

REAL ESTATE RECORD AND BUILDERS' GUIDE

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ST. JOHN'S CHAPEL AND VARICK STREET WIDENING

A Plan Proposed For Saving the Edifice From Mutilation—New York City's Best Example of Colonial Architecture—Would Use the Arcade For a Public Thoroughfare.

POSSIBLY old St. John's Chapel can be saved from the consequences of widening Varick street. Thirty-five or forty feet cut off the front of the edifice would sacrifice both the portico and the spire, and leave nothing worth preserving. So it is now being proposed, since the courts have said that the opposite side of the street cannot be widened instead, to let the portico stand and the sidewalk run under it, as has been done sometimes in other cities. The Scenic and Historic Preservation Society is opposing the widening the street if it is to mutilate the church.

The steps would have to go, but the Corinthian columns could be saved with all the rest, and an architectural effect obtained that would be new to New York, by permitting the public to pass through the arcade. Both St. Michael's and St. Philip's churches at Charleston have been treated in this manner. As the floor of the porch of St. John's is now above grade, piers would have to be built under the columns.

A movement has been started outside of parish officialdom to save the church from destruction by this expedient. Borough President McAneny, who has had the proposal laid before him, is interested but non-committal. If a general public desire should be indicated and the consent of Trinity Parish obtained, the Board of Estimate will be asked to work out the plan.

On the part of the general public St. John's Chapel is admired for its architectural beauty and revered for its historical associations. As for the parishioners, some want it preserved and the others do not care. Under the direction of the vicar of St. Luke's chapel there is a celebration of the holy communion on Sunday mornings at seven-thirty in St. John's, but the congregation of St. John's has been consolidated with that of St. Luke's and all other services are conducted at St. Luke's Chapel, from which center all the parochial work is carried on. This fact of itself indicates the official attitude of Trinity Parish toward the old church, as having outlived its usefulness under the changing conditions of a great city. So far as known the rector has not identified himself with the new effort to save the chapel.

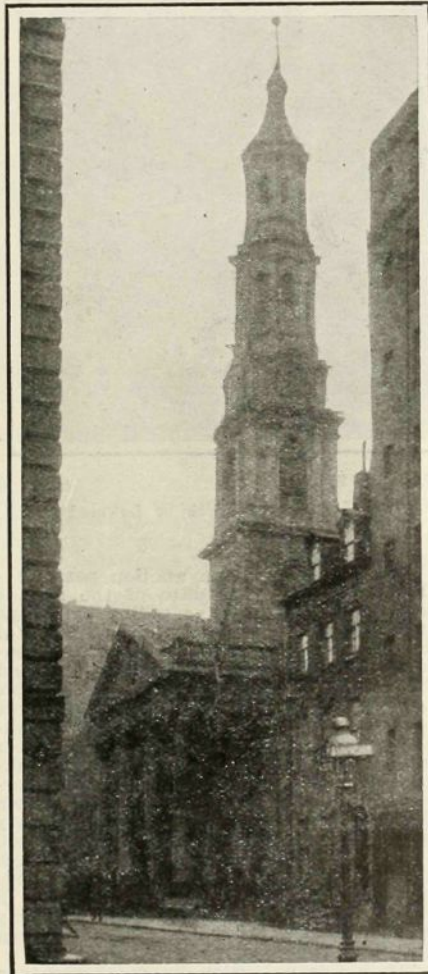
The records of the parish show that the plans for the erection of the chapel were accepted on May 12, 1803, and that the architects of record are John and Isaac McComb. The church was not built upon the site originally intended, a change was caused by the discovery that a firm foundation could not be had without driving piles. It was finally decided to build "on the east side of Hudson Square."

The building was finished and consecrated in 1807. The total cost is said to have been \$172,833. The organ was built five years later at Philadelphia and shipped by sea, but on the way the merchantman carrying it was captured by a British man-of-war lying in wait off Sandy Hook. It was afterward ransomed under a flag of truce for \$2,000. The clock in the tower was built in 1814 by Henry Harris of London. The builders of St. John's were Isaac McComb, T. C. Taylor, Henry Headley, Daniel Dominick.

Prior to the completion of the City Hall, in 1812, St. John's Chapel was one of the sights of the town. The stone columns were referred to in the public prints as "very genteel." The Corinthian capitals of these columns are supposed

to have been the first carved out of stone in the city, if not the earliest example of the use of Corinthian capitals on the exterior of a building in this country.

As may be supposed, a church so costly and graceful for its time was not erected in a desolate place. On the contrary, Rev. Dr. Dix termed it in his history of the parish "the court end of the town." The improvement of the waterfront with commercial erections was compatible with the maintenance of the interior parts as a swell neighborhood. Had it



Varick Street. John McComb, Architect.
ST. JOHN'S CHAPEL.

not been for the coming of the Hudson River Railroad it might have been kept as attractive as some other old churches have been, notwithstanding the immigration of business interests into the neighborhood. But a railroad was more than most of the adherents of the beautiful chapel could stand.

Values of a Park to Surrounding Real Estate.

A heroic remnant of the congregation refuse to be dislodged, and a considerable number come from a distance on Lord's Days to attend the early morning and only service held there. The social and financial knell of the neighborhood was rung when the park in front of the

church was given up, forty years ago, for Commodore Vanderbilt's million. Montgomery Schuyler once said that the consent to the degradation was a most pitiful modern instance on the part of the church stewards of the worship of the golden calf; and one could not point to a more exact though inartistic effigy of the golden, or rather of the bronze calf, than the highly ridiculous "Vanderbilt bronze" set up for worship on the west side of the freight station.

The value of a park as "a social anti-septic" was not so well understood in 1868 as it is now. With the park's elms and lawns retained, the high quality of the neighborhood would have survived, and real estate values with it. Turning the park into a freight station meant certain destruction to the quarter as a place of abode; but so eager was the city for the advantages to be gained from a railroad that whatever the barrier the congregation set up was to frail to stand against the Commodore's influence and the public clamor behind it.

Washington Square, a later social center, was also affected by the injection of railroad and allied interests into the community and would have fared altogether quite as poorly as Varick street had it not been for the retention of the park. From the history of all the downtown parks it can be learned that the presence of a park is of the highest importance to the maintenance of real estate values in the vicinity through the changes which the generations bring in a modern city. In the final development of the neighborhood, when the tide of Commerce has overcome all social opposition, frontages on the square or park still command prices higher than anywhere else in the vicinity. The park tends to preserve the best social atmosphere until the best forms of business are ready to acquire the surrounding premises.

The church lot originally measured 250 feet wide and 155 in depth. When St. John's had been completed, steeple and all, St. Paul's was still without a steeple and was far from being as handsome and costly as St. John's. Old Trinity, the mother church, as it then was, was architecturally overshadowed by her two daughters, until rebuilt. Besides, the new church led a social migration to the lower West Side that was as notable in its time as the social upbuilding of Washington Square, Gramercy Park and Madison Square later on.

The whole front of St. John's is of ashlar, while the front of St. Paul's is of cheaper stucco. Moreover the "stone" columns in St. John's are real, while St. Paul's are only brick covered with stucco. The sides of both churches are of rubble, but instead of simple quoining at the angles, as in St. Paul's, the corners of St. John's are more expensively turned with cut-stone pilasters and have elaborate and expensive Corinthian capitals to match those of the portico. Whoever has been up by the tower of St. John's has also remarked the large size of the oak timbers composing the framework and formed the conclusion that here indeed is a building that will stand.

A city architect who has been furthering in various circles the movement for preserving the building, while admitting that the widening of Varick street in connection with the extension of Seventh avenue is an absolute necessity, expressed his views on the architectural side of the question to this effect:

"On grounds both 'scenic' and 'historic'

it would be a reproach to New York City to allow the destruction of the best example of Colonial church architecture that it possesses. A plan has been suggested to Borough President McAneny to save the building. It is to let the porch extend into the street and the sidewalk pass through it, as in the case of many churches in Europe and of a few in this country. There is no reason why this should not be done in New York as well as elsewhere.

"I understand that nothing but the consent of Trinity Corporation is necessary for the adoption of the plan by the city. A few years ago when there were rumors that the parish authorities contemplated erecting a business building on the site, much regret was expressed from various quarters until the rumor was officially denied.

"There is no doubt that the extension of Seventh avenue, together with the widening of Varick street, is of the utmost importance to the whole West Side of Manhattan. The necessity of a broad avenue running between the lower and middle sections of the borough is too apparent to be discussed. The absence of such an avenue has been the direct cause of the slow development of the

"UNDER THE HAMMER."

The Practical Experiences of a Real Estate Broker.

Selling real estate from the auction block does not differ essentially from selling it by private treaty, except that it requires certain special aptitudes.

Many people who have seen a skilled auctioneer at work have left the sale with the idea that the auctioneer accomplished his results solely by his skill on the block in interesting the crowd and in leading the prospective buyers to increase their bids. Part of his success undoubtedly was due to his ability to handle a crowd of buyers and create conviction as to value in their minds. Had any one taken the trouble to investigate, however, he would have found that the auctioneer, if he knew his business, had been at work for weeks getting the crowd of buyers ready to hear his talk and to bid on the property.

Joseph P. Day lets the public into some of the secrets of his business in a series of articles, of which he is the author, that are being printed in "System." Among other things he writes:

in the room would have distrusted him throughout the sale."

Some of the preliminary work an auctioneer must do is illustrated by the following experiences:

"All who inquired received a twenty-page circular, the most striking features of which were large maps of the property that showed its relationship to transportation lines, to the parks and to the natural growth of the city and values in that direction. Illustrations showed the important neighboring features—such as the holdings of well-known men on all sides of the property, with special emphasis on the large holdings of men known by the public to be successful millionaire real estate investors.

"The text of this booklet was printed in large type without display, so that each page was easy to read. The advantages of the property were set forth succinctly and the conditions of sale were fully explained. The selling talk concerned itself largely with the fortunes made in other properties no better situated. The main object of the booklet was to get people to visit the property. Meanwhile these same booklets were sent out to a selected list of names of people who showed a likelihood of investing in such lots and also to lists of business men in trades which had been successful and presumably had yielded surplus capital to their owners during the past twelve months. Booklets were also sent to all active real estate operators in the city.

"The advertising in the newspapers was kept up and larger space was used the following Saturday and Sunday, when the campaign was extended to include the German and Yiddish papers. Then space was used on Wednesday as well. Just before the sale the announcements were inserted in two newspapers every day. A staff of salesmen was constantly on duty at the property to show people around and to take names of prospects for circularizing work. The circulars were followed up by a series of form letters and by a series of illustrated two-color post cards. An interesting map of Manhattan showing the location of the property and its unusual accessibility was distributed in places frequented by the class of men from whom buyers might be secured.

"Large billboards were erected on the property and every other billboard which had a good location was plastered with eight-sheet posters. Electric signs on Broadway blazed the news at night, while street car cards drove in the brain impression. Notices over the various ticker services for business men caught readers who might skip the advertising pages.

"The campaign was extended to the suburban towns near the property. Every one who left any elevated or subway station anywhere near the property on Saturday afternoon was handed a circular or some announcement. The men who distributed the circulars were junior salesmen who were able to answer questions and to take advantage at once of any evidence of interest. All the leads were carefully sifted and those which seemed promising were turned over to salesmen."

Opposition to the Diagonal Avenue.

At a hearing before the local board on the question of laying out a diagonal street from Seventh avenue at 33d street to Fifth avenue at 40th street or thereabouts was taken up, and the property owners present were found to be unanimously opposed to it in the interests of Seventh avenue, which they said would be injured.

Mr. Louis Schrag, secretary of the West Side Property Owners' Association, stated that there is general opposition on the part of West Side interests.

Jerome C. Cook of 39 West 67th street, said that he was the owner of considerable real estate and that he could see no benefit in the scheme except for the Pennsylvania Railroad and possibly the New York Central, whose terminals would be practically connected by the proposed street. He said the project would be of "enormous cost."

Borough President McAneny said that the assessed valuation of the property was \$11,458,000. Mr. Cook thought the improvement would cost \$15,000,000.

Michael J. Horan, who said he appeared for a number of taxpayers' organizations, criticized the administration for putting forward so many "schemes." He said that one of the persons most actively back of the proposed improvement had formerly been employed or retained by the Pennsylvania Railroad, but he refused to make known this person's name.

Henry R. Towne, president of the Merchants' Association, and E. E. Olcott, president of the Albany Day line, spoke in favor of the plan.



PORTICO OF ST. JOHN'S.

It is Suggested that in Order to Save the Church the Floor of the Porch be Lowered and Used as a Public Sidewalk.

middle West Side. If the improvement is carried out along the lines now approved it will result in its rapid reconstruction."

Local Approval for Seventh Avenue Plan.

At a meeting of the Local Board at the City Hall on Tuesday morning the plan for the widening of Varick street on the east side instead of the west side to the extent of thirty-five feet was approved. Representatives of the Scenic and Historic Preservation Society opposed the plan on the ground that it would destroy St. John's Church. The plan was supported by representatives of the West Side property interests and was approved by the board. Borough President McAneny presided.

The proposed area of assessment was not the subject of consideration at the meeting. When the property owners asked to be heard on that question, the Borough President ruled that it was not in order, and that representations under that head must be made to the Board of Estimate. As the local property interests had heretofore approved of the plan for the widening first on the east side of Varick street, and then on the west side, there was no new development at the meeting except the objection from third parties to the destruction of St. John's.

On the Calendar.

The International Association of Municipal Electricians will hold its annual convention at Peoria, Ill., on Aug. 26 to 30.

The annual meeting of the Institute of Operating Engineers will be held at the Engineering Societies Building, New York, Sept. 6 and 7. Details will be announced as the program takes more definite form.

"Salesmanship in an auction really begins as soon as the date of the sale is determined. The active selling campaign opens nearly four weeks in advance of the day of sale, when through newspaper advertisements, circulars, letters and through personal presentations, people are induced to visit the property, where good salesmen demonstrate its advantages. When, therefore, the auctioneer faces the buyers at the sale he is talking to men and women who are interested and who have formed their own opinions about the property. Ordinary showmen's patter will not impress such people. He must talk facts, and through his handling of these facts and the use of concrete illustrations stimulate in their minds the idea that the property is desirable—even more desirable than they had previously estimated.

"In his introduction he must create a very definite picture of the property in its relationship to other property which has already advanced in value. He must explain the terms of sale and the methods of bidding so carefully and clearly that the novice as well as the experienced bidder will have no reason for hesitancy or mistake. Throughout the sale he must be ready to answer all questions directly and fully—a condition which naturally requires that the auctioneer know his facts forward and backward.

