; 1911. 64.45
 Keller, Augustus R—Sixty Wall St; 1911. 1,091.38
 *Kaplan, Fred—N Reven et al; 1911. 177.68
 Levin, Morris & Wolf Renez—A Geiger; 1911. 33.76
 Levin, Morris & Wolf Penez—A Geiger; 1910. 226.51
 Liedeker, Abr—Cedarwald Realty Co; 1911. 119.51
 Levin, Morris—A Geiger; 1911. 28.01
 Same—same; 1911. 28.01
 Levin, Morris—Robt Griffin Co; 1911. 1,162.06
 Lohr, Wilhelmina—City of N Y; 1911. 59.72
 Mesthene, Emanuel—P C Ralli & Co; 1902. 538.95
 Menaker Realty Corp—Bronx Roofing & Water Proofing Co; 1912. 138.47
 Munkowsky, Sarah—P Steiner; 1912. 25.00
 *Martinson, Julius & Chas Meyers—People, & C; 1912. 1,000.00
 Miller, Michl—S Feldmark; 1911. 262.68
 Morse, Bernard J—Hoyt Realty & Leasing Co; 1912. 68.12
 O'Brien, Thos J & Richd J—L B Book et al; 1911. 3,259.14
 Park & Tilford—T Dundon; 1912. 125.00
 Same—A Dundon; 1912. 439.60
 Pitney, Chas F & Sol B Wolf—C J Bergold et al; 1904. 294.17
 Phl, Victor—B Rosenstiel; 1911. 852.72
 Rothenberg, Ettie & Jno W—A Kromich; 1911. 194.80
 Renglestein, Chas—P O Nebeling; 1912. 86.72
 Sadler, Houston M & Herman D Selleck—H Brand; 1911. 278.55

Schwalbenberg, Jno & Margt—Title Guar & Trust Co; 1911.	38.52
Swope, Herbt B—J B Regan; 1908.	280.15
Swope, Herbt B—Greenwich Bank; 1910.	454.70
Safford, Louis L—J Allen et al; 1911.	75.93
Storin, Jacob—United Electric Light & Power Co; 1911.	147.71
Schenck, Martin—J E Nichols et al; 1903.	82.77
Sanborn, Andw W—A Plaut et al; 1904.	206.01
Sternbach, Adolph—E Baumann; 1911.	99.31
Scudder, Wilbur S—J H Browning; 1911.	274.10
Tolk, Moritz—R J Goldsmith; 1910.	49.28
Tilyou, Geo C—N Y Coil Co; 1912.	113.42
Van Buren, Wm H O—W T Walker; 1911.	419.65
Wallis, Marie W—G W Harrison; 1904.	12,532.34
Wormser, Marcel—A R Schiff; 1912.	532.29
W & J Sloane—F Goetz; 1911.	108.72
Same—same; 1911.	753.99
Wedlock, Jno J—F McSwegan et al; 1911.	132.07
Wynn, Cath L—W E Morris et al; 1911.	87.05
Williams, Saml, Saml Roseff & Maurice Gudginsky—H Meltzer; 1911.	471.96
Waters, Theodore—Geo A Powers Co; 1904.	452.74
Weston, Henry & E Mortimer Boyle—J J Mayer; 1911.	225.71
Zimmerman, Carl J—Moquin Offerman Wells Coal Co; 1905.	255.89
Same—B Steiner et al; 1910.	3,091.71
Same—H W Field; 1908.	165.52
Same—L Janson; 1910.	111.95
Same—J G Cutler; 1906.	121.70
Zimmerman, Carl J—G F Moore; 1904.	54.23
Same—Alfred Peats Co; 1905.	215.29
Same—A Buccini; 1905.	316.91
Same—B B Simons et al; 1903.	519.41
Same—Emil Calman & Co; 1904.	129.27
Zwirn, Benj & Henry Hoffman—Bennett & Gompper Co; 1907.	166.85
Zimmerman, Carl J—Metile Constn Co; 1904.	376.88

CORPORATIONS.

Yorksey, Embroidery Works—S Plumer; 1912.	29.65
United States Fidelity & Guaranty Co—Nelson Co; 1912.	2,142.73
N Y Westchester & Boston Ry Co—L E Clark et al; 1875.	19,729.98
Hadden Realty Co—H Reinheimer; 1911.	80.72
Same—J Hahn et al; 1911.	287.25
Jetter Bwg Co—W P W Haff; 1912.	837.54
Acme Marble Co—Michl Cohen & Co; 1912.	483.66
F Beiderbecker Co—A R Haeuser Co; 1911.	918.17
Degnon, Contracting Co—C Marcios; 1912.	793.40
H Koehler & Co Inc—J Bokor; 1911.	5,161.82
Mutual Life Ins Co of NY—Guaranty Trust Co; 1912.	5,102.43
Lockwood Trade Journal Co—P D Post; 1912.	449.28
Hudson Co & Hudson & Manhattan R R Co—Francis C Neale, Inc; 1910.	4,526.42
Same—same; 1911.	122.85
Progressive Constn & Leasing Co—R H Sayre; 1912.	41.77
Abbott Detroit Motor Co—F W Sturzel; 1912.	338.87

Borough of Brooklyn.

FEB. 21, 23, 24, 26, 27 and 28.

Altochuler, Simon J—Lena Schneider; 1909.	3,620.62
Austin, Cath F—Anna Rowan as exr; 1911.	231.40
Bundt, Louis—S Romm; 1909.	392.15
Berkowitz, Julius—Lena Schneider; 1909.	3,620.62
Blake, Jas—S A Clarkson; 1911.	112.23
Centrone, Guiseppe—S Teplitz; 1911.	84.40
Coffey, Saml—L Gordon; 1908.	184.40
Same—Alice Leverett; 1907.	110.07
Same—Lafayette Trust Co; 1908.	118.47
Coffey, Saml & Fanny—Lafayette Trust Co; 1908.	1,063.59
Same—same; 1908.	546.86
Demuth, Adolph & Vincent—F Ibert; 1893.	818.00
Dixon, Jno—A Pornecia; 1912.	26.15
Same—A Mich; 1912.	26.15
Emmons, Jno—A Pornecia; 1912.	26.15
Same—A Mich; 1912.	26.15
Fleming, Wm H—J Mack; 1912.	286.51
Greff, Harry—Lena Schneider; 1909.	3,620.62
Geisman, Leon—Morris Grossman; 1912.	150.68
Grening, Paul C—Jennie Rider; 1909.	426.23
Heyman, Hugo—Eliz A Gasau; 1911.	1,633.65
Same—F Gasau; 1911.	633.65
Heissenbittel, "Martin"—V Sudynski; 1911.	76.03
Hanson, Harold—Richd E Thibaut Inc; 1911.	22.92
Hydell, Annie—Title Guar & T Co; 1910.	61.90
Hamburger, Barnett—P Sussman & ano; 1910.	298.65
Johnson, Jessie L—F M Holland; 1905.	180.38
Loomis, Guy—B H R R Co; 1911.	414.87
McIntyre, Edw—Frank D Berry; 1912.	582.48
McTiernan, Patk—J Schaefer; 1912.	1,132.35
Murray, Mary—Fredk Loeser & Co; 1904.	997.95
MacKenzie, Mary H—W A Tenney; 1911.	1,208.70
Mahony, Winifred—S Steinfelder; 1911.	573.41
Mycz, Geo—City of N Y; 1911.	50.00

McBride, Michl—City of N Y; 1905.	60.40
Mulligan, Agnes E—Harding Electrical Co; 1911.	88.30
Mendlowitz, Herman—Barbara Downer; 1912.	50.00
*Neimark, Philip—Aron & Aron; 1908.	217.10
*Same—P Meirson; 1905.	581.12
Overton, Chas C—A A Schlickerman; 1912.	34.40
Penza, Raphael—J Oppenheimer; 1909.	146.63
Same—C Andreis; 1909.	150.04
Same—G Penza; 1909.	144.40
Quinn, Jas—Nassau Elec R R Co; 1911.	111.22
*Rosenbush, Wm—City of N Y; 1911.	260.00
Roarty, May E—Harding Electrical Co; 1911.	88.30
*Robinson, Mary E—C N Kreiser; 1907.	5,148.75
*Same—same; 1907.	5,037.25
Schwalbenberg, Jno & Margt—Title G & Trust Co; 1911.	38.52
Tilyou, Geo C—New York Coil Co; 1912.	113.42
Thos G Carlin (Inc)—A S Riker; 1911.	89.40
Wedlock, Jno J—F McSwegan & ano; 1911.	132.07
Zimmerman, "Charles" J—J H Mahnken Co; 1906.	229.27
Zimmerman, Carl J—Emil Calman & Co; 1904.	129.27
*Same—Metile Constn Co; 1904.	376.88
*Same—G F Moore; 1904.	54.23
*Same—B B Simons & ano; 1903.	519.41
*Same—A Buccini; 1905.	316.91
*Same—Alfred Peats Co; 1905.	215.29
*Same—H W Field; 1908.	165.52
*Same—Cutler Mfg Co; 1906.	121.70
*Same—Moquin Offerman Wells Coal Co; 1905.	255.89
*Same—L Janson; 1910.	111.95
*Same—B Steiner & ano; 1910.	3,091.71
Zimmerman, Carl J—H Wronkow; 1904.	2,349.33
*Same—Bldyn Daily Eagle; 1904.	167.22
*Same—Toch Bros; 1904.	310.79
*Same—F T Nesbit & Co; 1907.	515.77
*Same—Williams & Weymouth Co; 1904.	1,578.64
*Same—Columbia Shade Cloth Co; 1904.	124.02
*Same—Davis & Weiss; 1908.	77.65
*Same—C H Reynolds et al; 1908.	320.51
*Same—W N Peak; 1910.	3,387.40
*Same—same; 1909.	491.40
*Same—same; 1909.	637.32
*Same—same; 1909.	637.90

CORPORATIONS.

Paul C Grening Constn Co—Jennie Rider; 1909.	426.23
Steinberg Steam Cut Stone Co—W F Meyers; 1912.	182.45
Commercial Constn Co—C D Smith Jr; 1910.	1,699.25

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

FEB. 23 and 24.

No Judgments in Foreclosure suits filed these days.

FEB. 26.

Grant av, nws, 397 sw Samuel, 33x100; Achille Bataille agt Lillie Carpenter et al; Henry A Vieu, (A); Alfd Steckler Jr, (R); due, \$2,661.66.

FEB. 27.

College av, ws, 128 n 165th, 22x92; Wm Nixon agt Westown Realty Co; Benj F Edsall, (A); Jas A Foley (R); due, \$381.25.

1ST av, 2130; Wm L Raymond agt Dean Holding Co et al; Wm L Raymond (A); Wm Klein, (R); due, \$29,954.03.

FEB. 28.

Decatur av, 3082; Frank W Honerkamp agt Annie D'Ambr; Dutton & Kilshiefer, (A); Denis O'L Cohalan, (R); due, \$9,291.50.

115TH st, 69 W; Isaac Heidelberger agt Arthur Schreiner et al; Mayer Kronacher, (A); Jas A Foley, (R); due, \$11,289.72.

LIS PENDENS.

Borough of Manhattan.

FEB. 24.

Lexington av, 1553; Morris Morrison agt Rosalie J Greenbaum et al; specific performance; B F Feiner, atty.

34TH st, ns, 325 w 5 av, 50x126.6; Newburg Savings Bank agt Fredk J Seitz et al; action to set aside conveyance, &c; Cowing, White & Wait, attys.

FEB. 26.

Macombs Dam rd, es, 441.5 s Goble pl, 29.5x35.10; Saml Hollander agt Wm P Vogel; action to establish validity of transfer of tax lien; B G Oppenheim, atty.

Webster av, ws, 42.7 s 166th, 33.5x11.3x irreg; Saml Hollander agt Juliet M Livingston; action to establish validity of transfer of tax lien; B G Oppenheim, atty.

Marion av, es, 146.6 e 187th, 144x6xirreg; Saml Hollander agt Jno B Haskin Estates Inc, et al; action to establish validity of transfer of tax lien; B G Oppenheim, atty.

Vermilyea av, ns, 350 e Dyckman, 100x163.3x irreg; Henry Degenhardt agt Bendheim Constn Co; action to set aside deed, &c; Hunt & Elkins, attys.

9TH av, ws, 56.6 n 46th, 18.9x62.6; Susan Harris et al agt Anne Harris et al; partition; G H D Foster, atty.

FEB. 27.

187TH st, 665-9 W; Mary A McCaffrey agt Jno Hodgetts or Hodgett; action to reform deeds; J Fennelly, atty.

3D av, nwc 14th, 53.6x100; Caroline De Motte Briggs agt Geo Fauvel et al; partition; G A Runk, atty.

FEB. 28.

Broadway, swc 40th, 40x100; Henry Kolb et al agt Jerome Gazzo et al; action to foreclose mech lien; S S Isaacs, atty.

Walton av, 611, 143D st, 686-90 E; Maggie U Young agt Mary A Martin; action to compel reconveyance; J O Van Doren, atty.

FEB. 29.

27TH st, 161 W; Tenement House Dept agt 28th St & Seventh Avenue Realty Co; notice of levy; A R Watson, atty.

8TH av, 2482, & 133d st, 268 W; Tenement House Dept agt Thos G Field trste et al; notice of levy; A R Watson, atty.

8TH av, 2478; Tenement House Dept agt Thos G Field trste, &c et al; notice of levy; A R Watson, atty.

Division st, ss, 161.1 e Market st, 25x 68.3; Louis Block agt Harry Bamberger et al; action to foreclose mechanics lien; A A Silberberg, atty.

Stebbins av, es, intersec nes Freeman, 124.7x25; Brandt Constn Co agt Rountree Realty Constn Co et al; action to set aside transfer, &c; Gettner, Simon & Asher, attys.

Bank st, 48, & 4th st, 293-7 W; Dominica Pezza agt Noelle Grauby; action to foreclos mechanics lien; M J Gordon, atty.

MAR. 1.

7TH av, 309; Tenement House Dept agt West 28th St & 7th Ave Realty Co; notice of levy; A R Watson, atty.

3D av, 4413-17; Philip Altus agt Patk Monahan et al; amended foreclosure of transfer of tax lien; L J Gold, atty.

29TH st, ns, 175 e 11 av, 16.8x98.9; Irene C McDermott agt Josephine MacDonald et al; partition; J L Clare, atty.

Borough of Brooklyn.

FEB. 21.

17TH av, ses, 20 ne 81st, 20x43; Ernest W Tyler agt Elevated & Subway Realty Co et al; Leonard McGee, atty.

New Utrecht av, ws, 89.1 n 65th, runs n w 78.5xsw 20xse 88.3 to av, xn 23 to beg; Wilhelmina J Eden agt Gaetano Di Pietro et al; E L Holywell, atty.

East New York av, ns, 80 w Park pl, 20 x67.2x24.1x53.9; Title Guar & Trust Co agt Rudolph Tolsky et al; J L Goodwin, atty.

N Elliott pl, 42; Cath C Hall agt Jacob Barkow et al; Louis Karasik, atty.

Madison st, ns, 141 e Patchen av, 19x 100; Bertha C Reifschneider agt Aaron Rappoport et al; F Reifschneider Jr, atty.

11TH st, ss, 223.6 e 5 av, 12.6x100; Anna M Everit agt Cath Huston; G W Pearsall, atty.

Montauk av, es, 230 n Blake av, 20x100; Betsy Berwin agt Abr Lippman et al; I Siegeltuck, atty.

St Marks av, ss, 55 e Grand av, 170x126; also EAST NEW YORK AV, nws, 202.6 sw Lincoln pl, 90x95; also EASTERN PARKWAY, ns, 209.3 e Schenectady av, 150x 127.9; Empire City Lumber Co agt Penn Liberty Co; attachment; A Rockmore, atty.

Lexington av, ns, 133.4 e Reid av, 50x 100; Ada B Gardiner et al as exrs agt Jules V Nenville et al; C T Adams, atty.

E 51ST st, es, 200 s Linden av, 20x100; Second United Cities Realty Corpn agt Yetta Kael et al; J G Harris, atty.

Av D, ns, 60 e E 39th, 20x90; Anna Luedtke & ano agt Emma C Holmberg et al; Reynolds & Geis, attys.

Av D, ns, 80 e E 39th 20x90; Emu Heikel agt same; same attys.

Av D, ns, 20 e E 39th, 20x90; Henry Mehrtdens & ano agt same; same attys.

Av D, ns, 40 e E 39th, 20x90; Henry Lohman agt same; same attys.

Fenimore st, ns, 80 e Nostrand av, 20x 100; Rosine Koerner agt Pietro Rubino et al; Reynolds & Geis, attys.

41ST st, sws, 360 se 13 av, 20x100; Methodist Episcopal Hospital agt Bath-Craig Co et al; J L Goodwin, atty.

41ST st, sws, 380 se 13 av, 20x100; United States Ins Co agt same; same atty.

E 19TH st, ws, 143.7 n Dorchester rd, 40x100; Fred H Ohlandt agt Bessie M Mowatt et al; R H Koehler, atty.

Lots, 345 to 354 in blk 7324, on map of prop belonging to M L Towns said map filed in the Registers office; also AV S, sec E 19th, 120x120; Jos Bermel agt May A Kearns as admtrx et al; to vacate judgment; E C Viemeister, atty.

FEB. 23.

Lenox rd, ss, 111.4 e Flatbush av, 30x 134; Jeanette G Brown agt Henry W Ellison et al; Beard & Paret, attys.

Clarkson st, sec E 34th, runs e 24.2x 201.5xw 23.8 e E 34th, xn 200.4 to beg; Em-L Sweizer et al agt Jno J Sweizer et al; partition; M E Finnigan, atty.

Rogers av, es, 42 n Beverly rd, 20x95x19.7x95; Margaret S Manson agt Bon Ton Constn Co et al; J Siegelman, atty.

Osborn st, ws, 140.6 s Riverdale av, runs 59.6xw200 to Thattford av, xn56.10xe200 to beg; Louise Schindler agt Annie Galantz et al; F F Bergenfeld, atty.

86TH st, ss, 382 w Gravesend av, 60x195; Horace G Teele agt Rosa Scura et al; H J Davenport, atty.

E 49TH st, es, 153.4 s Av L, 26.8x100; Flora D Matthews agt Leon W Pease et al; A A Silberberg, atty.

Flatbush av, es, adj land of Treadwell Abrams, runs ne342xsw297.1 to Flatbush av, xnw169.7 to beg; Fredk W Holmes et al agt Bertha De Goode et al; C A Clayton, atty.

3D av, ws, 59.10 n 13th, 20.1x97.10; also 3D AV, ws, 59.10 n 13th, 20.1x96; Martha A Van Sicken agt Wm H Winchester et al; Eastman & Eastman, attys.

Gravesend av, es, 20 s Av J, 80x75; Stephen D Pyle agt Cobern Constn Co et al; Harvey O Dobson, atty.

Church av, ns, 160 w Nostrand av, 40x126.9x40x127; Jeanette G Brown agt Wm A A Brown et al; Beard & Paret, attys.

Frost st, ns, 133.4 e Leonard, runs n98 to centre of a branch of Bushwick Creek, xsw— to Frost, xe33.4 to beg; Grace J Foster agt W Joseph Leahy et al; M F McGoldrick, atty.

Withers st, swc Humboldt, 25x100; Raffaele Savarese & ano agt Martino Valentino & ano; to set aside deed; W S Butler atty.

Lenox rd, ss, 141.4 e Flatbush av, 20x134; Jeannette G Brown agt Henry W Ellison et al; Beard & Paret, attys.

Columbia st, es, 220.2 n Degraw, 20x97.6; also 66TH ST, sws, 530.10 nw 18 av, runs sw143xw58.4 to land of Cowenhoven, xne 140 to st, xse62 to beg; also LOTS 452, 453, 454 & 455 in blk No 24 on map No 2 of prop belonging to Effingham H Nichols Ann Nolan agt Mary Gallagher et al as exrs et al; partition; Jno C Judge, atty.

Bedford av, es, 630 s Clarendon rd, 20x100; Mortgage Securities Co of N Y agt Mary E Montague et al; H J Davenport, atty.

E 9TH st, es, 280 s Av T, 40x100; Theo Ross agt Frank H Pihlman et al; H J Davenport, atty.

Parts of plots 35 & 36 on map of 28 building sections at Bath Beach, said map filed in the Registers Office on June 28'54 & bounded on the ne by remainder of lot 35, 108 on the se by lots 24, 25 & 26, 415 on the sw by Cropsey av, 108 on the nw by land of Engelbert Lott 412; also LOT 24 on same map & bounded on the n by lot 25, 65 on the se x lot 23, 295 on the sw by Franklin av, 65 on the nw by lots 35 & 36, 295; excepting certain premises; David F Lucas agt Jefferson E Thumm et al; partition; G V Brower, atty.

17TH av, ses, 37 sw 75th, 18x100; Jeremiah J Andreas agt Boone Constn Co et al; Dorman & Danna, attys.

Sackett st, 193; Nicola Barbieri agt Luigi Barbieri et al; partition; Chas Zerbarini atty.

Glenmore av, sec Berriman, 30x100; Helen W Collier agt Jno J Smith et al; Watson & Kristeller, attys.

Cleveland st, ws, 190 s Pitkin av, 20x90; Peoples Trust Co as trustee agt Harry A Clayton et al; Wingate & Cullen, attys.

Cleveland st, ws, 170 s Pitkin av, 20x90; same agt same; same attys.

E 29TH st, ws, 140 n Tilden av, 23.3x74.7x22x75.2; Lorenzo O'Connor as trustee agt Richd B Maloon et al; H J Davenport, atty.

Grand st, n s, 218.9 e Keap, 18.9 x 95; Bertha Steinberg agt Ellen E Gordon et al; Maxwell Wyckoff, atty.

Junius st, ws, 215 s Liberty av, 75x100; also PITKIN AV, ns, 75 e Sneider agt, 50 x100; Isaac Levingson agt Saml Rubel; specific performance; J A Seidman, atty.

Plot begins at Atlantic Ocean at the division lines of old lot 10 & old lot 15, runs along said line to surface xe— to land of Prospect Park & Coney Island R R Co x s — to Atlantic Ocean x w — to beg; also e half of old Lot 15 on map of Common Lands of Town of Gravesend & land under water, which is described as follows: Begins at division line bet old lot 10 & old lot 15, runs s2440 to s line of land under water xw150 to a line in continuation of the line bet the e & w part of old lot 15 to said division line & 150 w from the e line of said lot 15 xw2440 to a point 100 s from ss of surface xe— to beg; Jas E Morey et al agt Dreamland et al; to obtain possession of two-thirds interest; A A Wray, atty.

FEB. 24.

E 10TH st, es, 220 n Av O, 40x100; Herbt L Holly agt Lawrence A Brennan et al; Bergen & Prendergast, attys.

46TH st, sws, 150 se 5 av, 25x100.2; Peoples Trust Co agt Haemann Barbanell et al; Wingate & Cullen, attys.

4TH st, ss, 455.6 se Smith, 21x100; Sarah Lee agt Hyman Weiner et al; C F Corner, atty.

Plot begins at intersection of centre line of Johnson pl (now closed) with the ss Snyder av, runs w62.7x81.1 to centre line of Union, xe62.7 to centre line of Johnson pl xn81.3 to beg; Jno W Reid agt Clara Van Brunt; C F Corner, atty.

Prospect av, ss, 220 e Prospect Park W, 13x82.3x25.1x80; Stanley J Corsa agt Alex Frazer et al; E W Tyler, atty.

S 1ST st, ns, 75 e Havemeyer, 25x77; Mary C Mooney agt Eliz Paulson et al; G A Logan, atty.

Driggs av, ns, 125 e Monitor, 25x95; Vincenzo Polito agt Mary J Price & ano; to foreclose Mech lien; K C & M V McDonald, attys.

Bedford av, nwc Greene av, 37.6x65; also CLIFTON PL, ss, 325 w Bedford av, 25x 91.3x25x92.11; Fredk W Bahrenburg agt Jno G Wischerth et al; A F Van Thun, atty.

Union st, sws, 350 se 8 av, 25x90; Ulster County Savgs Institution of Kingston agt Wm C Hauton et al; J L Goodwin, atty.

FEB. 26.

61ST st, ss, 100 w 22 av, runs w 600 to 21 av xs200 to 62d xe100xn100xe500xn100 to beg; also 21ST AV, ws, from 61st to 62d, 200x480; also 62D ST, sec 19 av, 600x100; also 63D ST, nec 20 av, 220x100; also 21ST AV, swc 62d, 100x100; also 62D ST, ss, 134 w 21 av, 46x100; also 62D ST, ss, 214 w 21 av, 46x100; also 62D ST, ss, 294 w 21 av, 46x100; also 20TH AV, es, from 65th to 66th, 200x220; also 66TH ST, sec 20 av, 220 x100; Chas S Conklin agt Adrian Bldg Co & ano; E J Ludvigh, atty.

1ST st, e cor 4 av, runs ne— to centre of Old Mill rd at its intersection with 4 av, xse— to centre line of old Gowanus rd, xs — to 1st, xnw— to beg; Eliz A Bouyon agt Jas Donlen et al; to bar all claimants; F H Cothren, atty.

67TH st, sws, 320 se 14 av, 60x120; Robt W Wright & ano as exrs agt Rocco V Ursino et al; E Kempton, atty.

43D st, nes, 140 se 17 av, 40x64x55x98.2; Bklyn City Mission & Tract Society agt Rebecca Kirschenbaum et al; E Kempton, atty.

Dean st, ns, 220 e Nostrand av, 20x100; Wm Gleichmann agt Agnes I Maillie & ano; F S Angell, atty.

Atlantic av, ns, 195 w Buffalo av, runs n148 to land formerly of Brooklyn & Jamaica R R xw112xs49.6xse4.5xe100xs95 to Atlantic av, xe12 to beg; Artissa V Gearon agt Harry Friedman et al; J A McCreery, atty.

Smith st, ws, 40.9 s Nelson, 20x80; Isabel M Smith agt Caecilia I Yale et al; G C Jaffrey, Jr, atty.

Kings Highway, swc Ocean Pkway, runs s— to land of Prospect Park Fair Grounds Assn xnw— to Kings Highway xe— to beg; Walter V Cranford agt Benj Patterson et al; Hirsh & Newman, attys.

Fulton st, ns, at the intersection of a line drawn parallel with Tompkins av & distant 345 w therefrom on a line drawn westerly therefrom & parallel with McDonough, runs w41.7xn87.7xe 7 inches xn 10.1xne20.1x again n2.7xse20.6xsl100.6 to beg; Williamsburgh Savgs Bank agt Jos G Bassman et al; S M & D E Meeker, attys.

Lexington av, ns, 133.4 e Reid av, 50x100; Jules V Neuville & ano agt Wm Fink & ano; to cancel a deed; W B Dobbs, atty.

Ryerson st, es, 80.9 n Park av, 25x100; Robt S Kunkel agt Orlando R Stevens et al; Herzfeld & Sweidler, attys.

Scholes st, ns, 150 e Union av, 25x100; also SCHOLES ST, ns, 125 e Union av, 25 x100; Rosa Schneider agt Catherine Schneider et al; partition; Peter P Huberty, atty.

Delamere pl, es, 100 n Av I, 40x100; Harry W Buckley agt H Raymond Smith et al; C F Corner, atty.

Lexington av, ns, 133.4 e Reid av, 50x100; Wm Shaw agt Jules V Neuville et al; Louis Karasik, atty.

Ashford st, es, 120 n Glenmore av, 20x90; Harris London agt Minnie Lewis et al; H Cook, atty.

Ashford st, es, 140 n Glenmore av, 20x90; same agt same; same atty.

Ditmas av, ss, 93.2 w East 18th, 65x100; Katherine A Breeding agt Severin A Breeding & ano; to set aside deeds; A A Hovell, atty.

FEB. 27.

Franklin av, ws, 100 n Carroll, 75x100; also MONTGOMERY ST, swc Franklin av, runs w78.3xsel14.3 to line bet the Town of Flatbush & the City of Brooklyn, xne 32.6 to av, xn91.3 to beg; also FRANKLIN AV, ws, 60 n Carroll, 25x100; Helen E Marsh agt Consumers Park Brewing Co et al; partition; Paul Bonyngue, atty.

S 6TH st (now Broadway), nes, 25 se Hewes, 25x100; Moses H Prager agt Cath A Lyons et al; Thos J Evers, atty.

Plot begins at a point drawn parallel with & distant 470 n Pitkin av, would be intersected by a line drawn parallel with & distant 80 e Hopkinson av, runs e20xn 119.6 to ses East New York av, xsw21.1xs 112.8 to beg; Oswego City Savings Bank agt Saml Hein et al; J L Goodwin, atty.

Kent av, es, at the swc lot No 8 on map of prop belonging to Jeremiah Johnson, 25 x 100; Anna J Doyle agt Thos Saggiome et al; C K Doyle, atty.

E 14TH st, es, 200 s Av B, 50x100; Lizzie M Moore agt Annie I Murphy et al; J W & C J McDermott, attys.

Av W, sec E 12th, 29x100; Julia L Atwater agt Carl E Randrup et al; J T Ackerman, atty.

Jay st, ws, 30 n Water, 19.8x50; Isabel Eastmond agt Margaretha Moeller et al; J W Greenwood, atty.

12TH st, ss, 222.10 e 5 av, 25x100; Sarah Green agt Louise Obert et al; H J Sokolow, atty.

W 6TH st, ws, 260 n Av U, 40x120; Brooklyn Organizers agt Benevolent Realty & Const Co et al; H J Davenport, atty.

Broadway, 605-7; Carl Timmermann as exr agt Isidor Cohn et al; Huberty & Grefenstein, attys.

5TH av, ses, 41.8 ne 72d, 20.1x100.5x19.6 x95.8; Albt B King & ano as trstes agt Jno E Sullivan et al; H A Ingraham, atty.

5TH av, ses, 61.9 ne 72d, 20.7x105.4x20x100.5; same agt same; same atty.

3D av, nws, 75.1 ne 42d, runs nw33xw 67xsw23xse100 to av, xne23.1 to beg; Herman Prager agt Marion Bandholtz et al; T J Evers, atty.

FEB. 28.

Liberty av, swc Logan, 20x90; Bond & Mtg Guar Co agt Michl Seitz et al; E Kempton, atty.

Church av, ns, 95 e Rogers av, 28x123.10 x30.5x123.8; Mary Van Orden & ano as exrs agt Jos Vanoris et al; E Kempton, atty.

Midwood st, ss, 80 e Nostrand av, 20x100; Jacob Spiegel agt Aniello Q Orza et al; Myron Krieger, atty.

Sumner av, es, 100 n Ellery, 25x66.5x27.6x76.9; Long Island Loan & Trust Co as trste agt Leon Kalish et al; J L Goodwin, atty.

14TH av, nws, 80.2 sw 42d, 20x80; Jno R Murchison agt Himmelstein & Arker Co et al; Van Alen & Dyckman, attys.

5TH av, ses, 82.4 ne 72d, 20.7x110.2x20x105.4; Albt B King & ano as trstes agt Jno E Sullivan et al; H A Ingraham, atty.

5TH av, ws, 105.6 sw 73d, 20.7x79.11x20x74.9; Same agt same; same atty.

Ryerson st, ws, 145 n Lafayette av, 50x100; Trstes of Amherst College agt Thrall Const Co et al; E Kempton, atty.

Lorimer st, ws, 25 s Frost, 25x100; Saml B Newman as exr agt Abr Newman et al; S S Koenig, atty.

Bay 8th st, ses, 220 ne Bath av, 80x96.8; Tracy Grey agt Louis I Cohen et al; Mabel E Witte, atty.

Richardson st, ns, 125 w Manhattan av, 25x100; Bushwick Savngs Bank agt Julia S Moodze; R L Scott, atty.

Lexington av, ns, 133.4 e Reid av, 50x100; Ada B Gardiner et al as exrs agt Jules V Neuville et al; C T Adams, atty.

10TH av, ses, 40 ne 74th, 20x100; Henry Meier agt Katherine D Huff; J J Bakerman, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

FEB. 24.

Lots 342-50 map of Hunts Point Realty Co, Bronx; Cath McConnell agt Chas McConnell et al; M J Sullivan, atty.

182D st, ns, lot 45 map of South Belmont, Bronx; Saml Hollander agt Annie Kehoe et al; L M Shimel, atty.

Lots 176-7, map of property of S L Haight, Bronx; Eudora A Cornelius et al agt Jos L Fries et al; C W H Arnold, atty.

171ST st, ns, 100.2 e 3 av, 55.1x117.4; Realty Business Corp agt Chas Bjorkgren, Inc, et al; E R Root, atty.

15th st, 542-4 E; Robt P Lee, Jr, et al agt Isaac Berlin et al; Rambaut & Wilson, attys.

FEB. 26.

119TH st, 421 E; Chas Eckstadt agt Louis E Wolff et al; C A Deshon, atty.

10TH st, ns, 64.4 e Dry Dock, 41.8x75; Henry Keale et al agt Lena Jacobowitz et al; Anderson, Iselin & Anderson, attys.

3D av, es, 156.6 n 170th, 52x100; two actions; German Savings Bank in the City of NY agt Wm H Zeltner et al; Amend & Amend, attys.

Av A, ws, 40.5 n 66th, 40x100; N Y Orthopaedic Dispensary & Hospital et al agt City Real Estate Co et al; Cary & Carroll, attys.

69TH st, ss, 225 w Central Park West, 25x100.5; Herman H Cammann agt Annie B Mackay et al; H L Morris, atty.

86TH st, 434 E; Waldron K Post trste agt Rachel Dresner et al; Ward, Hayden & Satterlee, attys.

Creston av, ws, 93 s 183d, 20x120; Prospect Investing Co agt Wm P McLaughlin et al; S W Collins, atty.

Creston av, ws, 133 s 183d, 20x120; same agt same; S W Collins, atty.

Creston av, ws, 173 s 183d, 20x120; same agt same; S W Collins, atty.

Creston av, ws, 113 s 183d, 20x120; same agt same; S W Collins, atty.

Northern av, nec 179th, 100x100; Alex P W Kinnan agt R H M Realty Co et al; Cannon & Cannon, attys.

Elsmere pl, ss, 353.3 w So Blvd, 40x100; Alice P Butman admrx agt Wm C Egan; F St John, atty.

Lots 21 & 22, map of property of Nellie Marvin, Bronx; Francis E Mulgannon agt Jerome Lo Monte et al; Shellabarger & Donovan, attys.

Creston av, ws, 153 s 183d, 20x120; Prospect Investing Co agt Wm F McLaughlin et al; S W Collins, atty.

Vermilyea av, ss, 100 s Isham, 150x150; Prospect Investing Co agt Allen Constn Co et al; S W Collins, atty.

FEB. 27.

Carpenter av, sec 235th, 27x105; also CARPENTER AV, nec 234th, 25x105; Northern Bank of N Y agt Max German-sky et al; Breed, Abott & Morgan, attys.

15TH st, 155 W; Thos S Ollive agt Altson Co et al; Fixman, Lewis & Seligsberg, attys.

3D av, 132; Jas H Briggs et al agt Chas B Graf et al; C A Runk, atty.

Boone st, ws, 125 s 172d, 25x100; Edith M Ewen et al agt Benj Viau et al; Wilder, Ewen & Patterson, attys.

140TH st, 66 W; Aug Ruff et al agt Florence L Keller et al; Abramson & Potter, attys.

67TH st, ss, 350 e 3 av, 40x100; Luke Kouwenhoven agt Jos Sagovitz et al; Fuller & Prest, attys.

35TH st, ss, 175 w 8 av, 250x98.9; Equitable Life Assurance Society of the U S agt Emma M Wray et al; Alexander & Green, attys.

Marion av, ws, 150 n road leading from West Farms to Kingsbridge, 50x145; Eliz E Bradley agt Geo P Tarbox; W V Simp-ton, atty.

Audubon av, nwc 187th, 189.9x75; Jacob Levy agt Huldana Realty Co et al; Arnstein, Levy & Pfeiffer, attys.

West Broadway, ws, 50 n Worth, 25x50; Henry McGoughran agt Alex McGoughran et al; D D Sherman, atty.

FEB. 28.

11TH av, ws, 75.3 s 52d, 25x100; Rosina Hagedorn agt Sara Bruneman et al; W J Creamer, atty.

Riverside Drive, nec 138th, 132x100; Chas Klingenstein et al agt Andw P Morrison et al; Eisman, Levy, Corn & Lewine, attys.

Crimmins av, 317-19; Albany Savgs Bank agt Moritz Klein Realty & Constn Co et al; Tracey, Cooper & Townsend, attys.

Eldridge st, es, 105.2 s Stanton, 45x 87.6; Rachael Samuels agt Paulina Schwartz et al; B E Burston, atty.

Hudson st, 243; Wm P Dixon agt Rosie Greenberger et al; J Holmes, atty.

3D av, 4068; Chas A Hammann agt Herman J Katz et al; Miller & Bretzfelder, attys.

Houston st, 398-400 E & 2D st, 289-91; Fischel Weintraub agt Sarah Rappaport et al; D Dreschler, atty.

125TH st, 454 W; Fitch Gilbert agt Wm Soltz et al; J H Seymour, atty.

Elliot av, ws, 75 n Juliana, 75x100; Herman N Freedman agt Jos Poldow et al; H J Rubenstein, atty.

136TH st, 200 W; Morris Lederman agt Mary W Dunlop et al; J L Bernstein, atty.

11TH av, ws, 75.3 s 52d, 25.1x100; Cayuga Corp agt Sara Bruneman et al; A Smith, atty.

121ST st, 234 W; Wm P Sheffield agt Annie Lessler et al; N Heinsheimer, atty.

FEB. 29.

Boscobel av, es, 72.11 s Plympton av, 26 x95.6, Henry Lipps Jr et al agt Edmondson Constn Co et al; S Williamson, atty.

Union av, 834; Simson Wolf et al agt Katie Lauber et al; S Kohn, atty.

Lot 181, amended map of Adee Park, east of Botanical Garden; Adelaide Wabst agt Madison Constn Co; B Shaw, atty.

136TH st, ns, whole front bet 3d & Lincoln avs, 130.5x25x121.8x26.5; Jno B Harrison et al agt Jas T Ferris et al; amended; Stewart & Shearer, attys.

5TH av, nec 27th, 24.6x81.10; Lena Hessberg agt Hattie E Archer et al; Wolf & Kohn, attys.

Weeks av, 1652; Louisa C Read agt Isaac Rosenzweig et al; R A Irving, atty.

Coster st, es, 540 s Spofford av, 20x100; Hunts Point Estates agt Raffael Luongo et al; S T Stern, atty.

Wadsworth av, nec 177th, 89.10x100; Helen M O'Brien agt Jno B Berry Co et al; Ferriss, Roesser & Storck, attys.

Lot 303, w 1/2 map of Village of Wakefield, Bronx; Chas Kaufmann agt Vincenzo Avarello et al; Frankenthaler & Kaufmann, attys.

136TH st, ss, 500 w Ams av, 100x99.11; Morris Levy agt Jno L Hobson et al; A T Scharps, attys.

Hughes av, es, 86.3 n 181st, 16.6x85.3; Jno M Susser et al agt Antonio Cerra et al; Arrowsmith & Dunn, attys.

22D st, nes, lot 178, map of lands of Clement C Moore, 16th Ward; leasehold; Kath T Moore agt Juliet E Kindlund et al; F L Holt, atty.

Lorillard pl, ws, 42 s 187th, 83.7x90; two actions; Peter Freese et al agt Furlong Tompkins Co et al; F P Hummel, atty.

MAR. 1.

122D st, 514 W; Saml Halperin agt Isaac Harris et al; C Brandt, Jr, atty.

Elmwood pl, ns, 125 w Clinton av, 25x 95; Emma A Bedell agt Eliz F Wilkin et al; Clocke, Koch & Reidy, attys.

Decatur av, nws, 366.7 ne 205th, 50x100; two actions; Henry R Wood agt Ada Realty & Mortgage Co et al; Dutton & Kilsheimer, attys.

180TH st, ns, 80 w Webster av, 19.11x 100; Gustave Plonsky agt Chas BJORKEGEN Inc et al; Menken Bros, attys.

Essex st, 48; Sol Feiner agt Mary O'Neill et al; B F Feiner, atty.

Bryant av, 1552; Mary A Kent agt Marian R Mainhart et al; E L Barnard, atty.

Broadway, 724; Agnes Y Cole agt Maude W Cameron; Wells & Snedeker, attys.

BUILDING LOAN CONTRACTS.

FEB. 24.

No Building Loan contracts filed this day.

FEB. 26.

Boston rd, sec 166th, 106.4x19.10x irreg; Title Guarantee & Trust Co loans Bronx County Constn Co to erect a 2-sty store; — payment. 22,000

FEB. 27.

Ft Washington av, ws, 115 n 158th, 51.10 xirreg; Chelsea Realty Co loans Saranac Constn Co to erect a — sty bldg; 11 pay-ments. 96,000

Ft Washington av, ws, — n 158th, 41.4 xirreg; same loans same to erect a — sty bldg; 11 payments. 64,000

FEB. 28.

33D st, 1-13 E; Jas McCutcheon loans Fifth Avenue & Thirty-third Street Co to erect a 12-sty loft & store; — pay-ments. 275,000

FEB. 29.

Bryant av, es, 125 n 172d, 25x100; Man-hattan Mortgage Co loans Cornelius O'Keefe; to erect a 5-sty apartment; 13 payments. 18,000

MAR. 1.

3D st, 5 E; Irving Weiser loans Wyom-ing Realty Co to add 2 stories; — pay-ments. 6,500

71ST st, ns, 397 e West End av, 69.8x 102.2; City Mortgage Co loans A Campagna Constn Co to erect a 9-sty apartment; 12 payments. 200,000

Amsterdam av, nec 119th, 80.11x150; Met-ropolitan Trust Co of City of N Y loans Carnegie Constn Co to erect a 9-sty apart-ment; 12 payments. 375,000

ATTACHMENTS.

Manhattan and Bronx.

FEB. 23.

No Attachments filed this day.

FEB. 24.

Borden, Nathaniel B & Thos C; Mannheim Ins Co; \$1,771.50; Kneeland, Harrison & Hewitt.

FEB. 26.

No Attachments filed this day.

FEB. 27.

Wallace, Edw; Thos Kearny et al; \$10,- 085.15; J B Doyle. Wallace, Mary H; Thos Kearny et al; \$10,085.15; J B Doyle. McCune, Enz H; Thos Kearny \$10,085.15; J B Doyle. Wallace, Margt S; Thos Kearny et al; \$10,085.15; J B Doyle.

FEB. 28.

No Attachments filed this day.

CHATTEL MORTGAGES.

Borough of Manhattan.

AFFECTING REAL ESTATE.

Donohue, Matthew F. 136 W 42d. A B See Electric Elevator Co. Elevator. (R) 412 151 West 19th St Co. 151 W 19th. Otis Elevator Co. Elevator. 10,200 Mundsheim & Co. 1424 Bryant av. Central Union Gas Co. Ranges. 78

Borough of Brooklyn.

AFFECTING REAL ESTATE.

FEB. 21, 23, 24, 26, 27 and 28.

Ferdinando Penna Constn Co. 33d st nr 4th av. American Plumbing Mfg Co. \$1,100 Gerber, Max. 72d st nr 8th av. Hudson Plumbing Co. Supplies. 1,100 Musty, F. Gravesend av nr Kings High-way. Eastern Mantel Co. Mantels. 48 Levy, Paul. 135-39 Maita. Berman & Le-vin. Mantels. 108 McGuire Bros. 33d st nr 4th av. Colwell Lead Co. Plumbing Fix. 825 Renton Bldg Co. Lincoln pl nr Albany av. Colonial Mantel & Refrigerator Co. Mantels. 195 Smith, Wm & Robt. 39th st nr 9th av. Southard Robertson Co. Ranges. 204

MECHANICS' LIENS.

Borough of Manhattan.

FEB. 24.

32D st, 9 W; Frank Seery agt Margt I Hoyt; Timothy D Healy (202). 5,720.61

Pinehurst av, nwc 177th, 98x125; Pincus Polonsky agt Helene Realty & Constn Co (ren) (203). 280.50

Lorillard pl, sec 187th, 24.4x100; Bonser & Dougherty agt Jos Faiella; Concetta Faiella, Guiseppina Santangelo & Mari-etta Mauro (204). 1,475.00

FEB. 26.

19TH st, 151-3 W; B Schacht Iron Works agt 151 West 19th Street Co; Central Caro-lina Constn Co (205). 5,086.00

Bedford st, 19; Edw M Gardner agt Raf-faele Cupoli; Union Carting Co (206). 24.75

230TH st, ss, 255 e Barnes av, 25x100; Dante G Crisconino agt Francesco Cer-bone (207). 128.60

223D st, ns, 381 e White Plains av, 25x 100; same agt Morris Improvement Co (208). 667.00

230TH st, ss, 305 e Barnes av, 25x100; same agt Vincenzo Avarillo (209). 123.16

5TH av, 548; A Lincoln Cooper agt Ma-tilda Alexander, Anna A Murtland & Isa-velta T Robey; J C Vreeland Bldg Co (210). 65.00

Lowerre pl, swe 229th, 88x105; Frank Rocco agt North Bronx Realty Co; W M Realty Co (211). 145.00

54TH st, 11 E; Jno F Kuhn agt Alice T Drexel; C L Pastor Y de Mora (212). 60.00

Beaumont av, 2304; Wm Schmalzbach agt Montefiore Bldg Co (213). 342.13

FEB. 27.

19TH st, 151-3 W; Hinkle Iron Co agt 151 West 19th Street Co & Central Caro-lina Constn Co. (215). 8,092.70

230TH st, ss, 305 e Barnes av, 50x100; Jno Richman Plumbing Contracting Co agt Vincenzo Avarello. (216) 104.00

170TH st, 427 E; Wm F Lennon Constn Co agt Brook Avenue Constn Co. (217) 50,000.00

Lorillard pl, nec 187th, 90.3x98; Bouser & Dougherty agt Arthur Avenue Realty & Constn Co, Jos A Faiella & Jos A Faiella & Sons. (218). 1,475.00

Fox st, swe 163d, 100x100; Anton Larsen & Son agt Thos J Reilly Co (renewal) (219) 800.00

Fox st, swe 163d, 100x100; same agt same (renewal) (220) 800.00

19TH st, 151-3 W; E E Dey & Sons Co agt 151 West 19th Street Co. (221). 448.03

Westchester av, Fox st, & 165th st, junction, 55x52x64; Estate of S Weinstein agt Jas Butler, Inc & Geo J & Wm Mar-tin. (222) 1,660.00

19TH st, 151-3 W; New York Architec-tural Terra Cotta Co agt 151 West 19th Street Co & Central Carolina Constn Co. (223) 1,480.00

19TH st, 151-3 W; Michl Wielandt, Inc, agt same (224) 7,705.00

19TH st, 151-3 W; same agt same. (225) 1,063.00

53D st, 60 W; Matthew J Goodwin agt Christine M Vandevanter & Christine M Vandevanter (226) 323.00

113TH st, 151 E; Jno Reinhardt agt Jno Plunkett & Geo B Roedels (227) 16.00

Mott st, 279-83; Jno Reinhardt & Co agt Jno Plunkett & Geo D Roedels (228) 31.00

179TH st, ns, whole front bet Hughes & Belmont avs, 97.9x66.4x100.9x81.7; Arthur Weiser agt Salvatore Varisco. (229) 215.00

FEB. 28.

Amsterdam av, nwc 181st, 55x100; Jacob Steinberg agt Jno Hunter; Fredk Rob-inson (230). 105.00

162D st, 868-70 E; Peter Sinnott agt Fred F French Co (231). 660.00

153D st, ns, 240 e Amsterdam av, 60x 100; P J Kane Contracting Co agt W Axelrod Realty Co. (232). 3,089.45

Lowerre pl, swe 15th av, 88x105; Paul Schurl agt North Bronx Realty Co & W M Realty Co (233). 225.00

Lowerre pl, swe 15 av, 88x105; Wm T Hooke Inc agt same (234). 80.00

Lowerre pl, swe 15 av, 88x105; Rudolph G Knochhauer agt same (235). 75.00

33D st, 441-3 W; Hyman Cohe et al agt Jacob Schwab (renewal) (236). 271.93

Suffolk st, 143-5; Wm Huenerberg agt Mrs Rachel Rubel & Pincus Rubel (237). 18.09

5TH av, 562; Strand Constn Co agt Harper Sillman, Josephine H Fiske, Wm A Harper, Henry S Harper, Chas Thor-ley, Dudley Larimore & Oscar Pach (re-newal) (238). 856.62

21ST st, 27 E; C E Halback & Co agt Estate of Simon B Haberman & Rose Ha-berman (239). 400.00

Audubon av, ws, whole front bet 187th & 188th, 199.9x75; Candee, Smith & How-land Co agt Belland Building Co & Andw Kiesel. (241). 2,980.20

So Boulevard, 916-24; Lyn Oil & Varnish Co agt Saml Gotthelf, Frank Kromsky & Rotterdam Holding Co. (242). 93.90

Melrose av, nec 150th, 100x20; Wilhel-mina Schmidt agt Ebling Realty Co & L M Blumstein Corp (243). 4,413.94

Faille st, 1027; Emil Kuehn agt Mary O'Shaughnessy & Jos T Mulligan (244). 9.20

Division st, 77; Louis Bloek agt Harry Banburger & Chas Capella & Jno Lach-man (245). 588.75

6TH av, 783-5; Jno J Sullivan agt Susie E Fitchett, Emily E Burns, Annie E De Camp & Burns Restaurant & Hotel Co. (246). 145.95

50TH st, 224-32 W; Standard Iron Wks agt Tribelhorn Realty Co & Manhattan Realty Co (247). 36.60

10TH st, 272 E; Rubin Fisher et al agt Ada Gluck & Betty Gluck (renewal) (248) 59.85

AV B, 165; Rubin Fisher et al agt Ada & Betty Gluck (renewal) (249) 35.00

FEB. 29.

131ST st, 22 E; Elias Fialkin agt Minnie K Young. (250) 62.00
Same prop; Harry Chaimowitz agt same. (251) 138.00
Allen st, 58; Louis Herman et al agt Ridley Estates & Jacob Isseks. (252) 54.00
Attorney st, 13-15; Ida Lerner agt Saml Levy & Adolf Linter. (253) 59.00
142D st, 231 W; Levenson Wrecking Co agt Veronica Whisten & S A Whisten Constn Co. (254) 339.40
148TH st, ss, 121 w 3 av, 25x115; Builders Iron Works, Geo W Markey Jr & Fred Burghard. (255) 1,623.40
91ST st, 442-44 E; A E Blotz Fireproofing Co agt Cunningham & Kerns. (256) 3,150.70

Webster av, 1818-24; A P Dienst Co agt Vehicle Realty Co & Atlantic Motor Truck Co. (257) 78.70
6TH av, swc Cornelia, 115x115; Lock & Smith Co agt 6th Ave & 4th St Realty Co. (258) 284.31
174TH st, ns, 100 w Washington av, 50 x100; Oriental Fireproof Sash & Door Co agt Ettar Realty Co. (259) 275.00

MAR. 1.

5TH av, 548; Henry Lepke agt Isabella Robey, Hannah Mertland & J C Vreeland Bldg Co (1). 72.50
5TH av, 548; Geo E Meck agt same (2). 95.00
Audubon av, swc 174th, 55x100; Rosedale Brass Mfg Co agt Stratford Bldg Improvement Co & Flynn Plumbing & Heating Co (3). 270.00
19TH st, 151-3 W; A Blaurock & Son agt 151 West 19th Street Co. (4). 76.30
Charlotte st, intersec Minford pl, 164.6x 122xirreg; Title Guar & Trust Co agt Crispi Constn Co (5). 45.00

Borough of Brooklyn.

FEB. 21.

Hull st, ns, 350 e Stone av, 107x100; Ike Levy agt Rentar Bldg Co. 730.00
Park pl, nec Nostrand av, 26x100; Poppke & Son agt Jno H Ernst. 172.00
S 3D st, 74; Bennett Aronowsky agt Wm Buchmann. 97.00
1ST av, es, 75.2 n 57th, 25x100; Wilson & Bailie Mfg Co agt Annie A & Fred P Huff. 31.70

FEB. 23.

W 6TH st, ws, 260 n Av U 40x120; Michel Ciani agt Beneventum Realty & Const Co. 78.90
Bedford av, 912; Axel L Anderson agt Frank G Holt. 98.00

FEB. 24.

Grand st, 129-31; Steinfeld Cut Stone Co agt Philip Federman & "Nathan" Pone-mone. 855.00
Same prop; Metropolis Lumber Co agt same. 64.48
Knickerbocker av, 250-52; Terker Iron Works agt Wm & Eliz Bayer & Jno Leizenheimer. 49.00
St Johns pl, 440; Saml Shapiro agt Gib-ford Co. 81.48

FEB. 26.

Pitkin av, 1932; Harry Marcus Iron Wks agt Anthony Dobkowski & Jos Gurski. 53.50
Boerum pl, 25; Jno W Flint agt Jacob Morgenthaler & Jno H V Brown. 504.55
Eastern Parkway Extension, ss, 71.1 e Hopkinson av, 39.10xirreg; General Iron Works agt A Caplan Constn Co & Abe Cap-lan. 500.00

FEB. 27.

Division av, 79; Jno Widder & ano agt Mary Wenska & Eleanor Greavy. 134.00
Dwight st, es, from William to King, 200x100; Ridgewood Iron Works agt Patk Hayes. 2,450.00
Newkirk av, nwc Rogers av, 100x100; Estate of S Weinstein agt Martin Bldg Co & Geo J & Wm Martin. 2,509.50
Newkirk av, nwc Rogers av, 100x100; same agt same. 1,250.00

FEB. 28.

E 32D st, es, 200 n Tilden av, 100x100; Michl Hellebrand agt Mass Realty Co. 224.50
16TH st, sws, 203.10 nw 4 av, 39.6x125; Chas Kraman agt Himmelstein & Arker Co. 26.20
West st, ws, 50 n 40th, 110xirreg; Harry L Hobbs & ano agt Jos B Thomson Real Estate Co & Jos B Thomson. 180.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

FEB. 24.

103D st, 322 E; Philip H Maher agt Mutual Milk Co et al; Feb5'12. 60.00
Baretto st, swc 165th; Natl Bridge Works agt Jas Butler, Inc, et al; Jan24'12. 1,404.82
104th st, 343-5 E; Morris Manacher et al agt Adeline P Jordan et al; Dec11'11. 95.00

FEB. 26.

Crescent av, sec Belmont av; H W Eell Co agt Kitchen Impt Co et al; Feb19'12. 23.50
Brook av, es, 70.7 s St Pauls pl; same agt same; Feb19'12. 98.32
Vyse av, es, 175 n 172d; Noonan & Price Co agt Black Constn Co et al; Oct20'11. 885.00
Charlotte st, es, 164.6 n Jennings; Ferd Cioffe agt Regina Constn Co et al; Feb23'12. 890.56
14th st, 126-30 E; H G Vogel Co agt Timothy D Sullivan et al; June3'11. 2,232.85
7TH av, nec 143d; Raiser Heating Co agt Geo N Bohlken et al; Dec22'11. 180.00

FEB. 27.

223D st, ns, 380 e White Plains rd; Jno Cameron agt Morris Impvt Co et al; Jan 25'12. 38.50
Aqueduct av, 1492-4; Savoy Glass Co agt Towanda Constn Co et al; Feb13'12. 170.23
230TH st, ss, 305 e Barnes av; Philip Henser Jr agt Vincenzo Avarello et al; Feb23'12. 33.00
58TH st, 614 W; Rafferty Bros agt Thed-ford Eltz Coal Co et al; Dec29'11. 137.80
2D av, 787-91; Max Rosenblum agt Edw P E Mulvaney et al; Apr28'11. 68.50
Broadway, swc 153d; Thos F McCaul agt Morris Levin et al; Dec8'11. 887.18
Broadway, 2708; Celia Golembe agt Henry Lowenthal et al; Aug11'11. 50.50
Riverside Drive, sec 152d; Shiren & Sil-berberg agt Gingold Realty Co et al; Dec 28'11. 358.00
Broadway, swc 153d; Empire City Ger-ard Co agt Morris Levin et al; Jan31'11. 5,958.30
Broadway, swc 153d; Rose L Middleman agt same; Dec13'10. 1,350.00
Broadway, swc 153d; Robt Graves Co agt same; Feb20'11. 697.15
Broadway, swc 153d; Max Rosenthal & Son agt same; Dec14'11. 142.30
Broadway, swc 153d; Edw Schaile agt same; Dec13'11. 1,275.00
2D av, 787; Abe Lifson agt Mulvaney Estate; Dec26'11. 86.50

FEB. 28.

148TH st, 368 E; Pennsylvania Cement Co agt Geo W Market Jr et al; Feb26'12. 222.80
142D st, 605 W; Claremont Iron Wks agt Emkaar Realty Co et al; Feb3'12. 1,730.00
142D st, ns, 100 w Bway; Vito Contessa & Co agt Emkaar Realty Co et al; Feb13 '12. 1,775.85
142D st, 605 W; Ferdinand Conforti agt same; Feb6'12. 96.00
142D st, 605 W; L Franco & Co agt same; Feb6'12. 2,950.00
142D st, 605 W; Norfolk Lumber Co agt same; Feb5'12. 527.73
142D st, 605 W; L Franco & Co agt same; Feb5'12. 3,400.05
226TH st, ss, 581.10 e White Plains rd; Harlem River Lumber & Woodworking Co agt P J Bonelli et al; Jan25'12. 461.00

FEB. 29.

30TH st, 139-41 E; Geo E Sealy Co agt Louise A Phillips et al; July11'11. 325.00
Hoffman st, 2501-09; Guerino Baldi agt Pinnacle Realty Co et al; Feb16'12. 112.00
Allen st, 54; Herman Slate Co agt Jos Spector et al; Feb16'12. 54.00
Clarke st, 16-18; Metropolitan Artificial Stone Works agt Lillian Keller et al; Jan18'12. 32.11
Allen st, 54; Jos Spector agt Abr Schreiberman et al; Nov25'11. 120.00
Vyse av, es, 375 s 173d; Lazarus Gold-stein agt Nellie Burnop et al; Dec28'11. 334.00
Variet st, 105; Jos Schurman agt Frank-lin Partridge et al; Feb14'12. 100.00
5TH av, 998; Central Electrical Supply Co agt Century Holding Co et al; Sept21 '11. 53.37

MAR. 1.

Burke st, nec Wallace av; Standard Plumbing Supply Co agt Madison Constn Co et al; Jan17'12. 1,089.50
Burke st, nec Wallace av; Jno F Mason agt same; Jan5'12. 321.95
Burke st, nec Wallace av; Jos A Mascia agt same; Dec26'11. 415.00
Burke st, nec Wallace av; Tozzini & Co agt same; Jan10'12. 174.00
Burke st, nec Wallace av; Church E Gates & Co agt same; Jan4'12. 446.26
Burke st, nec Wallace av; Jno B Calasso agt same; Dec27'11. 255.00
Burke st, nec Wallace av; Edw E Buh-ler Co agt same; Dec30'11. 94.13
Burke st, nec Wallace av; same agt same; Dec23'11. 94.13
223D st, ns, 380 e White Plains rd; Har-bison Walker Refractories Co agt Morris Improvement Co et al; Jan12'12. 305.00
6TH av, 450-2; Noonan & Price Co agt Max Radt et al; Feb28'12. 313.95
Pitt st, 98; Englert & Boerlage agt Mr Stehle et al; Mar31'11. 240.00
226TH st, ss, 581.10 e White Plains rd; B Kaplan Plumbing Co agt Peter J Bon-nelli et al; Jan29'12. 450.00

Borough of Brooklyn.

FEB. 20.

Newkirk av, nwc Rogers av, 100x100; Estate of S Weinstein agt Martin Bldg Co & Geo J & Wm Martin; Feb8'12. 2,509.50
Saratoga av, sec Prospect pl, 20x100; Wender Bros agt Julius Robbins Inc; Jan 26'12. 465.00

FEB. 21.

St James pl, 145; Geo Schroeder agt Al-fred C & Jno C Beatty; Aug30'11. 281.65
Jackson pl, ws, 57.10 n Prospect av, 23.6x85; Constn Material & Coal Co agt Abr Fumkin; Sept15'11. 285.25
33D st, sec 3 av, 20x100; Houghtaling & Wittpen agt Giustano Martino; Feb9'12. 130.00
19TH av, ws, from 62d to 63d, —x—; Constn Material & Coal Co agt Norton Contracting & Supply Co; Jan12'12. 19,111.89
6TH av, es from 53d to 54th, 200.4x100; Person & Co agt Harbor View Constn Co; Dec28'11. 970.45

FEB. 23.

Fort Hamilton av, swc Bay Ridge av, 102.7x81.4; Saml Karschner agt Henry A Molatsch Co & A W Todebush Co; July 13'11. 55.00
Utica av, ws, 22.9 n Prospect pl, 147x90; Rubin Musicant agt Sirota Bros Constn & Realty Co; Aug22'11. 270.00
Albany av, 229; Freidberg & Son agt Sylvester E Coffin & Henry Ginsberg; Feb 16'12. 30.00
Throop av, 2; Conrad Valentine agt Mary McElroy & Wm Williams; Oct26'11. 150.00

FEB. 24.

Park pl, nec Nostrand av, 26x100; Jos Rudtner agt Sophia L Horsfield & Hen-rietta Frisbel; Nov21'11. 635.00
54TH st, 214, 218, 220, 224, 226 & 230; Isidor Pirowoskin & ano agt Boyd Realty Co, "John" Teitelbaum & Jno Gewirtz; July19'11. 164.60

FEB. 26.

Kent av, nec N 7th, —x—; Flushing Iron Works agt Melchior Czerschowski & Salvatore Boniello; May 10'11. 30.00
Same prop; Saml Johnston agt same; May1'11. 40.00
Kent av, 111-13; Elias Burak agt same; Mch17'11. 96.00
Kent av, 117; Frank Dascoli agt same; Apr11'11. 200.00
Kent av, 115-17; also N 7TH ST, 59-63; Chas I Rosenblum agt same; May8'11. 21.25
Cypress av, ss, 100 w Highland av, 60x 100; Coney Island Constn Supply Co agt Robt W & Helen M Edgren & Edw L Shea; Dec20'11. 296.37

FEB. 27.

Plot bounded by President & Carroll sts & Bedford av, —x—; Luigi Colastra agt Ontario Bldg Co & Jas Garbarella; Feb26 '12. 50.50
Same prop; Nicola Cappuccia agt same. Feb26'12. 60.00
Same prop; Pasquale Di Orio agt same Feb26'12. 60.00
Park pl, nec Nostrand av, —x—; Math-ias Grossarth agt Jno H Ernst, "Jane" Horsfield & Jane Frisbey; Feb16'12. 53.00
Same prop; Jno R Poppke agt Jno H Ernst, Sophia L Hirschfeld & Henrietta Frisbee; Feb16'12. 172.00
Nostrand av, nec Park pl, —x—; Ameri-can Metal Ceiling Co agt Sophia S Hors-field, Henrietta Frisbee & Chas Ernst; Nov27'11. 143.00

FEB. 28.

E 26TH st, swc Av D, —x—; Benj G Hitchings (Inc) agt Alice J Radcliffe; Jan 24'12. 617.61
E 7TH st, es, 160 s Av O, 320x120.6; Levin Kronenberg & Co agt Drucker Constn Co; Jan10'12. 87.75
West st, nwc 40th, —x—; Chas Ben-nett agt Jos Thomson Real Estate Co & Sidoti Bros; Feb5'12. 135.00

1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ORDERS

Borough of Brooklyn.

FEB. 21.

No orders filed this day.

FEB. 23.

Schenectady av— Jos Pirozzi & Son agt Johanna GVrafton as docketed). 40.00
Malta st, ws, 400 n Hegeman av, 60x93; Paul Levy & ano on Julius & Herman C Lehrenkrauss to pay Jos Engel. 113.20

FEB. 24.

No Orders filed this day.

FEB. 26.

St Johns pl, ss, 180 e Classon av, 50.6x 103; Glaton Holding Co on United States Title Co to pay Marceca Bros. 150.00

FEB. 27.

No orders filed this day.

FEB. 28.

57TH st, ns, 140 e 7 av, 140x100; York Penn Co on Home Title Ins Co to pay H Silverstein. 210.00

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. LXXXIX No. 2294

New York, March 2, 1912

(34) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

39-24	527-27	1151-1	1647-12-13	2083-45
58-4-3	530-31 & 45	1163-9 & 17-19	1652-45	2089-18 & 24
70-28	545-56	1164-26	1657-31	2090-21
95-28	562-41	1199-57	1659-22-23	2094-42-45½
98-17	572-47	1222-6½	1662-44	2107-83
154-21	642-39	1292-63	1673-49	2111-34-35
155-30	699-30	1307-1 & 65	1681-52	2117-1
157-29	710-65	1309-21	1685-34	2122-88 & 127
168-26	764-39	1322-13½ & 29½	1688-49	2123-26
174-11-13	777-15-17	1345-45	1694-6	2129-46
251-25	780-70	1347-11	1725-61	2137-40
254-5	787-14-17	1369-7½	1730-33	2152-60½
256-8	798-30-31	1379-66-67	1745-54	2157-21
257-24	809-15	1390-11	1752-17	2163-39
259-17	821-27 & 40	1412-45	1757-34	2166-33
265-50	837-58	1415-14	1758-11	2167-32
298-24	839-31	1444-51	1777-40	2174-115 & pt lt 8
325-1-6	893-57	1450-48	1783-11	2176-123
333-53	895-37	1456-9	1787-23	2221-10
339-59 & 65	911-8	1469-32	1795-40	2240-27
365-1	929-44	1498-1-2	1797-22	
378-9	935-8-9	1515-9	1815-4½	WILLS
400-29-30 & 31-36	950-34	1534-39-41	1832-46	310-17
421-64-65 & 67	951-5-6	1540-19	1888-36	488-12-13
436-46-47	1000-20	1544-48	1902-51	543-20
437-31	1042-17	1583-4	1915-16½ & 52	582-41
444-18	1044-16	1601-24	1937-54	1065-48
449-pt lt 30	1048-5	1620-62	1943-58	1406-33
467-42	1072-42	1621-12	1960-45	1619-58
477-61-62	1080-22	1633-70½-72	2025-5	1638-9
501-35	1135-44	1642-4½	2041-56	1640-7
502-10-11	1139-14½-16 & 51	1645-68	2063-23½	2058-31
503-24	1148-49	1646-41		

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 as-

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the same district, for which there is no serial block number.