"If, at a sale, a bidder asks, 'Isn't there rock on these lots?' the auctioneer must reply instantly: 'Yes, there is rock—a good deal, in fact. But if there were no rock do you suppose your offer of \$1,800 would now be the high bid? The lot across the street opened at \$2,000 and was just sold for \$3,900. The only difference is the rock.' If the auctioneer had not known of the rock or had attempted to evade the issue, every bidder

HANDLING FOOD SUPPLIES AT THE WATERFRONT

The Midnight Markets Along West Street—Where the Supplies Come From—Freight Rates Not Responsible for High Prices.*

WHILE the cost of nearly all food-stuffs has advanced enormously during the last ten years, it has not been found that freight rates have correspondingly increased during the same period, the rates in many instances being the same and in some cases less, due, no doubt, to the rigorous supervision of the Interstate Commerce Commission and to competition.

The steamboat companies, while not coming under the supervision of the Interstate Commerce Commission, have to meet the established rates of the railroads, or do a little better to get a fair share of the business, the cost for handling being about the same in both cases.

Pursuant to instructions from the Dock Commissioner, the Assistant Superintendent of Docks, W. G. Rainsford, has interviewed a number of the agents

the sale and disposition of his products. The Old Dominion Steamship Company regulates the arrival of its steamers to agree with the unloading time of the railroads and assigns similar spaces on its piers to the commission merchants for the disposal of their merchandise. A joint market for green vegetables is thus established on the piers and bulkheads above referred to, the opening hour of the market being 1 a. m., in the busy season. All of the green vegetables are shipped to New York in crates, baskets or barrels. For such green vegetables as are not crated, storage yards and unloading platforms are provided by the railroads on the upland from 26th street to 37th street, inclusive, where produce in carload lots is unloaded.

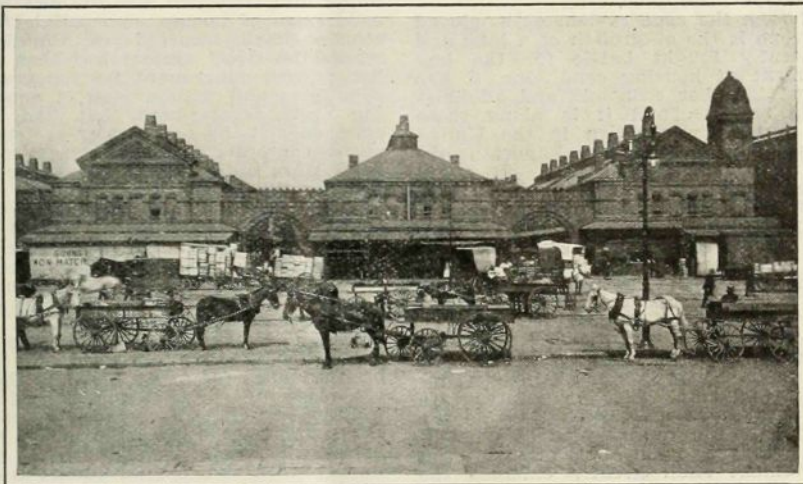
Food products of one kind and another are handled at 90 per cent. of all the piers

voort street, North River, and a very large market in the Wallabout district, Brooklyn. Most of the produce is disposed of to the commission merchants and small dealers in green vegetables in the different localities above mentioned.

Fifty-five per cent. of all the cattle coming to this city are brought in by the different railroads on the noof and transferred from the stock yards to the several abattoirs in the city as required. The principal abattoirs in New York City are located between 38th and 40th streets on the N. R. and from 43d to 45th streets on the E. R. The New York Butchers' Dressed Meat Company use 300 feet of the north side of Pier 79, foot of 39th street, N. R., has a runway for the unloading of beeves, sheep and pigs, and the New York Stock Yards Company has a similar location on the northerly side of Pier 80, foot of 40th street, N. R., for the same purpose. An unloading station at the foot of East 43d and 44th streets, E. R., is established for the unloading of cattle, sheep and hogs entering the immense slaughtering establishments of the United Dressed Beef Company and Salzberger Sons Company at 43d and 44th streets and First avenue.

Two other important articles of food are received on the waterfront for which provision is made by the Commissioner of Docks, namely, oysters and fresh fish. The basins on the North River, between piers known as Gansevoort South, Gansevoort Middle and Gansevoort North, have been set aside for the convenience of the merchants engaged in the oyster business. In these basins a number of oyster houses on floats are located, where, during the oyster season as much as 70 tons of oysters are received daily. The oysters are brought to these oyster houses or depots in sloops and the oysters are transferred to the oyster houses and opened and put into sealed cans and distributed to the retail dealers. A considerable quantity of this food stuff, however, is placed in sealed cans, iced and boxed and shipped to cities inland, some of these oysters going as far west as Chicago.

The other food commodity received in large quantities on the New York waterfront is fish. The Department of Docks and Ferries has set aside Piers 17 and 18 on the East River at the foot of Fulton street for the convenience of the wholesale fish merchants. Commodious mar-



WEST WASHINGTON MARKET.

and steamboat and steamship companies operating on the New York waterfront with a view to securing from them such information as they have at hand relative to the importation of food supplies into the City of New York, and the methods employed by them in transferring these food supplies from the piers and warehouses to the wholesale dealers or consignees. Mr. Rainsford has submitted an exhaustive report, from which the following interesting paragraphs and notes are taken:

The section of the waterfront known as the vegetable market includes the Baltimore and Ohio pier No. 22, foot of Jay street, Old Dominion piers Nos. 25 and 26, between North Moore and Beach streets, N. R., the Pennsylvania Railroad piers Nos. 27 to 29, between Hubert and Desbrosses streets, the Clyde steamship piers, Nos. 35 and 36, at Spring and Charlton streets, respectively, the Mallory steamship pier No. 38, at the foot of King street, N. R., and Pier No. 47 and sheds adjoining, under permit to the Quebec Steamship Company at the foot of Perry street, N. R.

In the Spring of the year (March to July, inclusive), between the hours of 1 and 10 a. m., this whole area is devoted almost entirely to the handling and disposition of green vegetables and fruit. These commodities are sent over the river on floats from the Jersey terminals and transferred from the cars to the several spaces on the pier or bulkhead assigned by the railroad company to the dealer for

in Greater New York. The greatest carrier of green vegetables by water from the South is the Old Dominion line. Large quantities of potatoes are imported from Scotland and Ireland. In some cases the entire cargoes of vessels of the Atlantic Transport line consist of potatoes. The New York Central handles the most hay, the Erie brings most of the Californian



THE COMMISSION DISTRICT. LOOKING SOUTH ON WASHINGTON STREET.

fruits, the Ontario & Western the most milk, the Lehigh Valley the most flour.

The City of New York has established certain markets for green vegetables in close proximity to the waterfront where the Long Island farmers can drive to College Point and Astoria and reach the metropolis by ferry. One of these markets is located at 103d street, east of First avenue, another in the Bronx at East 132d street, Port Morris, a third at Ganse-

voort street, North River, and a very large market in the Wallabout district, Brooklyn. Most of the produce is disposed of to the commission merchants and small dealers in green vegetables in the different localities above mentioned.

*The following other articles heretofore appearing in the Record and Guide, on the dates given, should be read in this connection:

"Principles of Harbor Organization," July 22, 1911.

"How the Harbor Will Look Fifty Years Hence," Sept. 9, 1911.

"McAneny Opposes Tomkins' Plan for Removal of West Washington Market," March 16, 1912.

"Markets and Terminals: Their Relation to the Increasing Cost of Food Supplies," April 20, 1912.

"Wholesale Terminal Markets in New York," May 18, 1912.

JUSTIFICATION FOR BUILDING RESTRICTIONS

The Menace of the Skyscraper, the Subway and the Tenement— Control of Municipal Development By the Zone System.

By B. ANTRIM HALDEMAN.

THESE appears to be much reluctance on the part of municipal authorities in the United States to actively undertake the solution of some of the civic and social problems that have assumed large proportions and great importance in the swift evolution of our cities.

These problems involve, to some extent, the regulation of the privileges of the individual and of industrial and commercial enterprises in their relations with the general public. To such an extent has the American citizen exercised his freedom to do as he pleases and particularly to do as he pleases with his own property, regardless of public rights, that some form of public control of that freedom seems inevitable if the larger rights of the people are to be preserved.

The necessity for limiting the right of the individual to do as he pleases has arisen from the exploitation of the property and rights of the public by private interests, and from the exigencies attending the intensive growth of great cities. Modern methods of big business are forcing a gradually widening control and regulation of trade, and man's inhumanity to man is forcing the police and health authorities to take measures to prevent man's destruction of man.

Some of the nations of Europe, out of an abundance of unfortunate experiences in the rapid growth of industrial cities and the crowding together of the people in them, have evolved what is known as the "Zone System" for controlling the use and occupation of land. The members of this conference, and all persons actively interested in town planning and housing, are no doubt familiar with this system, but for the benefit of the layman who may be reached through the conference or its published proceedings, and whose interest and support we wish to enlist, a brief description of its origin, purpose and accomplishment may not be out of place.

The term "zone" as applied to the system is somewhat of a misnomer and misleading, although the general theory under which it is applied is that the buildings should be lower and farther apart, the greater their distance is from the center of the city, the arrangement is not one of concentric girdles, as might be supposed, but a division into districts, irregular as to area and boundary and regulated in accordance with some local characteristic or special adaptability for certain classes of buildings; in fact, it sometimes occurs that a "zone" consists of a single city block, or even part of a block. True zone girdling the city would result in alternating rings of high and low buildings or a single indeterminate outer zone, regardless of topography or local conditions, and are considered unwise, if not impractical; so also are very large zones, or districts, since the application of absolute restrictions would prevent the establishment of local business and trade centers for the convenience of the people.

Would It Be Justified Here?

Since the system has been productive of beneficent results abroad, let us endeavor to determine whether conditions in the United States are such as to justify an effort to apply it here. At first thought it seems full of promise, but many of our cities have been founded and are becoming great with such a broad and enlightened conception of the advantages and amenities of the distinctive home life of America that the advisability of urging such control of land development will depend upon the necessity for the protection it insures, upon the influence of healthy public sentiment to curb familiar evils and abuses, and the extent to which those who are responsible for the development of the property, as owners or promoters, are amenable to less arbitrary forms of regulation.

The natural ambition of the American citizen is to be the owner of his home,

*From a paper read by Mr. Haldean, who is assistant engineer, Bureau of Surveys, Philadelphia, at the Fourth National Conference on City Planning, Boston, May 27-29, 1912.

whereas home-owning is a comparatively new and strange experience to the European. This ambition properly encouraged and aided by civic organizations and the municipal authorities should be of great assistance in curbing the tendency apparent in many cities to drift toward apartments and tenements.

Just as the industrialism and commercialism of Europe has created congestion and bad housing conditions, so are the same evils following in the wake of the tremendous activity along industrial lines in this country; the centralization of trade and the lack of adequate transportation facilities are, perhaps, the most powerful factors in producing a too intensive occupation and use of land; the desire to make property produce the largest possible income is a characteristic of landlords the world over, and tenement houses under lax regulations are splendid revenue producers.

Although the zone system as employed in Europe is the outgrowth of a long and persistently fought battle for the improvement of housing conditions, it has resulted in other economic and administrative reforms, and it is along these lines that its application in the United States might also produce important results and be of great benefit. It would enable the municipal authorities to predetermine the character of improvement in any given area, and, as the permanence of the improvement would be assured, very large economies in the planning of streets, the construction of public works and the conducting of general public service could be effected.

One serious defect in American methods is the lack of stability and permanence in improvements of all kinds; temporary and makeshift structures are erected to serve until such time as the character of the improvement in a neighborhood may be determined or until such improvement shall greatly enhance the value of property; sometimes a district will undergo such a transformation as to necessitate radical and costly changes in buildings, streets and public works which would otherwise be permanent.

Under the zone system the permanent population of any given area may be determined with a reasonable degree of accuracy before a single building is erected upon it. With this factor known it is possible to intelligently forecast the needs of the district for every class of public works and public service and to plan accordingly, with the confidence that whatever is done will be done properly, permanently and economically.

The Controlling Factor.

Transportation is the great, controlling factor in the growth and development of the modern city, and the most difficult problem municipalities are called upon to solve; its difficulties would be greatly lessened if the density of the population could be kept within reasonably certain limits. This is understood in the German system of town planning, and the location of the trams, or street railway lines, are determined as the street system is extended and are based upon the volume of traffic likely to be created by the known population and the predetermined character of the territory they will serve. The same is true of main, or trunk, lines of every kind of underground service, sewers, water pipe, electrical lines, pneumatic tubes, and subways, pipes and tubes for every purpose of subterranean transportation. The number and capacity of public service structures under, upon or above the surface depends upon the density of the population and the local needs of the community; these comments being known, the original construction of public works can be of the most permanent character, and the liability for repairs, reconstruction and enlargement can be reduced to a minimum.

Wide streets, planned with the almost certain knowledge the zone system would give of the traffic requirements for long years of service, would permit of a far more economical system of secondary and residential streets than we now find in most of our cities. In almost every city

we find large areas laid out with streets of uniform width and uniform improvement, but they seldom carry an equal amount of traffic or are of equal public use except in congested localities; certain ones, by reason of easier grades, better connections with important points, greater business activity, or other favorable local conditions, attract the greater volume of traffic, leaving perhaps half a dozen adjacent ones unused and unlovely expanses of costly pavement.

The zone system would permit property to be restricted to the use for which it is best adapted by natural conditions. If hilly and picturesque districts were reserved for high-class residences, or for residences requiring lawns or gardens, the cost of improvement, both as to property and streets, would be greatly reduced by removing the necessity for the usual formal street system and the great amount of grading required for the building of solid rows of houses on small lots. Instances have occurred in Philadelphia where the street system had been established with due regard for topographical conditions and with a view of encouraging open development, but had to be changed and the rectangular system substituted in order to permit owners to build solid rows of small houses, the cost of grading the sites being, of course, added to the price of the houses and paid by the home buyers. Moderate priced single or double houses might have been built if such regulations could have been enforced without detriment to any interest except, possibly, that of the real estate speculator or the operative builder.

It also frequently occurs that a quiet and attractive neighborhood that has been occupied for many years by the better class of residences, surrounded by well-kept grounds, is invaded by rows of cheap houses, the character of the neighborhood enabling the builder to realize large profits. Since these profits are generally the sole object of the builder, the operation seldom fits harmoniously into the surroundings, and almost invariably the result is that the character of the neighborhood changes and property loses some of its desirability and value, except for the erection of more rows of houses. Operation houses are usually built for sale rather than for stability, and if their erection was confined to certain districts there would be a competition among builders that would result in a higher class of workmanship, more attractive arrangement and surroundings, and better value for the purchaser of a home.

Breaking Up Residential Districts.

In many of the towns of the Middle West and West, where the one-family house, set back from the street and surrounded by ample open space, has been the almost invariable type of dwelling, the rapid growth of recent years has encouraged the introduction of large apartment and tenement houses; these have been set down in residential neighborhoods, close to the street line, rearing their many stories high above all surroundings, obtruding themselves into fine vistas, cutting off the view from adjacent residences, and destroying the dignity and charm of handsome, tree-lined streets. Proper restrictions, confining such structures within designated areas, would result in greater beauty and symmetry in the growth of the city and would prevent the incongruous mingling of totally different types of buildings.