KEY TO ABBREVIATIONS

(A)—attorney
A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney

bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

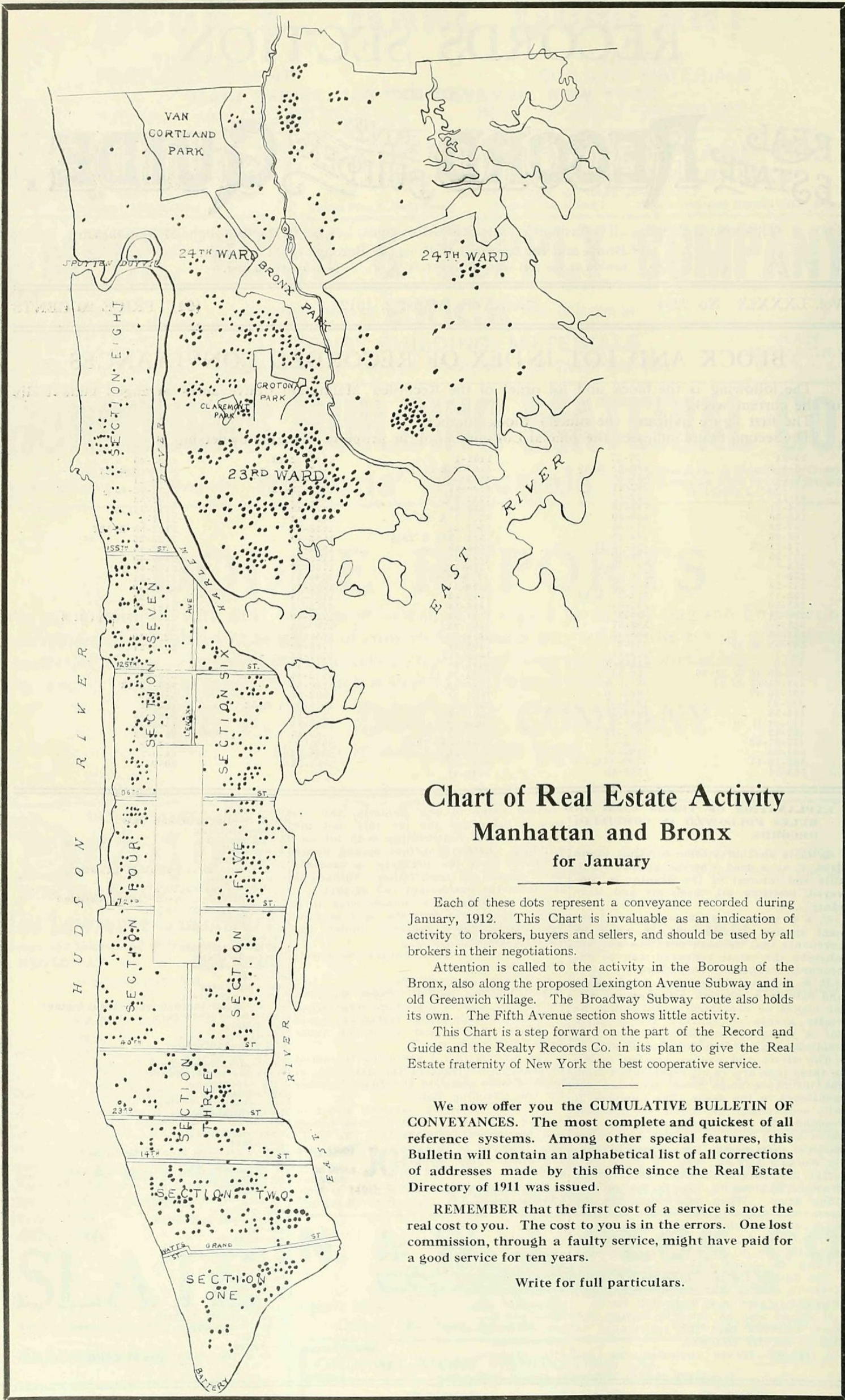


Chart of Real Estate Activity Manhattan and Bronx for January

Each of these dots represent a conveyance recorded during January, 1912. This Chart is invaluable as an indication of activity to brokers, buyers and sellers, and should be used by all brokers in their negotiations.

Attention is called to the activity in the Borough of the Bronx, also along the proposed Lexington Avenue Subway and in old Greenwich village. The Broadway Subway route also holds its own. The Fifth Avenue section shows little activity.

This Chart is a step forward on the part of the Record and Guide and the Realty Records Co. in its plan to give the Real Estate fraternity of New York the best cooperative service.

We now offer you the CUMULATIVE BULLETIN OF CONVEYANCES. The most complete and quickest of all reference systems. Among other special features, this Bulletin will contain an alphabetical list of all corrections of addresses made by this office since the Real Estate Directory of 1911 was issued.

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CONVEYANCES.

Borough of Manhattan.

FEB. 23, 24, 26, 27, 28 and 29.

Beekman st, 110-6, see Pearl, 230.

Bond st, 46, (2:530-31 & 54) ns, abt 190 w Bowery, 27x200 to ss Great Jones (No 53), 1, 2 & 3-sty bk loft & str bldg; Julius H Seymour ref to Jno Lynn, 141 W 11; PARTITION, Jan24; Feb29'12; A\$55,000-60,000. **50,000**

Cherry st, 270 (1:256-8), ns, 156.9 w Jefferson, 26.1x114x26.1x113.7, 5-sty bk tnt & str; Abr Kommel to Eva Kommel, 158 E 78; mtg \$20,000 & AL; Feb26; Feb29'12; A\$14,500-32,500. **nom**

Centre st, 71 (1:168-26), ws, 18.3 s Worth, 20x40.8x20x41.10, 2-sty bk str; re mtg; Bank for Savings in City NY to Eliz M Fisher, Red Bank, NJ; Feb29'12; A\$18,000-21,000. **8,000**

Centre st, 71 (1:168-26), ws, 18.3 s Worth, 20x40.8x20x41.10, 2-sty bk str; Chas L Fisher et al heirs, & Jos C Fisher to Eliz M Fisher wid on East Front, at Red Bank, NJ; AL; Feb23; Feb29'12; A\$18,000-21,000. **O C & 100**

Centre st, 71; Eliz M Fisher to Augustus Sbarboro, Neck rd, Gravesend, Bklyn; AL; Feb29'12. **O C & 100**

Cherry st, 174 (1:254-5), ns, abt 85 e Market, 25x114x25x112 es, 5-sty bk tnt & str; Harry Horowitz to Giovanni Lordi, 26 1st pl, Bklyn; AL; Feb6; Feb29'12; A\$12,000-22,000. **omitted**

Chatham sq, 10 (misc), agmt as to taking over business & also power of atty, & Bedell Leaf Tobacco Co to A A Greenwald; Dec30'11; Feb29'12. **nom**

Cooper st, 8 (2:240-27) ns, 150 w Emerson, now 207th, 50x100, vacant; Ann Collins to Protective Realty Co, 423 4 av; AL; Feb19; Feb23'12; A\$5,000-5,000. **nom**

Cherry st, 365, see Cherry, 363.

Cherry st, 363, (1:259-pt lt 17) ss, abt 137.11 e Montgomery, 22.10x63.3x23x62.3 w s; also CHERRY ST, 365 (1:259-pt lt 17) ss, abt 161 e Montgomery, 23.1x64.5x23x63.3 ws, 6-sty bk loft & str bldg; Bessie Bernstein to Saml Bernstein, 217 East Bway; Feb26'12; A\$13,000-\$. **O C & 100**

Croton st, nec Audubon av, see Audubon av, nec Croton.

Cortlandt st, 87 (77), see Cortlandt, 85 (75).

Cortlandt st, 85 (75), (1:58-4) ss, 79.7 e West, 22x57.10x22x58, 2 & 3-sty bk str; A\$45,500-49,000; CORTLANDT ST, 87 (77), (1:58-3), ss, 59 e West, 20.10x58x20.4x58, 3-sty bk tnt & str; A\$43,500-48,000; Wm Cooper to Realty Holding Co, 907 Bway; mtg \$67,500; Feb1; Feb28'12. **O C & 100**

Church st, 251, (1:174-13) es, abt 50 n Leonard, 25x65, 5-sty bk loft & str bldg; A\$33,000-39,000; also LEONARD ST, 69, (1:174-11) ns, 40 e Church, 25x50, 5-sty bk loft & str bldg; A\$35,000-39,000; Randall H Stern to Harold B Abrams, 146 W 130; mtg \$50,000; Feb28'12. **O C & 100**

Church st, 251 & Leonard st, 69; Harold B Abrams to Randall H Stern at Westfield, NJ; mtg \$60,000; Feb28'12. **O C & 100**

Church st, 251 & Leonard st, 69; Randall H Stern to Isabel H Cohen at Palisade, Bergen Co, NJ; mtg \$60,000; Feb28'12. **O C & 100**

Duane st, 60, see Pearl, 230.

Downing st, 10, (2:527-27) ss, 100 w Bleeker, 25x94.4x25.3x90.8, 5-sty bk tnt; Jno H Hey to Clara L Sibberns, 205 Prince; AT; Feb26; Feb27'12; A\$11,000-16,000. **O C & 100**

Duane st, 172-4 (1:141-27-28), ss, 100.2 w Hudson, runs s127.4xw25x112.8xw25x114.10 to st, xe50 to beg, 2-sty bk str & 4-sty bk loft & str bldg; CONTRACT; Edw S Avery et al ADMRS Mary E Brinckerhoff to Wm O Saxton, 118 W 57; Feb23; Feb29'12; A\$54,500-71,000. **nom**

Elm st, 14, see Pearl, 230.

Eldridge st, 207, (2:421-67) ws, 150 s Stanton, 25x100, 6-sty bk tnt & str; Tillie Salvin to Herman M & Saml Solomon, both at 226 W 113, EXRS, & Marx Solomon; ½ pt; AT; mtg \$27,000; Feb20; Feb23'12; A\$22,000-44,000. **O C & 100**

Eldridge st, 209, (2:421-65) ws, 125 s Stanton, 25x100, 6-sty bk tnt & str; Herman M Solomon & ano individ & EXRS, & Marx Solomon to Tillie Salvin, 50 W 77; ½ pt; AT; mtg \$33,000; Feb20; Feb23'12; A\$22,000-44,000. **O C & 100**

Eldridge st, 211, (2:421-64) ws, 100 s Stanton, 25x100, 6-sty bk tnt & str; Herman M Solomon & ano individ & EXRS, & Marx Solomon to Tillie Salvin, 50 W 77; ½ pt; AT; mtg \$27,000; Feb20; Feb23'12; A\$22,000-44,000. **O C & 100**

Eldridge st, 54-6, (1:300) es, 62.6 s Hester, 41.8x87.6x irreg x66.4; sur of agmt as to asm of mtg given as collateral for \$3,000; Babette Wachsmann, 108 W 115 to Abr Rosen, 18-20 W 21; Feb21; Feb23'12. **nom**

Ellwood st, 8 (2:174-115 & pt lt 8) nes, 300 se from c 1 of Sherman av, 100x300, vacant; re three mtgs; Security Bank of N Y to Dyckman Estates Co, 953 3 av; Q C; Feb23; Feb28'12; A\$—\$. **nom**

Ellwood st, 8 (2:174-115 & pt lt 8) nes, 300 se from c 1 of Sherman av, 100x300, vacant; re three mtgs; Security Bank of N Y to Dyckman Estates Co, 953 3 av; Q C; Feb23; Feb28'12; A\$—\$. **nom**

Ellwood st, 8 (2:174), same prop; re mtg; Wm E Wheelock EXR of Wm A Wheelock to same; QC; Feb23; Feb28'12. **4,000**

Goerck st, 124-36 (2:325-1-6) es, 70 n Stanton, 155.9x100, 6-5-sty bk tnts; Isaac Berlin to Jos Isaac, 51 E 97; mtg \$84,000; Jan3; Feb23'12; A\$81,000-132,000. **O C & 100**

Great Jones st, 53, see Bond, 46.

Lafayette st, see Pearl, see Pearl st, ss 61.4 w Centre.

Ludlow st, 19, (1:298-24) nws, 157.11 sw Hester, 19x87, 7-sty bk loft & str bldg; Saml Rosenberg to Tillie Cooper, 178 Chrystie; mtg \$28,100; Feb26; Feb27'12; A\$15,000-35,000. **nom**

Leonard st, 69, see Church, 251.

Madison st, 390, (1:265-50) ss, 100 e Jackson, 24.10x95.8x25x95.8, 6-sty bk tnt & str; Marshall S Marden ref to Chas F Muller, 44 E 87 & Flora P Unger, 2688 Kingsbridge ter; mtg \$22,000; FORECLOS, Jan17; Jan23; Feb23'12; A\$14,000-35,000. **2,400**

Maiden la, 126, see Pearl, 230.

Pearl st, 1 (1:155-30) ss, 61.4 w Centre, runs sw9.2 to es Elm as widened now Lafayette, xn10.4 to Pearl, xe4.8 to beg, gore, vacant; Jno Schreiner to Elise Boyd, 36 Riverside dr; correction deed; Feb8; Feb23'12; A\$3,000-3,000. **O C & 100**

Pearl st, 281, see Pearl, 230.

Pearl st, see Lafayette, see Pearl, ss, 61.4 w Centre.

Pearl st, 230, (1:70-28) ss, abt 40 w Burling sl, —x—, with all title to alley to Burling slip, 4-sty bk loft & str bldg, 1-sty ext; A\$17,000-21,000; also PEARL ST, 281, (1:95-28) ns, abt 35 w Beekman, 25x100; 4 & 5-sty bk loft & str bldg; A\$23,000-33,000; also MAIDEN LA, 126, (1:39-24) ss, 84.7 w Water, runs w20.5x53.3xw0.11x51.21 xe21.2xn64.10 to beg, 5 & 6-sty bk loft & str bldg; A\$19,000-26,500; also BEEKMAN ST, 110-6, (1:98-17) nes, 33.6 nw Water, 66.8x25x66.5x25.4, 6-sty bk loft & str bldg; A\$25,000-40,000; also DUANE ST, 60, (1:154-21) sws at nws Elm (No 14), 24x45.9, 5-sty bk loft & str bldg; A\$40,000-45,000. Stewart Pettit to Edwin H Stewart, 30 Letitia, Phila, Pa; AT; Feb21; Feb23'12. **5,000**

Pearl st, 550, (1:157-29) ns, abt 175 e Broadway, —x—, 4-sty bk loft & str bldg; Theresa A Oberly of Bridgeport, Conn, wife John L Oberly to Aaron S Oberly at Easton, Pa; AT; dower, etc; Jan16; Feb28'12; A\$37,000-43,000. **nom**

Rutgers pl, 14 or Monroe st, (1:257-24), ss, 154.9 e Jefferson, 25.7x126.6x25.7x127, 6-sty bk tnt & str; Henry A Jaffin to Jennie Levy, 203 Flatbush av, Bklyn; mtg \$47,000 & AL; Feb28'12; A\$23,500-48,500. **O C & 100**

Rivington st, 273 (2:333-53), ss, 45.8 e Columbia, 18.1x56x18.1x55.11, 3-sty fr bk ft tnt; Jacob Greenbaum to Isidore Greenbaum, 273 Rivington; mtg \$7,500; Dec15 '11; Feb29'12; A\$9,000-10,000. **nom**

Sheriff st, 85 (2:339-65), ws, 175 n Rivington, 25x100, 4-sty bk tnt & str & 4-sty bk rear tnt; Roman B Zalies to Gabriel Goldstein, 585 W 178, & Edw I Kleinfeld, 530 W 174; ½ pt; AT; mtg \$20,500; Feb28; Feb29'12; A\$19,000-23,000. **nom**

St Marks pl, 105 & 105½ (2:436-46-47), ns, 300.6 w Av A, 37.6x97.10, 2 5-sty bk tnts & str; Pincus Lowenfeld et al to Jacob Reitman, 161 Ludlow; mtg \$35,000; AL; Feb29'12; A\$28,000-42,000. **O C & 100**

Sullivan st, 48, (2:477-62) ws, abt 24 n Watts, runs n22xnw61 to alley, 9 ft wide, xs8 xsel7x11.4xe39.6 to beg, 3-sty bk tnt & str; A\$7,000-7,500; also SULLIVAN ST, 50, (2:477-61) n w s, 46 n Watts, 21.4x61 to said alley, x20.2x61; AT to alley, 3-sty fr bk tnt & str; A\$9,000-\$9,500; Harry N Wassel ref to Michl Balletto & Domenico L Bacigalupo, 50 Sullivan; PARTITION Jan24; Feb21; Feb27'12. **23,600**

Sullivan st, 50, see Sullivan, 48.

Spring st, 149, (2:501-35) ns, 75 w Wooster, 25x100, 8-sty bk loft & str bldg; Jno H Judge ref to Ella V Eldredge, 366 Clinton av, Bklyn; FORECLOS Feb21; Feb26; Feb27'12; A\$25,000-65,000. **48,000**

Stanton st, 255, (2:339-59) swe Sheriff (No 97), runs s75xw47xn15xe22xn60 to ss Stanton xe25 to beg, 5-sty bk tnt & str; Louis Michalisky to Sam Michalisky, 43 Gouverneur; mtg \$43,000; Feb27; Feb28'12 A\$30,000-44,000. **O C & 100**

St Marks pl, 82, see 1 av, 131.

Sheriff st, 97, see Stanton, 255.

Thompson st, 106, see Thompson, 111.

Thompson st, 108, see Thompson, 111.

Thompson st, 111, (2:503-24) ws, 76 s Prince, 25x75, 5-sty bk tnt & str; A\$12,000-18,000; also THOMPSON ST, 108, (2:502-11) es, 136 s Prince, 19x70, 3-sty bk tnt & str; A\$8,000-9,500; also THOMPSON ST, 106, (2:502-10) es, 157 s Prince, 19x70, 4-sty bk tnt & str; A\$8,000-12,000; Harry N Wassel ref to Giovanni M or Jno Malatesta, 111 Thompson; PARTITION, Jan24; Feb21; Feb27'12. **41,600**

Union sq, (3:870) swe 15th, owned by parties 1st pt; also UNION SQ, 12, adj above on s, owned by parties 2d pt; agmt as to fire escapes, &c; Mary A P Draper & Jno S Billings & Cath A B Abbe as TRSTES Courtlandt Palmer et al with Marx Ottinger, 20 E 70 & Moses Ottinger, 23 W 75; Feb12; Feb23'12. **nom**

Washington st, 785 (2:642-39) es, 25 n Jane, 25x52.10x25x54.7, 3-sty bk tnt & str; Emerence K Ager to Terminal Realty Co; mtg \$9,000; Sept14'08; Feb29'12; A\$7,000-9,500. **O C & 100**

Water st, 379, (1:251-25) ss, 66.10 e Oliver, 16.2x80.3x16.3x80.3, 3-sty bk tnt & str; Auguste Gerson to Mary Brown, 98 Oliver; mtg \$4,000; Feb26; Feb27'12; A\$4,700-5,500. **O C & 100**

3D st, 58 E (2:444-18) ss, 171.4 e 2 av, runs s68&12.4&21.8xe27.4xn101.4 to st, xw 31 to beg, 6-sty bk tnt; Isaac S Heller to Sarah Weinstein, 249 Stanton; AL; Jan29; Feb26'12; A\$23,000-46,000. **O C & 100**

4TH st, 9 E, (2:545-56) ns, 160 e Bway, runs n98.10xw60xs25xe35xs73.7 to st, xe 25 to beg, 6-sty bk loft & str bldg; Elvie S Wachenheim & ano to Adolph H Landecker, 67 W 90; mtg \$50,000; Feb24; Feb26'12; \$45,000-55,000. **nom**

4TH st, 9 E; Adolph H Landecker to Jas E J Martin, 287 Clinton, Bklyn; mtg \$50,000; Feb24; Feb26'12. **O C & 100**

5TH st, 550, see Av B, 64-74.

5TH st, 548 E, (2:400-30) ss, 73.9 w Av B, runs s96.2xw26.2xn0.2xw0.11xn96 to st, xe27.1 to beg, 5-sty bk tnt; Rudolph Wallach Co to Sadie H Jacobs, 848 Manida; mtg \$21,500; Feb27; Feb28'12; A\$18,500-25,000. **O C & 100**

5TH st, 546 E, (2:400-29) ss, 100.11 w Av B, 24.11x96, 5-sty bk tnt; Luis Turtel to Sadie H Jacobs, 848 Manida; mtg \$20,500 & AL; Feb26; Feb27'12; A\$17,000-23,000. **nom**

5TH st, 395 (405) E (2:365-1) nec Av D (Nos 112-4) 77x47.6, 6-sty bk tnt & str; Isaac Berlin to Jos Isaac, 51 E 97; mtg \$74,000; Feb24; Feb26'12; A\$36,000-70,000. **O C & 100**

5TH st, 7 W, late Clinton pl, 79 (2:572-47), ns, 156.6 w 5 av, 25x93.11, 3-sty & b bk dwg; Jas F Maury to Hannah E Walke, — Croton Dam rd at Ossining, N Y; mtg \$20,000; Feb28'12; A\$22,000-26,000. **28,000**

9TH st, 700-4 E, see Av C, 140-2.

9TH st, 441-7 E, see Av A, 145.

10TH st, 31-3 E (2:562-41), ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Susanna S Minturn to 20 W 36th St Co, 1182 Bway; mtg \$130,000; Feb29'12; A\$80,000-145,000. **nom**

11TH st, 237 E, (2:467-42) ns, 152 w 2 av, 25x100, 6-sty bk tnt; Chas Korn to Lina Korn his wife, 237 E 11; mtg \$30,000; Feb20; Feb26'12; A\$18,000-43,000. **nom**

15TH st E, see Union sq, see Union sq, sec 15.

19TH st, 21 W, (3:821-27) ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Brown-Weiss Realities to Nathl G Verhoeff, 51 Walthrey av, Ridgewood, NJ; mtg \$60,000; Feb26'12; A\$44,000-\$. **O C & 100**

19TH st, 405-7 E, (3:951-5-6) ns, 96 e 1 av, 40x92, 2-5-sty bk tnts, str in 407; Adeline H Kruger to Chas A Bondy, 405 E 19; 1-5 pt; QC; mtg \$2,000; Feb23; Feb27'12; \$16,800-24,000. **O C & 100**

22D st, 121 W (3:798-31), ns, 225 w 6 av, 23.6x98.9, 3-sty stn tnt & str; A\$33,000-36,000; also 22D ST, 123 W (3:798-30), ns, 248.6 w 6 av, 21x98.9, 3-sty bk tnt & str, 1-sty fr ext; A\$30,000-33,000; Anne L Goldsmith to R Rosalie Piza Mendes, 99 Central Park W; mtg \$55,000 & AL; Dec 19'11; Feb29'12. **nom**

22D st, 123 W, see 22d, 121 W.

24TH st, 328-30 E, (3:929-44) ss, 225 w 1av, 50x98.9, 6-sty bk tnt & str; Pasquale Lauria et al to Prince Holding Co, 244 Mott; QC; mtg \$48,000; Feb27'12; A\$25,000-61,000. **O C & 100**

27TH st, 501-3 W, see 10 av, 295A.

27TH st, 245-9 W (3:777-15-17), ns, 225 e 8 av, 75x98.9, 3 4-sty bk tnts; Augustus R Reynolds et al to Ida L Kron, 430 W 59; Feb27; Feb29'12; A\$46,500-55,500. **nom**

29TH st, 303-7 E, on map 305-7, (3:935-8-9) ns, 135 e 2 av, runs n98.9xw59.3x51.3 xw0.9xs64.9xs61.11xsw27.7 to st, xe31.3 to beg, 3-4-sty bk tnts; Jno Isaacs to Chas E Delage, 62 W 42; mtg \$7,000; Feb23; Feb24'12; A\$14,500-20,500. **O C & 100**

30TH st, 211 E, (3:911-8) ns 100 e 3 av, 100x98.9, 2 & 3-sty bk church; TRSTES of the Madison Sq Presbyterian Church in City NY to Church Extension Committee of the Presbytery of NY 156 5 av; AL; Feb 15; Feb23'12; A exempt-exempt. **60,000**

31ST st, 252 W, (3:780-70) ss 150 e 8 av, 25x32.5x—x34.8; 5-sty bk loft & str bldg & 1-sty fr ext; Margt E Weill to Nail Surety Co, 115 Bway; ½ pt; mtg \$20,000 & AL; Feb16, Feb27'12; A\$13,000-19,000. **nom**

33D st, 141 W (3:809-15), ns, 225 e 7 av, 25x98.9, 2-sty fr loft bldg; Fredk W Fieder, Jr, to Union Mtg Co, 128 Bway; QC; Feb27; Feb29'12; A\$90,000-90,500. **nom**

36TH st, 20-6 W (3:837-58), ss, 300 w 5 av, 65x98.9, 12-sty bk loft & str bldg; 20 W 26th St Co to Susanna S Minturn, 109 E 21; mtg \$500,000; Feb27; Feb29'12; A\$253,500-\$. **nom**

37TH st, 251-7 W, (3:787-14-17) ns, 150 e 8 av, 66x98.9, 1-3 & 3-4-sty bk dwgs; Lulu Quigg to Richd Vallender, 3209 Park av; AL; Feb27; Feb28'12; A\$99,000-106,500. **nom**

37TH st, 35 W, (3:839-31) ns, 320 w 5 av, 25x98.9, 4-sty & b stn dwg; Gustave Meyer to Dundonald Estates Co, 280 Bway; mtg \$63,500 & AL; Feb27; Feb28'12; A\$100,000-107,500. **O C & 100**

37TH st, 251-7 W, (3:787-14-17) ns, 150 e 8 av, 66x98.9, 1-3 & 3-4-sty bk dwgs; Richd Vallender to Lulu Quigg, 35 W 83; B&S & C A G; AL; Feb23; Feb27'12; A\$99,000-106,500. **O C & 100**

38TH st, 152 E, (3:893-57) ss, 220 e Lex av, 22x131, 3-sty & b bk dwg; Emma Van Buren & ano to Henrietta C Van Buren, 151 E 37; ½ pt; C A G; Feb21; Feb23'12; A\$27,000-29,000. **nom**

44TH st, 514 W, (4:1072-42) ss, 225 w 10 av, 25x100.5, 5-sty bk tnt & str & 3-sty bk tnt in rear; Adeline H Kruger to Chas A Bondy, 405 E 19; 1-5 pt; QC; Feb 23; Feb 26'12; A\$9,000-16,000. O C & 100

47TH st, 129-31 W, (4:1000-20) ns, 480 e 7 av, 40x100.5, 9-sty bk hotel, St Margaret; Sigmund Stern to Leopold Stern, 27 W 87; mtg \$130,000; Feb 15; Feb 24'12; A\$90,000-188,000. nom

48TH st, 229 E, (5:1322-13½) ss, 300 w 2 av, 12.6x100.5, 3-sty & b stn dwg; Alex Brough (ref) to Hanchen Strauss, 1362 Pacific, Bklyn; FORECLOS, Feb 14; Feb 28'12; A\$5,000-7,500. 5,000

49TH st, 250 E, (5:1322-29½) ss, 78 w 2 av, 19x100.5, 3-sty & b stn dwg; Eliz V Higgins & ano to Emma J Paulus, 33 E 8; mtg \$6,000; Feb 14; Feb 26'12; A\$7,500-10,500. O C & 100

51ST st, 333 W, (4:1042-17) ns, 378.9 w 8 av, 17.6x100.5, 3-sty & b stn dwg; Edw A Goode to Ernest W Goode, 318 W 51; mtg \$12,000; Feb 26; Feb 28'12; A\$12,000-17,000. O C & 100

51ST st, 517-19 W (4:1080-22) ns, 525 e 11 av 40x100.5, 2-4-sty stn tnts; Wm B Gehring to Martha L Feig, 226 W 113; mtg \$25,000; Feb 29'12; A\$14,000-27,000. O C & 100

52D st, 101-19 E, see Park av, 361-75.

53D st, 333 W, (4:1044-16) ns, 375 e 9 av, 17.5x44.9x19.9x47.4, 4-sty bk tnt; Mary H McShane to Nellie Scott, 136 Bway, Flushing, LI; AL; Feb 20; Feb 23'12; A\$5,000-6,000. nom

53D st, 100-12 E, see Park av, 361-75.

53D st, 316 E (5:1345-45), ss, 171 e 2 av, 29x100.5, 4-sty stn loft bldg & pt 1-sty bk rear stable; Frank Dobson to Fred W Herbert, 148 E 53; mtg \$12,000; Feb 29'12; A\$11,000-18,500. O C & 100

54TH st, 323 E, (5:1347-11) ns, 250 e 2 av, 25x100.5, 5-sty bk tnt & str & 3-sty bk rear tnt; Public Service Realty & Mtg Co to Fidelia Mittelmann, 51 E 96; mtg \$21,000; Feb 24'12; A\$10,000-19,500. nom

57TH st, 12 E, (5:1292-63) ss, 225 e 5 av, 25x100.5, 4-sty & b stn dwg & 2-sty ext; Wm H Earle & ano EXRS, Wm P Earle to Geo. Paul & Jos Durand-Ruel, all at 37 rue de Rome, Paris, France; Jan 18; Feb 26'12; A\$120,000-132,000. 177,500

57TH st, 12 E; re mtg; Frank T Earle to same; Jan 18; Feb 26'12. nom

57TH st, 421 E, (5:1369-7½) ns, 173.1 e 1 av, 16.8x100.5, 3-sty & b stn dwg; Geo W Wager to Patk J Maloney, 421 E 57; Feb 27; Feb 28'12; A\$7,000-10,000. 10,500

57TH st, 353 W, see 65th, 4-6 E.

59TH st, 557-63 W, see West End av, 2-10.

60TH st, 229 E, (5:1415-14) ns, 255 w 2 av, 20x100.5, 4-sty & b stn dwg; Rosalie Davis to Albt F Mando, 2105 Mad av; QC; Feb 21; Feb 24'12; A\$12,000-17,000. nom

61ST st, 413 E (5:1456-9), ns, 200 e 1 av, 20x92x20.2x96.7, 5-sty bk tnt; Jacob Marx to Frank Sowers, at White Plains, NY; mtg \$13,000; Jan 27; Feb 29'12; A\$5,500-15,000. O C & 100

64TH st, 128 W, (4:1135-44), ss, 270 w Col av, 23x100.5, 4-sty & b stn dwg; Adolph Altman to Elsa M Stout, at White Plains, NY; mtg \$14,000; Feb 29'12; A\$14,500-25,000. O C & 100

65TH st, 4 & 6 E (5:1379-66-67), ss, abt 130 e 5 av, —x—, 4-sty & b stn dwg, & 5 & 6-sty stn dwg; A\$201,000-316,000; also 57TH ST, 353 W (4:1048-5), ns, abt 100 e 9 av, —x—, 7-sty bk tnt; A\$75,000-180,000; also 5TH AV, 1051-1052, on map 1050-1 (5:1498-1-2), nec 86th, 50x100, vacant; A\$295,000-295,000; also WASHINGTON ST, 325-7, Bklyn, & stocks, bonds, &c; also PROPERTY at Gouldsboro, Me, & at Montreal, Can; Cora F Barnes (by will) to Anna B Bliss; ½ pt; AT; May 27 '09; Feb 29'12. —

67TH st, 121-7 W, see Bway, 1991.

67TH st, 121-7 W, see Bway, 1981-7.

71ST st, 259 W, (4:1163-9) ns, 207 e West End av, 18x92.2, 3-sty & b bk dwg; Jas McClenahan to Mary C Lawton, 259 W 71; AT; QC; Feb 21; Feb 23'12; A\$14,000-21,000. nom

71ST st, 233 W, (4:1163-18), ns, 432 e West End av, 18x102.2, 3-sty & b stn dwg; Kath C Percival to Edw J Moloughney, 113 W 103; B&S; mtg \$22,000; Feb 29'12; A\$15,000-22,500. O C & 100

71ST st, 231 W (4:1163-19), ns, 450 e West End av, 16.8x102.2, 3-sty & b stn dwg; Angela McDonnell to Edw J Moloughney, 113 W 103; mtg \$10,000 & AL; Feb 28; Feb 29'12; A\$14,000-20,500. O C & 100

71ST st, 235-7 W (4:1163-17-17½), ns, 397 e West End av, 35x102.2, 2 3-sty & b stn dwgs; A L Mordecai & Son to Edw J Moloughney, 113 W 103; B&S; mtg \$39,500 & AL; Feb 29'12; A\$29,500-43,000. O C & 100

71ST st, 231-7 W (4:1163-17-19), ns, 397 e West End av, 69.8x102.2, 4 3-sty & b stn dwgs; Edw J Moloughney to A Campagna Constn Co, 600 W 115; C a G; Feb 29'12; A\$58,500-86,000. O C & 100

72D st, 201-31 W, (4:1164-26), ns, 475 e West End av, runs n102.2xe149.2 to ws Bway (Nos 2081-9) xs106.10 to 72d, xw180.5 to beg, 8-sty bk & stn hotel St Andrews; Saml J Clarke EXR & TRSTE Robt Robertson decd & Agnes Robertson wid to Moris Schinas, 351 Riverside dr; Feb 24; Feb 26'12; A\$575,000-950,000. 1,000,000

74TH st, 164 E (5:1408-46), ss, 187.6 e Lex av, 18.9x102.2, 5-sty stn dwg; F Gilbert Hinsdale to Martha M Hinsdale his wife; AL; Aug 30'06; Feb 29'12; A\$12,500-30,000. 35,000

75TH st, 436 E (5:1469-32), ss, 175 w Av A, 25x102.2, 6-sty bk tnt & str; Arthur G Stiles ref to Isaac D Levy, at Cedarhurst, LI; FORECLOS, Feb 14; Feb 29'12; A\$8,000-30,000. 21,100

75TH st, 11 E, (5:1390-11) ns, 149 w Mad av, 21x102.2, 4-sty & b bk dwg; Loretta L Linsley to Josiah J Linsley at Northford, Conn; Sophia J wife Noah Linsley at Wallingford, Conn & Mary K Potter, 64 E 80; ½ pt; AT; Feb 23; Feb 27'12; A\$60,000-66,000. O C & 100

76TH st, 330 E (5:1450-48), ss, 100 e 2 av, 25x102.2, 4-sty stn tnt & str; Jno A Baumann to Eduard Rusterholz, 1860 Lex av; mtg \$9,000; Feb 28; Feb 29'12; A\$9,000-15,500. nom

77TH st, 142 W (4:1148-49), ss, 412.6 w Col av, 17.6x102.2, 5-sty bk dwg; Dora M Weil to Helen Bookman, 144 W 77; mtg \$28,000; Feb 29'12; A\$14,000-30,500. O C & 100

78TH st, 166 E (5:1412-45), ss, 200 w 3 av, 25x102.2, 5-sty bk tnt; Jonas Kahn to Herman C Milleg, 152 E 81; mtg \$21,000; Feb 29'12; A\$15,000-28,000. O C & 100

82D st, 306 E, (5:1544-48) ss, 100 e 2 av, 25x102.2, 2-sty bk office & 2-sty bk rear tnt; Roger A Pryor ref to Prisca Cramme, 783 E 168; FORECLOS, Jan 26; Feb 26; Feb 27'12; A\$9,000-10,000. 9,500

86TH st, 117-19 E (5:1515-9), ns, 195.6 e Park av, 40x100.8, 2 5-sty bk tnts; Louisa M Schaefer to Rose M O'Brien, 729 Park av; mtg \$35,000 & AL; Feb 29'12; A\$29,000-48,000. O C & 100

86TH st E, nec 5 av, see 65th, 4-6 E.

86TH st, 44 W (4:1199-57), ss, 175 e Col av, 25x102.2, 5-sty bk dwg; Central Bldg Im pt & Investment Co to Herbt H Sonn, 2345 Bway; mtg \$17,500; Feb 26; Feb 29'12; A\$28,000-67,000. nom

89TH st, 222-4 E, (5:1534-39-40) ss, 235 e 3 av, 50x100.8, 2 5-sty bk tnts; Adolph Schmeidler to Sampson H Schwarz, 37 W 93; mtg \$34,000; Feb 27; Feb 28'12; A\$20,000-44,000. O C & 100

89TH st, 220 E (5:1534-41), ss, 210 e 3 av, 25x100.8, 5-sty bk tnt; Fanny Gruen to Benj M Gruenstein, 60 W 95, & Jos L B Mayer, 944 Park av; mtg \$25,500; Feb 27; Feb 29'12; A\$10,000-23,000. O C & 100

91ST st, 163 W, (4:1222-6½) ns, 132 e Ams av, 17x100.8, 3-sty & b stn dwg; Berney Realty Co to Enid Bernstein, 265 W 81; mtg \$14,500; Feb 28'12; A\$10,000-17,500. nom

94TH st, 241 E, (5:1540-19) ns, 131.4 w 2 av, 25.9x100.8, 5-sty bk tnt; Jno J Sullivan to Cath C Monninger, 350 Jefferson av, Bklyn; ½ R, T & I; mtg \$14,000; Feb 19; Feb 28'12; A\$8,000-17,000. nom

96TH st, 203-9 E; Power of atty to mtg, &c; Wm B Thom, 175 E 72 to Robt C Morris 767 5 av; Jan 23; Feb 26'12. —

97TH st, 219 E, (6:1647-12) ns, 287 e 3 av, 24.6x100.11, 5-sty bk tnt & str; Philip Bachrach to Doty Realty Co, 141 Bway; mtg \$16,000; Jan 24; Feb 26'12; A\$9,000-19,000. nom

97TH st, 221 E, (6:1647-13) ns, 274 w 2 av, 24.6x100.11, 5-sty bk tnt & str; Harry Bachrach to Doty Realty Co, 141 Bway; mtg \$15,250; Jan 24; Feb 26'12; A\$9,000-19,000. nom

97TH st, 210 E (6:1646-41) ss, 181 e 3 av, 27x100.11, 4-sty stn tnt & str; Theo K McCarthy ref to Lincoln Trust Co, 208 5 av; FORECLOS, Feb 20; Feb 21; Feb 23'12; A\$9,000-14,500. 11,000

97TH st, 36 W, (7:1832-46) ss, 329 w Central Park W, 18x100.11, 4-sty & b bk dwg; Moses S Adler to Margt Rieb, 212 E 12; AT; QC; Feb 27; Feb 28'12; A\$10,800-19,000. nom

99TH st W, nec Riverside dr, see Riverside dr, 270.

100th st, 405 E, (6:1694-6) ns, 100 e 1 av, 37.1x100.11, 6-sty bk tnt & str; Whipple Security Co to Otto Trieb, 192 Bowery; mtg \$30,000 & AL; Feb 5; Feb 28'12; A\$10,500-40,000. O C & 100

100TH st, 405 E; Otto Trieb to Clara M Boerner, 7108 14 av, Bklyn; mtg \$30,000 & AL; Feb 6; Feb 28'12; A\$—\$. nom

102D st, 300 E, see 2 av, 1982.

103D st, 200 E, see 3 av, 1861.

106TH st, 100-4 E, see Park av, sec 106.

108TH st, 234 E, (6:1657-31) ss, 150 w 2 av, 25x100.11, 4-sty bk tnt & str; Giuseppe Romano et al to Teresa wife & Gerardo Iasillo, 234 E 108; mtg \$13,000; Feb 26; Feb 28'12; A\$9,000-16,000. O C & 100

113TH st, 210-14, on map 210-2 E (6:1662-44), ss, 140 e 3 av, 45x100.11, 6-sty bk tnt & str; re mtg; N Henry W Schutt to Jos A Richter, 870 Jennings; Mar 1'10; Feb 29'12; A\$16,500-52,000. nom

113TH st, 210-4, on map 210-2 E; re mtg; Benj Lande to same; Feb 26; Feb 29'12. nom

113TH st, 210-4, on map 210-2 E (6:1662-44), ss, 140 e 3 av, 45x100.11, 6-sty bk tnt & str; Jos A Richter to Martin Grossman, 68 Lenox av; mtg \$57,000 & AL; Feb 27; Feb 29'12; A\$16,500-52,000. O C & 100

114TH st, 350 E, (6:1685-34) ss, 125 w 1 av, 25x100.10, 6-sty bk tnt & str; Citizens Holding Co to Caesar Realty & Constn Co, 150 Nassau; mtg \$24,000; Feb 26; Feb 27'12; A\$8,000-28,000. O C & 100

114TH st, 109 E, (6:1642-4½) ns, 66 e Park av, 16x100.11, 3-sty & b stn dwg; Marie Burlington to Harold G Ewen at Ardsley-on-Hudson, N Y; mtg \$8,200 & AL; Feb 27'12; A\$7,000-8,500. nom

115TH st, 16 E, (6:1620-62) ss, 245 e 5 av, 25x100.11, 5-sty bk tnt & str; Wm T Keleher ref to Tillie Gutter, 65 Hamilton ter; FORECLOS, Feb 20; Feb 27'12; A\$13,000-24,000. 23,000

115TH st, 21 E, (6:1621-12) ns, 285 e 5 av, 25x100.11, 5-sty bk tnt; Esther Rosenbaum to Antonette D'Esposito, 362 Ams av; mtg \$18,000; Feb 24; Feb 26'12; A\$13,000-26,000. nom

117TH st, 19-21 W (6:1601-24) ns, 300.3 w 5 av, 34.8x100.11, 6-sty bk tnt; Louis Ehrenberg to Dora Roseno, 697 Park av; mtg \$47,000; Feb 21; Feb 26'12; A\$21,000-49,000. nom

117TH st, 304 E, (6:1688-49) ss, 105 e 2 av, 20x100.11, 4-sty stn tnt; Paul Jones (ref) to Lawyers Mtg Co, 59 Liberty; FORECLOS, Feb 21; Feb 23; Feb 24'12; A\$7,000-14,000. 8,500

117TH st, 362 W, (7:1943-58) ss, 150 e Morningside av E, 25x100.11, 5-sty stn tnt; Geo Mundorff et al EXRS, &c, Peter Mundorff to Wm Wagner, 1437 Bushwick av, Bklyn; mtg \$25,750; Feb 19; Feb 28'12; A\$15,000-26,000. 32,250

118TH st, 110 E, (6:1645-68) ss, 90.6 e Park av, runs s50xw0.6xs50.11xe25xn100.11 to st, xw24.6 to beg, 5-sty bk tnt; Fredk Schnabel to Max Mandelbaum, 127 E 72; mtg \$18,000 & AL; Feb 24; Feb 27'12; A\$12,000-21,000. nom

118TH st, 142 W, (7:1902-51) ss, 291 e 7 av, 16x100.11, 4 & 5-sty bk dwg; Wm Lustgarten ref to Jas C Crawford, 152 Prospect av, Mt Vernon, NY; FORECLOS, Dec 27'11; Feb 27'12; A\$9,600-19,000. 14,250

118TH st, 503 E (6:1815-4½), ns, 76 e Pleasant av, 24.2x100.11, 5-sty bk tnt; Anna Bentzen to Amelia C Schaefer, at Sea Cliff, LI; AL; Feb 6; Feb 29'12; A\$7,000-17,000. nom

118TH st, 503 E; Amelia C Schaefer to Ernest A Tappert, 546 W 153; mtg \$13,500 & AL; Feb 27; Feb 29'12. nom

118TH st, 221 E (6:1783-11), ns, abt 250 e 3 av, —x—, 3-sty & b stn dwg; asn 1-3 int in real & personal property acquired under will dated Dec 26'99, of Mary Churchill decd; Jno J Churchill, 221 E 118, to Thos W Churchill, 561 W 161, & Wm M Churchill, 221 E 118; Aug 31'08; Feb 27'12; A\$6,500-9,000. nom

119TH st, 330 E (6:1795-40) ss, 300 w 1 av, 18.9x100.10, 2-sty & b bk dwg; Nicola Lagiusa to Josephine Norcum, 140 W 133; mtg \$7,000; Feb 8; Feb 26'12; A\$6,000-7,000. O C & 100

120TH st, 349-53 E, (6:1797-22) ns, 84 w 1 av, runs w49.4xn100.11xe33.4xs50.6xe16xs 50.5 to beg, 6-sty bk tnt & str; David Kass to Eastern & Southern Realty Co, 87 Graham av, Bklyn; AL; Feb 19; Feb 23'12; A\$16,000-54,000. nom

128TH st, 54 W, (6:1725-61) ss, 257.6 e Lenox av, 20x99.11, 3-sty & b bk dwg; Fredk Kracke to Henry Cleland, 1849 Anthony av; mtg \$7,000; Feb 28'12; A\$9,500-12,000. O C & 100

129TH st, 170-2 E, see 3 av, 2380.

130TH st, 25 E, (6:1755-12) ns abt 130 w Mad av, —x—, 3-sty & b stn dwg; order amending judgt entered Jan 20'12; Hind & Harrison Plush Co Plffs vs Leopold & Bettina Herman & Clara Adler defts; Feb 7; Feb 24'12; A\$7,000-10,000. court order

130TH st, 131 W, (7:1915-16½) ns, 366.8 e 7 av, 16.8x99.11, 3-sty & b stn dwg; Anna L F Alfaro to Wm Duncan, 154 Noble, Bklyn; mtg \$11,000; Feb 27'12; A\$8,000-11,500. O C & 100

131ST st, 142 W (7:1915-52), ss, 267.11 e 7 av, 32x99.11, 7-sty bk tnt; Geo F Underhill to Jno H Wyann, 686 Sackett, Bklyn; mtg \$60,500; Jan 31; Feb 29'12; A\$15,500-60,000. O C & 100

132D st, 258 W, (7:1937-54) ss, 251 e 8 av, 17x99.11, 3-sty & b stn dwg; Jno Brown & Florence G his wife to Eliz Black & Eliza Brown, both at 122 Bay 26th, Bklyn & Lewis G Brown at 9th & Stiner avs, Bradley Beach, NJ; mtg \$4,500; Feb 28'12; A\$8,100-10,500. O C & 100

132D st, 1 W, see 5 av, 2160.

133D st, 23 E (6:1758-11), ns, 252.6 e 5 av, 17.6x99.11, 2-sty & b bk dwg; Jno S Sheppard, Jr, ref to Cornelius Sullivan, 2176 Bathgate av; PARTITION, Dec 5'11; Feb 26'12; A\$5,800-6,500. 4,900

133D st, 23 E; 2-sty & b bk dwg; Cornelius Sullivan to Carl A E O Polenski, at Karl Strasse, 31 Halle-am-Saale, Germany; ½ pt; Feb 26'12. nom

133D st, 23 E; same to Henry F Urban, at Leibnitz Strasse, 48, Charlottenburg, Berlin, Germany; ½ pt; Feb 26'12. omitted

139TH st, 259 W (7:2025-5), ns, 99.1 e 8 av, 19x99.11, 4-sty bk dwg; Jno R Gordon to Henry D Gobber, 2605 8 av; AL; Feb 15; Feb 26'12; A\$9,000-14,500. nom

139TH st, 300 W, see 8 av, 2609.

142D st, 605-9 W, (7:2089); asn rents to secure completion of bldg, &c; Emkaar Realty Co to Robt M Silverman, 319 W 92; Jan 31; Feb 28'12. nom

142D st, 629 W, (7:2089-18) ns, 335 w Bway, 15x99.10, 3-sty & b bk dwg; Alex F Runge to Minnie C Runge his wife, 629 W 142; mtg \$7,000 & AL; Jan 15; Feb 23'12; A\$6,000-10,500. O C & 100

142D st, 603-9 W, (7:2089-24) ns, 100 w Bway, 100x99.11, 6-sty bk tnt; Marie N Hoguet et al EXRS & TRSTES Robt J Hoguet to Marie N wid & J Pierre, Rene E, Marie V & Marguerite M Hoguet all at 152 Riverside dr & Robt L Hoguet, 47 E 92 & Ramsay S Hoguet, 29 Washington sq, all heirs, &c Robt J Hoguet; June 21'11; Feb 27'12; A\$42,000-\$. 57,500

143D st, 617 on map 611-5 W, (7:2090-21) ns, 200 w Bway, 75x99.11, 6-sty bk tnt; Criterion Constn Co to Domain Realty Co 3487 Bway; mtg \$107,000; Feb 19; Feb 27'12; A\$32,000-107,000. O C & 100

148TH st, 628-32 W, see Riverside dr, sec 148.

148TH st, 415 W, (7:2063-23 1/2) ns, 137 e Convent av, 18x99.11, 3-sty & b bk dwg; Arthur G Reynolds to Jno Leicht, 415 W 148; mtg \$11,000 & AL; Feb27; Feb28'12; A\$6,700-15,500.

150TH st, 304-10 W (7:2045), ss, 100 w 8 av, 100x99.11; asn rents; Abr Gabriel to Royal Co, 95 Nassau; mtg \$75,000; Feb26 '12.

152D st, 522 W, (7:2083-45) ss, 300 w Ams av, 45x99.11, 6-sty bk tnt; Alfred Raabe to Birch Realty Co, 319 W 64; B&S & AL; Feb20; Feb27'12; A\$21,500-56,000.

153D st W, swe Bway, see Bway, swc 153.

156TH st, 417 W, (8:2107-83) ns, 125 e Ams av, 25x99.11, 5-sty bk tnt; Max Hofmann to Bertha Hofmann, 412 W 148; mtg \$20,000; Feb21; Feb23'12; A \$10,000-24,000.

158TH st W, nec Bway, see Bway, 3800.

162D st, 615 W, see Fort Washington av, nec 162.

162D st, 535-41, on map 525-35 W (8:-2122-127), ns, 210 e Bway, 155x99.11, 2 5-sty bk tnts; Placid Realty Co to Fred W Crandall, 356 W 145, & W Burton Foote, at Elkland, Pa; mtg \$173,000; Feb28; Feb29'12; A\$62,000-170,000.

164TH st, 451 W, (8:2111-34-35) ns, 300 e Ams av, 50x104, 2-sty & b fr dwg & vacant; Wm Hobson to Herb C Darling, 109 W 45; mtg \$12,000; Feb21; Feb23'12; A\$15,000-16,200.

164TH st W, nwc St Nich av, see St Nich av, nwc 164.

179TH st, 521 W, (8:2152-60 1/2) ns, 63 e Audubon av, 16x75, 2-sty bk dwg; Lucille L Laing, 70 W 133 to Maybelle McAdoo, 152 W 132; mtg \$7,500; Feb26; Feb27'12; A \$4,700-7,300.

181ST st, 720 W, (8:2176-123) ss, 318.5 w Bway, runs s129.3xne100.6xn118.11 to 181st xw100 to beg, 6-sty bk tnt; Jas M Gorman ref to Pauline P Dinkelspiel, 249 W 98; mtg \$133,000; FORECLOS, Feb6; Feb26; Feb27'12; A\$—\$—.

186TH st W, see Wadsworth av, see St Nich av, swc 186.

186TH st W, swe St Nicholas av, see St Nich av, swc 186.

Av A, 1638, (5:1583-4) es, 40 n 86th, 20x75, 4-sty stn tnt & str; Annie Roth to Jos Brandt, 100 W 121; mtg \$11,750; Dec 29'11; Feb28'12; A\$7,500-12,500.

Av A, 305, (3:950-34) ws, 22 s 19th, 24x 90, 5-sty bk tnt & str; Jette Reiss divid & EXTRX Lob Reiss to Jette Reiss, 811 E 155; mtg \$10,000; Dec29'11; Feb27'12; A \$11,400-17,400.

Av A, 145, (2:437-31) nwc 9th (Nos 441-7) 26.4x113, 4-6-sty bk tnts & str; David Podolsky to Wilner Realty & Constn Co, 309 Bway; correction deed; mtg \$100,500; Feb20; Feb27'12; A\$36,000-65,000.

Av A, 145; same to Broome Clinton Co, 309 Bway, any & all interest; QC; Feb20; Feb27'12.

Av B, 64-74, (2:400-31-36) swe 5th (No 550) 96.2x73.9, 6-4-sty bk tnts & str; Jacob Fish to Sadie H Jacobs, 848 Manida; mtg \$118,000 & AL; Feb27; Feb28'12; A \$71,000-90,000.

Av C, 140-2, (2:378-9) sec 9th (Nos 700-4) 40.8x83, 6-sty bk tnt & str; Saml I Gordon to Morris Kronover, 127 Hooper Bklyn & Julius Stoloff, 314 E 4; AL; Dec 1'11; Feb28'12; A\$40,000-80,000.

Av D, 112-14, see 8th, 395 (405) E.

Audubon av, 388, (8:2157-21) ws, 90 s x49.8x90.5x49.9, 3-2-sty fr dwgs; W Herbt Adams ref to Isaac Weil, 200 W 110; FORECLOS, Feb13; Feb27; Feb28'12; A \$22,500-23,000.

\$100 over & above 1st mtg for \$16,000

Audubon av, 388, (2:157-21) ws, 90 s 185th, 18x60, 2-sty bk dwg; Zelica G Tojetti to Giuseppe Mazza, 510 W 176; mtg \$4,000; Feb27; Feb28'12; A\$4,400-7,000.

Amsterdam av, 2266 (8:2129-46), ws, 116 n 172d, 37.6x100, 5-sty bk tnt & str; Conrad Sauer to Franz J Michel, 475 W 143; mtg \$49,500; Feb28; Feb29'12; A\$21,000-45,000.

Bway, 1983-7, see Bway, 1991.

Bway, 1981, see Bway, 1991.

Broadway, 1991, (4:1139-51) ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1 & 2-sty bk & fr shop; re mtg; Jas A Trowbridge to Eliza J Wiggins, 321 W 76; 1-6 pt; AT; Feb23 '12; A\$70,000-72,000.

Broadway, 1981-7, (4:1139-14-16) nwc 67th (Nos 121-7) 84.9x93x75.5x131.8, 4-4-sty bk tnts & str & 3-4-sty & b stn dwgs in st; re mtg; City Real Estate Co to Eliza J Wiggins, 321 W 76; 1-24 pt; Feb20; Feb23 '12; A\$149,000-162,000.

Broadway, 1991 (4:1139-51) ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1-2-sty bk & fr shop; A\$70,000-72,000; also BROADWAY, 1983-7, (4:1139-15 1/2, 16 & pt lts 14 1/2, 14 1/2 & 15) ws, 28.7 n 67th, 56.2x93x50x118.8, 3-4-sty bk tnts & str & pt 3-4-sty & b stn dwgs; A\$—\$—; also BROADWAY, 1981, (4:1139-14 & pt lts 14 1/2, 14 1/2, 14 1/2 & 15) nwc 67th (Nos 121-7) W 28.7x118.8x25.5 x131.8, 4-sty bk tnt & str & pt 3-4-sty & b stn dwgs; A\$—\$—; Eliza J Wiggins heir Edw B Arkenburgh to Jacob Hirsh, 25 W 87; 1-24 pt; sub to life int of Eliza J Arkenburgh; Feb15; Feb23'12.

Broadway, 1981-91, (4:1139) & 67TH ST, 121-7 W, same prop; agmt as to interests in above & termination of trust, &c, under will of Edw B Arkenburgh decd, Eliza J Arkenburgh, Eliza J Wiggins both at NYC, Jeannette M Oakley at Ridgewood, NJ & Florence Joel at South Norwalk, Conn, each with the other; Feb15; Feb23'12; A \$—\$—.

Broadway, (7:2099) s w c 153d, —; cancellation of asn rents, dated Dec6'10; Jacob Hirsh, 25 W 87 to Morris Levin, 3681 Bway; Feb19; Feb23'12; A\$—\$—, nom

Bway, es, abt 60.2 n 185th, see Wadsworth av, ws, 60.2 n 185.

Broadway, 2081-9, see 72d, 201-31 W.

Broadway, 3800, (8:2117-1) nec 158th, 99.11x125, 6-sty bk tnt; Chas & Fred Hirschhorn to Robt Burns Realty Co, 135 Bway; Feb14; Feb28'12; A\$102,000-263,000.

Fort Washington av, (8:2137-40) nec 162d (No 615) 98.11x187.11x68.9x164.11, 6-sty bk tnt; Saxonia Constn Co to N Y Real Estate Security Co, 42 Bway; mtg \$200,000; Feb21; Feb23'12; A\$66,000-250,000.

Lexington av, 643 (5:1309-21), es, 50.5 n 54th, 25x100, 5-sty bk tnt & str; Fannie Grossmayer to Ida Grossmayer, 701 Mad av; 1/2 pt; AT; Feb29'12; A \$20,000-35,000.

Madison av, 1998 (6:1752-17) ws 40.2 n 127th, 20x35, 4-sty & b bk dwg; Edw D Dowling ref to Geo P Messervy, 247 West End av; FORECLOS, Feb20; Feb23'12; A \$7,000-10,500.

Madison av, 1822, (6:1745-54) ws, 80.11 s 119th, 20x75; 3-sty & b stn dwg; Alter M Brody to Saml Feigensohn, 13 Targovaya, Vilna, Russia; mtg \$15,000; Nov-'11; Feb28'12; A\$12,500-14,000.

Park av (6:1633-70 1/2-72), sec 106th (Nos 100-4), 100.11x50, 3-sty & b stn dwg & 1 3 & 1 4-sty stn tnts & str; S Stanwood Menken ref to Danl Buckley, 253 Col av; mtg \$26,000; FORECLOS, Feb20; Feb24; Feb26'12; A\$28,000-31,000.

Park av, 1964, (6:1757-34) ws, 40 n 132d, 20x75, 4-sty bk tnt; Stephen H Jackson to Walter A Greene, 2493 2 av; mtg \$5,000; Feb27; Feb28'12; A\$5,500-9,000.

Park av, 361-75 (5:1307-1 & 65), nec 52d (Nos 101-19), runs n200.10 to ss 53d (Nos 100-12), xc189.11xs100.5xw5.2xs100.5 to ns 52d, xw184.9 to beg, 5-sty bk storage, 3-sty stn str, 2-sty stn dwg & 2-sty bk rear stable; May E Bannon to Montana Realty Co, 135 Bway; correction deed; mtg \$550,000; Feb26; Feb29'12; A\$403,000-518,000.

Park av, 361-75; also 52D ST, 101-19 E; also 53D ST, 100-12 E; Montana Realty Co to Montana Constn Co, 135 Bway; mtg \$550,000; Feb28; Feb29'12.

Riverside dr, (7:2094-42-45 1/2) sec 148th (Nos 628-32) 99.11x105, vacant; Geo F Picken to Geo F Picken Constn Co, 501 5 av; AL; Feb20; Feb23'12; A\$41,700-—.

Riverside dr, 270 (7:1888-36), nec 99th, 105x140.8x100.11x112.1, 12-sty bk tnt; Highwood Realty & Constn Co to Orb Realty Co, 60 Wall; QC; Feb9; Feb29'12; A\$180,000-575,000.

St Nicholas av, (8:2166-33) swe 186th, 157.2x300 to es Wadsworth av, x155.2 to ss 186th, x300, vacant; re mtg; N Y Trust Co ar TRSTE to NY Real Estate Security Co, 42 Bway; QC; Feb21; Feb23'12; A\$148,000-148,000.

St Nicholas av, (8:2166); same prop; N Y Real Estate Security Co to Saxonia Constn Co, 65 Hamilton ter; mtg \$130,000; Feb20; Feb23'12.

Sherman av, (8:2221-10) ss, 250 w Hawthorne, now 204th, 25x160, vacant; Edgar G Johnson et al to Jno Laue, 305 W 48; mtg \$—; Feb 5; Feb 23'12; A\$5,500-5,500.

St Nicholas av, (8:2122-88) nwc 164th, 133.5x124.9x125x171.5, 6-sty bk tnt being erected; Audubon Constn Co to Wm Laue, 152 8 av; mtg \$220,000; Feb28'12; A\$92,000-—.

Vermilyea av, (8:2226-13) ss, 175 w Emerson, now 207th, 25x150, 5-sty bk tnt; re mtg; N Y Trust Co to Vermilyea Realty Co, 3200 Bway; Feb27'12; A\$4,000-—.

Wadsworth av, sec 186th, see St Nich av, swc 186.

Wadsworth av, (8:2163-39) ws, 50 n 179th, 25x100, vacant; Herb C Darling to Wm Hobson, 2436 Morris av; mtg \$6,000; Feb23'12; A\$12,000-12,000.

Wadsworth av, (8:2167-32) ws, 60.2 n 185th, runs n54.5xw150xn2.1xw176.4 to es Bway, xs149.5xe306 to beg, vacant; Edw Fagan to Alanson P White, 54 Linwood pl, East Orange, NJ; B&S; mtg \$70,000; Feb20; Feb24'12; A\$96,000-96,000.

West End av, 2-10 (4:1151-1) nec 59th (Nos 557-63), 125.6x100, 4-sty bk brewery; Jerome Alexander to Natl Gum & Mica Co, 502-10 W 45; B&S & CaG; mtg \$50,000; Feb20; Feb26'12; A\$48,000-85,000.

1ST av, 131, (2:449-pt lt 30) ws, abt 10 s St Marks pl, 18.6x50, 5-sty bk tnt & str; Henry F Roehrs to Albt Stark, 607 E 182; mtg \$31,000 & AL; Dec21'11; Feb28'12; A \$—\$—.

1ST av, 131, (2:449-30) ws, 168 n 7th, 27 to ss St Marks pl (No 82) x50, 5-sty bk tnt & str; Henry F Roehrs to Albt Stark, 607 E 182; AT; QC; Dec21'11; Feb28'12; A\$23,000-30,000.

2D av, 2130, (6:1681-52) es, 75.8 s 110th, 25.2x75, 4-sty bk tnt & str; Rose & Jennie Sherman to Abr Epner, 234 E 116; mtg \$12,000; Jan2; Feb23'12; A\$10,500-16,500.

2D av, 2387, (6:1787-23) ws, 71.10 n 122d, runs w87.6xn29.1xe7.6xn0.11xe80 to av, xs 30 to beg, 4-sty bk tnt & str; Libbie Fleig to New England Holding Co, 38 Park row; AL; Feb10; Feb24'12; A\$13,500-24,500.

2D av, 1982 (6:1673-49), sec 102d (No 300), 25.11x100, 5-sty stn tnt & str; Philip Neimark to Harry A Wilkus, 287 Edgecombe av; AT; QC; Feb17; Feb26'12; A \$19,500-38,000.

2D av, 2125-7 (6:1659-22-23) ws, 40.10 n 109th, 40x80, 2 4-sty bk tnts & str; Philip Neimark to Harry A Wilkus, 287 Edgecombe av; AT; QC; Feb17; Feb26'12; A\$17,000-27,000.

2D av, 1322 (5:1444-51), es, 50.5 s 70th, 25x74, 5-sty stn tnt & str; Isidor Kempner to Estelle Kempner his wife, 151 E 81; mtg \$23,300; Feb19; Feb29'12; A\$12,000-22,000.

3D av, 1861 (6:1652-45), sec 103d (No 200) 20.10x85, 5-sty stn tnt & str; Howard Carroll to Caroline S Carroll his wife, 4 E 64; B&S & C a G; mtg \$21,000; Feb27; Feb29'12; A \$20,000-27,500.

3D av, 2380 (6:1777-40), swe 129th (Nos 170-2), 24.11x100, 5-sty bk lodging house; Anna M Mullen to Kath L Fish, 1947 7 av; 1/2 pt; mtg \$35,050; Feb28; Feb29'12; A\$31,000-48,000.

5TH av, 2160 (6:1730-33) nwc 132d (No 1), 24.11x110, 5-sty stn tnt & str; Gustav E Ruther to Frederick Otterstedt, 136 34th, Woodcliff, NJ; mtg \$55,000; Feb24; Feb26 '12; A\$25,000-50,000.

5TH av, 146 (3:821-40) ws, 53.8 n 19th, 26x100, 4-sty stn str, 1 & 2-sty ext; Maurice Deiches ref to David C Cook, at Elgin, Ill; FORECLOS, Feb26; Feb28'12; A \$120,000-127,000.

5TH av, 1051-2 (on map 1050-1), see 65th, 4-6 E.

7TH av, 70, (3:764-39) ws, 66 s 15th, 22 x100, 4-sty bk tnt & str; Sarah Kaempfer & ano heirs & c Rebecca Cohn to Thos O'Brien, 236 W 144; mtg \$16,000; Feb26'12; A\$18,000-22,000.

7TH av, 70, (3:764-39) ws, 66 s 15th, 22 x100, 4-sty bk tnt & str; Thos O'Brien to Neil Duross at Oneida Castle, Oneida, NY; mtg \$16,000; Feb26; Feb28'12; A\$18,000-22,000.