The skyscraper, as an institution of the business life of America, is a costly luxury for which the public pays, and will continue to pay in ratio increasing with its growth, a heavy price in both cash and health. It increases enormously the difficult problem of transportation, and with its brother evils, the subway and the tenement house, for both of which it is partly responsible, it is moving steadily toward the creation of an abnormal condition of urban life under which the city dweller will arise in the morning, enter the subway through a subterranean passage, be hurled to his office through an underground tube, toil all day under artificial light, and return to his apartment at night without hav-

ing known the caress of the sunshine, the smile of the blue sky, the breath of the fresh air of heaven, or anything of nature's wide beneficence, a condition having a tendency to lower the human race to the level of the mole, the woodchuck and the angle worm. The skyscraper, eminently respectable as it now seems to be, may ultimately be a greater menace to the health of mankind than the slum, for it will strike at the vitality of every class, from the highest to the lowest. This menace of the skyscraper, the subway and the tenement can only be removed by the enactment and enforcement of regulations limiting the height of buildings, defining the areas within which those of maximum height may be erected and prescribing the percentage of surface area they may cover and the amount of light and air space around them.

How American Cities Could Use It.

In no department of city building is there a larger opportunity for the advantageous application of the zone system than in the defining of the areas within which industrial establishments may be erected. Mills, factories and workshops of almost any kind may now be set down in any locality which seems favorable to the promoter of the enterprise. Such establishments must invariably have facilities for transportation by rail or water, or both, especially if they are conducted upon a large scale, as many modern establishments are. Their random placing may work to the disadvantage of an entire neighborhood. There is a large economy for any concern in having transportation companies deliver and receive freights directly at its doors, and the problem of supplying such service is a difficult and complicated one where industrial plants are now distributed widely throughout a community.

In Philadelphia, which is distinctively a manufacturing city, there are constant requests for permission to lay sidings at grade along or across important streets to effect connection with railroads; to refuse such permission is to lay the municipal authorities open to the charge of discouraging the business of the city, and to grant it means the blocking of general traffic by cars crossing the streets or standing upon them while being loaded or unloaded.

The confinement of industrial establishments within certain prescribed areas would protect residential districts from invasion by incongruous or otherwise objectionable institutions and would immeasurably simplify the problem of industrial transportation, both local and foreign. The creation of factory zones in localities conveniently reached by rail or water would permit the development of terminals of maximum efficiency at minimum cost. Drayage between the mill and the shipping station is a large item of expense to the manufacturer, and the collection, classification and distribution of freights from or for scattered and isolated yards are distracting problems for the traffic manager and the yardmaster. The short haul, the reduction or concentration of trackage, and the saving of time and energy where freights originate, or are distributed, within certain prescribed areas, all count for economy in trade and transportation. Main traffic streets for through travel could be kept clear from obstruction by railroad crossings and sidings, and to a considerable extent from costly bridges, if freight yards and freight carrying lines were kept within the industrial zones.

Any attempt to engraft the system into our schemes of municipal development would probably meet with great opposition from land owners, real estate operators and operative builders, and from large interests not directly concerned in the development of land. The objections of the first would doubtless be based upon the abridgement of their right to do as they please with their own property; of the second, upon the cutting off of prospective profits; and of the third, upon the general proposition of the invasion of vested rights. All of these arguments were advanced against the establishment of the system in Germany and all had to give way at the behest of the people.

In this country, or in some of the States at least, land owners place perpetual restrictions upon property, prohibiting all succeeding grantees from improving it except in a certain prescribed manner; they establish a permanent building line, beyond which no building may extend, fix the minimum cost of the house to be erected, and prohibit certain buildings and the carrying on of certain kinds of business. If it is within the power of an individual, during his brief enjoyment of ownership, to place a restriction upon land which shall be binding upon unborn generations, it should be placed within the province of the public authorities to impose similar restrictions.

PREFERS MANHATTAN.

Republic Motor Co. Buys a Site for a Big Automobile Factory on 11th Avenue.

One of the most interesting and suggestive of recent transactions in real estate has been closed by Pease & Elliman, the facts of which were learned yesterday, by the Record and Guide. The real consisted of the purchase of the block front on Eleventh avenue from 56th to 57th streets for the account of the Republic Motor Company of New York, Incorporated. The property comprises the premises formerly occupied by Rothchild & Co., together with several adjacent holdings.

The fact that an automobile concern of the first rank is buying a manufacturing site in Manhattan instead of going to Long Island City, as other motor car producers have been doing of late, seems to show that the old time arguments for remaining in the country's biggest trade center still hold good. In this case the site chosen is admirably adapted both for manufacturing and for merchandising. It is three blocks from Automobile Row in Broadway and the same distance from the 60th street freight terminal of the New York Central.

The contract for remodeling the buildings has been let to C. L. Peden & Co. The factory when completed will have a floor space of 111,341 square feet, with independent power and electric-lighting plants. The automatic sprinkler system will be one of the latest and best. Sheet metal, wood working, electroplating, japanning and other special departments will be installed, making it one of the best appointed factories in the East.

The building fronting on 56th street, at the extreme east end of the site, will be used for a detached service station.

The New York plant of the Republic Motor Company is the first of ten factories to be located in ten principal distributing centers of the United States, all under the management of W. C. Durant, pioneer of big business in the automobile industry, and will be a part of the new sixty-five million-dollar corporation now being formed.

When asked why this location was preferred to the many others which were considered, Mr. Durant said:

"The motor car is rapidly nearing perfection. The problem of today is not that of production, but of distribution. The enormous waste and extravagance in the marketing of automobiles, which is everywhere apparent, if continued, must result in the undoing of the industry. Regardless of high commissions, the majority of dealers are unable to make a profit, due to the methods employed and a lack of co-operation on the part of the manufacturer.

"Under our plan the cost of distribution is materially reduced, and each district is given the type and style of car best suited to its local requirements. The trade mark, 'Built on the Spot,' has been adopted and will shortly be a well-known phrase in motordom.

"The Republic Motor Company of New York expects to co-operate with its dealers, and the trade is already beginning to appreciate the advantage of having the factory located in the heart of the territory, as is indicated by the applications for agencies coming from all parts of the district."

The Murray Auction.

About one thousand persons attended Joseph P. Day's sale of the Murray estate at Yonkers last Saturday afternoon, and it was a big success. All the 479 lots were sold, for a total of \$225,500.

As a rule the prices obtained were satisfactory. For lots near to grade and off the principal streets an average of about \$500 was had, which all present considered a fair average.

When it came to the McLean avenue frontage the prices were materially better, though through one section where the avenue dips to go under the bridge of the Putnam division of the New York Central prices ran as low as \$200 to \$400. For the good stuff, however, \$800 was a minimum figure, and from this the prices went all the way up to several thousand dollars.

—In all parts of the country the agricultural interests are prosperous and the importance of this cannot be over-estimated as a factor in coming business improvement.

—Final action on the plan to rename more than 200 streets in Brooklyn has been deferred by the Board of Aldermen until autumn.

NASSAU COUNTY.

Permanent Population Increasing Rapidly, and Real Estate Very Active.

The greatly increased traffic on the Long Island Railroad, the figures of which were published in last week's issue, is accompanied by a real estate movement in Nassau and Suffolk counties that is steady and secure and lacks all features of the spectacular.

Four years ago it was thought there was no activity in Long Island real estate unless the boom features were visible; and, the circumstance was caused principally by the fact that the first effects of the movement of real estate there, in 1904, had not disappeared from the public mind. With the steady upbuilding and improvement of the Long Island Railroad system, however, came a substantial improvement in property values generally and a consequent influx of a better class of investors and new residents.

Growth feeds on improvements as well as on growth. The investing public became convinced that if the Pennsylvania Railroad Company deemed it worth while to invest \$60,000,000 in railroad betterments on Long Island, it was worth while for the public to take advantage of the real estate opportunities that would naturally follow. The conservatism of the railroad company in announcing the scope of its projected plans intensified the confidence that was aroused. In other words the investing public saw something tangible for Long Island, whereas for a generation previously no direct access between Long Island and Manhattan seemed possible of realization.

Bridges and tunnels had been broached and dreamed of for Long Island; but, the coming of the Pennsylvania Railroad Company into the territory convinced thousands of persons with money to invest in real estate that a large meed of performance as well as of promise, was to be rendered; and it was to the extent that the Atlantic avenue improvement in Brooklyn east to Jamaica was completed, an electric train service between Manhattan and Jamaica was established, the electrification of the Main Line from Jamaica to Floral Park, Hempstead and neighboring places was created, the double-tracking of the Oyster Bay branch was done, the service on the Montauk division to such important suburban centers as Valley Stream, Lynbrook and Rockville Center was vastly improved, and the Long Beach division was double-tracked and electrified, thus opening to easy occupancy such places as Oceanside, East Rockaway and Long Beach.

The ocean front of Nassau county is now reached as easily as Brighton Beach and Manhattan Beach and it is susceptible to still further improvement. Eventually a trolley road will run to the east end of Long Beach and make that comparatively remote section as easily reached as any part of the Rockaways. The impetus to growth in the inland parts of Nassau county caused by railroad improvements is the propelling force that is destined to bring into strong demand all of Long Island's ocean front. The tremendous growth of Greater New York and its environs is steadily causing an upbuilding of new recreation centers. Long Island is necessarily the theatres of these improvements because of the physical linking of it to the metropolis. New suburban and summer areas must be created to satisfy the demands of an additional 150,000 people to New York's population each year.

Nassau county is now growing at the same rate as Westchester did when it became a new overflow territory for population. The commutation traffic on the Long Island Railroad during the months of last winter broke all previous records, showing that permanent population is increasing rapidly. The completion of the new terminal at Jamaica, work on which is now well advanced, will give the railroad company the trackage space to amplify the traffic that its great expenditures call for and which must logically result in greater real estate increment throughout those parts of Long Island within the suburban zone, especially in the level parts of Nassau county where the Island's largest communities already are.

The Windsor Land and Improvement Company reports many sales at Rockville Center, Floral Park and Lynbrook.

—The forty-fourth annual convention of the American Society of Civil Engineers was held at Seattle, Wash., June 25 to 28, 1912. Considering the fact that the society has a total membership of 6,500, the attendance of about 150 was very small.

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 Flatbush.

AT BOROUGH HALL, BROOKLYN, ON JULY 10, AT 2.35 P. M.

EAST 2D ST.—To lay a preliminary or permanent asphalt pavement from Fort Hamilton av to Beverly rd.

EAST 12TH ST.—To lay a preliminary or permanent asphalt pavement from Av H to Av K, excluding the land occupied by the Long Island Railroad.

EAST 13TH ST.—To lay a preliminary or permanent asphalt pavement from Av H to Av J, excluding the land occupied by the Long Island Railroad.

EAST 14TH ST.—To lay a preliminary or permanent asphalt pavement from Av H to Av K, excluding the land occupied by the Long Island Railroad.

EAST 15TH ST.—To lay a preliminary or permanent asphalt pavement from Av H to Av J, excluding the land occupied by the Long Island Railroad.

EAST 15TH ST.—To lay a preliminary or permanent asphalt pavement from Ditmas av to a line about 150 ft. south of Newkirk av.

EAST 21ST ST.—To set cement curb and lay a preliminary or permanent asphalt pavement from Beverly rd to Av C.

37TH ST.—To lay a preliminary or permanent asphalt pavement from Fort Hamilton parkway to 14th av.

38TH ST.—To lay a preliminary or permanent asphalt pavement from Fort Hamilton parkway to 13th av.

58TH ST.—To lay a preliminary or permanent asphalt pavement from New Utrecht av to 16th av.

82D ST.—To lay a preliminary or permanent asphalt pavement from 18th av to 20th av.

AV L.—To lay a preliminary or permanent asphalt pavement from East 34th st to Flatbush av.

83D ST.—To set cement curb and lay cement sidewalks where necessary, and lay a preliminary or permanent asphalt pavement from 16th av to 17th av.

OVINGTON AV.—To lay a preliminary or permanent asphalt pavement from 14th av to 15th av.

WEST ST.—To lay a preliminary or permanent asphalt pavement from 39th st to 43d st.

EAST 25TH ST.—To lay a preliminary or permanent asphalt pavement from Clarendon rd to Canarsie la.

AV N.—To lay a preliminary or permanent asphalt pavement from Coney Island av to a line about 139 ft. east of East 15th st.

72D ST.—To regulate and grade to a width of 24 ft. on each side of the centre line, set cement curb and lay cement sidewalks where necessary on 72d st, bet 13th and 14th avs.

72D ST.—To lay a preliminary or permanent asphalt pavement bet 13th and 14th avs.

79TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from 22d av to 23d av.

WEST 33D ST.—To regulate, grade, set cement curb and lay sidewalks from Neptune av to Surf av.

WEST 35TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Surf av.

WEST 31ST ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to Surf av.

82D ST.—To set cement curb and lay cement sidewalks bet 21st av and Stillwell av.

STERLING ST.—Construct a sewer bet Nostrand and New York avs.

19TH ST.—That the lot lying on the north side of 19TH ST, bet 6th and 7th avs, known as No. 49, Block 880, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$5,600.

EAST 32D ST.—To lay a preliminary or permanent asphalt pavement bet Beverly rd and Canarsie la.

AV I.—To lay a preliminary or permanent asphalt pavement from Coney Island av to the Brighton Beach Railroad.

LINCOLN PL.—To regulate and grade the sidewalk space and lay cement sidewalks 5 ft. wide where necessary on the south side of LINCOLN PL, bet Albany and Troy avs.

AV H.—To rescind resolution of June 8, 1908, initiating proceedings to regulate and grade bet courtyard lines, set or reset curb on concrete and lay cement sidewalks where not already laid on AV H, bet Flatbush and Brooklyn avs.

81ST ST.—To regulate, grade, set cement curb and lay cement sidewalks on 81ST ST, bet 21st av and Stillwell av.

GREENE AV.—That the lots lying on the north side of GREENE AV, bet Sumner and Lewis avs, known as Nos. 58, 59, 60 and 61, Block 1614, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, \$42; assessed valuation, \$16,000.

MAPLE ST.—Construct sewers from New York av to Albany av.

BROOKLYN AV.—To regulate, grade and lay cement sidewalks on BROOKLYN AV, from Malbone st to Winthrop st, to set stone curb on concrete foundation on BROOKLYN AV, from Malbone st to East New York av, and to set cement curb, from East New York av to Winthrop st.

BROOKLYN AV.—To lay a preliminary or permanent granite or asphalt pavement from Malbone st to East New York av.

BROOKLYN AV.—To lay a preliminary or permanent asphalt pavement from East New York av to Winthrop st.

AV F.—To construct a sewer bet Gravesend av and West st.

81ST ST.—To construct a sewer bet New Utrecht and 18th avs.

EAST 21ST ST.—To construct a sewer basin on EAST 21ST ST, at the southwest corner of Dorchester rd, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basin.

EAST 10TH ST.—To construct a sewer bet Ays K and L.

PINE PL.—Recommending to the Board of Estimate an alteration in the map or plan of the city by closing and discontinuing PINE PL, bet Sullivan st and Montgomery st.

PARK PL.—That the lot lying on the north side of PARK PL, bet Rogers and Nostrand avs, known as No. 81, Block 1233, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$12; assessed valuation, \$4,000.

EAST 37TH ST.—To construct a sewer in EAST 37TH ST, from Av G to Av H, and outlet sewers in AV H, from East 37th st to East 39th st; thence in AV H southeast to and across the land and right of way of the New York, Brooklyn and Manhattan Beach Railway Co. to a point in East 40th st, about 675 ft. north of Av I.

16TH AV.—To lay a preliminary or permanent asphalt pavement from West st to 44th st.

EAST 17TH ST.—To construct a sewer from Av M to Av N.

EAST 21ST ST.—To regulate, grade, set cement curb and lay cement sidewalks from the Long Island Railroad to Av J.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks from Neptune av to the Atlantic Ocean.

17TH AV.—To regulate, grade, set cement curb and lay cement sidewalks from 79th st to 84th st.

17TH AV.—To lay a preliminary or permanent asphalt pavement from 79th st to 86th st.

16TH AV.—To amend resolution of July 12, 1911, initiating proceedings to pave 16TH AV with asphalt on concrete foundation, bet 47th and 48th sts, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on 16TH AV, from 47th st to 48th st."

Local Board of Flatbush and New Lots.

AT BOROUGH HALL, BROOKLYN, ON JULY 10, AT 2.30 P. M.

CLARKSON AV.—To construct a sewer in CLARKSON AV, from the existing sewer bet East 48th st and East 49th st to East 53d st; and sewer basins on CLARKSON AV, at the southeast and southwest corners of East 45th st, at the southeast and southwest corners of East 46th st, at the southeast and southwest corners of Schenectady av, at the northwest and southwest corners of East 48th st; and outlet sewers in UTICA AV, from Clarkson av to Church av; in EAST 51ST ST, from Clarkson av to Church av; and in EAST 52D ST, from Clarkson av to Church av.

EAST NEW YORK AV.—To construct sewers in EAST NEW YORK AV, from New York av to Utica av, and in EAST NEW YORK AV, from Rochester av to Buffalo av, and outlet sewers in UTICA AV, from East New York av to Rutland rd, and in BROOKLYN AV, from East New York av to Midwood st.

AV M.—To amend resolution of September 13, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AV M, bet Ralph av and Flatbush av, by excluding from the provisions thereof that portion of AV M between Ralph av and Utica av, so as to make the amended resolution read as follows: "To regulate, grade, set cement curb and lay cement sidewalks on AV M, from Utica av to Flatbush av."

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON JULY 10, AT 2.15 P. M.

UTICA AV.—To lay a preliminary or permanent asphalt pavement on UTICA AV, from Church av to the Long Island Railroad, about 125 ft. south of Farragut rd.

UNION ST.—To lay a preliminary or permanent asphalt pavement from East New York av to East 98th st.

SUTTER AV.—To lay a preliminary or permanent asphalt pavement from East 98th st to Grafton st.

ASHFORD ST.—To lay a preliminary or permanent asphalt pavement from Dumont av to Livonia av.

HENDRIX ST.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation from New Lots rd to Vienna av.

ELBERTS LA.—To lay a preliminary or permanent asphalt pavement from Pitkin av to Liberty av.

NEW LOTS AV.—To lay a preliminary or permanent asphalt pavement from New Jersey av to Dumont av.

NEW LOTS AV.—To amend resolution of June 30, 1910, initiating proceedings to pave NEW LOTS AV with asphalt on concrete foundation, from Williams av to Dumont av, by excluding therefrom that portion of NEW LOTS AV bet New Jersey and Dumont avs, and by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on NEW LOTS AV, from Williams av to New Jersey av."

SCHENCK AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation from New Lots av to Stanley av.

LOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks from Bristol st to Rockaway av.

LOTT AV.—To lay a preliminary or permanent asphalt pavement from Amboy st to Rockaway av.

HOPKINSON AV.—To regulate, grade, set cement curb and lay cement sidewalks from Riverdale av to East 98th st.

HOPKINSON AV.—To lay a preliminary or permanent asphalt pavement on Hopkinson av, from Riverdale av to East 98th st.

HEMLOCK ST.—To regulate, grade, set cement curb and lay cement sidewalks bet Ridgewood av and Etna st.

HEMLOCK ST.—To lay a preliminary or permanent asphalt pavement from Ridgewood av to Etna st.

VAN SINDEREN AV.—To regulate, grade, set cement curb, lay cement sidewalks and to lay a preliminary or permanent asphalt pavement on the EASTERN HALF of VAN SINDEREN AV, bet Belmont and Sutter avs.

LINCOLN AV.—That the lot lying on the west side of LINCOLN AV, and on the east side of RAILROAD AV, bet Etna st and Ridgewood av, known as No. 22, Block 4121, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$50. Assessed valuation, \$6,000.

ASHFORD ST.—To regulate, grade, set cement curb and lay cement sidewalks on ASHFORD ST, bet New Lots av and Vienna av.

ASHFORD ST.—To open ASHFORD ST, from New Lots rd to Vandalia av.

LINCOLN AV.—To regulate, grade, set cement curb and lay cement sidewalks bet Pitkin av and Hegeman av.

EASTERN PARKWAY.—That the lots lying on the south side of EASTERN PARKWAY, bet Utica and Rochester avs; on the west side of ROCHESTER AV, bet Eastern parkway and Union st, and on the north side of UNION ST, bet Utica and Rochester avs, known as Nos. 32, 33, 41, 47, 49, 50 and 61, Block 1397, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, \$300. Assessed valuation, \$54,000.

FOUNTAIN AV.—To construct a sewer bet Sutter and Blake avs.

HOWARD AV, ST. MARKS AV, PROSPECT PL.—To grade to the level of the curb Lots Nos. 1, 2, 4 and 7, on the east side of HOWARD AV, bet St. Marks av and Prospect pl, and Lots Nos. 21, 23, 25, 27, 28 and 30, on the south side of ST. MARKS AV, bet Howard av and Saratoga av, and the rear of Lots Nos. 59 to 71, inclusive, fronting on the north side of

PROSPECT PL, bet Howard and Saratoga avs, all in Block 1458, at the expense of the owner or owners of said lots. Estimated cost, \$4,900. Assessed valuation, \$75,750.

SNEDIKER AV.—To construct a sewer in SNEDIKER AV, from Blake av to Newport st, and outlet sewers in NEWPORT ST, from Snediker av to Williams av, and in WILLIAMS AV, from Newport st to New Lots rd.

PUBLIC PARK.—Recommending to the Board of Estimate an alteration in the map or plan of the city by locating and laying out as a PUBLIC PARK the triangular block of land bounded by Eastern parkway, Stone av and Dean st.

PUBLIC PARK.—To acquire title for a PUBLIC PARK to the triangular block of land bounded by Eastern parkway, Stone av and Dean st.

HOPKINSON AV.—To construct a sewer in HOPKINSON AV, from Riverdale av to Lott av, and from Vienna av to the sewer summit bet Vienna av and East 98th st.

HOPKINSON AV.—To construct a sewer in HOPKINSON AV, from the sewer summit bet Vienna av and East 98th st to East 98th st, and in EAST 98TH ST, from Hopkinson av to Stanley av, and in STANLEY AV, from East 98th st to Bristol st.

LOTT AV.—To construct a sewer in LOTT AV, from Hopkinson av to Rockaway av, and outlet sewers in BRISTOL ST, from Lott av to Vienna av, and in CHESTER ST, from Lott av to Vienna av.

EAST 95TH ST.—To regulate, grade, set cement curb and lay cement sidewalks from Glenwood rd to Flatlands av.

SARATOGA AV.—To amend resolution of May 19, 1910, initiating proceedings to pave SARATOGA AV with sheet asphalt on concrete foundation, bet Sutter and Livonia avs, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on SARATOGA AV, bet Sutter and Livonia avs."

PARK PL.—To amend resolution of May 4, 1911, initiating proceedings to pave PARK PL with asphalt on concrete foundation, from Saratoga av to Eastern parkway extension, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows: "To lay a preliminary or permanent asphalt pavement on PARK PL, from Saratoga av to Eastern parkway extension."

CARROLL ST.—To construct sewers in CARROLL ST, from Utica av to Rochester av, and from Rochester av to Buffalo av.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON JULY 12, AT 2 P. M.

SILVER ST.—Regulating, grading, curbing, flagging and paving, with sheet asphalt pavement on a concrete foundation, from Fresh Pond rd to Buchman av, 2d Ward.

7TH AV (BLACKWELL ST).—Paving with asphalt block on a concrete foundation the roadway of 7TH AV, bet Grand and Flushing avs, resetting and repairing curbing wherever same has become broken or fallen out of line or grade and setting in new curb where necessary.

WILLOW ST.—Regulating and paving with permanent pavement of sheet asphalt on a concrete foundation 6 in thick, from Main st to Hoyt av, 1st Ward.

51ST ST (CONTINENTAL AV).—To discontinue the proceeding now pending for opening at Lawn st or some other point at or north of Urquhart st otherwise known as North Hempstead Turnpike, etc., 2d Ward.

NORTH HEMPSTEAD TURNPIKE.—To place upon the final map of the city, from Grand st to Caldwell av, 2d Ward.

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

ADAMS (COLUMBIA) AV.—Opening, from Laurel Hill Boulevard (Shell rd) north to Queens Boulevard, 2d Ward.

ELM ST.—Paving with asphalt block on a concrete foundation, from Ely av to 2d av, 1st Ward.

RADDE ST.—Construction of a sewer, from Webster av to the crown, 250 ft north of Pierce av, 1st Ward.

WOOLSEY AV.—To lay 6-in. pipe for house connection drains, from Steinway av to 2d av, 1st Ward.

DECATUR ST.—Construction of a sewer, from Myrtle av to Forest av, 2d Ward.

51ST ST, ETC.—Construction of a sewer in 51ST ST, from Waldron st to Zuni st, and a storm water overflow in ZUNI ST, from 51st st to Horse Brook Creek, 2d Ward.

VAN COURTLANDT AV.—Regulate, grade, curb, lay cement sidewalks and pave with sheet asphalt on a concrete foundation, from Myrtle av to Kossuth pl, 2d Ward.

1ST AV.—Pave with asphalt block, on a concrete foundation, from Payntar av to Washington av, 1st Ward.

1ST AV.—Pave with asphalt block on a concrete foundation, from Washington av to Webster av, 1st Ward.

WILLIAM ST.—Paving with asphalt block on a concrete foundation, the roadway, from Jane st to Beebe av, 1st Ward.

4TH AV.—Paving with asphalt block on a concrete foundation, the roadway, from Washington av to Broadway, 4th Ward.

WEBSTER AV.—Pave with asphalt block on a concrete foundation, from Vernon av to Jackson av, 1st Ward.

HANCOCK ST.—Pave, from Webster av to Vernon av, 1st Ward.

17TH AV.—Regulating and paving with asphalt blocks on a concrete foundation, from Jackson av to Wilson av, 1st Ward.

MADISON ST.—Paving, from Woodward av to Fairview av, 2d Ward.

RIDGE ST.—Regulate, grade, curb and flag, from the Boulevard to Academy st, 1st Ward.

CAMELIA ST.—To reconsider and rescind the resolution of May 10, 1912, for regulating, curbing, recurbng where necessary, and paving with asphalt blocks on a concrete foundation the roadway, from the Boulevard to Crescent st, 1st Ward.

SKILLMAN AV.—To legally open, by including the portion from 3d st to Woodside av, 2d Ward.

WILBUR AV.—Paving with asphalt block on a concrete foundation, the roadway, from William st to Academy st, 1st Ward.

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

SENECA AV.—Regulating, grading, curbing, laying sidewalks and paving with improved granite blocks on a concrete foundation, from Putnam av to Cornelia st, 2d Ward.

DE KALB AV.—Regulating and paving, from Onderdonk av to Woodward av, 2d Ward.

11TH AV.—Flagging and paving, from Broadway to Graham av, 1st Ward.

WILSON AV.—Paving with asphalt block on a concrete foundation the roadway, from Steinway av to Old Bowers Bay rd, 1st Ward.

GRAHAM AV.—Regulating, grading, curbing and laying sidewalk, and paving with asphalt block on a concrete foundation, from 2d av to Academy st, 1st Ward.

VERMONT AV.—Laying sidewalks and guttering on the east side of VERMONT AV, from Bulwer pl to the Brooklyn borough line, 2d Ward.

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

WASHINGTON AV.—Paving with sheet asphalt on a concrete foundation from 5th av to 9th av, 1st Ward.

ST. FELIX AV.—Opening of ST. FELIX AV, from Old Bergen av south to Aiden av, Evergreen.

NOTT AV.—To legally open NOTT AV, from Vernon av to the pierhead line of the East river, 1st Ward.

NOTT AV.—Regulating, grading, curbing, paving with granite blocks on a concrete foundation NOTT AV, from Vernon av to the east line of a marginal street, as laid out by the Dept. of Docks and Ferries (about 700 ft west of Vernon av), 1st Ward.

GRAHAM AV.—Paving with asphalt block on a concrete foundation the roadway of GRAHAM AV, from 2d av to Steinway av, 1st Ward.

VERMONT AV.—Regulating, grading, curbing, laying sidewalks and crosswalks, from Bulwer pl to Brooklyn borough line, 2d Ward.

FREEMAN AV.—Paving with asphalt blocks on a concrete foundation the roadway of FREEMAN AV, from Crescent st to Jackson av, 1st Ward.

2D AV.—Regulating, grading, curbing and laying sidewalks in 2D AV, from Wolcott av to a point 400 ft south of Ditmars av, 1st Ward.

BEEBE AV.—Paving with asphalt blocks on a concrete foundation the roadway of BEEBE AV, from William st to Academy st, 1st Ward.

MYRTLE AV.—Construction of a park basin on the south side of MYRTLE AV, at the west line of the right-of-way of the Long Island R. R., 2d Ward.

PROSPECT ST.—Paving with asphalt block on a concrete foundation the roadway from Freeman av to Webster av, 1st Ward.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Flatbush.

AT ROOM 8, BOROUGH HALL, BROOKLYN, ON JUNE 5.

EAST 23D ST.—To construct a sewer in EAST 23D ST, from Foster av to Newkirk av. Adopted.

EAST 2D ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 2D ST, from Fort Hamilton av to Beverly rd. Adopted.

EAST 2D ST.—To pave EAST 2D ST with asphalt on concrete foundation, from Fort Hamilton av to Beverly rd. Laid over.