8TH av, 2545, (7:1960-45) ws, 25 n 136th, 25x85, 5-sty bk tnt & str; Jno H Hooper to Geo Kitt, 1469 Hoe av; mtg \$20,000; Feb21; Feb23'12; A\$15,500-24,000.

8TH av, 2609, (7:2041-56) swe 139th (No 300) 19.11x75.4, 5-sty bk tnt & str; Benj Jacobs et al to Esther Kellogg, 556 W 160; B&S; AL; Feb26; Feb27'12; A\$17,000-30,000.

10TH av, 295A (3:699-30), nwc 27th (Nos 501-3), 24.8x100, 6-sty bk hotel; Saml Greason to David Stevenson Brewing Co, 521 10 av; B&S; mtg \$55,000; Mar1'11; Feb28'12; A\$16,000-55,000.

11TH av, 484 (3:710-65), es, 72.9 s 39th, 26x100, 5-sty bk tnt & str; Jno Arnold to Susanna Orth, 484 11 av; mtg \$29,000; Oct11'10; Feb29'12; A\$10,500-22,500.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Assignment of A R T & I in estate Geo Chesterman, decd to extent of \$600; M Harold Bodine to Jane E Northrup, 108 W 91; AL; Nov17'11; Feb28'12.

Assignment of A R T & I as legatee under will of Frank B McDonald late of Phila, Pa, Wm McDonald to Cath, Jas, Jno T & Frank P McDonald, Teresa McD Reilly & Edw O W McDonald; Aug8'10; Feb28'12.

Exemplified copy of last will and testament of Hanchen Rothschild; Nov21'10; Feb29'12.

Last will of Bertha Feldhausen, decd; Apr 19'02; Feb27'12.

Order (7:2029) approving bond of Alfd B Van Liew, of Newark, NJ, as TRSTE in matter of Easter Realty Co, bankrupt; Wm V Steele, ref; Feb7; Feb29'12. court order

Order approving bond of Alfred B Van Liew of Newark, NJ, as TRSTE in matter of Jacob T Hildebrandt, bankrupt; Wm V Steele ref; Feb3; Feb29'12. court order

Power of atty; Chas H Hildebrandt to Frederick Hildebrandt, 45 Central av, Tompkinsville, SI; Nov9'11; Feb29'12.

Power of atty; Anna Woerishoffer to Lewis C Ledyard, Jr; Jan12; Feb29'12.

Power of atty; Jno Brennan to Cecilia Brennan his daughter; Jan2; Feb23'12.

Power of atty Stephen D Pringle, to Chalmers Wood, 948 Lex av; May2'11; Feb23'12.

Power of atty; Jas P Keating to Richd J D Keating, 927 Lincoln pl, Bklyn; Jan22; Feb23'12.

Resignation Emanuel Arnstein as trste under deed of trust, dated Mar10'08, made by Jacob Korn to David Korn et al; Feb23; Feb28'12.

WILLS

Caroline st, 63, (2:582-41) ns, 125 w Bedford, 25x95, 5-sty bk tnt; Chas Decker Est, Wm J Amend, EXR, 38 W 74; atty, Jno E Donnelly, 119 Nassau; A\$14,000-26,000; Will or Letter of Adm filed Feb2'12.

Grand st, 349, (1:310-17) ss, 66.6 w Essex, 21x50.7, 3-sty bk tnt; Fred Seigler Est, Pauline Seigler ADMTRX, 349 Grand; atty, B G Sieglestein, 99 Nassau; A\$19,000-23,000; Will or Letter of Adm filed Feb 19'12.

Thompson st, 76, (2:488-12) es, 112.3 s Spring, 25x87, 5-sty bk tnt; Chas Decker Est, Wm J Amend, EXR, 38 W 74; atty, Jno E Donnelly, 119 Nassau; A\$13,500-20,000; Will or Letter of Adm filed Feb2'12.

Thompson st, 78, (2:488-13) es, 87.3 s Spring, 25x87, 5-sty bk tnt; Chas Decker Est, Wm J Amend, EXR, 38 W 74; atty, Jno E Donnelly, 119 Nassau; A\$13,500-20,000; Will or Letter of Adm filed Feb'12.

3D st, 118 W, (2:543-20) ss, 25 w McDougal, 25x100, 5-sty bk tnt Chas Decker Est, Wm J Amend EXR, 38 W 74; atty, Jno E Donnelly, 119 Nassau; A\$14,000-27,000; Will or Letter of Adm filed Feb 2'12.

56TH st, 426 W (4:1065-48) ss, 375 w 9 av, 25x100.5, 5-sty bk tnt; Fred Schneider Est; Elise Schneider EXTRX, 44 Bonn pl, Weehawken, NJ; atty, Jos H Hayes, 51 Chambers; A\$11,000-23,000; Will or Letter of Adm filed Feb'13'12.

71ST st, 185 E, (5:1406-33) ns, 100 w 3 av, 16.10x102.2, 3-sty bk dwg; Sidney S Graber Est; Ellen J Graber, EXTRX, 185 E 71; atty, Sigmund Wechsler, 32 Bway; A\$13,000-18,000; Will or Letter of Adm filed Feb'13'12.

110TH st, 123 E, (6:1638-9) ns, 180 e Park av, 25x100.11, 5-sty bk tnt; Wm J Skelly Est; Title Guar & Trust Co, EXRS, 176 Bway; atty Harold Swain, 176 Bway; A\$11,000-22,000; Will or Letter of Adm filed Feb'15'12.

112TH st, 111-13 E, (6:1640-7) ns, 136.3 e Park av, 38.9x100.11, 6-sty bk tnt; David Loventhal Est, Ida Loventhal, ADMTRX, 2032 2 av; atty, Harry A Gordon, 320 Bway; A\$15,500-46,500; Will or Letter of Adm filed Feb'19'12.

142D st, 471 W, (7:2058-31) ns, 67 e Ams av, 19x99.11, 3-sty bk dwg; Annie E Sheils Est, Jas H Sheils, ADMR, 471 W 142; atty, Jos D Kelly, 32 Bway; A\$5,300-15,000; Will or Letter of Adm filed Feb 19'12.

Madison av, 1730, (6:1619-59) ws, 25 s 114th, 25.11x79, 5-sty bk tnt; David Loventhal Est; Ida Loventhal, ADMTRX, 2032 2 av; atty, Harry A Gordon, 320 Bway; A \$15,000-26,000; Will or Letter of Adm filed Feb'19'12.

CONVEYANCES

Borough of the Bronx.

Bronx st, 2040 (11:3141), es, 386 n 177th, runs ne25xse84 to ws Bronx River, xs25xn w81 to beg; also including strip 1 ft wide adj, except pt for st, 2-sty fr dwg; Wm H Mitchell to Saml R Waldron, at Rockville Centre, NY; Feb'16; Feb'24'12.

O C & 100

Beck st, 669, (10:2685) ns, 174.1 e Av St John, 33.4x125, 4-sty bk tnt; Rose Robinson to Pauline Dauere, 685 Dawson; mtg \$23,000; Feb'21; Feb'27'12.

O C & 100

Beck st, (10:2684), ss, 105 e Leggett av, 162.6x125; vacant; re mtg; Mutual Life Ins Co of N Y to Morris Osmansky, 112 W 113; Feb'17; Feb'29'12.

13,000

Catherine st (*), es, 400 s Westchester av, 76x100; Wm D Miller to Frank Sowers at White Plains, N Y; AL; Dec'28'11; Feb 29'12.

nom

Catharine st, (*) ws, 250 s 239th, 150x 100, South Washington ville; Maxberg Constn Co to Lillian G Sullivan, 1290 Fulton av; AL; Feb'20; Feb'23'12.

O C & 100

Disbrow pl (*), es, 237 n DeMilt av, 54.11x66.2 to ws South 14 av, at Mt Vernon, x73.3x108.11 to beg; Jas T Penfield to Isabelle M wife Wm H Brazee, 146 S 14 av, Mt Vernon, NY; AL; Jan'11'10; Feb 26'12.

nom

Elm st, (*) ws, abt 125 n Locust av, 25x 100 Gustav E Larsen to Annie C Heil, 2038 Ryer av; mtg \$6,500 & AL; Jan'20; Feb 29'12.

O C & 100

Fulton st, (*) es, 330 s 240th, 33.2x151.4, Washingtonville; Wm W Penfield to Frank B Doughty, 93 W 82; mtg \$4,000 & AL; Jan'29; Feb'23'12.

O C & 100

Garden st, ns, 315.2 w So Blvd, see Crotona av, 2308.

Garfield st (*), ws, 250 s Morris Park av, 25x100; Julius G Keiser & Eliz his wife to Kath Keiser, 1737 Garfield; mtg \$4,000; Feb'24; Feb'26'12.

nom

Green Ia, (*) ss, 504.8 e Castle Hill av, 25x103.4; Nathan Green to Louis E Felix & Geo W Harper, Jr as TRSTES; Sept 24'08; Feb'26'12.

nom

Hoffman st, 2427, (11:3056), ws, 29.6 s 188th, 25x96.11; 4-sty bk tnt & str; Pasquale Di Meola to Gaetano Cilento, 2106 Bathgate av; QC; AT; Jan'29; Feb'29'12.

nom

Jefferson st, swc Van Nest av, see Van Nest av, swc Jefferson.

Jefferson pl, 625, see Franklin av, nec Jefferson pl.

Kelly st (10:2703), ws, 252.11 s Westchester av, 87.6x100; vacant; Broadway & Cathedral Parkway Co to Lewis Harris, 115 S 4th, Bklyn; B&S & C A G; Feb 29'12.

O C & 100

Kelly st, nec, 163, see 163d E, ns, extends from Kelly to Tiffany.

Kingsbridge ter, 2681, see Kingsbridge rd, es at nws Kingsbridge ter.

Livingston st, swc Delafield av, see Spuyten Duyvil pkway, ns, abt 60 e Faraday av.

Mt Hope pl, see Jerome av, see Central av, old sec Mt Hope pl.

Mt Hope pl, sec old Central av, see Central av, old sec Mt Hope pl.

Minford pl, (11:2977) nwc 172d (No 895) 34x67, 4-sty bk tnt; Marie A Schussler to Geo Singer & Louisa his wife tenants by entirety, 881 E 181; mtg \$22,000; Feb'26; Feb'27'12.

nom

178TH st, 1010, (11:3135) ss, 235.8 w Boston rd, runs s 135xw20 to land of Peets & n137.5 to st, xe20 to beg, 3-sty bk tnt & str & 1-sty bk rear stable; Eliz Cameron to Chas or Carl C Fritzel, 1010 E 178; QC; Feb'2; Feb'29'12.

Oak ter, 590 (10:2555); see Crimmins av, 61x100, vacant; Francis B Chedsey to Katie Schneider, 54 Lawrence; Feb'26'12;

O C & 100

Pond pl (12:3290), ws, 123.1 s 198th, 30 x125, vacant; Oscar A Doering to Marie J Doering, 2809 Pond pl; Feb'26'12.

O C & 100

Poe pl, ws, abt 452.7 s 194, see Briggs av, 2580.

Poe pl, ws, abt 452.7 s 194th; see Briggs ave, 2580.

Roselle st, (*) ws, 120.4 n Silver, 25x110; Alex F Runge to Minnie C Runge his wife, 629 W 142; mtg \$400; Jan'15; Feb'23 '12.

O C & 100

Simpson st, 965 (10:2724), ws, 228.8 n 163d, 42x110x42x110.5, 5-sty bk tnt; Podgur Realty Co to Herman Benz, 219 E 57; mtg \$35,000; Feb'29'12.

O C & 100

Tiffany st, 1066, (10:2717) es 304.3 s 167th, 25x100, 2-sty fr dwg; Sarah Gluck to Mabel M Gordon, 1066 Tiffany; mtg \$3,000; Feb'20; Feb'23'12.

O C & 100

Tiffany st, swc 163d, see 163d E, ns, extends from Kelly to Tiffany.

Thomson ter, swc Delafield av, see Spuyten Duyvil pkway, ns, abt 60 e Faraday av.

Tiffany st, (10:2712) es, 325 s 163d, 50x 110, vacant; re mtg; Lawyers Title Ins & Trust Co to Henry Morgenthau Co, 165 Bway; Feb'26; Feb'28'12.

5,000

Tiffany st, swc Lafayette av, see Lafayette av, swc Tiffany.

134TH st, 728-30 E, (10:2562) ss, 303 w Willow av, 26x106.11, 2-3-sty fr tnts & str; Henry Brinckmann to Patk J O'Keefe, 141 Cherry; mtg \$7,000; Feb'24; Feb'27'12.

nom

137TH st, 35S (610) E (9:2299), ss, 306.6 w Willis av, 25x100; 4-sty bk tnt; Bertha Stern to Anna Sugarman, 204 W 120; mtg \$14,000 & AL; Jan'31; Feb'29'12.

nom

138TH st E, nec Robbins av, see Robbins av, sec 139.

138TH st E, nwc So Blvd, see Robbins av, sec 139.

138TH st, 421 E (9:2283), ns, 183.9 e Willis av, 16.3x100, 2-sty & b bk dwg; also 139TH ST, 410 E (9:2283), ss, 86.3 e Willis av, 16.3x100, 2-sty & b bk dwg; Wm J O'Gorman to Addie E O'Gorman his wife, 420 E 135; AL; Feb'19; Feb'26'12.

gift

139TH st, 410 E, see 138th, 421 E.

139TH st E, see Robbins av, see Robbins av, sec 139.

139TH st E, swc So Blvd, see Robbins av, sec 139.

140TH st, 434 (690) E (9:2284), ss, 333.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Farmers Loan & Trust Co TRSTE Julia A Nagle will of Wm O'Gorman to Henry F Boehringer, 2212 5 av; Feb'26'12.

7,000

142D st, 410 E, (9:2286) ss, 125 e Willis av, 16.8x100, 2-sty & b bk dwg; Minnie Mazziotta to Margt Delaney, 451 E 144; mtg \$4,000; Feb'27; Feb'28'12.

O C & 100

145TH st, 439 E, (9:2290) ns, 373.7 e Willis av, 25x100, 5-sty bk tnt & str; Jacob Rosenthal et al to Anna Knorr at Spring Valley, NY; correction deed; mtg \$14,000 & AL; Dec'16'11; Feb'28'12.

O C & 100

146TH st, 447 (715) E, (9:2291) ns, 325 w Brook av, 25x100, 2-sty & b fr dwg; Morris Kurlanchik to Morris Meyerson, 447 E 146; AL; Feb'23; Feb'28'12.

O C & 100

148TH st, 541 E, (9:2275) ns, 149.6 w St Anns av, 37.6x84.9, 5-sty bk tnt; Marie Rupprecht to Wilhelmina V Grimm, 1427 2 av; mtg \$33,000 & AL; Feb'26; Feb'27'12.

O C & 100

152D st, 378 E, (9:2398) ss, 225 e Court landt av, 25x115.2, 5-sty bk tnt & str; Herman Lakritz to Ludwig Friedrich, 971 Ams av; mtg \$26,000; Feb'28; Feb'29'12.

O C & 100

156TH st E, see Forest av, see Westchester av, 699-701.

158TH st E, nwc Forest av, see Forest av, nwc 158.

163D st E, swc Tiffany, see 163d E, ns, extends from Kelly to Tiffany.

163D st E, nec Kelly, see 163d E, ns, extends from Kelly to Tiffany.

163D st E, (10:2713) ns, extends from es Kelly to ws Tiffany, 200x125, vacant; Broadway & Cathedral Parkway Co to Newport Realty Co, 35 Nassau; Feb'23; Feb'24 '12.

O C & 100

163D st, 892 E, (10:2690) ws, 86.5 n 162d, 20.8x67.8x19.10x73.6, 3-sty bk tnt; Kovacs Constn Co to Wm J Coen, 245 E 31; mtg \$8,000; Feb'28'12.

O C & 100

164TH st, 86S E, (10:2690) ss, 39 w Stebbins av, 23x73.6, 3-sty bk dwg; Anthony Deutsch to David Rosenzweig, 270 E 7; Feb'28'12.

O C & 100

165TH st, 596 E, (10:2622), swc Cauldwell av, 20x95; 3-sty fr tnt & str; Theresa Singer to Henry Fischer, 1029 Boston rd; mtg \$8,000; Feb'28; Feb'29'12.

O C & 100

166TH st E, nec Washington av, see Washington av, 1088-90.

166TH st E, see Boston rd, see Boston rd, sec 166.

167TH st, 820-S E, (10:2680) ss, 100 w Prospect av, 120x100, 3-5-sty bk tnts; Carmine Cioffi to Cioffi Co a corp, 1116 Intervale av; AL; Oct'26'11; Feb'28'12.

O C & 100

169TH st W, at junction Lind av, see Lind av at junction 169.

170TH st, 852 E, see Wilkins av, 1427.

170TH st, 412 E, (11:2893) ss, 106.3 e Webster av, 16.3x100, 3-sty fr tnt; Warren Leslie ref to Bungay Co of NY Inc, 2796 3 av; mtg \$4,000 taxes, &c, FORECLOS, Feb 15; Feb'23; Feb'27'12.

6,000

170TH st, 870 E, (11:2966 & 2977) sec Wilkins av (Nos 1426-8) 100x52.2, 6-sty bk tnt & str; Martha G Perna to Jos Lau Jr, 1559 Av A; mtg \$50,000; Feb'27; Feb'28'12.

O C & 100

172D st, 895 E, see Minford pl, nwc 172.

174TH st, 481 E, see Washington av, 2020.

175TH st E, (*) ws 100 s Story av, 111.10 x63.11x—x92.3; Eliz Dietrich to Vernal Realty Co, 760 St Anns av; QC; Feb'14; Feb'28'12.

O C & 100

177TH st E (*) ws, 100 n Story av, 50x 100; Eliz Dietrich to Karl & Herman Gluck 882 Longwood av; AL; Feb'27'12.

179TH st E, nec Washington av; see Washington av, nec 179.

179TH st E, swc Lafontaine av; see Lafontaine av, swc 179.

186TH st, 45S E, (11:3039) ss, 180 e Park av, 20x100, 4-sty bk tnt; Alice Pratt to Grace L Horton, 2881 Bway; AL; Dec'28; '11; Feb'23'12.

nom

186TH st, 45S E; Grace L Horton to Jno Albrecht, 593 E 136; mtg \$13,500; Feb'23'12.

O C & 100

187TH st E, nwc Tiebout av; see Tiebout av, 2427.

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Herman Benz to Dudley S Macdonald, 163 W 78; mtg \$15,000; Feb'29'12.

O C & 100

195TH st E, swc Decatur av; see Decatur av, 2691.

198TH st, 261 E, (12:3296) nec Briggs av (No 2846) 25.11x97x25x103.8, 5-sty bk tnt; Harry Cleland to Fredk Kracke & Madeleyne his wife, 54 W 128, tenants by entirety; mtg \$27,000; Feb'28'12.

O C & 100

201ST st, 392-S E, see Webster av, 3001-3.

205TH st E, (12:3311) ss, 249.7 e Grand blvd & Concourse, 52.4x111.3x50x127.2, vacant; Sophia A O Betz to David G Baird, Elizabeth, NJ; mtg \$2,000 & AL; Feb'11'08; Feb'29'12.

nom

212TH st E, nwc Holland av, see Holland av, nwc 212th.

216TH st E, nec Olinville av, see Olinville av, nec 216.

216TH st E, (*) ns, 200 w Tilden av, 25 x109.4, Laconia Park; Anna wife & Francesco Moscato to Pietro Sebastiana & Calogera Di Girolamo all at 224 E 109; mtg \$4,660; Feb'26; Feb'28'12.

nom

219TH st, 719 E, (*), ns, 177 e White Plains rd, 23x114; Emma N Polak to Fredk Schaefer, 346 E 139; mtg \$2,800; Feb'28; Feb'29'12.

O C & 100

224TH st, 1011 E (*) ns, 105.8 e Paulding av, 42.3x109.6x45.3x109.6; Abr L Shongut to Amelia Shongut, 1011 E 224 for life; Feb 21; Feb'26'12.

nom

233D st E, (*), ss, 580 w Laconia av, 37.6x89.6; Monatiquet Real Estate Co to Builders of Modern Homes, Inc, 233d & White Plains rd; AL; Feb'8; Feb'23'12.

O C & 100

235TH st, 245 E, (12:3376) ns, 450 e Kessler av, 25x100, 2-sty fr dwg; Dora M Schrenkeisen to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY; mtg \$3,000; Feb'26; Feb'27'12.

nom

238TH st W, (13:3414) sws lots 9 & 10, map (1345) Waldo Hutchins Est, 24th Ward, being land in bed of st in front above; re mtg; Aldus Realty Co to City of NY; Feb'28'11; Feb'23'12.

nom

238TH st W, swc Waldo av, see Waldo av, swc 238.

238TH st W, see Waldo av, see Waldo av, sec 238.

Aqueduct av, 1490, (11:2875) es, 760.2 s Plympton av, 56.4x131x46.9x136.11, 5-sty bk tnt; Mayer S Auerbach & ano to Towanda Constn Co, 1801 1 av; QC; sub to 1st mtg \$54,975; Feb'23; Feb'24'12.

5,000

Anthony av, 1680, (11:2889) es, 119 n 173d, 16.8x72.6 to ws Carter av, x16.8x70.8, 2-sty fr dwg; Philipp Kronenberger to Jno H Wynn, 686 Sackett, Bklyn; mtg \$5,590; Feb'26; Feb'27'12.

Boston rd. (10:2633) same prop; Phoebe E wife Edw H Holden to same; QC; Dec 13'11; Feb23'12. nom

Boston rd. (10:2633) same prop; Llewellyn Walker heir & Geo E Walker to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; Viola L Walker et al heirs Lewin W Walker to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; Sophie L Walker widow of Lewin W Walker to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; David Tweedie et al heirs & Eliz A W Tweedie to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; Janet E Walker widow Geo E Walker & ano to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; Cecil Walker heir & Geo E Walker to same; QC; Apr25'10; Feb23'12. nom

Boston rd. (10:2633) same prop; re dower; Eliz W Walker widow of Louis B Walker to same; QC; May25'09; Feb23'12. nom

Boston rd. (10:2633) same prop; re dower; Susan E Walker widow of Gerald Walker to same; QC; Nov27'11; Feb23'12. nom

Boston rd. (10:2633) same prop; Pauline Levy to Bronx County Constn Co, 2714 3 av; Feb20; Feb23'12. nom

Bracken av. (*) es, 408.1 s Kingsbridge rd, 25x100, Edenwald; Thos P Hickie to Cath Kelly, 73 Highland av, Glen Ridge, NJ; AL; Feb21; Feb23'12. nom

Belmont av. 2539, (12:3273) ws, 270.5 n Pelham av, 25x87.6, 3-sty bk tnt; Margt Lyons to Rose Toher, 788 E 181; mtg \$5,000; Feb23; Feb24'12. O C & 100

Boston rd. 2123-5 (11:3138), ws, 101.6 n 180th, 31.2x252.8 to es Bryant av, x30.7 x258.1, 2 3-sty fr tnts & vacant; Edw O Tree to Taxpayers Realty Co, 1203 Franklin av; AL; Feb24; Feb26'12. nom

Bryant av. es, abt 101.6 n 180th, see Boston rd, 2123-5.

Brook av. 1094-6, (9:2392) es 448.1 s 167th, 54x—to lands NY & Harlem RR Co, x—x112.6, vacant; Payne Estate a corpn to Edw O Binzen, 1817 Morris av; Feb15; Feb27'12. nom

Brook av. 1408, (11:2895) es, 92.7 n 170th 22x100.8; deed reads Harlem R R, nws 148 sw land of Bathgate, 22 to land of Grogan xw100 to es Brook av, x—xel100 to beg, being part lot 166, map of Morrisania, 2-sty fr dwg; Luigi Franco to Chas P Chiodo, 92 E 4; mtg \$4,200 & AL; Feb21; Feb26'12. O C & 100

Briggs av. 2580, (12:3293) es, 452.7 s 194th, 19.2x86.10 to ws Poe pl, x19.1x85.4, 2-sty bk dwg; Lucy J Yule to Neilson Bros a corp, 528 W 145; B&S; mtg \$8,500; July 15'10; Feb27'12. nom

Burnside av. (11:3169) ns, 108.5 w Grand Blvd & Concourse, 25x122.3, vacant; U S Real Estate & Trust Co to Emil W Klapert, 873 West End av; QC; Jan27; Feb 27'12. nom

Bogart av. (*), es, 275 s Lydig av, 25x 100; Morris Park Land & Development Co to Alfred V Johansen, 5520 15 av, Bklyn; AL; Feb24; Feb28'12. nom

Boston Post rd. (*) ns, 201.8 w Fishers landing rd, runs n269.2 to sws of Fishers landing rd, xnw746.11 to es White Plains turnpike, xs628.5xe422.8xn178.1xe190.3xs204 to ns B P rd, xe264.8 to beg, except part for Boston Post rd; Benj S Halsey to First Mtg & Real Estate Co, 165 Bway; mtg \$25,000; Feb27; Feb28'12. O C & 100

Brook av. 348, (9:2268) es, 75 s 142d, 25 x100, 4-sty bk tnt & str; Wm C Arnold ref to Matilda Remlein, 538 E 142; mtg \$12,800 & AL; FORECLOS & drawn, Feb 26; Feb28'12. 1,000

Briggs av. 2846, see 198th, 261 E.

Concord av. 335, (10:2573) ws, 190 s 142d 20x100, 3-sty bk dwg; Wm D Cameron ref to Bronx Savgs Bank, 427 E Tremont av; FORECLOS, Feb23; Feb28'12. 6,700

Crotona av. 2308, (11:3102) es, 150 n 183d, 50x100, 5-sty bk tnt; also GARDEN ST, (11:3100) ns, 315.2 w Southern Blvd, 50x100, 5-sty bk tnt; Rutherford Realty Co to Rea Ford Realty Co, 225 5 av; AL; Jan11; Feb23'12. O C & 100

Cambrelling av. 2443, (11:3075) ws, 95 n 188th, 25x100, 4-sty bk tnt; De Candido Constn Co to Alfonzina De Candido, 2443 Cambrelling av; mtg \$13,500; Feb23; Feb 24'12. O C & 100

Crotona av. 2157 (11:3083) ws, 231.10 s 182d, 30x219.4x39.11x225.3, 4-sty bk tnt; Giugliano Realty & Constn Co to Dannelle Van Schaick, 330 W 95; mtg \$21,000 & AL; Feb24'12. O C & 150

Creston av. 2727, (12:3318) ws, 144.9 n 196th, 25x100.4, 2-sty fr dwg; Henry Reinwald Jr to Anton Rebholz, 363 Brown, Union Hill, NJ; ½ pt; AL; Feb20; Feb24'12. nom

Crimmins av. see Oak Tree pl, see Oak Tree pl, 590.

Carter av. ws, abt 119 n 173, see Anthony av, 1680.

Central av. (11:2851) old sec Mt Hope pl a strip runs s 17.9xw3.11 to new e line Jerome av, xn17.9 to pl, xe3.11 to beg; Anthony McOwen to Henry Boschen, 1872 Jerome av; QC; Dec26'11; Feb27'12. nom

Corlear av. (13:3406-3414), ws, 100 n 236th, 525x—x—x—; Louis Dash to City of N Y; B&S, CAG & correction deed; July—11; Feb29'12. nom

Cauldwell av. swc 165th; see 165th, 596 E.

Columbus av. (*), ss, 75 w Hancock, 25x100; Louis Cohen to Giovanni Riva, 1711 Garfield; mtg \$3,000; Feb27; Feb29'12. O C & 100

Decatur av. 2691 (12:3282), swc 195th, 135.3x101.10x100.10x121.3; 2-sty fr dwg & vacant; Jas J O'Meara & ano to Miltner Bros, a corp, 63 Henry, Corona, L I; mtg \$10,000; Feb28; Feb29'12. O C & 100

Delafield av. swc Livingston, see Spuyten Duyvil pkway, ns, abt 60 e Faraday av.

Eastburn av. (11:2794) ws, 81.8 s 174th, 25x95, vacant; Jno Miller to Louis Hirsch, 1693 Eastburn av; Feb26; Feb27'12. O C & 100

Eastchester rd. (*) es, abt 400 s Saratoga av, 25.1x111.11x25x109.8; Tony Pescia to Rosie Napoleon, 295 E 152; Aug15'11; Feb 24'12. nom

Eastern Bay av. (10:2774 & 2776), es, 205 s from c l Prospect st, prolonged runs w1419.10 to w exterior line lands under water & sel71.5xe1340.7 to es of av xn 150 to beg, with AT to lands under water East River or L I Sound, vacant; East Bay Land & Impt Co to Joshua S Piza; 161 W 75; AT; B&S; Feb26; Feb29'12. O C & 100

Eastern Bay av. (10:2774 & 2776); same prop; City Equity Co to same; AT & B&S; Feb26; Feb29'12. O C & 100

Franklin av. 1413-5 (11:2932) ws, 94 n 170th, 33.2x94.11, 5-sty bk tnt; Wm Hodcs to Marks G Levy, 248 Stratford rd, Bklyn; mtg \$36,000; Feb27'12. O C & 100

Forest av. sec 156th, see Westchester av, 699-701.

Franklin av. (11:2935), nec Jefferson pl (No 625), 38x100, 5-sty bk tnt; Hedwig wife & Saml Glass to Francis B Chedsey, at Yorktown, NY; mtg \$31,000; Feb26'12. O C & 100

Fordham rd. (11:3153), swc Valentine av, 110.2x128.2x110x134.5, 6-sty bk tnt; Geo H McAdam, ref, to Chas A Moran at Bernardsville, NJ; FORECLOS, Feb8; Feb 28'12. 171,000

Forest av. 801, (10:2647) nwc 158th, 100x87.6, 6-sty bk tnt & str; Isidor Cohn, ref, to Hyman Horwitz, 85 W 119; FORECLOS, Dec4'11; Feb27; Feb28'12.

\$15,000 over and above 1st mtg for 95,000

Forest av. 801; Hyman Horwitz to Roy-Elmer Realty Co, 26 W 17; mtg \$95,000; Feb27; Feb28'12. O C & 100

Fishers landing rd. sec White Plains rd, see Boston Post rd, ns, 201.8 w Fishers landing rd.

Holland av. (*), nwc 212th, 25x100.10; Saml Greason to David Stevenson Brewing Co, 521 10 av; B&S; mtg \$10,000; Nov 22'11; Feb26'12. nom

Honeywell av. 2023, (11:3123) ws, 39.1 s 179th, 25x140; 2-sty fr dwg; Theobald Specht to Henrietta Specht, 2023 Honeywell av; Feb29'12. O C & 100

Intervale av. 1010 (10:2704), es, 86.5 s 165th, 37.6x100; 5-sty bk tnt & str; Tully Constn Co to John Becker, 1763 Clay av; mtg \$31,000; Feb29'12. O C & 100

Jerome av. sec Mt Hope pl, see Central av, old sec Mt Hope pl.

Jackson av. es, abt 40 n Westchester av, see Westchester av, 699-701.

Kingsbridge rd. (12:3256) es, at nws Kingsbridge ter (No 2681) runs n 163.9xe 99.5 to nws Kingsbridge ter, xs171 to beg, gore, 2-sty fr dwg & vacant; Alfred J Flach to Wm J McNulty, 2703 Heath av; mtg \$12,000; Feb3; Feb27'12. O C & 100

Lind av. (9:2533-1) at junction of 169th, 73.2x62x62x73.2; conveyance of perpetual underground easement for aqueduct purposes, & c & re of damage parcel No 47; Anna Will to City of NY; Oct19'11; Feb24 12. 350

Lind av. (9:2533) same prop; consent by mortgagee to above; Lillie Cossin to same; Feb20; Feb24'12. nom

Lafayette av. (10:2737), old, swc Tiffany, 32.10x25x72.10x67.2, vacant; Jno McClurg Jr to Jno Brown Jr, 364 Ridgewood av, Bklyn; Feb24; Feb28'12. 3,000

Lafontaine av. (11:3061), swc 179th, 97.5 x100x112.9x101.11, vacant; Jno Becker to Tully Constn Co, 953 Whitlock av; mtg \$11,000; Feb27; Feb29'12. O C & 100

Monticello av. sec Randall av, see Randall av, sec Monticello av.