EAST 2D ST.—To construct a sewer in EAST 2D ST, from Albemarle rd to Church av. Adopted.

EAST 3D ST.—To construct a sewer in EAST 3D ST, from Caton av to Church av. Adopted.

EAST 12TH ST.—To pave EAST 12TH ST with asphalt on concrete foundation, from Av H to Av I. Laid over.

EAST 13TH ST.—To pave EAST 13TH ST with asphalt on concrete foundation, from Av H to Av I. Laid over.

EAST 14TH ST.—To pave EAST 14TH ST with asphalt on concrete foundation, from Av H to Av I. Laid over.

EAST 15TH ST.—To pave EAST 15TH ST with asphalt on concrete foundation, from Av H to Av I. Laid over.

EAST 13TH ST.—To regulate, grade, lay crosswalks, set cement curb and lay cement sidewalks on EAST 13TH ST, from Ocean av to Av N. Adopted except as to crosswalks.

EAST 14TH ST.—To set cement curb and lay an asphalt pavement on EAST 14TH ST, from Av J to Av K. Laid over.

EAST 15TH ST.—To pave EAST 15TH ST with asphalt on concrete foundation, from Ditmars av to a line about 150 ft. north of Dun-kirk av. Laid over.

EAST 16TH ST.—To construct a sewer in EAST 16TH ST, from the summit about 252 ft. south of Av J to Av J. Adopted.

EAST 16TH ST.—To amend resolution of March 4, 1909, initiating proceedings to construct a sewer in EAST 16TH ST, from Av J to Av K, by excluding from the provisions thereof a sewer in EAST 16TH ST, from the summit about 252 ft. south Av J to Av J, and to make the amended resolution read as follows: "To construct a sewer in EAST 16TH ST, from the summit about 252 ft. south of Av J to Av J." Adopted.

EAST 19TH ST.—To construct a sewer in EAST 19TH ST, from the end of the existing sewer about 190 ft. south of Av K to Av L, and an outlet sewer in AV L, from East 19th st to Ocean av. Adopted.

EAST 21ST ST.—To set cement curb and lay an asphalt pavement on EAST 21ST ST, from Beverly rd to Av C. Laid over.

37TH ST.—To pave 37TH ST with asphalt on concrete foundation, from Fort Hamilton Parkway to 14th av. Laid over.

38TH ST.—To pave 38TH ST with asphalt on concrete foundation, from Fort Hamilton av to 13th av. Laid over.

58TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 58TH ST, from New Utrecht av to 16th av. Adopted.

58TH ST.—To pave 58TH ST with asphalt on concrete foundation, from New Utrecht av to 16th av. Laid over.

59TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 59TH ST, from 13th to 14th av. Amended so as to read "between 13th and New Utrecht avs" and adopted as amended.

62D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 62D ST, from 13th to 14th av. Adopted.

73D ST.—To regulate and grade to width of 24 ft. on each side of the centre line, set cement curb and lay cement sidewalks on 73D ST, from 15th to 14th av. Adopted.

82D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 82D ST, from 18th to 20th av. Adopted.

82D ST.—To pave 82D ST with asphalt on concrete foundation, from 18th to 20th av. Laid over.

BAY 23D ST.—To rescind resolution of Jan. 24, 1912, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on BAY 23D ST, from Benson av to 86th st. Adopted.

BAY 23D ST.—To pave BAY 23D ST with asphalt on concrete foundation, from Benson av to 86th st. Laid over.

AV I.—Recommending to the Board of Estimate and Apportionment that the roadway width of AV I, bet Brooklyn av and East 40th st, be changed from 44 ft. to 34 ft. Withdrawn.

AV L.—To pave AV L with asphalt on concrete foundation, from East 34th st to Flatbush av. Laid over.

83D ST.—To set cement curb and lay cement sidewalks and to pave with asphalt on concrete foundation 83D ST, from 16th to 17th av. Laid over.

OVINGTON AV.—To regulate, grade, set cement curb and lay cement sidewalks on OVINGTON AV, from 14th to 15th av. Adopted.

OVINGTON AV.—To pave OVINGTON AV with asphalt on concrete foundation, from 14th to 15th av. Laid over.

STORY ST.—To regulate, grade, set cement curb and lay cement sidewalk on STORY ST, from Church av to Louisa st. Adopted.

TROY AV.—To rescind resolution of Sept. 15, 1911, initiating proceedings to regulate, grade the sidewalks and to lay cement sidewalks 5 ft. in width on each side of TROY AV, bet Eastern Parkway and Lincoln pl. Denied.

OCEAN AV.—To rescind resolution of June 9, 1909, initiating proceedings to pave OCEAN AV with asphalt on concrete foundation, bet Emmons av and Neck rd. Adopted.

OCEAN AV.—To amend resolution of June 9, 1909, initiating proceedings to set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Neck rd, by excluding from the provisions thereof that portion of Ocean av bet Neck rd and Jerome av, and to make the amended resolution read as follows: "To set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Jerome av." Laid over.

OCEAN AV.—Requesting the Board of Estimate and Apportionment to amend its resolution of June 29, 1911, giving authorization to set curb on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Neck rd, by excluding from the provisions thereof that portion of OCEAN AV bet Neck rd and Jerome av, and to make the amended resolution read as follows: "To set on concrete and lay cement sidewalks on OCEAN AV, bet Emmons av and Jerome av." Laid over.

SHERMAN ST.—That the lots lying on the east side of Sherman st, bet Reeve pl and Greenwood av, known as Nos. 19, 40, 43 and 46, Block 5279, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, \$70; assessed valuation, \$23,000. Adopted.

SULLIVAN ST.—To construct a sewer in SULLIVAN ST, bet Nostrand and Rogers avs. Adopted.

AV F.—To construct a sewer basin on AV F, at the northeast corner of East 3d st, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin. Estimated cost, \$200; assessed valuation, \$30,600. Adopted.

LINCOLN RD AND EAST NEW YORK AV.—To regulate, grade, set cement curb and lay cement sidewalks on LINCOLN RD, from Nostrand av to a point about 500 ft. east thereof; and to regulate, grade, set cement curb and lay cement sidewalks on EAST NEW YORK AV, from a point about 500 ft. east of Nostrand av to Utica av. Adopted.

EAST NEW YORK AV.—To regulate, grade, set cement curb and lay cement sidewalks on EAST NEW YORK AV, from Schenectady av to Utica av. Denied.

NEWKIRK AV.—To amend resolution of July 20, 1910, initiating proceedings to open LAWRENCE AV, from 47th st to Gravesend av, by providing for the opening of NEWKIRK AV, 50 ft. wide, bet Ocean Parkway and 1st st. Laid over.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment to narrow NEWKIRK AV, bet Ocean Parkway and 1st st, from 60 ft. to 50 ft., so as to agree with the old street here in use. Laid over.

WEST ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST ST, from Cortelyou rd to 39th st. Adopted.

WEST ST.—To pave WEST ST with asphalt on concrete foundation, from 39th st to 43d st. Laid over.

EAST 23D ST, VANDERVEER PL.—To construct a sewer in EAST 23D ST, from Clarendon rd to Av D, and an outlet sewer in VANDERVEER PL, from East 23d st to Flatbush av. Adopted.

AV N.—To regulate, grade, set cement curb and lay cement sidewalks on AV N, from Ocean av to Kings highway. Adopted.

EAST 25TH ST.—To pave EAST 25TH ST with asphalt on concrete foundation, from Clarendon rd to Canarsie la. Laid over.

AV N.—Recommending to the Board of Estimate and Apportionment that the roadway width of AV N, bet Coney Island av and the Brighton Beach Railroad, be changed from 44 ft to 34 ft. Adopted.

AV N.—To pave AV N with asphalt on concrete foundation, from Coney Island av to the Brighton Beach Railroad. Laid over.

BENSON AV, BAY 35TH ST.—To fill in Lots 43, 48 and 53, in Block 6874, bet Benson and Bath avs and Bay 34th and Bay 35th sts. Amended so as to fill in approximately 2 ft. in depth, and adopted as amended.

86TH ST, 23D AV.—To fill to the legal grade Lots 29, 32, 35, 38, 43, 54 and 63, in Block 4861, located bet 86th st and Benson av and 23d av and Bay 34th st. Amended so as to fill in approximately 2 ft. in depth and adopted as amended.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON JUNE 13.

ST. NICHOLAS AV, ETC.—Enclosing the lot on the southeast corner of St. Nicholas and DeKalb avs with a board fence 6 ft. high. Adopted.

JEFFERSON ST.—Amending resolution of July 10, 1911, initiating proceedings to regulate, grade, set cement curb, lay cement sidewalks and pave with asphalt on a concrete foundation JEFFERSON ST, from Irving av to St. Nicholas av by excluding the paving with asphalt on a concrete foundation. Adopted as amended.

TROUTMAN CT.—Enclosing with a board fence 6 ft. high, lot 63, Block 3176, in the north side of TROUTMAN ST, bet Irving and Wycokoff avs. Adopted.

Local Board of Bay Ridge.

AT BOROUGH HALL, BROOKLYN, ON JUNE 5.

35TH ST.—That the lot lying on the south side of 35TH ST, bet 3d and 4th avs, known as No. 20, Block 692, and on the north side of 35TH ST, bet 3d and 4th avs, known as No. 48, Block 688, also lot lying in the south side of 34TH ST, bet 3d and 4th avs, known as No. 31, Block 688, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lots. Estimated cost, \$200. Assessed valuation, \$36,400. Adopted.

35TH ST.—That the sidewalks lying on the south side of 35TH ST, bet 3d and 4th avs, known as No. 20, Block 692, and on the north side of 35TH ST, bet 3d and 4th avs, known as No. 48, Block 688, be paved with cement 5 ft. in width, at the expense of the owner or owners of the lots in front of which the sidewalks are to be laid. Estimated cost, \$380. Assessed valuation, \$30,800. Adopted.

6TH AV.—That the lot lying on the east side of 6TH AV, bet 21st and 22d sts, known as No. 3, Block 898, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of said lot. Estimated cost, \$32. Assessed valuation, \$4,500. Adopted.

WAKEMAN PL.—To rescind resolution of April 10, 1907, initiating proceedings to open WAKEMAN PL, from 1st to 3d av. Adopted.

WAKEMAN PL, ETC.—Requesting the Board of Estimate and Apportionment to rescind its resolution of March 13, 1908, to open WAKEMAN PL, from 1st to 3d av, and 6TH ST, from 1st to 3d av. Adopted.

6TH ST.—To rescind resolution of October 31, 1907, initiating proceedings to open 6TH ST, bet 1st and 3d avs. Adopted.

68TH ST.—To pave 68TH ST with asphalt on concrete foundation, from 2d to 3d av, with the exception of a strip 12 ft. in width, centrally located, extending from 3d av to a line 140 ft. west thereof, and to pave said strip with a granite block pavement on a concrete foundation. Laid over.

78TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on 78TH ST, bet 2d av and Narrows av. Adopted.

78TH ST.—To construct a sewer in 78TH ST, from 2d av to Narrows av. Adopted.

BATTERY AV.—To set cement curb and lay cement sidewalks on BATTERY AV, from 90th to 92d sts. Adopted.

68TH ST.—To construct a sewer in 68TH ST, from 3d av west to the sewer summit bet 2d and 3d avs. Denied.

41ST ST.—Grade to the level of the curb Lot 51, Block 917, the north side of 41ST ST, bet 5th and 6th avs. Amended so as to grade a 15-ft. strip along front of lot, and adopted as amended.

78TH ST.—To pave with asphalt on a concrete foundation, from 2d av to Narrows av. Laid over.

Local Board of Prospect Heights.

AT BOROUGH HALL, BROOKLYN, ON JUNE 13.

16TH ST.—Enclosing with a board fence 6 ft. high lot 44, Block 1106, in the north side of 16TH ST, bet 9th and 10th avs. Adopted. Also paving the sidewalk in front of said lot with cement 5 ft. in width at the expense of the owner. Adopted.

ST. JOHN'S PL, ETC.—Paving with cement sidewalks 5 ft. in width in front of lots 16, 17 and 31, Block 1172, in the south side of ST. JOHN'S PL, bet Plaza st and Underhill av; and paving with cement lots 1, 31 and 37, Block 1172, on the west side of UNDERHILL AV, bet St. John's pl and Eastern Parkway. Adopted.

PUBLIC PARK OR PLAYGROUND.—Recommending to the Board of Estimate the laying out of a PUBLIC PARK OR PLAYGROUND on the vacant land west of the Brighton Beach Railroad in the block bounded by St. Marks, Clason and Franklin avs and Prospect pl. Laid over. Also resolution to acquire title to the same property was laid over.

Local Board of Jamaica.

AT TOWN HALL, ON JUNE 28.

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

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

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

1ST PL (WALKER AV.)—To lay sidewalk on the west side, south of Jamaica av to Ridge-wood av, 4th Ward. Adopted.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON JUNE 18.

215TH ST.—Regulating, grading, curbing and flagging from Park Terrace East to Isham av. Adopted.

KINGSBRIDGE RD.—Regulating, grading and flagging the extension of KINGSBRIDGE RD, from Terrace View av north to the borough line. Adopted.

HAVEN AV.—Paving with asphalt or asphalt blocks from Fort Washington av to 170th st. Adopted.

138TH AND 139TH STS.—Request that titles be acquired to the extension of these streets from Edgcombe to St. Nicholas av, as heretofore laid out by the Board of Estimate. Adopted.

169TH ST.—Paving with asphalt or asphalt blocks bet Fort Washington and Haven avs. Adopted.

169TH ST STAIRWAY.—Erection of a STAIRWAY from Haven av to Riverside drive AT OR NEAR 169TH ST. Laid over.

Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON JUNE 18.

A NEW AVENUE.—Construction of A NEW AVENUE approximately as per the map herewith, from the corner of 5th av and 40th st to the Pennsylvania Railroad station at 7th av and 33d st. Laid over.

40TH ST.—Widening of the roadway from 5th av to Park av by narrowing the sidewalks to 10 ft. Laid over.

A SUBSURFACE ROADWAY.—The construction of a SUBSURFACE ROADWAY for through traffic and trolley lines UNDER A NEW AVENUE to be built from 5th av and 40th st to the Pennsylvania Railroad station; the same to be continued under 40TH ST to the grade level at Lexington av and 40th st and to rise to the level of 7TH AV at 29th st; all as indicated on the above mentioned plan. This roadway to be provided with STAIRWAYS to the STREET LEVEL at such points as may best meet the convenience of the public. Laid over.

Local Boards of Murray Hill and Greenwich.

AT CITY HALL, MANHATTAN, ON JUNE 25.

7TH AV.—That title be acquired to the EXTENSION OF 7TH AV, from West 11th st to Carmine st; the WIDENING OF VARICK ST on its east side from Carmine st to Franklin st, and to the EXTENSION OF VARICK ST, from Franklin st to Leonard st, as heretofore laid out by the Board of Estimate. Adopted on July 2.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and

Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

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

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

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

By the Board of Estimate.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on July 11, at 10.30 a. m., the following matters, among others, will be considered:

BRONX.