Monaghan av. (*), es, 375 n Jefferson av, 25x100; Louise A Balsler indivd & EX-TRX of Wm Balsler to Jno Muller, 1609 St Peters av; Feb23 Feb27'12. 3,420

Mapes av. (11:3111) es, 184.2 n 180th, 66x100, vacant; Kath C Kasser to Marie Gutman, 2100 Mapes av; mtg \$4,000; Feb 26; Feb27'12. nom

Morris av. 2760, (12:3318) es, 144.9 n 196th, 27x95.3, 2-sty fr dwg; Edw Elliott to Philipp Hill, 3623 3 av; mtg \$6,000; Jan30; Feb23'12. O C & 100

Olinville av. (*) nec 216th, 60x100, Olinville; re mtg; Bronx Borough Bank to Jno O'Brien, 3700 Olinville av; Feb24; Feb27'12. nom

Park av. 4433, (11:3030) ws, 442.6 s 182d, 29.3x100x20.7x98.10, 2-sty fr dwg; Rose M Butler to Cath M Campbell, 4433 Park av; QC & correction deed; Feb20; Feb23'12. nom

Prospect av. (11:3102) ws, 75 n 183d, 25x 95, vacant; Emil Ginsburger to Clinton W Bedell & Co, 27 Lawrence; mtg \$1,500 & AL; Feb19; Feb24'12. nom

Robbins av. nec 138th, see Robbins av, sec 139.

Robbins av. (10:2569) sec 139th, runs e 205.2 to nws Southern Blvd, xsw231 to ns 138th, xw64.2 to es Robbins av, xn201.7 to beg, vacant; Berney Realty Co to Louis Bernstein's Co, a corp, 41 Liberty; mtg \$35,000; Oct23'11; Feb24'12. O C & 100

Randall av. (*) sec Monticello av, 50x 100, Edenwald; Anna S Pfaefflie to Wm Pfaffle, both at 53 W 11; AL; Feb20; Feb 27'12. O C & 100

Stebbins av. es, 563.4 n 165, see Stebbins av, es, 588.4 n 165.

Stebbins av. (10:2691) e s, 588.4 n 165th, 25x189.9 x 26.8 x 182.4, 3-sty fr dwg; also STEBBINS AV, (10:2691) es, 563.4 n 165th, 25x182.4x26.8x175, vacant; Ellen Curry to Louis E Kleban, 1130 Union av; mtg \$8,500; Feb20; Feb24'12. O C & 100

So Boulevard. nwc 138th, see Robbins av, sec 139.

So Boulevard. swc 139, see Robbins av, sec 139.

St Lawrence av. (*), ws, 25 s Merrill, 25x 100; Lillian W Schmidt to Jno E Soffel, 1445 St Lawrence av; AT; QC; mtg \$4,500; Feb14; Feb27'12. nom

St Lawrence av. (*) same prop; Jacob L Soffel to same; AT; QC; mtg \$4,500; Feb 24; Feb27'12. nom

St Lawrence av. (*) same prop; Harry C Soffel to same; AT; QC; mtg \$4,500; Feb 15; Feb27'12. nom

St Lawrence av. (*), same prop; Otto Soffel to same; AT; QC; mtg \$4,500; Feb 14; Feb27'12. nom

St Lawrence av. (*) same prop; Wm Soffel to same; AT; QC; mtg \$4,500; Feb 14; Feb27'12. nom

Spuyten Duyvil pkway. (13:3415) ns, abt 60 e Faraday av if extended or Delafield av, swc Livingston or Thomson ter, part lot 15, map at Mosholu of David Banks Jr, begins at ss lot 15 at pt 125 e from s we said lot 15 runs e75 to ws Livingston, xn185 to ss, Delafield av, xw168xss100xe 125xs100 to beg, except part for Spuyten Duyvil pkway, 2-sty fr dwg & vacant; Margt Faherty indivd & ADMRX Jno Faherty to Delafield Estate a corp, 25 Broad; 1-90 pt; AT; B&S; Feb26'12. 128.82

Southern blvd. 63, see Southern blvd, 59.

Southern blvd. 1334-6, (11:2980) es, 200 s Jennings, 50x100, 2 3-sty fr tnts; Jos Lau Jr to Martha G Perna, 954 Freeman; mtg \$10,500; Feb27; Feb28'12. O C & 100

Southern blvd. 59 (839) (10:2546), ns, 100.5 e St Anns av, 25.4x87.8x25x90.9, 5-sty brk tnt; also SOUTHERN BLVD, 63 (843), ns, 150.11 e St Anns av, 25.4x90.4x irregx89.2, 5-sty bk tnt; Ray Isaacs to Mayer Sachs, 104 Kent, Bklyn; mtg \$33,500; Feb28'12. O C & 100

Trinity av. (10:2633) ws, 99.5 s 166th, runs w 155; agmt fixing boundary line; Phoebe E wife Edw H Holden, 1074 Cauldwell av with Wahlg & Sonsin Co, 1344 Bristow; Feb16; Feb23'12. nom

Tieman av. (*), — n Boston Post rd & being lot 119 revised map Seneca Park (Vol 2 of map p 23 Westchester Co); John A Dannies to Tony Matlach, 3545 Boston rd, Wmsbridge; Feb21; Feb28'12. 600

Theriot av. (*) ws 131.8 s Gleason av, 25x 100, being land in bed of st in front of above deed of cession; D J Dillon Co to City of N Y; Aug1'11; Feb29'12. nom

Tiebout av. 2427 (11:3147), nwc 187th, 101.11x100; vacant; Wm Meldrum to Edw Earl, at Montclair, N J; AL; Oct18'11; Feb29'12. nom

Tinton av. 1231 (10:2663), ws, 311.2 n 168th, 20.8x110x20.9x110; 2-sty & b fr dwg; Rae Brooks to Flora Wollheim, 1225 Tinton av; mtg \$6,000; Feb29'12. O C & 100

Union av. 858-60, (10:2677) es, 147.2 n 160th, 50x110, 6-sty bk tnt & str; Columbus & Dorfman Constn Co to Saml Fine-silver, 68 Lenox av; mtg \$48,000; Feb26; Feb27'12. O C & 100

Undercliff av. (11:2877) es, 736 n 176th, 150x167x150.3x—, vacant; Undercliff Realty Co to Clinton Holding Co, 132 Nassau; mtg \$11,500 & AL; Nov20'11; Feb29'12. O C & 100

Van Nest av. (*) swc Jefferson, 25x100; Jos C Luke to Eliz Luke his wife, 716 Van Nest av; ½ pt; AL; Feb17; Feb26'12. O C & 100

Valentine av. swc Fordham rd, see Fordham rd, swc Valentine av.

Wales av. 628-30, (10:2653) es, 152 s 152d, 52x100, 5-sty bk tnt; Wales Constn Co to Fanny Gruen, 401 E 52; Feb21; Feb 28'12. O C & 100

Wales av. 632-4, (10:2653) es, 100 s 152d, 52x100, 5-sty bk tnt; Wales Constn Co to Fanny Gruen, 401 E 52; Feb21; Feb 28'12. O C & 100

White Plains rd or turnpike. see Fishers landing rd, see Boston Post rd, ns, 201.8 w Fishers landing rd.

Washington av. 2187, (11:3037) ws, 80 s 182d, old line, 20x85, 2-sty fr dwg & str; Chas E Moore, ref, to Clement H Smith, 1773 Clay av; AL; FORECLOS, Feb1; Feb20; Feb28'12. 6,500

Washington av. 2189, (11:3037) ws, 60 s 182d, old line, 20x85, 2-sty fr dwg & str; Chas E Moore, ref, to Clement H Smith, 1773 Clay av; AL; FORECLOS, Feb1; Feb20; Feb28'12. 5,700

Wilkins av. 1426-S, see 170th st, 870 E.

Webster av. 3001-3, (12:3280) swc 201st (Nos 392-8) 46.1x112.11x58.5x100.8, 2-3-sty fr tnts & str & 3-1-sty fr str in st; Saml Joseloff to Morris Epstein, 100 S Main, South Norwalk, Conn & Robt Joselovsky, 21 st E, Norwalk, Conn; B&S & C a G; AL; Feb23; Feb27'12. O C & 100

Wilkins av. 1427, (11:2965) swc 170th, (No 852) 69.1x121.3x68.1x105.4, 6-sty bk tnt & str & 5-sty bk tnt; Jno Foster to Henry Neidig, 1427 Wilkins av; mtg \$78,500; Jan31; Feb27'12. O C & 100

Washington av, 2020, (11:3046) nec 179th (No 481) 60.5x94.2, 6-sty bk tnt & str; A Feldman Constn Co to Harry H Galinger, 2 W 72; mtg \$75,000; Jan27'11; Feb27'12. nom

Walton av, 2432 (11:3184), es, 264.2 s Fordham rd, 25x80x25.11x79.8, 2-sty fr dwg; Phoenix Ingraham ref to Harry Cahn as TRSTE, 2540 Grand av; FORECLOS, Feb2; Feb24; Feb28'12. 7,100

Walton av, 2403, (11:3188) ws, 268.11 n 184th, 19.11x96.5, 3-sty bk dwg; Mark C Duroso to Permillia A Bunt, 3247 Perry av; mtg \$6,400; Feb20; Feb23'12. O C & 100

Waldo av, (13:3406-3414) sec 238th, —x —, land in bed of st in front above; re mtg; Aldus Realty Co to City of N Y; Feb28'11; Feb23'12. nom

Waldo av, (13:3406-3414) same prop; re mtg; same to same; Feb28'11; Feb23'12. nom

Waldo av, (13:3414) swc 238th, —x—, re mtg; Aldus Realty Co to City of N Y; Feb28'11; Feb23'12. nom

Waldo av, (13:3414) same prop; re mtg; same to same; Feb28'11; Feb23'12. nom

Westchester av, 699-701, (10:2645) nws, 74.5 ne from es Jackson av, runs nw 50.4 to es Jackson av, xs33.10xs— to Westchester av at pt 39.7ne Jackson av, xne34.10 to beg, 2-1-sty fr str; also FOREST AV, (10:2645) sec 156th, runs e62xsw91.6 to Forest av, xn66.9 to beg, except part for 156th, gore, vacant; Thos B Gilford Jr et al to Jno Kadel, 1473 St Lawrence av; Feb 19; Feb24'12. O C & 100

Washington av, 1088-90, (9:2371) nec 166th, 50x87.2x50x86.11, 6-sty bk tnt & str; Louis E Kleban to Ellen Curry, 1070 Stebbins av; mtg \$43,000; Feb20; Feb24'12. nom

Washington av (11:3046), nec 179th; agmt to deposit deed with Edw Galinger & same to behold in escrow pending fulfillment of loan or note for \$5,000 and due May 1, 1911; A Feldman Constn Co with Harry H Galinger, 2 W 72; Jan28'11; Feb 29'12.

3D (Fordham) av, 3431, (9:2371) ws, 50 s 167th, 25x100, except part for 3 av, 3-sty fr bk ft tnt & str; Nathan Lefkowitz to Jno Lorch, 1056 Jackson av; mtg \$11,750; Feb23'12. O C & 100

3D av, 3820 (11:2928), es, 250 n 171st, 25x100, 5-sty tnt & str; also 3D AV, 3818 (11:2928), es, 225 n 171, 25x100, 5-sty bk tnt & str; Chas Petroll to John Wieben, 1958 Mad av; B&S & CAG; AL; Feb28; Feb29'12. O C & 100

3D av, 3623, (11:2910) nws, 300 n 169th, runs nw106xsw50xse105 to av xne50 to beg, part lot 63, Morrisania, 2-sty bk dwg, 1-sty ext; Philipp Hill to Franklin Avenue Co, 391 E 149; AL; Feb29'12. O C & 100

3D av, 3818, see 3 av, 3820.

Interior lot (11:3111), 25 s 181st, & 100 e Mapes av, runs e34xs66.1xw45xn66.1 to beg, vacant; Agnes D Douglass & ano to Kath C Kasser, 2360 Crotona av; Jan13; Feb24'12. 1,500

Lots 92, the n 24 ft of lot 40 & s 4 ft of lot 41, map Washingtonville; also GORE LOT "C," map South Washingtonville; Frank B Doughty to Frank Sowers, at White Plains, N Y; AL; Dec29'11; Feb 29'12. nom

Rattle Snake Brook, (*) cl at Eastchester, runs n69xw150 to land Jas Hyde xs67 to land Geo Faile xe158 to beg, with right of way along w 1 lands of Hyde, Smith & Willis 12 ft wide to Reeds or Mill la, being lot 92 map Allen Estate; Jno W Holby to Alfonso Veltri, 3935 3 av; Jan31; Feb 23'12. O C & 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

FEB. 23, 24, 26, 27, 28 and 29.

Broome st, 259 & Orchard st, 85, (2:413) str & two bs; Sarah Roth to Bessie Gold, on premises; 5yf; May1; Feb23'12. 2,100

Baxter st, 118-22, (1:207) 75x85; all; Emilie Hamburger EXTRX & Jos W Hamburger to Frank A Hall & Sons, all at Montclair, NJ; 5yf; May1 (5yren); Feb 23'12. 8,500

Broome st, 260, (2:413) nwc Orchard (No 91), str & bs; Mary O'Neill to Morris Goldberg, 90 Orchard; 5yf Nov1'11; Feb28'12. 1,800

Eldridge st, 26, (1:293) w str & b; Saml & Emma Geizler to Irving I & Albt M Schott, both at 253 Grand; 3yf; May1; Feb23'12. 900

Elizabeth st, 17, (1:201) str & b; Minnie A Cohen to Saml Baitelman, 647 E 11; 5yf Feb1; Feb23'12. 1,300

Front st, 2 (1:32), all, except part rear ground fl; Geo F Vingut & ano as TRSTES Eliz F Floyd to Henry Ulmann, 200 W 112; 3 3-12yf Feb1; Feb29'12. 2,250

Greene st, nec Houston, see Houston, nec Greene.

Houston st (2:523), nec Greene, all; Jno W Aitken to Jos H Jones, 229 E 12; 5yf Feb1; Feb29'12. 3,000

Hester st, 103, (1:307) 1/2 of w str; David Davidson to Morris Dorf, 118 Eldridge; 3yf May1; Feb23'12. 1,680

Orchard st, 91, see Broome, 260.

Orchard st, 85, see Broome, 259.

Sullivan st, 135-35 1/2, (2:517) all; Lawrence Schorr to Giovanni Motta, 26 King; 3yf Mar1; Feb27'12. 5,760

Warren st, 123, (1:131) str, &c; Chas W Glimsman to Luigi Esposito, 56-8 King; 6yf May1; Feb27'12. 1,400

3D st, 126 E (2:430); asn Ls; Philipp Neusch to Jno Arday & Eliz U Arday, 124 E 3; Feb26'12. nom

6TH st E, swc 2 av, see 2 av, 101.

6TH st, 503 E, (2:402), str, b & 1st floor above str; Julius Oberloskamp to Frank Miller, 150 E 7; 3yf Mar1 (2y ren); Feb28'12. 1,104

9TH st, 717 E, (2:379) all; Davis Weinstein to Peter Meyer, 10 Goerck; 3yf Mar 1; Feb23'12. 2,744

9TH st, 617 E, (2:392) all; Rebecca Spahn et al EXRS &c Johanna Marco to Harry Klebanoff, 340 Cherry; 4yf Feb1; Feb23'12. 1,716

10TH st, 267 E, (2:438) w str fl; Waxberg Realty Co to Lazarus Kleinman, 267 E 10; 3yf May1; Feb24'12. 540

12TH st E, nec 5 av, see 5 av, 53-5.

14TH st, 349 E (3:921); asn Ls; Nicholas J Thiriet to Jos Prokesch; Feb27; Feb29'12. nom

22D st, 7 E, (3:851) 1st fl & b & rear part, 18x37.4, of No 6 E 23; Bartholdi Realty Co to Chas A Eckhard, 67 W 11; 5yf May 1; Feb23'12. 6,000

23D st, 244 W, (3:772) w 1/2 of 5th fl; Otto F Dreyer to I Stark, 244 W 23; 2yf Feb1; Feb24'12. 840

26TH st, 11 1/2 (13) W, (3:828), str & part cellar; Geo G Benjamin to Nathan Katz, 536 W 143; 5 2-12yf Mar1; Feb28'12. 2,500 to 3,000

33D st, 1-13 E, (3:863) ns, 125x98.9, str fl & b; Fifth Ave & 33d St Co to Jas McCutcheon & Co; 345 5 av; 14yf May1'13 (option of ren); Feb28'12. 20,000

33D st, 1-13 E, (3:863) ns, 95 e 5 av, 125 x98.9; all, 12-sty loft bldg to be erected by party 2d part; Jno J Astor to Fifth Ave & 33d St Co, 341 5 av; 21yf May 1 (4 rens of 21 yrs ea); Feb23'12; taxes, &c, 1st two yrs \$10,000, 1913 to 1918 \$30,000, & thereafter \$49,000 per annum.

34TH st W, nwc Bway, see Bway, nwc 34.

44TH st, 253 W (4:1016); asn Ls; Marks Arnheim & ano EXRS Ricka Zorkowski, 224 Mad av; Feb28; Feb29'12. 6,000

46TH st, 313 W, (4:1037) asn Ls; Geo W Smith to Jno D Peabody, 224 Mad av; Feb 19; Feb27'12. nom

46TH st, 317 W (4:1037); asn Ls; Louis M Postley to Jno D Peabody, 224 Mad av; Feb28; Feb29'12. nom

47TH st W, nwc 11 av, see 11 av, nwc 47th.

47TH st, 129-31 W, (4:1000) asn Ls; Sigmund Stern to Leopold Stern, 27 W 87; Feb 10; Feb24'12. nom

48TH st, 115 W (4:1001), ns, 193.9 w 6 av, 18.9x100.5, all; Phebe A Underhill to Kathryn M Kaye, 144 W 48; 21yf May1; Feb26'12. taxes, &c, & 2,000

59TH st E, swc 2 av, see 2 av, 1121.

63D st E, nwc 2 av, see 2 av, nwc 63.

72D st W, nwc Bway, see Bway, nwc 72.

73D st, 322 E, (5:1447); asn Ls; Anton Adamec to Chas Becan, 405 E 77 & ano; AT; mtg \$500; Jan2; Feb28'12. nom

74TH st, 502-6 E (5:1485), top or 5 fl; Anna A Kenly to Globe Brass Bed Mfg Co, 673 Hudson; 4yf May1; Feb29'12. 1,600

97TH st, 67-71 E, (6:1603) asn Ls; Aaron Rosenstein to Jacob Forstadt, 20 E 103; Feb13; Feb24'12. nom

103D st, 16-20 E, (6:1608) asn Ls; Aaron Rosenstein to Jacob Forstadt, 20 E 103; Feb13; Feb24'12. nom

103D st, 218 E (6:1652), e str; Abr Ninetsky to Max & Saul Kleiner, 310 E 103; 2yf May1; Feb26'12. 960

114TH st, 174 E, (6:1641); asn Ls; Aaron Rosenstein to Jacob Forstadt, 20 E 103; Feb13; Feb24'12. nom

117TH st, 11-3 W, (6:1601) asn Ls; Aaron Rosenstein to Jacob Forstadt, 20 E 103; Feb13; Feb24'12. nom

119TH st E, swc 3 av, see 3 av, 2180.

120TH st, 213 E, (6:1785), all; Jno T Mulhall atty for Mary Meagher to Philip Kleckner, 171 E 105; 5yf Mar15; Feb28'12. 840 to 1,020

120TH st, 301 E (6:1797), nec 2 av, all Fred Schaffner to Gustav Baumler, 403 Manhattan av; 3 2-12 yf Mar1; Feb29'12. 6,500

124TH st, 409 E (6:1812), two str & pt b; Nestor Holding Co to Chas Rusciano, 418 E 124; 5yf May1'11; Feb26'12. 360 & 420

Amsterdam av, 366, (4:1169) str; Fredk H Hettling to Alfred Suckow, 366 Ams av; 5 2-12 yf Mar1; Feb27'12. 1,800 & 2,000

Amsterdam av, 310, (4:1166-34) str & b; Wilhelmina B Hartung to Aug Schierloh, 309 Col av; 5yf May1'11; Feb23'12. 2,040

Broadway, (4:1164) nwc 72d, 106.10 n Bway & 180.5 on 72d, "Hotel St Andrew" all; Morris Schinasi to Chas H Davis, 201 W 72; 21y & 4 days f Feb26; Feb27'12. taxes, &c, & 54,000

Broadway, (4:1164) same prop; consent to asn Ls; same to same; Feb24; Feb27'12. nom

Broadway, (4:1164) same prop; asn Ls; Chas H Davis to Hotel St Andrew Co at Showhegan, Me; Feb24; Feb27'12. nom

Broadway, (4:1164) same prop; agmt permitting sale by party of 1st pt of furniture etc on leased premises; Agnes Robertson wid, 309 W 103 with Chas H Davis, 201 W 72; Feb26; Feb27'12. nom

Broadway, (3:810) nwc 34th, 2d fl; David F Leahy Realty Co to Star Shoe Co, 1031 Bway, Bklyn; 5yf Mar1; with ren to Sept1 '21 at \$4,250; Feb24'12. 3,600 to 3,800

Broadway, 2574-6 (7:1868) cor str & str adj on s & basements; Saml Borchardt to Chelsea Exchange Bank, 266 W 34; 10yf Oct1; Feb28'12. 4,000 to 6,000

Broadway, 2819, (7:1893), str No 10; Realty Assets Co to Johanna Roth, 2819 Bway; 5yf Jan1; Feb28'12. 1,100 to 1,500

Madison av, 1538-40, (6:1610) 2d fl; Isaac Becker et al to Nathan Sherman, 50 E 103 & Edw Kestenbaum, 2 W 112; Feb26; Feb27'12; 5yf completion of bldgs. 800

Pleasant av, 335, (6:1711) all; Rose Freyer to Saverio Gallo & ano, 345 Pleasant av; 3yf Mar1; Feb27'12. 600

Park av, 1126, (5:1502), s str; U S Leasing & Holding Co to Joshua Aronson, 1226 Park av; 5yf May1'11; Feb28'12. 960

1ST av, 157 (2:451), str & b; Max aMandel & Jacob Finkelstein to Lena Suchowitz, 157 1 av; 3yf May1; Feb26'12. 1,290

2D av, 101 (2:461), swc 6th, str; Wm Rosenthal to Israel Pastenak, 303 President, Bklyn; 3yf Mar1; Feb26'12. 3,000

2D av, 502, (3:934) str fl & b; Mary Lysaght to Louis Hofeller, 502 2 av; 3 & 3-12yf Feb1; Feb23'12. 1,200

2D av, (5:1418) nwc 63d, 50.5x105, all; Abr B Cox & ano to Jennie Housman, 2412 7 av; 5 2-12 y & 6 days f Feb23; Feb27'12. taxes, &c, & 1,500

2D av, 2394, (6:1799) re asn Ls; Davies J Marshall to Herman Reichman, 234 E 123; AT; mtg \$900; Feb28'12. nom

2D av, nec 120th, see 120th, 301 E.

2D av, 544 (3:936), str & 1st fl; Frances M Haddox to Alfred Blum, 544 2 av; 2yf May1'11; Feb29'12. 720

2D av, 1121 (5:1332), swc 59th, all; Josephine del Drago to Thos Kelly, 246 E 59; 5yf May1'11; Feb29'12. 3,000

3D av, 1847 (6:1652), all; Isadore Cohen to Tina Miller, 219 E 66; 5yf May1' 11; Feb29'12. 1,080

3D av, 1760, (6:1625) str & b; Maynard M Miller to Isaac Garfinkel, 1764 3 av; 3 yf May1; Feb28'12. 720

3D av, 39, (2:465), all; Jno Brennan to Thos Lee, 105 W 89; 5yf Feb1; Feb28'12. 2,100

3D av, 2180, (6:1767), swc 119th, 25x 163, all; Frances J R Chamberlain EX-TRX Jno Ridley, decd, et al to Jos Feldman, 215 E 117; 5yf May1; Feb28'12. 3,700

3D av, 1503, (5:1530), all; Michl McManus to Germania Amusement Co, on premises; 5 2-12yf Mar1; Feb28'12. 4,000

3D av, 1503; asn Ls; Germania Amusement Co to Max Ellentuch, 224 W 38 & ano; Feb26; Feb28'12. nom

3D av, 2305, (6:1790) str & 1st loft over Nos 2305-7; J Augustus Smith et al to Fredk W Barlow, 582 7 av; 15yf May1; Feb27'12. 7,000 to 9,000

3D av, 1562, (5:1516) all; Henry Hughes to Jno J Barry, 1562 3 av; 5yf May1; Feb 23'12. 1,920 & 2,040

4TH av, 431 (3:885); leasehold; agmt as to management of "Aldine Hotel" payment of rent for 3y&11 1/2 mos, ending Jan1'16, at \$9,500 per annum, sale of furniture, chattels, etc; Wm H Grosscup with American Hotel Syndicate, Inc, a corp, 431 4 av; Jan15; Feb29'12. nom

5TH av, 1465-7, (6:1745) asn Ls; Aaron Rosenthal 2101 Bway et al; 5yf Feb1'13; Feb13; Feb24'12. nom

5TH av, 53-5, (2:570) nec 12th, 5th to 11th lofts; Fifth Av & 12th St Co to Saml Rosenthal, 2101 Bway et al; 5yf Feb1'13; Feb28'12. 5,600

5TH av, 341-5, (3:863), str & b; Henry Corn to Jas McCutcheon & Co, 345 5 av; 20yf May1'07 (with option of 21y ren); Feb28'12. 45,000

5TH av, 341-5; agmt modifying Ls; Improved Property Holding Co with same; Feb26; Feb28'12. nom

6TH av, (2:543) ne 3d, rear str; Jno Mariano to Giacomo Zuliani, 141 W 3 et al; 3 1/2yf Sept1'11; Jan26'12; corrects error in issue Feb3 when lessee was Giacomo Zuliani. 300

6TH av, 450-2, (3:829) str & b; Max Radt to Albt Henninger, 4542 Graham av, Bklyn from Mar15 to Feb28'22; Feb27'12. 8,000 & 10,000

6TH av, 809 (4:998), s 1/2 of str; agmt not to raise the rent which is now 780 & 840 during term of 3y Ls, from Mar1 '12; Philip Daly with Nicolo Desaero & Frank Dalois, both at Hoboken, NJ; Feb 21; Feb29'12.

6TH av, 323 (3:796); sur Ls; Harry Cohen to Berthold A Rich, 216 W 100; AT; Feb29'12. nom

7TH av, 343, (3:805) all; Amelia J Vonderheide & ano to Ernest Gurtner, 200 Manhattan av; 2yf May1; Feb27'12. 3,400

8TH av, 2797, (7:2045) str & b; Chas Petroll to Chas Daehnke, 302 W 149; 6 2-12yf May1; Feb23'12. 1,200 & 1,320

8TH av, 2674 (7:2028), str & pt b; Wm Rakow to Jno J Gillespie, 2803 8 av; 5yf May1; Feb29'12. 1,500 to 1,800

9TH av, 785, (4:1062) str & b; Christopher Welcker to Saml Zuckerman, 766 9 av; 3yf May1; Feb24'12. 1,440

110TH av, 752 (4:1061), s str fl & b; Biehl Estate Corp to Michl Coyle, 752 10 av; 2y & 3/4 mos f Jan15; Feb29'12. 720
111TH av, (4:1095), nwc 47th, 100.5x125, all; Model Fireproof Tenement Co to Lew M Fields, 307 W 90, & Edw Margolies, 272 W 90; 42yf July1; Feb29'12. taxes, &c, & 16,500 & 18,000
111TH av, 609, (4:1093) asn Ls; Jas Mullen to Jos P Murphy, Cedar av & 177th; Jan26; Feb24'12. nom

LEASES

Borough of the Bronx.

Freeman st, 958, (11:2993) str; Martha G Perna to Fredk Muller, 1321 Hoe av; 5yf Mar1; Feb27'12. 900 & 1,200
138TH st, 410-12 E, (9:2282) all; Mary J McNamara to Jacob J Dreyfus, 92 St Nich av; 2yf Mar1; (3yren) Feb27'12. taxes, &c, & 6,400
Av St John, 920, (10:2686) at junction Prospect av; cor str; St John Court Co to Louis Cooperman, 9 W 117, & Murray Markowitz, 886 E 172; from Feb1 to Dec 1'15; Feb23'12. 780 to 1,080
Prospect av at junction Av St John, see Av St John, 920.
Tremont av, nwc 3 av, see 3 av, nwc Tremont av.
Villa av, 3132, (12:3311), all; Geo Brown to Contantine Avallone, 3132 Villa av; 10yf Feb1; Feb26'12. 900
Westchester av, 980 (10:2714), str; Usona Constr Co to Leopold Oppenheimer, 509 W 110; 4 4-12yf Jan1; Feb26'12. 1,800 to 2,100
Washington av, 1766-70 (11:2916), all; Third Av Bldg Co to Louis Silverman, 546 E 145; 3yf Mar1; Feb29'12. 5,300
3D av, 4063 (11:2922); asn Ls; Bernard Cohen to Louis Liebmann, 251 W 87; Feb 29'12. 600
3D av (11:3043), nwc Tremont av; agmt changing terms of lease dated June5'11; Mary M & Chas H Barson with Tremont Holding Co; Feb26; Feb29'12. nom

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

FEB. 23, 24, 26, 27, 28 and 29.

Church st, 251 (1:174) es, abt 50 n Leonard, 25x65; also LEONARD ST, 69, (1:174) ns, 40 e Church, 25x50; pr mtg \$50,000; Feb28'12; due &c as per bond; Harold B Abrams to Sarah E Rosedale, West Nyack, NY. 10,000
Cherry st, 363-5 (1:259), ss, 137.11 e Montgomery, 40.7x63.10x41.11x62.3; Feb26 '12; 3y5%; Saml Bernstein to Francis G Lloyd, 157 E 71. 18,000
Delancey st, 210 (2:343), ns, 25 w Pitt, 25x75; Feb26'12; 5y5%; David Brekes to Jonas Brekes, 319 E 51. 14,000
Ellwood st, (8:2174) nes, 300 se from c 1 Sherman av, 100x135; PM; Feb23'Feb28 '12 3y 5%; Fredk A Goetze to Wm E Wheelock exr Wm A Wheelock, 5 Morris av, Morristown, NJ. 6,000
Ellwood st, (8:2174) same prop; PM; pr mtg \$6,000; Feb23; Feb28'12; 3y6%; same to Security Bank of NY, 1 E 14. 3,000
East Broadway, 187, (1:284) ss, abt 25 w Jefferson, 26.1x75, equal lien with mtg for \$7,000; Feb2; Feb27'12; 3y5%; Ezekiel Sarasohn & Leon Kamaiky to Alice Nones 62 W 87. 15,000
East Broadway, 187, equal lien with mtg for \$15,000; Feb2; Feb27'12; 3y5%; same to Esperanto Mtg Co, 37 Liberty. 7,000
East Broadway, 203 (1:285) ext of \$19,000 mtg to Jan9'15 at 5%; Feb8; Feb27'12; Cecilia de Nottbeck with United Hebrew Community. nom
Ellwood st (8:2174), nes, 200 nw Nagle av, 50x100; Feb27; Feb29'12, 3y6%; Fredk A Goetze, 411 W 117, to Agnes L Lester, 40 Hamilton ter. 4,000
Ellwood st (8:2172), ws, 225 n Nagle av, 125x100; pr mtg \$7,000; Feb27; Feb 29'12, 3y6%; Fredk A Goetze, 411 W 117, to Gertrude S Simpson, 355 W 145. 2,500
Frankfort st, 19, see Wm 198.
Grand st, 79 (1:229); ext of \$15,000 mtg to Mar1'15, at 5%; Feb14; Feb26'12; J Clifton Edgar with Marion D Collamore & Emma A C Partridge. nom
Harrison st, 51-5 (1:182) sec West (No 206) 24x74.8x24x73.11; Feb23'12; 5y4 1/2%; Chas F Matilage of Hoboken, NJ to Union Trust Co, 80 Bway.