KINGSBRIDGE AV, ETC.—To lay out the lines and grades of KINGSBRIDGE AV, from West 230th st to the borough line; lay out the lines and grades of MARBLE HILL AV, from its present north terminus to the borough line; and change the grade of MARBLE HILL AV, bet Terrace Vitw av and its present north terminus.

ADAMS ST.—Change the lines and grades bet Van Nest av and the New York, New Haven & Hartford Railroad.

KINGSBRIDGE AV, ETC.—To change the lines and grades of the street system bounded approximately by KINGSBRIDGE AV, WEST 238TH ST, BROADWAY, VAN CORTLANDT PARK SOUTH, SAXON AV, SEDGWICK AV, JEROME PARK RESERVOIR, SEDGWICK AV, WEST 238TH ST, ALBANY RD AND WEST 236TH ST.

BEAR SWAMP RD, ETC.—Change the lines and grades of the street system bounded by BEAR SWAMP RD, VAN NEST AV, RADCLIFF AV, PIERCE AV, PAULDING AV, and the NEW YORK, NEW HAVEN & HARTFORD RAILROAD.

SPUYTEN DUYVIL RD, ETC.—Acquiring title to SPUYTEN DUYVIL RD, from West 230th st to West 242d st; RIVERDALE AV, from West 230th st north to its junction with Spuyten Duyvil rd, so as to relate to the aforesaid streets as shown upon a map of the Board of May 16, 1912, and approved by the Mayor on May 2, 1912.

SHORE DRIVE, ETC.—Acquiring title to the lands, etc., required for opening and extending SHORE DRIVE, from Layton av to Pennyfield av, together with the PUBLIC PARK bounded by Shore drive, Layton av, Eastchester Bay and Gridley av.

DRAKE ST, ETC.—Changing the grades of the street system bounded by DRAKE ST, EDGEWATER RD, BACON ST AND SPOFFORD AV; and LAFAYETTE AV, from Edgewater rd to Bronx River av.

BROOKLYN.

FENIMORE ST, ETC.—To discontinue FENIMORE ST, from Flatbush av to Ocean av; and lay out the lines of CHESTER COURT, bet Flatbush av and East 21st st, distant about 63.96 ft. north of the prolongation of the north line of Fenimore st.

78TH ST.—To change the grade, bet 13th and 14th avs.

NEPTUNE AV, ETC.—To change the grades of the street system bounded by NEPTUNE AV, WEST 32D ST, SURF AV AND WEST 37TH ST.

58TH ST.—Acquiring title to the lands, etc., required for opening and extending 58TH ST, from 2d av to the marginal street 350 ft. west of 1st av.

AV D, ETC.—Acquiring title to the lands, etc., required for opening and extending AV D, from East 40th st to Powell st; and FOSTER AV, from Ralph av to the center line of East 92d st, and from the center line of East 94th st to the west line of East 108th st, excluding the right-of-way of the Brooklyn Rapid Transit Co.

ROEBLING ST, ETC.—Reconsidering action in the matter of acquiring title to the lands, etc., required for opening and extending ROEBLING ST, as widened, from Broadway to Division av; the PUBLIC PLACE bounded by the east line of Roebling st extended south in a direct line to the northeast side of Lee av; LEE AV, and DIVISION AV, and TAYLOR ST, as widened, from Lee av to Bedford av, and directed that 25 per cent of the cost and expense of the proceeding for the acquisition of title to the foregoing streets shall BE BORNE AND PAID BY THE CITY, and that the remainder of such cost and expense be assessed upon an area of assessment for benefit as fixed and determined by the resolution, authorizing the acquisition of title to the foregoing streets.

QUEENS.

KOSSUTH PL, ETC.—To change the lines and grades of the street system bounded by KOS-SUTH PL, FRESH POND RD, CATALPA AV and its prolongation, OTTO ST, MCKINLEY AV AND MYRTLE AV, 2d Ward.

FLUSHING BAY, ETC.—Laying out NEW STREETS AND making changes in the lines and grades of existing streets within the territory bounded by FLUSHING BAY, EAST

RIVER, the boundary line of FORT TOTTEN, LITTLE NECK BAY, BAYSIDE AV, BELL AV, CROCHERON AV, LONSDALE AV, WAIN-SCOTT AV, BEECHHURST AV, JACKSON AV AND FLUSHING RIVER, 3d Ward.

CALDWELL AV.—Opening and extending from Harriet av to Queens Boulevard.

CASPIAN ST, ETC.—Acquiring title to the lands, etc., required for opening and extending CASPIAN ST, from Andrews st to Metropolitan av; ZEIDLER ST, from Andrews st to Metropolitan av; and KING PL, from Caspian st to Metropolitan av.

ASHLAND ST, ETC.—Amending the proceeding instituted by the Board Jan. 26, 1911, for acquiring title to ASHLAND ST, from Cypress Hills Cemetery to Myrtle av; from Birch st to Spruce st and from North Curtis av to Metropolitan av, so as to relate to ASHLAND ST, bet the aforesaid limits, as shown upon a map or plan adopted by the Board of Estimate May 16, 1912, and approved by the Mayor May 22, 1912; together with the small UNACQUIRED PORTIONS OF FOREST PARK, opposite Nosstrand pl and at the intersection of Ashland st, Myrtle av and Guion st.

RICHMOND.

PLEASANT PL, ETC.—Lay out the lines and grades of the street system bounded by PLEASANT AV, COURSEN PL, ELM PL, LAUREL AV, PINE PL AND VANDERBILT AV, 2d Ward.

AMBOY RD, ETC.—Amending the proceeding of June 1, 1911, for acquiring title to AMBOY RD, from Foster's rd to Huguenot av, so as to relate to Amboy rd, bet a line at right angles to the center line of the said Amboy rd, passing through a point distant 325 ft. southeast from the intersection of the said center line of Amboy rd with the center line of the right-of-way of the Staten Island Rapid Transit Railway Co.

By the Supreme Court.

EXAMINATION OF COMMISSIONERS.

GARRISON AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GARRISON AV, from Grand st to Flushing av, 2d Ward. Patrick J. Mara, Edward Duffy and Wm. J. Hamilton, commissioners in the above proceeding, will appear before a Special Term of the Supreme Court for the hearing of ex-parte motions, in the County Court House, Brooklyn, on July 18, to be examined as to their qualifications by anyone interested.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on July 12, at the opening of court, to be examined as to their qualifications by anyone interested:

NEWKIRK AV, BROOKLYN.—Acquiring title, from Nostrand av to Brooklyn av, 29th Ward. Frank J. Sullivan, Andrew J. Corsa and Louis J. Green, commissioners.

WEST 37TH ST, BROOKLYN.—Acquiring title to WEST 37TH ST, from the bulkhead line of Gravesend Bay to the mean high-water line of the Atlantic ocean, excluding the right-of-way of the New York & Coney Island Railroad, 31st Ward. Hiram Thomas, Ernest Eggert and Solon Barbanell, commissioners.

BARRETT ST, BROOKLYN.—Acquiring title, from Sutter av to Blake av, 32d Ward. Thomas H. Troy, Geo. J. S. Downing and Jacob Simons, commissioners.

ERASMUS ST, BROOKLYN.—Acquiring title, from Bedford av to Nostrand av, 29th Ward. Wm. Van Wyck, John B. Young and Edward Kelly, commissioners.

LIEBIG AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending LIEBIG AV, from Mosholu av to the city line; TYNDALL AV, from Mosholu av to a line extending between a point on the west line of Tyndall av, distant 81.01 ft north of the north line of West 260th st and a point on the east line of Tyndall av distant 65.23 ft north of the north line of West 260th st, 24th Ward. Christian Brosehard, Jas. P. Archibald and Jas. W. O'Brien, commissioners of estimate, etc., in the above matter will be examined as to their qualifications, in Special Term, Part 2, Supreme Court, Manhattan, on July 17, at the opening of court; and they are subject to challenge by anyone interested.

FINAL REPORTS.

The final reports in each of the following proceedings will be presented, for confirmation, at a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on July 9, at the opening of court:

13TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Flushing av, 1st Ward. John T. Robinson and Athelstan Vaughan, commissioners.

12TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Jackson av to Flushing av, 1st Ward. Theo. F. Archer and Clinton T. Roe, commissioners.

BILLS OF COST.

AV P, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Ocean av to Nostrand av, 31st and 32d Wards. 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 July 12, at 10.30 a. m.

BOSTON RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending BOSTON RD (unofficial name), from White Plains rd to the north boundary of the city, 24th Ward. The bill of costs in the above matter will be presented for taxation to Special Term, Part 1, Supreme Court, Manhattan, on July 13, at 10.30 a. m.

By Comm'r's of Estimate & Assessment.

EAST 161ST, BRONX.—Acquiring title to the lands, etc., required for opening from Elton av to Mott av, 23d Ward. John J. Quinlan and Madison Grant, commissioners in the above proceeding, have completed their estimate of assessment for benefit, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before July 18, and they will hear all such parties, in person, on July 22, at 3 p. m.

PENNSYLVANIA AV, BROOKLYN.—Acquiring title to certain lands, etc., on the east side of PENNSYLVANIA AV, bet Liberty and Glenmore avs, 26th Ward, selected as a site for a school. David Hirshfeld, Henry P. Velte and E. T. Walsh, commissioners in the above proceeding, have completed their estimate of loss and damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 186 Montague st, Brooklyn, on or before July 8, and they will hear all such parties, in person, on July 11, at 11 a. m.

By Comm'r's of Estimate and Appraisal.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN. MONDAY, JULY 8.

CASTLE HILL AV, ETC., BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its south terminus; the PUBLIC PLACE, at the south terminus of Castle Hill av fronting on Westchester Creek to the East river and Pugsley's Creek. At 11 a. m.

SEASIDE PARK, ROCKAWAY BEACH.—All right, title, etc., of the owners thereof in and to the lands under water, etc. At 2 p. m.

BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd, and TAYLOR AV, from Westchester av to West Farms rd. At 3 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 2.30 p. m.

HAVILAND AV, ETC., BRONX.—HAVILAND AV, from Virginia av to Zerega av, and BLACK ROCK AV and CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek, and WATSON AV, from Clason's Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek. At 1.30 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av, and EAST 237TH ST, from Bullard av (1st st) to Barnes av. At 2 p. m.

EAST 190TH (ST. JAMES) ST, BRONX.—From Jerome av to Creston av. At 12.30 p. 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 (including Av A and Green la). At 3 p. m.

TUESDAY, JULY 9.

CASTLE HILL AV, ETC., BRONX.—CASTLE HILL AV, from West Farms rd to the public place at its south terminus, and the PUBLIC PLACE, at the south terminus of Castle Hill av fronting on Westchester Creek to the East river and Pugsley's Creek. (Assessment.) At 11 a. m.

WALTON AV, BRONX.—From East 167th st to Tremont av. (Closing.) At 10 a. m.

WEST 172D ST, MANHATTAN.—From Inwood av to Jerome av. At 3.30 p. m.

CANAL ST, MANHATTAN.—Widening bet the Bowery and Chrystie st. At 11.15 a. m.

LYVERE ST, ETC., BRONX.—LYVERE ST, bet Zerega av and West Farms rd; FULLER ST AND BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 2 p. m.

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

WEDNESDAY, JULY 10.

RIVERSIDE DRIVE.—Widening the east side, bet West 155th st and West 156th st. At 2 p. m.

WEST 184TH ST.—From Broadway to an unnamed st (Overlook Terrace), and opening and extending said UNNAMED ST, from West 184th st to Fort Washington av. At 10.45 a. m.

THURSDAY, JULY 11.

RIVERSIDE DRIVE.—Widening the east side, bet West 155th and West 156th st. (Assessment.) At 2 p. m.

PUGSLEY AV, ETC., BRONX.—PUGSLEY AV, from McGraw av to Clason's Point rd; CORNELL AV, from Clason's Point rd; McGraw Av, from McGraw av to Clason Point rd; CORNELL AV, from Clason Point rd to Pugs-Tremont av to Pugsley av. At 2 p. m.

FRIDAY, JULY 12.

PUGSLEY AV, ETC., BRONX.—PUGSLEY AV, from McGraw av to Clason's Point rd; CORNELL AV, from Clason Point rd to Pugs-remont av; ELLIS AV and NEWBOLD AV, from Tremont av to Pugsley av. (Assessment.) At 3 p. m.

WEST 184TH ST, ETC., MANHATTAN.—WEST 184TH ST, from Broadway to the unnamed st (Overlook Terrace), and opening and extending the UNNAMED ST, from West 184th st to Fort Washington av. (Assessment.) At 10.45 a. m.

HOUGHTON AV, BRONX.—HOUGHTON AV, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV, STORY AV, HERMANY AV and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek. At 9 a. m.

NOTICES TO PRESENT CLAIMS.

POYER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Maurice av to Barnwell st, 2d Ward. All persons having any claim on account of the above proceedings must present same, in writing, to Robert B. Lawrence, H. R. Gelwick and Abraham D. Van Wyck, commissioners, at the Municipal Building, Long Island City, on or before July 11, and they will hear all such parties, in person, on Aug. 6 at 2 p. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

EAST 118TH ST.—Restoring asphalt pavement bet 1st and 2d avs, 12th Ward. Area of assessment: North side of 118TH ST, 175 ft west of 1st av, lot 20, Block 1795, Sept. 1.

BRONX.

EDENWALD (JEFFERSON) AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and placing fences bet East 233d st and the boundary line bet New York City and Mount Vernon, 24th Ward.

BROOKLYN.

MONTGOMERY ST.—Regulating, grading, curbing and flagging from New York av to Nostrand av, 24th Ward. Area of assessment: Both sides of MONTGOMERY ST, from New York av to Nostrand av and to the extent of one-half, the block at the intersecting streets. Aug. 24.

100TH ST.—Regulating, grading, curbing and flagging from 3d av to Fort Hamilton Parkway, 30th Ward. Area of assessment: Both sides of 100TH ST, from 3d av to Fort Hamilton Parkway and to the extent of one-half the block at the intersecting streets. Aug. 24.

70TH ST.—Regulating, grading, curbing and flagging from 13th to 14th av and from 18th to 22d av, 30th Ward. Area of assessment: Bet the same points and to the extent of one-half the block at the intersecting streets.

SEWERS in BENSON AV, from 15th av and Bay 10th st, and from Bay 13th st, to 18th av, and BENSON AV.—OUTLET SEWER, from Bay 8th st to 15th av; and, in 15TH AV, sewer bet Benson av and 86th st, 30th Ward. Area of assessment affects Blocks Nos. 6355 to 6368, inclusive, and 6393 to 6402, inclusive. Aug. 24.

HUMBOLDT ST.—Sewer, bet Norman and Meserole avs, 17th Ward. Area of assessment: Both sides of HUMBOLDT ST, bet Norman and Meserole avs. Aug. 20.