Irving pl, swc 19, see 19th, 122 E.
Ludlow st 19, (1:298) nws 157.11 sw Hester, 19x87; Feb26; Feb27'12; 1y6%; Tillie Cooper to Saml Rosenberg, 2 W 120. 344.50
Leonard st, 69, see Church, 251.
Monroe st, 241, (1:266) ns, 239.10 e Scammel, 23.8x94.10x23.8x95; Feb16; Feb 28'12; due &c as per bond; Edith H Oddie at Massapequa, NY to Marie Blanc, 152 W 31. 3,000
Madison st, 229 (1:270); ext of \$25,000 mtg to Jan31'15, at 5%; Feb27; Feb29'12; Eliz C McQuade with David Albert, 60 2 av, & Morris Albert, 1789 Fulton av. nom
Rutgers st, 22, (1:273) ws, abt 25 s Henry, 25x84.7; pr mtg \$—; Feb27; Feb 28'12; 1y6%; Abr Feifer, 183 E Bway to Moses Israel, 1892 3 av. 1,000
Ridge st, 79, (2:343) ext of \$20,000 mtg to Jan28'15 at 5%; Jan29; Feb23'12; Christine G Openhym et al trstes Adolphe Openhym with Rosie Rothman. nom
Sullivan st, 48 (2:477) ws abt 24 n Watts runs n22xnw61 to alley 9 ft wide, xs8xsel7 xs11.4xe39.6 to beg; also SULLIVAN ST, 50 (2:477) ws, 46 n Watts, 21.4x61 to alley 9 ft wide, x20.2x61; AT to alley; PM; Feb 23; Feb27'12; 3y5%; Michl Balletto & Domenico L Bacigalupo to Giovanni M Malatesta, 111 Thompson. 9,000
Sullivan st, 50, see Sullivan, 48.
Suffolk st, 76 (2:347), es, 150 n Broome, 25.8x100; Feb29'12, 5y4 1/2%; Morris Jacoby, 285 Central Park W, to Albt F Hagar, 54 W 40. 27,000
Union Sq E, 26-8 or 4TH av, 183-5 (3:871), es, 78 n 15th, 50.6x125; pr mtg \$200,000; Feb17; Feb26'12, due, &c, as per bond; Lion Oak Realty Co to Kent Realty Co, 156 Bway. 14,000
Union Sq E, 26-8 or 4TH av, 183-5 certf as to above mtg; Feb17; Feb26'12; same to same.
William st, 198, (1:103) swc Frankfort (No 19) 37.4x27.4x37.4x29.4; ext of \$15,000 mtg to Dec27 at 5 1/2%; Dec27'11; Feb23'12; Emigrant Indust Svgs Bank with Meyer Abraham, 17 So Elliott pl, Bklyn. nom
West st, 206, see Harrison, 51-5.
Walker st, 85, (1:195) Mtgee's Estoppel Certf; Feb6; Feb 28'12; Gouverneur M Carnochan as trste Frederic G Carnochan owner of mtg made by Etagle Holding Co; recorded Jan4'11.
3D st, 5 E, (2:459) ns, 104.5 e Bowery, 25x96.4; Feb27; Feb28'12; due May 1; 6%; Wyoming Realty Co to Irving Weiser, 702 E 5. 6,500
3D st, 5 E; sobrn agmt; Feb27; Feb28 '12; Jennie Stein with same. nom
4TH st, 9 E (2:545), ns, 160 e Bway, runs n98.10xw60xs25xe35xs73.7 to st, xe25 to beg; PM; pr mtg \$50,000; Feb24; Feb 26'12; 2y6%; Jas E J Martin, 287 Clinton, Bklyn, to Georgiana J Landeker, 67 W 90. 8,000
5TH st, 546 E, (2:400) ss, 100.11 w Av B, 24.11x96; pr mtg \$16,000; Feb27'12; 1y 6%; Sadie H Jacobs, 848 Manida to Luis Turtel, 534 E 5. 4,500
5TH st, 548 E, (2:400) ss, 73.9 w Av B, runs s96.2xw26.2xn0.2xw0.11xn96 to 5thxe 27.1 to beg; PM; pr mtg \$16,000; Feb27; Feb28'12; 1y5%; Sadie H Jacobs to Rudolph Wallach Co, 68 Wm. 5,500
5TH st, 550 E, see Av B, 64-74.
6TH st, 503 E, (2:402) sal Ls; Feb28'12; demand; 6%; Frank Miller to Geo Ehret, 1197 Park av. 2,000
7TH st, 74 E, (2:448) ss, 200 w 1 av, 25x 90.10; pr mtg \$25,000; Feb24; Feb27'12; 5y6%; Dora Weisberg to Ethel Freedgood, 403 Kosciusko, Bklyn. 11,000
12TH st, 520 E, (2:405) ss, 295.6 e Av A, 25x103.3; pr mtg \$—; Feb27'12; 4y6%; Emil Vidder to Sigmund Kraus, 11 E 94. 4,000
12TH st, 520 E, (2:405) ss, 295.6 e Av A, 25x103.3; ext of \$28,000 mtg to Apr29 '15 at 5%; Feb27'12; Richd Lathers Jr, New Rochelle, NY, & ano trstes Richd Lathers with Emil Vidder, 304 2 av. nom
13TH st, 527 E, (2:407) ns, 333.6 e Av A, 37.6x103.3; agmt as to share ownership in Bond & Mtg Jan25; Feb26'12; Cortlandt Securities Co, 55 John with N Y Life Ins Co, 346 Bway.
17TH st, 431-3 W (3:715), ns, 375 w 9 av, 37.6x92; also 18TH ST, 436 W (3:715), ss, 375 e 10 av, 25x92; Feb28; Feb29'12, 5y5%; Geo F Drew to Union Sq Savings Bank, 20 Union sq. 4,500
18TH st, 316 W (3:741) ss, 200 w 8 av, 20x92; Feb23'12; 3y6%; Lillian C wife Peter B Sherry to Henry B Crawford, 323 W 114. 2,500
18TH st, 436 W, see 17th, 431-3 W.
19TH st, 122 E, (3:874) swc Irving pl, 25 x92; pr mtg \$—; Feb27'12; 3y6%; Olivia B Halsey to Annie B Simonson, 2112 Newkirk av, Bklyn. 10,000
19TH st, 405-7 E (3:951), ns, 96 e 1 av, 40x92; 1-5 pt; Feb23; Feb26'12, due, &c, as per bond; Sophia H Bondy to Title Guarantee & Trust Co. 1,500
19TH st, 37 W (3:821); ext of \$60,000 mtg to Jan12'15, at 4 1/2%; Feb8; Feb29 '12; Mary A McCoxe, extrx, &c, Davies Coxo with Henry M Eckes, 763 Prospect av. nom
21ST st, 107 W (3:797), ns, 85 w 6 av, 20x98.9; sub to trust estate for life of Caroline C Pell; Feb29'12, 2y6%; Alex M Pell to Esperanto Mtg Co, 37 Liberty. 3,000
21ST st, 107 W; ext of \$4,000 mtg to Mar30'14, at % as per bond; Feb29'12; same with same. nom

22D st, 136-S W, (3:797) ss, 362.6 e 7 av, 41.8x98.9; Feb27'12; 5y5%; Carvert Holding Co Inc to Marie F Powell, 10 E 96 gdn Robt I Powell & ano. 85,000
22D st, 136-S W; certf as to above mtg; Feb23; Feb27'12; same to same.
23D st, 142-4 W, (3:798) ext of \$50,000 mtg to May1'17 at 4 1/4%; Feb16; Feb23 '12; Scholle Bros, a copartnership with Edwin C Dusenbury, Lake Mahopac, NY, exr, Jas A Ruthven. nom
27TH st, 245-9 W (3:777), ns, 225 e 8 av, 75x98.8; Feb29'12, 3y5%; Ida L Kron to Lawyers Mtg Co, 59 Liberty. 60,000
27TH st, 245-9 W; pr mtg \$60,000; Feb 29'12, 3y6%; same to Carrie Patenaude, Keansburg, NJ. 5,000
28TH st, 228 W, (3:777) ss, 320.8 w 7 av, 24.10x98.9; pr mtg \$21,000; Feb24; Feb27 '12; demand; 6%; Karoline Reis to Oscar Oestreicher, 120 E 31. 2,000
29TH st, 307 E, (3:935) ns, 115 e 2 av, 20 x98; PM; Feb23; Feb24'12; 3y5%; Chas E Delage to Wm W Johnson, 612 No Bway, Yonkers, NY & ano trste Alvin J Johnson. 6,500
29TH st, 303-7 E, (3:935) ns, 135 e 2 av, runs n 98.9xw59.3xs1.3xw0.9xs64.9 to c 1 Maria, xse31.11xsw27.7 to 29th, xe31.3 to beg; PM; pr mtg \$13,500; Feb23; Feb24'12; due, &c, as per bond; Chas E Delage to Jno Isaacs, 263 W 125. 5,500
33D st, 441-3 W, (3:731) ext of \$30,000 mtg to Feb26'17 at 5%; Feb23; Feb28'12; Lawyers Title Ins & Trust Co with Jonas Schwab. nom
34TH st, 43-5 W (3:836), ns, 150 e 6 av, 50x98.9; also 35TH ST, 62-4 W (3:836), ss, 153 e 6 av, 30x98.9; leasehold; Feb24; Feb 26'12, due, &c, as per notes; Saml Green to Leonard Krower, 4630 St Chas av, New Orleans, La, & ano exrs, &c, Alfred Krower. 46,862.13
34TH st, 53 E, (3:864) ns, 155 w Park av, 25x98.9; ext of \$50,000 mtg to May29'16 at 4 1/2%; May15'11; Feb26'12; Ellen M B Edger with Julia M Mooney, 164 W 76; Teresa M Deery, 321 W 103 & Amelia A Fox, 164 W 76. nom
35TH st, 62-4 W, see 34th, 43-5 W.
36TH st, 410 W (3:733) ext of \$18,000 mtg to Feb27'15, at 5 1/2%; Feb25; Feb29 '12; Title Guarantee & Trust Co with Belle S Taber, 100 Park av. nom
37TH st, 251-7 W, (3:787) ns, 150 e 8 av, 66x98.9; Feb27'12; 3y5%; Lulu Quigg to Lawyers Mtg Co, 59 Liberty. 86,000
38TH st, 414-30 W (3:735), ss, 200 w 9 av, 227.9x98.9; Feb29'12, due, &c, as per bond; Conrad Hubert to N Y Savings Bank, 81 8 av. 100,000
39TH st, 528-30 W, (3:710) ext of two mtgs for \$13,000 ea to June 7'15 at 5%; Feb27'12; Margt D Bishop, 39 W 46 with Max Kapner, 528 W 39. nom
39TH st, 207 E, (3:920) ext of \$14,000 mtg to June29'15 at 5%; Feb1; Feb27'12; Julia B Stephens with Nathan Grubstein, Saml Karnal & Maurice M Strauss. nom
40TH st, 462 W, see 10 av, 532-4.
44TH st, 514 W (4:1072), ss, 225 w 10 av, 25x100.5; 3-5 pt; Feb23; Feb26'12, due, &c, as per bond; Sophia H wife of & Chas A Eondy & Walter Herbert to Title Guar & Trust Co. 5,000
45TH st W, nwc 11 av, see 11 av, 609.
45TH st, 141 E, (5:1300) ns, 240 w 3 av, 20 x 100.5; Feb26; Feb28'12; 1y 6%; Nickolin Lindberg to Bronx Security & Brokerage Co, 258 E 138. 600
48TH st, 207 E, (5:1322) ns, 120 e 3 av, 25x115.8x25.3x111.11; Feb8; Feb23'12; due, &c, as per bond; Dora wife Nathan Koppel, Bklyn to David E Sicher, 54 E 65. 23,500
48TH st, 207 E; sobrn agmt; Feb15; Feb 23'12; Chas Ottmann with same. nom
48TH st, 205 E, (5:1322) ns, 95 e 3 av, 25x111.11x25.3x108.2; Feb8; Feb23'12; due, &c, as per bond; Dora wife Nathan Koppel, Bklyn to Achilles H Kohn, 233 West End av. 23,500
48TH st, 205 E; sobrn agmt; Feb15; Feb 23'12; Chas Ottmann with same. nom
49TH st, 108-14 W, (4:1001) ss, 143 w 6 av, 85.4x100.5; agmt that lien of mtg of \$10,000 covering Nos 108-12 W 49, be extended so it will cover No 114 W 149 also; Jan6; Feb23'12; Saml K Jacobs with Jas Ulmann, 808 West End av & Rudolph Grossman, 1347 Lex av. nom
49TH st, 250 E (5:1322), ss, 78 w 2 av, 19x100.5; Feb26'12, due, &c, as per bond; Emma P Paulus to Wm & Marie Bertschinger, 232 E 12. 4,000
53D st, 316 E (5:1345), ss, 171 e 2 av, 29x100.5; PM; pr mtg \$12,000; Feb23; Feb 29'12, due, &c as per bond; Fred W Herbert to Frank Dobson, 606 W 146. 8,000
54TH st, 432 W, (4:1063) ns, 383.4 e 10 av, 16.8x53.6x16.8x52.3; Aug22'11; Feb28 '12; 1y6%; Edw A Hayes, 150 Lincoln av, Newark, NJ to Wm H Malcolm, Mt Pleasant. 1,000 ant.
57TH st, 421 E, (5:1369) ns, 173.1 e 1 av, 16.8x100.5; PM; Feb27; Feb28'12; due Mar1'15; 5%; Patk J Maloney to Geo W Wager, 463 Classon av, Bklyn. 8,000
57TH st, 12 E (5:1292), ss, 225 e 5 av, 25x100.5; PM; Feb3; Feb26'12; 3y4 1/2%; Paul, Jos & Geo Durand-Ruel, all of 37 rue de Rome, Paris, France, to Lawyers Title Ins & Trust Co, 160 Bway. 100,000
58TH st, 43 W, (5:1274) ns, 190 e 6 av, 20x100.5; Feb28'12; 1y4 1/2%; Emma K wife of Augustus T Docharty to Franklin Svgs Bank, 656 8 av. 10,000

- 60TH st, 229 E.** (5:1415) ns, 255 w 2 av, 20x100.5; Feb21; Feb24'12; 3y6%; Albt F Mando, 2105 Mad av to Lazare Bader, 552 McDonough, Bklyn. 6,000
- 64TH st, 34 W.** (4:1116) ss, 300 w Central Park W, 27.4x100.5; ext of \$28,000 mtg to Feb21'17 at 5%; Feb2; Feb26'12; Lawyers Mtg Co with Annie L Clifford. nom
- 64TH st, 128 W.** (4:1135), ss, 270 w Col av, 23x100.5; pr mtg \$14,000; Feb29'12, 3y 5½%; Elsa M Stout to Adolph Altman, 790 Riverside dr. 9,000
- 71ST st, 231-7 W.** (4:1163), ns, 397 e West End av, 69.8x102.2; Bldg loan; Feb 29'12, demand, 6%; A Campagna Constn Co to City Mtg Co, 15 Wall. 265,000
- 71ST st, 231-7 W;** certf as to above mtg; Feb29'12; same to same.
- 71ST st, 231-7 W;** PM; pr mtg \$265,000; Feb29'12, due Sept1'13, 6%; same to Edw J Moloughney, 113 W 103. 53,465
- 74TH st, 164 E.** (5:1408), ss, 187.6 e Lex av, 18.9x102.2; Feb20; Feb29'12, 3y 4½%; Martha M wife F Gilbert, Hinsdale to Louis J de Milhau, 19 W 12. 11,000
- 75TH st, 175 E.** (5:1410); ext of \$12,500 mtg to Feb23'17 at 5%; Feb23'12; Fredk W Marks with Morris & Sophie Saldinger, 165 E 75. nom
- 75TH st, 11 E.** (5:1390) ns, 149 w Mad av, 21x102.2; Feb23; Feb27'12, due, &c, as per bond; Mary K L Potter, Sophia J Linsley & Josiah J Linsley to Title Guar & Trust Co. 18,000
- 76TH st, 114 W.** (4:1147); ext of \$20,000 mtg to Mar16'17, at 4½%; Feb23; Feb 29'12; Lawyers Mtg Co with Albt H Fridenberg. nom
- 76TH st, 330 E.** (5:1450), ss, 100 e 2 av, 25x102.2; PM; Feb28; Feb29'12, due, &c, as per bond; Eduard Rusterholz, 1860 Lex av, to Jno A Baumann, 1869 Lex av. 9,000
- 78TH st, 164 W.** (4:1149) ss, 140 e Ams av, 20x102.2; pr mtg \$20,000; Feb27; Feb 28'12; due &c as per bond; Courtland H Young to Wm F Moore, 111 W 11. 4,000
- 79TH st, 169 E.** (5:1508) ext of \$10,000 mtg to Dec9'14 at 5%; Oct20'11; Feb27'12; Anna Feiner with Harry M Michaelis, 169 E 79. nom
- 83D st, 20 E.** (5:1494) ss, 105 w Mad av, 20x102.2; ext of \$43,000 mtg to Feb23'17 at 4½%; Feb23'12; County Holding Co with Van Dyck Est, 331 Mad av. nom
- 87TH st, 119 W.** (4:1218) ext of \$10,000 mtg to Feb17'15 at 4½%; Jan31; Feb23'12; Jane E Oothout with Caroline L Peck. nom
- 94TH st, 114 W.** (4:1224) ss, 167 w Col av, 16x94.7 to ns Apthorps la, x16x95.2; agmt as to share ownership in mtg Feb19; Feb26'12; Augustine C Smith with Lawyers Title Ins & Trust Co. nom
- 94TH st, 217 E.** (5:1540), ns, 230 e 3 av, 45x100.8; Feb24; Feb29'12, due, &c, as per bond; Jno H Parker to North River Savings Bank 31 W 34. 10,000
- 94TH st, 114 W.** (4:1224), ss, 167 w Col av, 16x94.7 to ns Apthorps lane, x16x95.2 with AT to said lane; ext of \$13,000 mtg to Jan4'12, at 5½%; Jan2'08; Feb28'12; Sarah E wife of & Franklin Fyles with Augustine C Smith. nom
- 96TH st, 203-5 E.** (6:1646); ext of mtg for \$33,000 to Feb26'17, 5%; Feb26'12; Real Estate Mtg Co of NJ, 63 Wall, with Wm B Thom, 175 W 72. nom
- 97TH st, 232 E.** (6:1646) ss, 460 e 3 av, 25x100; Feb28'12; 5y5%; Jos Berkowitz of Bklyn & Sol M Landsmann of NY to Mary L Tyson at Riverside, Conn, 10,000
- 99TH st, 146 W.** (7:1853) ss, 294.2 e Ams av, 15.4x82.3x15.4x81.6; Feb28; Feb 29'12, 5y5%; Jno A Marcato to Rutherford Realty Co, 34 Nassau. 7,500
- 100TH st, 132 W.** (7:1854) ss, 300 w Col av, 20x100.11; Feb21; Feb23'12; 3y5%; Emma C Haake, 201 W 105 to Anna M Grube, 113 W 83. 1,000
- 100TH st, 338-40 E.** (6:1671) ext of \$25,000 mtg to Feb16'17 at 4½%; Feb15; Feb 28'12; New York Life Ins & Trust Co with Ida wife Sigmund Ashner, 1058 Coney Island av, Bklyn. nom
- 102D st, 316-8 E.** (6:1673) agmt as to share ownership in mtg; June19'08; Feb 27'12; State Bank with Lawyers Title Ins & Trust Co. nom
- 108TH st, 234 E.** (6:1657) ss, 150 w 2 av, 25x100.11; PM; pr mtg \$5,000; Feb28'12; 7y6%; Teresa wife of & Gerardo Iasillo to Giuseppe Romano, 234 E 108 et al. 5,000
- 113TH st, 531 W.** (7:1885), ns, 380 w Ams av, 20x100.11; Jan1'06; Feb26'12; 30y 3%; N Y Mu Corp of Sigma Alpha Epsilon Fraternity, a corp, to Jas J McKenna, Jr, et al trstes; gold bonds, total \$30,000 amt advanced. 4,000
- 114TH st, 242 W.** (7:1829); ext of \$22,000 mtg to Feb1'15, at 5½%; Jan31; Feb26 '12; NY Life Ins Co with Geo Whiteside. nom
- 114TH st, 350 E.** (6:1685) ss, 125 w 1 av, 25x100.11; pr mtg \$24,000; Feb26; Feb28 '12; due &c as per bond; Caesar Realty & Constn Co to Victor Quarelli, 156 1 av. 6,000
- 114TH st, 208-10 E.** (6:1663) ss, 122.4 e 3 av, 42.3x100.11; sobrn agmt; Feb24; Feb28'12; David S Fuchs & Saml H Golding with Jos L Buttenwieser, 300 Central Park W. nom
- 114TH st, 350 E.** (6:1685), ss, 125 w 1 av, 25x100.11; certf as to mtg for \$6,000; Feb26; Feb29'12; Caesar Realty & Constn Co to Victor Quarelli. 6,000
- 115TH st, 207 W.** (7:1831) ext of \$20,000 mtg to Feb19'15 at 5%; Feb19; Feb24'12; Wm E Wyatt & ano exr Cornelia Trimble with Adolph H Urban, 1433 E 10, Bklyn. nom
- 115TH st, 16 E.** (6:1620) ss, 245 e 5 av, 25x100.11; PM; Feb27'12; 5y5%; Tillie Gutter to Farmers Loan & Trust Co, 22 Wm. 21,000
- 116TH st, 110 W.** (7:1825), ss, 165 w Lenox av, 20x100.11; Feb26'12; 5y5%; Wm H Hall to Title Ins Co of NY. 16,000
- 117TH st, 338 E.** (6:1688) ss, 150 w 1 av, 25x100.11; pr mtg \$—; Feb26; Feb27'12, due Aug26'13; 6%; Louis Alterisi of Bklyn to Giovanni Guglielmetti, 322 E 104 et al. 2,000
- 118TH st, 142 W.** (7:1902) ss, 291 e 7 av, 16x100.11; PM; Feb27'12; 3y5%; Jos C Crawford, Mt Vernon, NY to Jos L R Wood, 17 Rue Vernet, Paris, France. 12,000
- 118th st, 274 W.** (7:1923) ss, 150 e 8 av, 25x100.11; Feb28'12; 5y4½%; Bertha wife of & Louis Baum, 45 W 114 to Moses J Sneudaira, 601 W 137. 1,500
- 122D st, 138 E.** see Lex av, 1995-2001.
- 124TH st, 409 E.** (6:1812); asn Ls by way of mtg to secure \$989.50; May10'11; Feb 26'12; Chas Rusciano to Ebling Brewing Co, 760 St Anns av. nom
- 125TH st, 518 W.** (7:1979) ss, 227 w Ams av, 27x100.11; also 3D AV, 3870. (11:2929) es, 164.5 n Wendover av, 25x125; pr mtg \$43,500; Feb16; Feb24'12; installs; 6%; Lester Autler to Louis Lichtenstein, 2 W 86 & ano. 23,282.78
- 127TH st, 7 & 9 W.** (6:1725) ns, 100 w 5 av, 40x90.11; Feb23'12; due, &c, as per bond; Geo M Archer, Ridgewood, NJ to Julia A Bell, 263 W 127. 16,500
- 127TH st, 7 & 9 W;** pr mtg \$16,500; Feb 23'12; 1y6%; same to Jos F Webber, 1043 Faile. 875
- 127TH st, 68 E.** (6:1751), ss, 190 w Park av, 25x99.11; Feb26'12, 3y4½%; Thos M Curran to German Savings Bank, 157 4 Bowery. 9,000
- 128TH st, 49 W.** (6:1726) ns, 385 e Lenox av, 25x99.11; Feb23'12; 1y6%; Robt L Waters to Pibbbs White, 34 E 22. 1,000
- 129TH st, 170-2 E.** see 3 av, 2380.
- 130TH st, 30 E.** (6:1754), ss, 75 w Mad av, 16.10x99.11; Feb29'12, 5y4½%; Fannie Braun to Citizens Savings Bank, 56 Bway. 6,000
- 130TH st, 160 W.** (7:1914) ss, 175 e 7 av, 18.9x99.11; ext of \$9,000 mtg to May1 '17 at 5%; Feb29'12; East River Savings Instn with Jacob C Rosenblum, 160 W 130. nom
- 132D st, 200 W.** see 7 av, 2240.
- 133D st, 23 E.** (6:1758), ns, 250.6 e 5 av, 17.6x99.11; ½ pt; Feb26'12, 1y5%; Cornelius Sullivan, 2176 Bathgate av, to Victor F Von Lossberg, 153 W 12. 2,450
- 140TH st, 55 W.** (6:1738); ext of \$40,000 mtg to Feb26'15 at 5%; Feb20; Feb28 '12; Mathilda Rothschild et al with Moses D Frank, 1 W 72. nom
- 140TH st, 565-7 W.** see Bway, 3442-8.
- 140TH st, 469 W.** (7:2057), ns, 94 e Ams av, 18x99.11; Feb29'12; 5y5%; Margt D Forney wid to Seamens Bank for Savings in City of NY, 76 Wall. 14,500
- 140TH st, 58 W.** (6:1737), ss, 225 e Lenox av, 41.8x99.11; ext of \$30,000 mtg to Feb29'17, at 5½%; Feb29'12; Metropolitan Savings Bank with Simon Manheimer, 122 W 49 & Abr Kasse, 140 Gordon, Perth Amboy, NJ. nom
- 140TH st, 58 W.** (6:1737); estoppel certf; Feb29'12; Simon Manheimer & Abr Kasse to Metropolitan Savings Bank, 59 Cooper sq. nom
- 142D st, 558 W.** see Bway, 3478.
- 142D st, 558 W.** see Bway, 3478.
- 142D st, 603-9 W.** (7:2089) ns, 100 w Bway, 100x99.11; ext of \$135,000 mtg to Feb26'17 at 5%; Feb26; Feb27'12; Title Insurance Co of N Y with Emkaar Realty Co, 605 W 142. nom
- 142D st, 603-9 W;** two sobrn agmts; Feb 26; Feb27'12; Robt M Silverman with Title Insurance Co of N Y, 135 Bway. nom
- 143D st, 103-5 W.** (7:2012) certf as to receipt of \$2,000 on alc of mtg; Feb16; Feb 27'12; Mabel F Stearn, 533 Belmont av, Chicago, Ill to Fanny Stein. nom
- 145TH st, 500 W.** see Ams av, 1714.
- 145TH st, 500 W.** see Ams av, 1714.
- 153D st, 600 W.** see Bway, 3679-81.
- 158TH st, 498 W.** see Ams av, 1973-5.
- 162D st, 615 W.** see Ft Washington av, nec 162.
- 166TH st, 469 W.** see Ams av, 2139.
- 166TH st, 503 W.** (8:2123) ns, 100 w Ams av, 25x95; pr mtg \$5,000; Feb28'12, 1y6%; Wm J Taylor, Eastchester, Tuckahoe, NY, to Florinda J Tilford at Winchester, Va. 200
- 174TH st, 550 W.** see Audubon av, swc 174th.
- 174TH st W, swc Audubon av.** see Audubon av, swc 174th.
- 186TH st W, sec Wadsworth av.** see Wadsworth av, ws, 60.2 n 185.
- 186TH st W, swc St Nich av.** see Wadsworth av, ws, 60.2 n 185.
- 212TH st W.** (8:2193), cl, ns, 250 e 9 av, 25x129.11; Mar17'11; Feb29'12, 5y without int; Norah, Mary E, Jno J & Wm J Fitzgerald heirs Wm P Fitzgerald to Bridget A Troy, 126 Mad av. 4,000
- Av A, 1558.** (5:1579) es, 41.5 n 82d, 20x 78; Feb20; Feb21'12, due, &c, as per bond; Cath Wacker & Augusta Schmidt to Title Guarantee & Trust Co; corrects error in last issue when mortgagors were Cath Wacker & Aug Schmidt. 8,500
- Av A, 1558;** pr mtg \$8,500; Feb20; Feb 21'12, 3y6%; same to Mary Phillips, 507 W 159th trste for Mercedes Wynne. 500
- Av B, 174.** (2:404) ws, 164.6 n 10th, 25x 70; equal lien with mtg for \$3,000; Feb 28'12; 5y5%; Rose Miner 10 St Marks pl to Harmon W Hendricks, 10 E 44 trste Fanny Hendricks. 25,000
- Av B, 174;** sobrn agmt; Feb24; Feb28 '12; Wm Herz with same. nom
- Av B, 174;** equal lien with mtg for \$25,000; Feb28'12, 5y5%; Rose Miner to Harmon W Hendricks, 10 E 44. 3,000
- Av B, 174;** sobrn agmt; Feb 24; Feb28 '12; Wm Herz with same. nom
- Av B, 64-74.** (2:400) swc 5th (No 550) 96.2x73.9; PM; pr mtg \$103,000; Feb27; Feb28'12, 1y6%; Sadie H Jacobs to Jacob Fish, 370 E 8. 15,000
- Amsterdam av, 1973-5.** (8:2108) sec 153th (No 498) 49.11x100; ext of \$80,000 mtg to Dec1'14 at 5%; Feb20; Feb 23'12; Kate Blank with Wm R Mason, 547 W 122. nom
- Audubon av.** (8:2130), swc 174th (No 550), 100x50; ext of \$66,000 mtg to Feb21 '17, at 5%; Feb21; Feb26'12; Lawyers Title Ins & Trust Co with Stratford Bldg Impt Co. nom
- Amsterdam av, 1714.** (7:2076) swc 145th (No 500), 20.11x84; Feb26; Feb27'12; 5y 4½%; Thos Sheils to Bowery Savgs Bank, 128 Bowery. 5,000
- Amsterdam av, 2139.** (8:2111), nec 166th, (No 469), 25x100; pr mtg \$25,000; Feb25; Feb29'12, 3y5%; Danl Coffey to Emigrant Indust Savgs Bank. 21,000
- Audubon av.** (8:2130), swc 174th, 100x 55; pr mtg \$66,000; Feb28; Feb29'12, 3y 5%; Stratford Bldg Impt Co to David L Phillips, 35 Riverside dr. 20,000
- Audubon av.** (8:2130); same prop; certf as to above mtg; Feb28; Feb29'12; same to same.
- Amsterdam av, 1714.** (7:2076) swc 145th (No 500), 24.11x84; ext of \$22,000 mtg to Feb26'17 at 4½%; Feb26; Feb29'12; Thos Sheils with Bowery Savings Bank, 128 Bowery. nom
- Amsterdam av, 1714;** ext of \$10,000 mtg to Feb26'17 at 4½%; Feb26; Feb29'12; same with same. nom
- Broadway, es, abt 60.2 n 185th,** see Wadsworth av, ws, 60.2 n 185.
- Broadway, 3679-S1.** (7:2099) swc 153d, (No 600) 99.11x150; ext of \$40,000 mtg to July'14; 6%; Feb19; Feb23'12; Jacob Hirsch with Morris Levin, 3681 Bway. nom
- Broadway, 3478.** (7:2073), sec 142d (No 558), 20x70; pr mtg \$38,000; Jan29'12, 1y 6%; Lena W Hoefler, 558 W 142, to Harvey W Smith, 501 W 143; corrects error in issue Feb3, when 2 & 3 lines were incorrect. 2,000
- Bowery, 98.** (1:239); ext of \$25,000 mtg to Apr1'15 at 5%; Feb16; Feb28'12; Farmers' Loan & Trust Co trste & Jno J Campbell, Moses Goldsmith, 334 W 89 & Sol Plaut, 135 Central Park W. nom
- Broadway, 3478.** (7:2073) sec 142d (No 558), 20x70; pr mtg \$—; Feb27; Feb28 '12, due, May27'12, 6%; Lena W Hoefler to Nathan J Packard, 411 West End av & ano. 1,000
- Broadway, 3442-8.** (7:2072), nec 140th (Nos 565-7), 99.11x100; ext of \$170,000 mtg to May1'17, at 5%; Feb24; Feb28'12; Leopold Wolfson, 25 W 70, with Metropolitan Life Ins Co, 1 Mad av. nom
- Columbus av, 726.** (4:1226) ws, 75.6 n 95th 25.2x100; ext of \$24,000 mtg to Feb28'17 at 4½%; Jan24; Feb23'12; Emigrant Ind Savgs Bank with Maria McSherry, 103 W 91. nom
- Columbus av, 955.** (7:1842); sal Ls; Feb 21; Feb26'12, demand, 6%; Thos P Mulryan to Lion Brewery, 104 W 108. 640
- Ft Washington av.** (8:2137) nec 162d (No 615) 98.11x187.11x68.9x164.11; supplemental to mtg recorded Dec17'08; pr mtg \$216,000, Feb21; Feb23'12; due, &c, as per said mtg; N Y Real Estate Security Co to NY Trust Co, 26 Broad, trste. nom
- Fort Washington av.** (8:2137) nec 162d (No 615) 98.11x187.11x68.9x164.11; PM; pr mtg \$200,000; Feb21; Feb23'12; due, July 15'14; 6%; NY Real Estate Security Co to Saxonia Constn Co, 605 Hamilton ter. 16,600
- Lenox av, 145-9.** (7:1902) ws, 25.2 n 117th, runs w75xn70.2xne18xe57.10 to av, xs75.2 to beg; Feb23; Feb24'12; due, &c, as per bond; Herman F Bindseil to N Y Savgs Bank, 81 S av. 75,000
- Lexington av, 1995-2001.** (6:1770) sec 122d (No 138) 100.11x35, 5-sty bk tnt & str; Feb20; Feb24'12; 2y4½%; Mary A O'Reilly to Union Sq Savgs Bank, 20 Union Sq. 1,000
- Lexington av, 1708.** (6:1634) ws, 34.3 s 107th, 16.8x75; pr mtg \$7,000; Feb26; Feb 27'12; 3y6%; Rosa H wife Philip Goldstein to Richd Grant, 96 10 av. 1,000
- Lexington av, 1635-7.** (6:1631); ext of 2 mtgs for \$13,000 each to Dec18'16, at 4½%; Feb28; Feb29'12; Manhattan Investing Co with Union Trust Co, 80 Bway. nom
- Park av, 1964.** (6:1757) ws, 40 n 132d, 20x75; PM; pr mtg \$—; Feb27; Feb28 '12, 3y6%; Walter A Greene to Stephen H Jackson, 53 E 67. 4,500
- St Nicholas av, swc 186th,** see Wadsworth av, ws, 60.2 n 185.
- Sherman av.** (8:2221) ss, 250 w Hawthorne or 204th, 25x160 PM; Feb21; Feb23 '12; due, &c, as per bond; Jno Laue, 305 W 48 to Warren F Johnston, 25 W 91 & ano. 7,000
- St Nicholas av, 830-2.** (7:2066); ext of 2 mtgs of \$25,000 each to Mar1'17, at 5%; Feb13; Feb26'12; U S Mtg & Trust Co with Josephine Weinberg, 13 W 90. nom

MORTGAGES

Borough of the Bronx.