HEGEMAN AV.—Regulating, grading, curbing and flagging, bet Hopkinson and New Jersey avs, excluding the land occupied by and intervening bet tracks of the railroad company, 26th Ward. Area of assessment: Both sides of HEGEMAN AV, from Hopkinson av to New Jersey av, and to the extent of half the block at the intersecting streets. Aug. 20.

DITMAS AV AND EAST 16TH ST.—Basin, at the southwest corner, 29th Ward. Area of assessment: Block 5201. Aug. 20.

BASINS on EAST 8TH ST, at southwest corner of Church av; northwest corner of BEVERLY RD AND EAST 7TH ST; EAST 8TH ST, opposite Hinckley pl; northwest corner of BEVERLY RD AND EAST 8TH ST, and southeast and southwest corners of CHURCH AV AND EAST 7TH ST, 29TH WARD. Area of assessment affects Blocks Nos. 5339 and 5340. Aug. 20.

MIDWOOD ST.—Regulating, grading, curbing and flagging bet Kingston and New York avs, 29th Ward. Area of assessment: Both sides of MIDWOOD ST, from Kingston av to New York av, and to the extent of half the block at the intersecting avenues. Aug. 20.

BROOKLYN AV.—Regulating, grading, curbing and flagging bet Avs G and I, 32d Ward. Area of assessment: Both sides of BROOKLYN AV, from Av G to Av I, and to the extent of half the block at the intersecting avenues. Aug. 20.

97TH ST.—Regulating, grading, curbing and flagging bet 4th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 97TH ST, from 4th av to Fort Hamilton av and to the extent of half the block at the intersecting streets. Aug. 27.

QUEENS.

17TH AV.—Curbing and laying sidewalks from Jackson av to Grand av, 1st Ward. Area of assessment: Both sides of 17TH AV, from Jackson av to Grand av. Aug. 20.

41ST ST.—Laying cement sidewalks bet Siboutsen (Washington) st and Public School No. 19, 2d Ward. Area of assessment: Both sides of 41ST ST (EVERGREEN AV), from Siboutsen st to Forest st. Aug. 20.

HUNTERS POINT AV.—Curbing and laying sidewalks from Jackson av to Van Dam st, 1st Ward. Area of assessment: Both sides of HUNTERS POINT AV, from Jackson av to Van Dam st. Aug. 24.

1ST AV.—Laying a 6-inch pipe from sewer to curb line for house connections bet Payntar av and Webster av, 1st Ward. Area of assessment: Both sides of 1ST AV (LOCKWOOD ST), from Payntar av to Webster av. Aug. 24.

18TH AV.—Regulating, grading, curbing and laying sidewalks, from Jackson av to Grand av, 1st Ward. Area of assessment: Both sides of 18TH AV, from Jackson av to Grand av, 1st Ward. Aug. 27.

SEWER in CHURCH AV, from Gravesend av to 14th av, and OUTLET SEWER in 14TH AV, from Church av to 37th st; SEWER in FORT HAMILTON AV, both sides, from 37th st to

38th st. and OUTLET SEWERS in 37TH ST. from Fort Hamilton av to 14th av. and 14TH AV. from 37th st to 39th st; SEWER in 13TH AV. from 36th st to 39th st, and OUTLET SEWER in CHESTER AV. from Louisa st to Church av; SEWER IN CHURCH AV. from 14th av to 36th st, and OUTLET SEWER in 36TH ST. from Church av to 14th av; and SEWER in 12TH AV. from 38th st to 39th st, 8th and 29th Wards. Area of assessment affects Blocks Nos. 871, 877, 878, 884, 883, 880, 890, 895, 902, 9260, 9264, 9270, 9280, 9288, 9289, 9290, 9291, 9292, 9294, 9295, 9296, 9299, 9300, 9301, 9302, 9303, 9304, 9305, 9306, 9307, 9308, 9309, 9310, 9311, 9312, 9313, 9314, 9323, 9332, 9333, 9347, 9348, 9349, 9350, 9351, 9352. Aug. 27.

RICHMOND.

CASTLETON AV.—Opening, from Columbia st to Jewett av, 1st and 3d Wards. Area of assessment: Obtainable at the Borough Hall, St. George. Aug. 27.

REAL ESTATE NEWS.

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

Prominent Corner on Central Park West Sold for Improvement—Broadway Parcel Traded for Long Island Water Front Property

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

The total number of mortgages recorded in Manhattan this week was 145 and in the Bronx 103. The total amount was \$11,016,991.

The amount involved in auction sales this week was \$363,013, and since anuary, \$29,211,076.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CLINTON ST.—The front and rear buildings at 155 Clinton st, used as a hall by the Clinton Hall Association, have been sold by Ruland & Whiting for Alice Shaw to a client of Elias A. Cohn. The plot is 25x100.

MANGIN ST.—Charles Buermann & Co. sold for the Misses E. and W. Turnbull, 69 Mangin st, a 5-sty tenement with stores, on lot 25x99, between Delancey and Rivington sts.

10TH ST.—The est. of Eleanor E. R. Peabody sold the 4-sty flat at 17 West 10th st, on lot 26x94.10.

15TH ST.—Ennis & Sinnott sold through the D. H. Jackson Co. 111 West 15th st, a 4-sty tenement on lot 25x103.3, located 125 ft. west of 6th av.

16TH ST.—Charles Buermann & Co. sold for M. Stolewicz the 6-sty tenement at 333 and 335 East 16th st, on plot 45x92, to a client.

56TH ST.—The St. Anthony Association bought 17 West 56th st, a 5-sty American basement dwelling, on lot 25.4x100.5, from the estate of Edith S. Logan, at about \$135,000, for use as a club house. In part payment is given 29 East 28th st, a 4-sty building, on lot 25x98.9, which has been occupied by the association for more than 30 years. The property is said to have figured in the trade at \$85,000.

58TH ST.—Huberth & Gabel sold for the G. I. C. Realty Co. the 4-sty private house, on lot 20x100.5, at 18 East 58th st to M. B. Phillip, who owns 11 and 13 East 57th st, abutting. Mr. Phillip now controls a plot having a frontage of 37 ft. on 57th st, 200.10 ft. deep to 58th st, and a width of 20 ft. on 58th st.

BROADWAY.—The Shields Co. and John R. Hoyt sold to Andrew J. Cobe and J. W. Jacobus 598 Broadway, a 12-sty loft building on plot 28.6x198.6, east side 100.7 ft. south of East Houston st and running through to Crosby st. This building was given in exchange by Thomas A. Howell for property at Great Neck.

Manhattan—North of 59th Street.

78TH ST.—Pease & Elliman sold for Clayton E. Rich 308 West 78th st, a 5-sty dwelling on lot 20x102.2.

82D ST.—Naomi A. Solomon sold the 3-sty dwelling, on lot 20x102.2, at 30 West 82d st. The property adjoins on the west a vacant plot owned by Julia C. Hoffman and Charles S. Welsh.

85TH ST.—Wm. R. Rose, of the firm of Rose & Putzel, bought a plot on the block with the Madison av car barns, but no improvement is contemplated. The property includes 7 and 9 East 85th st and comprises a vacant lot and an old dwelling and stable on a combined plot 50x102.2. It adjoins on one side the railroad property and to the west is the 50-ft. plot which the Fullerton Weaver Co. is improving with a 9-sty apartment house. William L. Cahn sold the property to Mr. Rose.

90TH ST.—Joseph Lawyer bought from Lucretia Strauss 317 West 90th st, a 3-sty dwelling on lot 20x100.8, between West End av and Riverside Drive.

90TH ST.—Leonard Weill sold 61 West 90th st, a 5-sty tenement on lot 25x100, to an investor, who is reported to have resold the property. This is the fifth sale of the property within about six weeks. On May 15 F. J. Sheridan bought the house from J. F. McKean and less than a month later disposed of it to Harris & Maurice Mandelbaum for about \$16,750. The buyers sold the property about two days later for a reported price of \$18,000 to Mr. Weill, who resells for about \$19,000. It is reported that the last sale price was approximately \$21,000. The house is occupied by negroes.

100TH ST.—John R. Davidson sold for Emma J. Dresser of New Rochelle 152 and 154 West 100th st, two 5-sty triple flats, on plot 50x100.11, to Leopold Bader for investment.

107TH ST.—Pease & Elliman sold for Otto Horwitz, as agent, 313 West 107th st, a 4½-sty American basement dwelling, on lot 20x100.11, between Broadway and Riverside Drive. The buyer will occupy.

107TH ST.—S. de Pasquale sold for William Averell Brown 320 East 107th st, a 5-sty tenement, with stores, on lot 25x100.

118TH ST.—E. A. Johnson and P. A. McGolrick sold for Joseph B. Peck 17 West 118th st, a 5-sty double flat, on lot 25x100.11, to a buyer, who gives in exchange a 2S-acre farm at Bound Brook, N. J.

131ST ST.—Daniel Doherty resold 63 and 69 West 131st st, two 5-sty flats, each on plot 50x99.11, located 135 ft. east of Lenox av. The seller acquired the property last month, from Aaron Coleman in exchange for 564 to 570 Lenox av.

BRADHURST AV.—J. B. Wood sold for Kate Desowitz northeast corner of Bradhurst av and 148th st, 5-sty apartments, on plot 24x11x75, to the Mansion Home House Co.

BROADWAY.—Edward L. King sold for John Palmer the Edwin, a 6-sty elevator apartment house, on plot 100x125, at the northeast corner of Broadway and 147th st. The buyer, Mrs. Indiana Gibson, was represented by N. A. Berwin & Co. She gave in part payment \$1 and 33 East 28th st, between 4th and Madison avs, 3 and 4 sty buildings on plot 45.10x98.9. The deal is said to have been on a basis of almost \$500,000.

CENTRAL PARK, WEST.—Slawson & Hobbs sold for Margaret L. White, executrix of the estate of John P. White, the 5-sty apartment house at the northwest corner of Central Park, West, and 87th st, and for Mary Mitchell, of Los Angeles, Cal., an adjoining vacant plot, the combined plots being 75.6x100. The buyer is the Owners' Building Co., which will raze the present corner structure and improve the entire plot with a 14-sty apartment house.

MADISON AV.—Heller & Sussman sold the 6-sty plot at 1493 Madison av, between 102d and 103d sts, on plot 50x100, for the Brown Realty Co. to an investor. In part payment the seller took a plot 40x200 on Kosciusko st, running through to Lafayette av.

NAGLE AV.—The heirs of the Gildersleeve estate sold a plot of 8 lots to John T. Duff. It has a frontage of 300 ft. on the east side of Nagle av, extending through 200 ft. to an unnamed st, 300 ft. south of Elwood st.

NORTHERN AV.—Hornor & Co. sold for H. G. Autenreith the property 200x218 and a 2-sty frame dwelling on the east side of Northern av, 556.2 ft. north of 181st st. The plot adjoins the holdings of James Gordon Bennett and lies directly opposite the Riverside Drive homes of W. M. Kingsley and James Harden. The castle home of Dr. C. V. Paterno is just to the south on Riverside Drive. The buyer is reported to be an investor.

Bronx.

144TH ST.—Sharrott & Thom sold for a client 519 East 144th st, near Brook av, a 5-sty flat on plot 37.6x100. The buyer is an investor.

157TH ST.—The Public Service Commission bought from William Waldorf Astor the property at 157th st, River and Gerard avs required for the construction and operation of Section 15 of the Lexington av subway. The purchase price is \$142,000. The property has frontages of 514 ft. on River av, 230 ft. on 157th st, 488.44 ft. on Gerard av and 231.45 ft. on the line of the land owned by Gerard W. Morris.

158TH ST.—Louis Reiss sold for the Eliza M. Anstatt estate the 4-sty triple flat at 461 East 158th st, on lot 25x100.

BAINBRIDGE AV.—Eugene J. Busher sold for Maria Bonhag the 3-sty frame 2-family house at 2593 Bainbridge av, 22.8x85, to an investor.

BAISLEY AV.—Louis Reiss sold for Louis Becker 4 lots, 100x100, in Baisley av, Lohbauer Park.

BELMONT AV.—Louis Reiss sold for Thomas D. Malcolm the 5-sty triple flat at the southeast corner of Belmont av and 179th st, on lot 30x100.

BROOK AV.—Sharrott & Thom sold for Ida E. White 546 Brook av, a 5-sty flat on lot 25x100.

BRYANT AV.—J. Prattner and I. Klein sold for the Brown Realty Co. 649 to 657 Bryant av, four 2-family houses, each on lot 25x100, to Dr. H. Westfeling, who gives in exchange the southeast corner of Hughes av and 181st st, a 5-sty building on lot 51x114.

EAGLE AV.—Eugene J. Busher sold for Flanagan Incorporated 699 Eagle av, a 5-sty flat, 50x80x95, to an investor. This house is near the Westchester Jackson av subway station.

FOREST AV.—David Amolsky sold the southeast corner of Forest av and 166th st, three 5-sty flats, on plot 102.7x150, to M. Cohn.

GRAND BOULEVARD AND CONCOURSE.—Matthew B. Larkin sold the plot, 50x111, in the east side of the Grand Boulevard and Concourse and extending through to the west side of Ryer av, beginning 100 ft. south of Field pl, to Thos. J. O'Neill. Mr. Larkin also sold to Mr. O'Neill the two adjoining plots, with residences, comprising the southeast corner of the Concourse and Field pl; also the southwest corner of Ryer av and Field pl. The buyer now controls a plot fronting 150 ft. in the Concourse, 91 ft. in Field pl and 153 ft. in Ryer av, which he intends to improve.

OGDEN AV.—Snowber & Smith sold for the Dorothy Realty Co to an investor the Dorothy, at 904 Ogden av, a 6-sty apartment house on lot 50x115. The house was built by Hugh Thomas and is one of the finest apartments in this section of the Bronx. It adjoins Macomb's Dam Park and overlooks the Harlem River Valley. The selling price was around \$85,000.

Brooklyn.

FULTON ST.—The Desmond Dunne Co. bought 461 Fulton st, a 3-sty business building, from the Lawrence Realty Co.

FULTON ST.—H. J. Miller sold 2110 and 2112 Fulton st, two 4-sty brick double flats, to Clara Vetter for investment.

FULTON ST.—H. J. Miller sold 2063 Fulton st for E. E. Lewis to a client for investment.

HULL ST.—H. J. Miller sold 163a Hull st, a one-family brick dwelling, to Mrs. Tompkins for occupancy.

PARK PL.—The Bulkley & Horton Co. sold for J. P. Robinson, of Manhattan, a lot 27.6x131, on the north side of Park pl, 40 ft. west of the Brighton Beach elevated road. About two weeks ago the same brokers sold the adjoining plot, and the buyer will erect at once a large apartment house, ready for occupancy on or about March 1, 1913.

SACKMAN ST.—H. J. Miller sold 10 Sackman st, a 20-family steam heated apartment for the Jaquith Co. to a client for investment.