Vermilyea av. (8:2226) ss, 175 w Emerson, now 207th, 25x150; Feb27'12; 5y5%; Vermilyea Realty Co to American Mtg Co, 31 Nassau. 22,000

Vermilyea av. (8:2226) same prop; certf as to above mtg; Feb27'12; same to same.

Wadsworth av, sec 186th, see Wadsworth av, ws, 60.2 n 185th.

Wadsworth av (8:2167), ws, 60.2 n 185th, runs n154.5xw150x21xw176.4 to Bway xs 149.5x306 to beg; also ST NICHOLAS AV (8:2166), swc 186th, runs s157.2xw300 to es Wadsworth av, xn155.2 to st, xe 300 to beg; agmt apportioning mort; Feb 5; Feb23'12; NY Real Estate Security Co with Edw Fagan, 949 Ams av & Benj Blossom, Garden City, NY. nom

Wadsworth av, (8:2167); also ST NICHOLAS AV (8:2166); same prop; agmt apportioning 4 mtgs; Feb5; Feb23'12; same with same.

1ST av, 2047 (6:1677), ws, 30.8 s 106th, 30.3x79; Feb29'12, due, &c, as per bond; Saml Lewis to Title Guarantee & Trust Co. 10,000

1ST av, 1569 (5:1544), ws, 76.7 s 82d, 25.7x67; Feb29'12, due, &c, as per bond; Anna Bacso to Dry Dock Savings Inst, 341 Bowery. 14,000

1ST av, 2055, (6:1678) agmt that should a sale of above premises be brought about in near future the surplus received on said sale in excess of mtg of \$16,000 be divided so that party 2d pt shall receive \$2,000; Feb20; Feb27'12; Assunta & Alfonso Baratta with Concetta P De Troia, 2055 1 av. nom

2D av, 2130 (6:1681), es 75.8 s 110th, 25.2x75; PM; pr mtg, \$12,000; Jan 2; Feb 23'12, due, &c, as per bond, Abr Epner, 234 E 116, to Louis Sherman, 221 E 113, & ano. 5,000

2D av, 78, (2:446); ext of \$18,000 mtg to Jan1'14 at 4 1/2%; Dec29'10; Feb28'12; Emilie Gebhard with Abr King, 545 W 111. nom

3D av, 258, (3:876); ext of mtg for \$15,000 to Mar1'17, 4 1/2%; Feb26; Feb28'12; Scholle Brothers, 5 Nassau, with Emanuel Finsterer, 1361 Mad av. nom

3D av, 2380, (6:1777) swc 129th (Nos 170-2), 24.11x100; pr mtg \$23,500; Feb27; Feb28'12, due, &c, as per bond; Anna M Mullen to E M Gattle & Co, 418 5 av. 11,550

4TH av, 183-5, see Union sq, 26-8.

6TH av, 401, (3:800); ext of mtg for \$40,000 to Mar1'17 at 4 1/2%; Feb26 Feb28'12; Wm Scholle, 13 E 49 & ano with Rachel P Hyman, 58 W 70 & Adelaide P Myers, 16 W 71. nom

7TH av, 2240, (7:1937) swc 132d, (No 200), 24.11x75; Feb26; Feb28'12, 5y5%; Bertha Beck, Saml Untermeyer & Christian F Tietjen, exrs, &c, Fredk Beck to American Mortgage Co, 31 Nassau. 11,000

7TH av, 343, (3:805) sal Ls; Feb27'12; demand; 6%; Ernest Gurtner 200 Manhattan av to F & M Schaefer Co, 114 E 51. 500

8TH av, 2099 (7:1847); ext of \$45,000 mtg to Feb8'17, at 5 1/2%; Jan25; Jan26'12; N Y Life Ins Co with Jacob H Westheimer & Matilda Rothschild. nom

8TH av, 2742-4, (7:2031) es, 40 s 146th, 40x100; ext of \$50,000 mtg to May1'17 at 4 1/2%; Feb17; Feb27'12; Dudley S Sicher with Leopold Saalberg, 489 Ams av. nom

9TH av, 750 (4:1041), es, 75.5 s 51st, 25 x100; agmt to share ownership in bond & mtg; Feb26; Feb28'12; Sophia Brodbeck, 269 E 198, with Barbara Trinks, 10 Pinehurst av. nom

10TH av, 532-4 (3:737), sec 40th (No 462) 32.3x60; Jan18'12; 5y5%; Chas A Wingert, at Spring Lake, NJ, to Chas H Reilly, 2348 7 av, trste for Thos J Reilly will Thos O'Reilly. Corrects error in issue of Jan20, when 10 av Nos were 462-4. 26,000

11TH av, 609, (4:1093) nwc 45th, sal Ls; Jan26; Feb24'12; demand; 6%; Jos P Murphy to Clausen-Planagan Bwy, 441 W 25. 3,500

Plot, (8:2174), begins 135 ne Ellwood & 300 se from cl Sherman av, runs ne135x se100xsw135xne100 to beg; PM; Feb23; Feb28'12, 3y5%; Fredk A Goetze to Wm E Wheelock exr Wm A Wheelock, 5 Morris av, Morristown, NJ. 6,000

Plot, (8:2174), same prop; PM; pr mtg \$6,000; Feb23; Feb28'12; 3y6%; same to Security Bank of NY, 1 E 14. 3,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agmt of conditional sale of railroad car equipment, &c; trust mtg, &c; Blair & Co, vendors, & Central Vermont R R Co, with Bankers Trust Co as trste; Feb 23; Feb29'12, installs, from Aug1'12, to Feb1'22, 5%, cash \$114,210 & bonds \$980,000; total, 1,094,210

Consent to chattel mtg for \$1,000; Feb 20; Feb27'12; O K Ice Cream Co to Issy Turetzky & ano.

Certf as to mtg for \$2,000 covering land at Kings Co, NY; Feb23; Feb26'12; Long Island Investment & Impt Co to Anna D Palmer.

Certf as to mtg for \$3,000 covering land in Kings Co, NY; Feb1; Feb23'12; Yorkland Realty Co to Title Guar & Trust Co.

Certf as to chattel mtg; Dec27'11; Feb 23'12; J Erlichman Inc to Cath A Niemann et al.

Cedar Manor, Jamaica B of Q (misc); certf as to mtg for \$—; Feb23; Feb 29'12; Rendelle Realty Co to Stephen H Voris, 165 Shelton av, Jamaica, B of Q.

Bonner pl (9:2423), ss, 175 e Morris av 50x75; Feb23'12, 5y5%; Church of St. Angela, Merici, 921 Morris av, to Emigrant Indust Savings Bank. 8,000

Bronx st, nwc 179, see 179th E, nwc Bronx.

Bronx st, 2040 (11:3141), es, 386 n 177th, runs ne25xse84 to ws Bronx River, xs25 xnw81 to beg, except part for st; PM; Feb 16; Feb24'12, 3y6%; Saml R Waldron, Rockville Centre, LI, to Gesine Risse, 970 Intervale av. 3,000

Coster st (10:2769), es, 420 s Spofford av, 20x100; Feb26; Feb29'12, due Mar20 '15, 5%; Hunts Point Estates, a corp, to Wolcott G Lane, 353 W 83, trste Mary G Edwards, for benefit Mary G Littleton. 6,000

Coster st (10:2769); same prop; certf as to above mtg; Feb21; Feb29'12; same to same.

Evadna st, (*) ss, 100 w Blondell av, 50x 100; Feb27; Feb28'12; due June1'15; 5 1/2%; Michl J Cooney to Hugh P & Eliz T Coogan, 111 E 102. 4,500

Evadna st, (*) same prop; Feb27; Feb 28'12; demand, 6%; Michl J Cooney to Geo Hauser, 1762 Walker av. 200

Fox st, 655, (10:2684) ns, 272.6 e Av St John, 40.7x125; pr mtg \$28,000; Feb23; Feb 24'12, due, &c, as per bond; Maze Realty Co to Alex S Blumenthal, Maywood, NJ & ano. 6,000

Fox st, 655; certf as to above mtg; Feb 23; Feb24'12; same to same.

Garfield st (*), ws, 250 s Morris Park av, 25x100; Feb24; Feb26'12; 3y5 1/2%; Kath Keiser to Rose M Butler, at Broadview, New Rochelle, NY. 4,000

Hoffman st, 2501, (11:3067) ws, 161 s Fordham rd, 40.4x100.6x40.1x100.6; Feb 17 '12; 5y5%; Pinnacle Realty Co to Emily Fowler, 60 E 68 et al exrs, &c, Anderson Fowler. 25,000

Hoffman st, 2501; consent & certf as to above mtg; Feb27'12; same to same.

Kelly st, (10:2713) nec 163d, 125x200 to Tiffany; PM; Feb23; Feb24'12; due, Apr2 '14; 5%; Newport Realty Co to Bway & Cathedral Pkway Co, 103 Park av. 79,000

Kelly st (10:2703), ws, 252.11 s Westchester av, 87.6x100; PM; Feb29'12, 3y5%; Lewis Harris to Broadway & Cathedral Parkway Co, 103 Park av. 15,000

Rogers pl, (10:2698) ws, 383.10 n Westchester av, 50x71.10x50x72.4; ext of \$33,000 mtg to Nov9'16 at 5 1/2%; Nov9'11; Feb 29'12; Max Bishop with Steinmetz Constn Co, 1416 Glover. nom

Rogers pl, (10:2698), same prop; agmt as to reduction of mtg; Jan9; Feb29'12; same with Saml B Steinmetz, 1416 Glover. nom

St Paul's pl, see Brook av, see Brook av, see St Paul's pl.

Tiffany st, nwc, 163, see Kelly, nec 163.

Washington st (*), ws, 150 s Morris Park av, 25x100; Feb28; Feb29'12, 3y5 1/2%; Fredk F Durr to Mary E Egner, 319 E 93. 3,000

133D st, 543 E, (9:2261) ext of \$11,000 mtg to Feb27'15 at 5 1/2%; Feb6; Feb28'12; Edw Necarsulmer with Rosa Breitenbach, 661 E 161. nom

137TH st E, nec So Blvd, see So Blvd, nec 137th.

162D st, E, nwc Stebbins av, see Stebbins av, nwc 162d.

163D st E, nwc Intervale av, see Intervale av, nwc 163d.

163D st E, nwc Tiffany, see Kelly, nec 163.

163D st E, nec Kelly, see Kelly, nec 163.

163D st, 892 E, (10:2690) ws, 86.5 n 162d, 20.8x67.8x19.10x73.6; PM; pr mtg \$8,000; Feb28'12; due, Sept1'12; 6%; Wm J Coen to Kovacs Constn Co, 293 Alex av. 500

166TH st, E, see Boston rd, see Boston rd, sec 166th.

166TH st E, nec Washington av, see Washington av, 1088-90.

167TH st E (10:2680), ss, 100 w Prospect av, 40x100; Feb29'12, 5y5%; Cioffi Co, 1116 Intervale av, to Fannie Epstein, 70 W 119. 29,000

167TH st E, (10:2680), same prop; certf as to above mtg; Feb29'12; same to same.

170TH st, 870 E, see Wilkins av, 1426-8.

177TH st E, (*) ws, 100 n Story av, 50x 100; PM; Feb27'12, 5y6%; Karl & Herman Gluck, 882 Longwood av to Eliz Dietrich, Hackensack, NJ. 380

179TH st E, (11:3140) nwc Bronx, 62.9x 40.7x61.11x41.9; PM; pr mtg \$3,500; Feb16; Feb24'12; 3y6%; Saml R Waldron at Rockville Centre, LI to Henry Fuellert, 1529 Beach av. 2,000

184TH st E, (11:3065), nes 132.8 se Hoffman, runs n108.2xw50xw1x75.7 to Kingsbridge rd, or 184th, xselxs5.3 to 184th, xse56.2 to beg; Feb23'12; due, &c, as per bond; L Napoleon Levy to Jas E Bale, 1821 Av G, Bklyn. 7,000

186TH st, 458 E (11:3039) ss, 180 e Park av, 25x100; ext of \$2,500 mtg to Feb23'15 at % as per bond; Feb23'12; Grace L Horton with Louise Withey, 2714 Bedford av, Bklyn. nom

187TH st E (11:3056) ns, 48 e Lorillard pl, 50x92x50x91.2; Feb 23; Feb 24'12; 3y 5 1/2%; Arthur Ave Realty & Constn Co to Italian Savgs Bank, 64 Spring. 31,000

187TH st E, (11:3056) same prop; certf as to above mtg; Feb23; Feb24'12; same to same.

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70; Feb29'12, due, &c, as per bond; Dudley S MacDonald to Herman Benz, 219 E 57. 3,000

205TH st, E, (*) nec Hall av, 50x100; Feb27; Feb29'12, due, &c, as per bond; Madison Constn Co to Abr Saffir, 219 Pulaski, Bklyn. 300

205TH st E, (*), same prop; certf as to above mtg; Feb27; Feb29'12; same to same.

205TH st E, (*) ns, 50 e Hall av, 50x100; Feb27; Feb29'12, due, &c, as per bond; Madison Constn Co to Our Realty Co, 814 St Ann's av. 389

205TH st E, (*), same prop; certf as to above mtg; Feb 27; Feb29'12; same to same.

216TH st E, (*) nec Olinville av, 100x60; Feb23; Feb24'12; 3y5 1/2%; Jno O'Brien to Sarah M Denton, Westfield, NJ. 7,000

222D st, E, (*) ss, 105 e Carpenter av, 33.4x114, except part for 222d; Sept8'11; Feb23'12, 3y5%; Henry A Stahl to Ralph V Wechsler, 251 W 89. 3,000

233D st E, (*), ss, 580 w Laconia av, 37.6x89.6; Feb8; Feb23'12, 3y6%; Builders of Modern Homes, Inc, to North NY Savings & Loan Assn, 2796 3 av. 5,500

233D st E, (*); same prop; certf as to above mtg; Feb8; Feb23'12; same to same.

233D st E, (*); same prop; pr mtg \$5,500; Feb8; Feb23'12, due, &c, as per bond; same to Monatiquot Real Estate Co, 154 Nassau. 1,200

233D st E, (*); same prop; certf as to above mtg; Feb8; Feb23'12; same to same.

238TH st E, (12:3386) ss, bet Katonah & Martha avs being lot 15, tax map Transfer of tax lien for yrs 1905, 1907 & 1908; assessed to unknown; June19'11; Feb28'12; 3y4%; City of NY to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 430.26

238TH st E, (12:3386) ss bet Katonah & Martha av, being lot 17 on tax map Transfer of tax lien for yrs 1902-8; assessed to unknown June19'11; Feb28'12, 3y12%; City of NY to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY. 1,172.15

238TH st E (12:3391), ss, 250 e Martha av, 25x100; Consent to mtg for \$1,150; Dec28'11; Feb29'12; Wesley Constn Co to Richd B Bevier. nom

Aqueduct av, 1490 (11:2875) es, 760.2 s Plympton av, 56.4x131x46.9x136.11; pr mtg \$—; Feb23; Feb24'12; 3y6%; Towanda Constn Co to Michel Real Estate & Mtg Co, 227 E 117. 11,000

Aqueduct av, 1490; certf as to above mtg; Feb23; Feb24'12; same to same.

Aqueduct av, 1490; ext of \$54,975 mtg to Feb23'15 at 6%; Feb23; Feb24'12; Mayer S Auerbach & Leopold Weil with Towanda Constn Co. nom

Brook av, (11:2895), sec St. Paul's pl, 46.8x100.8; Feb21; Feb23'12, 1y6%; Kitchen Impt Co to Title Insurance Co of N Y, 6,000

Brook av, (11:2895); same prop; certf as to above mtg; Feb21; Feb23'12; same to same.

Brook av, (11:2895); same prop; sobrn agmt; Feb21; Feb23'12; Sol C & Henry M Powell with same. nom

Brook av, (11:2895), es 46.8 s St Paul's pl, 31x100.8; Feb21; Feb23'12; 3y6%; Kitchen Impt Co to Title Insurance Co of NY. 5,000

Brook av, (11:2895); same prop; certf as to above mtg; Feb21; Feb23'12; same to same.

Brook av, (11:2895); same prop; sobrn agmt; Feb21; Feb23'12; Sol C & Henry M Powell with same. nom

Briggs av, 2673 (12:3300), ws, 320.8 n 194th, 18.9x91.2x18.9x90.6; Feb19; Feb23'12, 3y5 1/2%; Wm H Wright & Son, Inc, to North N Y Savings & Loan Assn, 2796 3 av. 6,000

Briggs av, (12:3300); same prop; certf as to above mtg; Feb19; Feb23'12; same to same.

Briggs av, 2675, (12:3300); ws, 339.5 n 194th, 18.9x91.11x18.9x91.2; Feb19; Feb23'12; 3y5 1/2%; Wm H Wright & Son, Inc, to North NY Savings & Loan Assn, 2796 3d av. 6,000

Boston rd, (*) nwc Grace av, 95x106.11x 95x102.9; pr mtg \$1,500; Feb23; Feb29'12, installs, 6%; Nathan Levkovitz to Benj Levine, 314 E 9. 500

Briggs av, (12:3300); same prop; certf as to above mtg; Feb19; Feb23'12; same to same.

Boston rd, (10:2633); sec 166th; 106.4x 62.4x97.11x19.11; bldg loan; Feb21; Feb 23'12; 3y6% until completion of bldg & 5% thereafter; Bronx County Constn Co to Title Guarantee & Trust Co. 22,000

Boston rd, (10:2633); same prop; certf as to above mtg; Feb20; Feb23'12; same to same.

Bryant av, (10:2756); es, 150 s Bancroft 40x100; sobrn agmt, Feb21; Feb23'12; American Real Estate Co with Henry Say, 79 av Malakoff, Paris, France. nom

Bryant av, (10:2756) es, 150 s Bancroft, 40x100; ext of \$23,000 mtg to Feb21'15 at 5%; Feb21; Feb23'12; Henry Say with Usona Constn Co, 989 So Blvd. nom

Beaumont av (11:3090), ws, 75 n 187th, 25x95.8x30x111.9; pr mtg \$12,500; Feb24; Feb26'12, due Nov14'12, 6%; Emilio Farago, 2424 Beaumont av, to Adelaide Wassel, 253 W 116. 1,500

Boston rd, 2123-5 (11:3138), ws, 101.6 n 180th, 31.2x252.8 to Bryant av, x30.7x 258.1; PM; Feb24; Feb26'12, due, &c, as per bond; Taxpayers Realty Co to Edw O Tree, Freeport, LI. 19,500

Brook av, 1261, (9:2396) nws, 168.1 sw 169th, 45x90; pr mtg \$26,000; Feb26; Feb 27'12, due, &c, as per bond; Herman H Holsten to Henry Lubbe, 300 W 20. 3,000

Brook av, 1094-6, (9:2392) es, 448.1 s 167th, 54x—x112.6; PM; Feb15; Feb27 '12, due Mar1'13, 5½%; Edw O Binzen, 1817 Morris av to Payne Estate, a corp, 98 Park av. 7,500

Bailey av, (12:3258) es, 114.5 s 238th, 3 lots, together in size 59.11x85x56.3x90.4; agmt amending three mtgs; Feb24; Feb 26'12; Jas E J Martin with Georgina J Landecker, 67 W 90. nom

Bryant av, (10:2756) es, 230 s Bancroft, 40x100; ext of \$24,000 mtg to Feb19'17 at 5%; Feb19; Feb26'12; Curtis B Pierce exr Mary G Pinkney with Usona Constn Co, 989 Southern Blvd. nom

Boston Post rd (*) ns, 201.8 w Fishers landing rd, runs n269.2 to sws Fishers landing rd, xnw746.11 to es White Plains Turnpike, xs628.5 x e 422.8xn178.1xe190.3x s204 to ns Boston Post rd, xe264.8 to beg, except part for Boston Post rd; PM; Feb 13; Feb28'12; 1y6%; First Mortgage & Real Estate Co, 165 Bway to Benj S Halsey, 109 W 69. 4,000

Beaumont av, (11:3105) es, 100 n 187th, 100x100; pr mtg \$18,000; Feb24; Feb28'12, 8 mos; —; Mercury Realty Co to Harry B Rosen, 260 Riverside dr. 7,500

Beaumont av, (11:3105); same prop; certf as to above mtg; Feb24; Feb28'12; same to same. nom

Bryant av, (11:3001), es, 125 n 172d, 25 x100; pr mtg \$—; Feb29'12, due, &c, as per bond; Cornelius & Nora O'Keefe to Manhattan Mtg Co, 200 Bway, 18,000

Courtlundt av, (9:2416) ws, 75.11 n 156th 24.11x98.8x25x98.8; Feb27; Feb28'12; 5y5%, Jno Hoffmann to Jno Hoffman, 662 Eagle av. 6,000

Daly av (11:3128), es, 64.5 n 180th, 43.3 x75.9x43x72; pr mtg \$22,000; Feb24; Feb 26'12, due, &c, as per bond; Arc Realty Co to Alex S Blumenthal & ano, both at Maywood, NJ. 6,000

Daly av (11:3128); same prop; certf as to above mtg; Feb24; Feb26'12; same to same.

Decatur (Norwood) av, (12:3352) ws, 173.11 s Gun Hill rd, 50x100; ext of \$2,500 mtg to Apr16'15 at % as per bond; Feb 19; Feb27'12; Saml A Henocksberg & Maurice C Colbert with Soc of The Free Church of St Mary The Virgin. nom

Eagle av, (10:2617); ws, 472.8 n Westchester av, 50x95x49.6x95; Feb23'12; 5y5%; Flanagan, Inc, to Title Ins Co of N Y. 36,000

Eagle av, (10:2617); same prop; certf as to above mtg; Feb23'12; same to same.

Eagle av, (10:2617); same prop; sobrn agmt; Feb23'12; Michl J Dowd with same. nom

Ferris av, (*) both sides leading from Ferris Pt to Westchester, contains about 47 acres, Throggs Neck; Feb27'12, 1y5%; St Joseph's Institute for Improved Instn of Deaf Mutes, a corp to Emigrant Industrial Savings Bank. 270,000

Fishers landing rd, see White Plains rd, see Boston Post rd, ns, 201.8 w Fishers landing rd.

Fordham rd, swc Valentine av, see Valentine av, swc Fordham rd.

Ferris av, (*) ws, 303.5 s from e end of stone wall at ss lands of St Josephs Inst for Deaf & Dumb, runs s246.5xsw1012.5 to high water mark, Westchester Creek, xnw38.8xnw221.3xn1104.5 to beg, contains over 6 acres; AT to land under water, Westchester Creek in front of above; also FERRIS AV, (*) ws, 549.6 s from e end of stone wall at s line of land said Institute, runs s266.9xsw892.10 to high water line Westchester Creek xnw143.10xnw77.9 xnw27.6xne29.10xme50.7xnw45.5xne 1.012.5 to beg; AT to land under water Westchester Creek in front of above; Feb27; Feb28'12, due, &c, as per bond; Albt L Lowenstein, 12 West Fordham rd to North Side Savgs Bank, 3230 3 av. 16,000

Forest av, 1102 (10:2661), es, 125 n 166th, 18.6x102.8; pr mtg \$4,350; Feb29 '12, 3y6%; Elmer T Buffington to Ella M Corke, 786 E 163. 700

Forest av, 1102; sobrn agmt; Feb28; Feb29'12; David Greenfeld with same. nom

Grace av, nwc Boston rd, see Boston rd, nwc Grace av.

Hall av, nec 205th, see 205th st E, nec Hall av.

Intervale av (10:2697), nwc 163d, 125x 85; ext of \$140,000 mtg to Mar1'16, at 5%; Oct14'10; Feb28'12; Chas Hirschhorn with Reville-Siesel Co, 941 Intervale av. nom

Jackson av, es, abt 40 n Westchester av, see Westchester av, 699-701.

Mapes av, 2150, (11:3110) ws, 108.11 s 182d, 30.5x146x45.5x145.3; Feb26; Feb27 '12, due, &c, as per bond; Jno Violante Realty Co to Anna E Maginn, 206 W 80. 25,000

Mapes av, 2159; certf as to above mtg; Feb26; Feb27'12; same to same.

Mapes av, 2159; sobrn agmt; Feb26; Feb 27'12; same & Prospect Investing Co with same. nom

Minneford av, 289 (*), ws, 126 s Fordham, 24x116, City Island; Feb29'12, demand, 6%; Henry J Weaver to Truman A Jewell, 181 Schofield. 3,000

Monaghan av, (*) es, 375 n Jeffersons av, 25x100; PM; Feb23; Feb27'12, 3y6%; Jno Muller, 1609 St Peters av to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 3,250

Monaghan av, (*), same prop; pr mtg \$3,250; Feb23; Feb27'12, 2y6%; same to Geo Brown, Hopewell Junction, NY. 1,000

Mapes av, (11:3111), es, 184.2 n 180th, 66x100; PM; pr mtg \$4,000; Feb26; Feb 27'12, due, &c, as per bond; Marie Gutman to Kath C Kasser, 2360 Crotona av & ano. 3,400

Olinville av, nec 216th, see 216th E, nec Olinville av.

Prospect av, (11:2963) es, 39.5 s 170th, 43.5x122.6x42x109.10; ext of \$30,000 mtg to Feb15'17 at 4½%; Feb15; Feb23'12; Jos Kandell with Harry Silverman, 744 Beck. nom

Prospect av, 1053, (10:2679); ext of \$30,000 mtg to Feb8'15 at 5%; Jan8; Feb 23'12; Cohoes Savings Instn with Gustave & Max Becker. nom

Prospect av, (10:2674) ws, 75 n 151st, 24.11x100; Feb24; Feb27'12, 3y5½%; Emelia Fenter of Mt Vernon, NY to Wm Dettner, 790 E 160. 1,500

Prospect av, (11:3115) ses, 200 ne 187th, 100x100; Feb17'10; Feb27'12, demand, 6%; Wm Crowley to Jas A Magoun, Newark, NJ. 3,000

Prospect av, 703, (10:2675); ext of \$18,000 mtg to Junel'17 at 5%; Jan30; Feb28 '12; Ferd Kurzman et al exrs, &c, Edw Gutmann with Philip Steinagel, 989 Prospect av. nom

Post av, (*) ws, 100 n 205th, 100x100; pr mtg \$2,000; Feb26; Feb29'12, due, &c, as per bond; Michl J Mack to Clara S Dean, 764 Beck. 211

Stebbins av, (10:2690); nwc 162d; 44.10x 85.6x43x98; pr mtg \$42,000; Dec29'11; Feb 23'12; 3y6%; J C Gaffney Constn Co to Mary L Knox, 2 W 83. 10,000

Stebbins av, (10:2690); same prop; certf as to above mtg; Dec29'11; Feb23'12; same to same.

Stillwell av, (*) es, abt 400 n Saratoga av, 50x100; Feb19; Feb26'12, due Aug19 '12, 6%; Vittoria & Lucy Michelia of West New York, NJ to Wm M Rossignol, Weehawken, NJ. 400

Southern Blvd (10:2566), nec 137th, 115.6x82.10x100x140.8; Feb28; Feb29'12, demand, 6%; Winter & Co to Jacob Bros Co, 539 W 39. 10,000

Southern Blvd (10:2566); same prop; certf as to above mtg; Feb28; Feb29'12; same to same.

Stebbins av (10:2691), es, 563.4 n 165th. —x—; estoppel certf; Feb27; Feb29'12; Eliz A Reilly to Louise E Kleban, 1130 Union av. —

Tremont av, 76 W, (11:2862); ext of \$10,500 mtg to Apr 14'15, at 5%; Feb24; Feb 26'12; Eugene H Patch with Herman C Baron, 76 West Tremont av. nom

Valentine av, (11:3153) swc Fordham rd, 134.5x110x128.2x110.2; PM; Feb28'12, 3 y5½%; Chas A Moran of Bernardsville, NJ to Title Ins Co of N Y, 135 Bway. 140,000

Valentine av, (12:3302), es, 230.9 n 198th, 50x98.9x50x98.11; certf as to 2 mtgs for \$6,500 each; Mar15'09; Feb29'12; Valentine Constn Co to Central Mtg Co. —

Walton av, 2403, (11:3188); ws, 268.11 n 184th; 19.11x96.5; pr mtg \$6,400 Feb21; Feb23'12, 2y6%; Permillia A Bunt, 2247 Perry av, to Mary Clark, 2248 Hughes av. 1,250

Wilkins av, (11:2966); es, 500 n 170th; 50x100; certf as to mtg for \$6,000; Feb19; Feb23'12; Chas Herrmann & Co to John S Woodward (2d). —

Westchester av, 699-701, (10:2645) nws, 74.5 ne Jackson av, runs nw50.4 to es Jackson av, xs33.10xse—to nws, Westchester av xne34.10 to beg; also FOREST AV (10:2645) sec 156th, runs e62xsw91.6xn66.9 to beg; Feb19; Feb24'12; due, &c, as per bond; Jno Kadel to Thos B Gilford, Jr, 473 Lex av et al. 13,500

Washington av, 1088-90, (9:2371) nec 166th, 50x87.2x50x86.11; PM; pr mtg \$43,000; Feb20; Feb24'12; due, July1'15; 6%; Ellen Curry to Louis E Kleban, 1130 Union av. 11,000

Webster av, late Thomas av, (11:3033) es, 190.9 s Kingsbridge rd, 50.2x119.8x50.3x 121 pr mtg \$12,000; Feb23; Feb24'12; 2y6%; Matthew J Smith to Herman W Schutte, 447 Ft Wash av. 4,750

Westchester av (10:2676), ss, 151 ne Union av, 25x119.6; pr mtg \$18,000; Feb24; Feb26'12, 3y6%; Broad Realty Co to E Howe Dupignac, 641 O'Farrell, San Francisco, Cal. 2,000

Westchester av (10:2676); same prop; certf as to above mtg; Feb24; Feb26'12; same to same.

Walton av, 2432 (11:3184), es, 264.2 s Fordham rd, 25x80x25.11x79.8; PM; Feb24; Feb26'12, 3y5½%; Harry Cahn, 2540 Grand av, to Sophie Newhouse, 2109 Bway. 6,500

Walton av, 2432; PM; pr mtg —; Feb 24; Feb26'12, 2y6%; same to same. 1,381.93

Wales av, 636-40, on map 628-34 (10:-2653) es, 100 s 152d, two lots, each 52x 100; two mtgs, each \$33,000; Feb27; Feb 28'12, due, &c, as per bond; Fanny Gruen to Poughkeepsie Savings Bank at Poughkeepsie, NY. 66,000

Wilkins av, 1426-8, (11:2966-2977) sec 170th (No 870), 52.2x100; PM; pr mtg \$50,000; Feb27; Feb28'12, due, &c, as per bond; Jos Lau, Jr, 1559 Av A, to Jacob Kaiser, 517 E 82. 6,500

White Plains rd or turnpike sec Fishers landing rd, see Boston Post rd, ns, 201.8 w Fishers landing rd.

Wales av, 636-640 on map 628-34, (10:-2653) es, 100 s 152d, two lots ea 52x100; two certfs as to two mtgs for \$33,000 ea; Feb27; Feb28'12; Wales Constn Co to Poughkeepsie Savgs Bank. —

Washington av, 2187-9, (11:3037) ws, 60 s 182d, two lots, each 20x85; two PM mtgs each \$6,000; Feb27; Feb28'12, 3y5%; Clement H Smith to Geo Hahn, 160 E 95. 12,000

3D av, 3870, see 125th, 518 W, Manhattan.

Lot 46, (11:3239) map Bailey Estate; ext of \$1,250 mtg to Oct1'12 at 6%; Feb 21; Feb29'12; Mons Johnsen with Anna P Doyle, 2719 Heath av. nom

Rattle Snake Brook, (*), cl, being lot 92, map Allen est; 69x150x67x158, Eastchester, with right of way along ws lands of Hyde, Smith & Willis 12 ft wide to Reeds or Mill lane; PM; Jan31; Feb23'12; installs 6%; Alfonso Veltri to Model Bldg & Loan Assn of Mott Haven, 2663 3d av. 1,750

Rattle Snake Brook, (*); same prop; PM; pr mtg \$1,750; Jan31; Feb23'12; 1y—; same to John W Holly; Reeds Mill Lane, near Boston Post rd. 150

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