UNION ST.—The Plaza Club bought for a new home 820 Union st, a 3-sty house, through John F. James & Sons, from the Sargeant estate.

3D ST.—Burrill Brothers sold for the estate of Charles Felman the dwelling at 5H 3d st, near 8th av, to a client.

56TH ST.—Frank A. Seaver sold the block front, 700x100, on the north side of 56th st, running from 1st to 2d av, for the Mechanics' Bank to a manufacturing company, which will later erect a 3-sty brick building covering the entire plot.

66TH ST.—H. J. Miller sold a plot of lots 40x100, on the south side of 66th st, 140 ft. east of 12th av, to a client for investment.

BEDFORD AV.—Joseph Metzger sold for H. Goody to S. Siris the two 4-sty tenements at 804 and 806 Bedford av, on plot 31.6x100 each.

CLINTON AV.—Leonard N. Vaughan sold for the Ingraham estate the old mansion at the corner of Clinton and Gates av, on plot 78x125, to Levy & Baird, who will erect on the site a 7-sty elevator apartment house, which it is estimated will cost about \$200,000.

LINDEN AV.—H. J. Miller sold 120 Linden av, near Bedford, a 2-family dwelling to Mary Roberts for investment, and resold same to Edmund Bassett for occupancy.

KINGS HIGHWAY.—Studwell & Burkhard and J. Howard Ashfield sold the old Stillwell home-stand on Kings Highway and West 1st st, in Gravesend. The plot is 100x650, and was sold for Georgene S. Voorhees to Henry Grassman for about \$35,000. The property has been in Mrs. Voorhees family for the past 200 years, and is another of the old Gravesend land marks that have got to make way for the new and modern improvements.

5TH AV.—Tutino & Cerny sold for Joseph and Ellis Hoerger to a client for investment two 3-sty brick buildings with stores and apartments at the southwest corner of 5th av and 50th st, on plot 48x100, known as 5002 to 5006 5th av; also a one-family brick house at 474 50th st. This is the largest sale ever recorded on 5th av beyond 39th st.

14TH AV.—Frederick Southack and Alwyn Ball, Jr., sold for the Borough Park Co. a plot on 14th av, near 50th st, Borough Park, to a client for improvements.

Queens.

DOUGLSTON PARK.—Alfred E. Lloyd sold for the Douglaston Realty Co. to Dr. Wm. C. Deane, president of the Wm. C. Deane Realty Co., a house, on a plot 60x100, in Douglaston av, between the Boulevard and Virginia rd; also the adjoining house, owned by the same company, on a plot 60x100, to Mrs. Florence M. Connor.

LONG ISLAND CITY.—Thomas & Gold sold for a client 24 lots in the Steinyway section of Long Island City located on Purdy st, Wolcott and Ditmars avs to the F. & F. Construction Co. for improvement with sixfamily brick apartment houses. James B. Thomas has procured for the buyers building loans aggregating \$132,000.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Henry A. Ferran to Frank F. Ives the north-west corner of St. John av and Watchogue rd, a plot 60x75.

ELTINGVILLE BEACH.—J. Sterling Drake sold for Louis B. Kline to H. G. Gager 10 lots on Ocean driveway, which the new owner expects to immediately improve with high class modern bungalows. This is one of the choicest sections of the South Shore of Staten Island.

GRYMES HILL.—Cornelius G. Kolff sold for the estate of Sarah A. Cisco a plot 200x100 on Richmond turnpike, adjoining the convent of Notre Dame de Montreal.

Suburban.

CEDARHURST, L. I.—The Cedarhurst Park Land & Improvement Co. sold to Nathaniel Fisher the 3-sty dwelling, on plot 75x100, in Oxford rd, 100 ft. from Rugby rd, for \$10,000. S. M. Bondy was the broker.

JERSEY CITY, N. J.—Thomas H. Taylor sold to Anne Branbach 104 Monticello av, a store building, on lot 19x73.

GUTTENBERG, N. J.—C. A. Tissot sold to John Zeller 13 26th st, a two-family house, on a lot 25x100; also 19 26th st to John Kroenig, a dwelling, on lot 25x100.

JERSEY CITY, N. J.—Charles and Jacob Auerbach sold to Sarah C. Laxey 99, 104 and 106 Old Bergen rd, three six-family flats.

NEWARK, N. J.—Feist & Feist sold for the Waverly Park Improvement Association to John C. Gregory vacant parcel east side of Freling-

huysen av, opposite Whittier pl, with frontage of 225 ft. and average depth of about 600 ft.

NEW ROCHELLE, N. Y.—Henry G. Tobey sold his handsome residence at Premium Point through S. Osgood Pell & Co. and Douglas L. Elliman & Co. The property faces in the Long Island Sound and Echo Bay, and consists of a stone house and garage, and is embellished by a stone wall. The residence of C. Oliver Iselin is near by.

RIVERDALE, N. J.—Dudley P. Power sold to Robert Galloway the homestead farm of Alfred P. Coburn. The farm consists of 40 acres.

HAWTHORNE, N. Y.—John R. Davidson sold to Isabel S. Turner the frame dwelling with about 14 lots in Commerce st, Sherman Park.

RAMSEY, N. J.—Irving Wolfe sold for Charles J. Lorez a tract of land to the Nutley Realty Co., which gave in part payment a plot at Sylvian pl and Daily st, West Nutley. The Nutley Realty Co. will improve the Ramsey tract with a bungalow development.

JERSEY CITY, N. J.—Samuel T. Fairbanks sold to George Bernhardt 50 Dwight st, a two-family house, on lot 25x100.

HOBOKEN, N. J.—Julius H. Kruse sold to Ferguson Brothers Manufacturing Co. a plot 75x100 at the southwest corner of Monroe and 8th sts.

SOUTHAMPTON, L. I.—Alfred E. Schermerhorn sold 3½ acres of land on the west side of First Neck la, adjoining the Meadow Club, for Mrs. Alfred Nelson to the Meadow Club of Southampton. The club will use this land for extensions to its courts and other club uses.

JERSEY CITY, N. J.—The Manhattan Electrical Supply Co. bought one of the choicest factory sites in Jersey City, including the block of 38 lots, bounded by Johnston av, Pine and Monitor sts and the National Dock Railroad, from the National Casket Co. The plot has direct rail connection with the Lehigh Valley and National Dock railroads. The purchase price is said to be about \$50,000. The sale was made through C. Howard Slater. A new factory will be erected on the property.

HACKENSACK, N. J.—Terence J. McManus, of the law firm of Olcott, Gruber, Bonyng & McManus, bought the Calloway residence, on Summit av. The property, which is in the Heights section, was held at about \$30,000.

FARMINGDALE, N. J.—Louis Schlesinger, Inc., sold to Wm. T. Van Horn, of Orange, N. J., a farm consisting of 40 acres, a residence and a number of outbuildings.

JERSEY CITY, N. J.—Neil P. Cullom bought for the Central Railroad Co. of New Jersey 104 Wilson st, a dwelling on plot 50x100; also 12 lots in the east side of Wilson st, adjoining.

JERSEY CITY, N. J.—Joseph H. McGuinness sold to William Hetherington the plot, 79x80, at the northeast corner of West Side and Kensington avs, for improvement with a dwelling. The buyer gave in payment 150 Clendenny av and 167 Ege av, two six-family flats.

JERSEY CITY, N. J.—Thomas F. Carey bought from James A. McCormick 120 Kensington av, a dwelling on lot 25x79.

NEWARK, N. J.—Robert B. Stoutenburgh sold for Sarah G. Perkins to Charles Jacobson 53 High st, a three-family flat on lot 19x75.

JERSEY CITY, N. J.—Max Feinstein sold to Sadie Gold 727 Grand st, a 4-sty store and apartment building on plot 78x52.

JERSEY CITY, N. J.—John J. Erwin sold for the Smith estate to Wm. Clossy 2840 Boulevard, and to Dennis Mullins 30 and 32 Central av and 91, 93 and 95 Fleet st.

BAYONNE, N. J.—The Board of Education, of Bayonne, bought from Robert H. Elsworth a plot 112x180 ft. in the north side of West 38th st, near Broadway.

JERSEY CITY, N. J.—Harry J. Max sold to Charles J. Flynn, 36 and 38 Broadway, near Corbin avenue, two eight-family brick flats, on plot 73x75.

JERSEY CITY, N. J.—C. A. Tissot sold to F. H. Wimmers, 18 Nesbit st, a two-family house, on lot 18x100.

EAST ORANGE, N. J.—Samuel T. Fairbanks sold for George Dickinson to Mary A. Thompson, 363 and 367 Park av. The buyer gives in part payment \$17 to 321 East 9th st, Brooklyn, four two-family houses.

RIVERSIDE, CONN.—The Franklin Edson, Raymond B. Thompson Co. of Greenwich, Conn., sold for the estate of Catharine L. Lowther, two large building sites overlooking the Sound to Charles and Edward Slosson, who will build two dwellings for their own occupancy.

GREAT NECK.—The Shields Co. and John R. Hoyt sold for Andrew J. Cobe and J. W. Jacobus the Skidmore property, comprising 72 acres with 1,000 feet of waterfront on the Sound at Elm Point, adjoining the estates of Mrs. H. B. Gilbert, Mrs. Satterwaite, George M. Plympton and Cord Meyer. The buyer, Thomas A. Howell, gave in part payment 598 Broadway, Manhattan. The Skidmore property was originally purchased from the Indians by the Skidmores and has only changed hands once during this period. It is the last desirable unimproved waterfront tract left in the vicinity of Great Neck. The new subway system and the electrification of the North Shore division will bring Great Neck as close to Herald Square as 15th st in point of time. This is already stimulating inquiries for Great Neck property. The total consideration involved was \$800,000.

RECENT BUYERS.

MARIE R. POWER is the buyer of the dwelling 250 West 70th st, sold by Dr. Philip Embury. The buyer will occupy.

THE GAULT REALTY CO., Henry L. Goodwin, president, is the buyer of the northwest corner of Horatio and West 4th sts, the sale of which by Maurice Myers through Phineas Smith was reported recently.

HENRY D. WALBRIDGE is the buyer of the former Charles Steele residence, at 34 West 49th st, reported sold some time ago by Henry D. Winans & May. Mr. Walbridge also bought a half interest in the adjoining house at 32.

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Rickert-Finlay Realty Co.
45 West 34th Street

THE BOURBONVILLE REALTY CO.'s the buyer of the property 241 to 245 West 64th st, 75x100, sold recently. The company will build a 2-sty automobile service building with foundations of sufficient strength to carry additional stories.

LEASES—MANHATTAN.

SHARROTT & THOM leased for Herman Joveshof the store in 969 3d av for 5 years at a gross rental of about \$10,000.

SLAWSON & HOBBS rented the following private houses: 877 West End av, for W. A. Weselman to W. H. Hughes; 250 West 105th st, for M. Cherry to R. C. Jones; 236 West 70th st, for W. K. Lindgard to Dr. Sweet.

WEBSTER B. MABIE & CO., as agents for 23 West 24th st, rented the front half of the 3d floor to Fantel & Weinstein, manufacturing furriers.

EDGAR A. MANNING leased the parlor floor in 67 West 48th st to Wm. Naddelman for a term of 5 years, and offices in 141 to 147 West 45th st to Christian H. Lang.

PEASE & ELLIMAN rented apartments in 167 West 72d st to Dr. David Orr Edson; in 930 West End av to Joseph C. Engel; in 234 Central Park West to Edgar C. Riebe; in 315 West 79th st to Edwin J. Beinecke, and in 307 West 79th st to Wm. E. Dickey.

PHILIP G. BARTLETT leased for 5 years the Grigsby residence, at the northwest corner of Park av and 67th st, at an annual rental of about \$10,000. The dwelling is five stories high and is owned by Miss Emily B. Grigsby, who is a ward of the late Charles T. Yerkes. Mr. Yerkes made her a present of the house in 1898.

WARD B. BELKNAP leased for John Blackburn Miller the 4-sty dwelling 77 East 10th st for ten years to Nathan Schwab, who will remodel the building for business purposes.

SYDNEY S. COHEN leased the lot, 26x42, northeast corner of Broadway and 49th st, for 105 years, to the newly formed Inter-City Leasing Co., which will get possession of the property in October, 1913. The owners are Henry Brash, Alma Rosenberg, Jessie Ash, Blanch Weiler and Agnes Abrahams. When the lessees get possession it is planned to erect a 6-sty structure. The lot was bought in 1892 for \$30,200.

DOUGLAS L. ELLIMAN and Worthington Whitehouse leased for a term of years the top floor in the new 6-sty building at 18 East 46th st to A. Rippen & Co., ladies' tailors.

FREDERICK FOX & CO. leased the store at the northeast corner of Broadway and 29th st to the Chicago, Milwaukee & St. Louis Railroad Co.

PETER GILSEY & CO. leased 5 lots in the new building at the southeast corner of 14th st and 7th av for a long term of years to the Whiting Paper Co.; also one loft to Max Oppenheim for a term of years. Over half of the building has now been rented from the plans.

M. M. HAYWARD & CO. leased the 5th loft in the new concrete building at 511 and 513 West 42d st to Theo. Hofstatter & Co., decorators.

MRS. V. L. P. MONTGOMERY leased for Charles Scribner his residence at 12 East 38th st to a Mr. Stroupe for 5 years; also for George F. Baker the two 4-sty dwellings 13 and 15 East 38th st to Miss M. L. Pennybacker for 8 years.

THE CHARLES F. NOYES CO. and Corn & Co. leased the store in 79 West 23d st for a term of years to the Hartford Lunch Co. at an aggregate rental of about \$75,000, and space to M. H. Rosenberg & Co. and Hirsch Bros.; also the 5th floor to Neugass Bros., and space on the 10th floor to Philip Mark & Co.; offices to Samuel Fein, Joseph Newman and John F. Kolkebeck, and the cigar privilege in the main corridor to Roseno Bros. The rent under these leases aggregates about \$200,000.

PEASE & ELLIMAN leased the store, basement and 1st loft in the building being erected by the Marmac Construction Co. at 241 to 245 West 37th st to E. P. Dutton & Co., publishers, for their wholesale business, for a long term of years; also 50 East 64th st, a dwelling, to David Bennett King, and the house 53 East 73d st to Walter E. Hope; also apartments in 1 West 30th st to Spencer F. Johnson and A. L. Bishop; in 12 East 87th st to Chalmers Dale; in 840 Park av to Louis De B. Moore; in 104 East 40th st to Bella De Costa Green; in 875 Park av to Charles S. Sarjent, Jr., and Herbert L. Jones, and in 970 Park av to Irving Stern and Jesse Weinberg.

SHAW & CO. leased the following stores to the Standard Pure Food Stores Co., Inc.: Southeast corner of 179th st and Broadway, 2117 8th av, northeast corner of 121st st and Amsterdam av, northeast corner of 180th st and Broadway and 331 Lenox av.

F. J. TAYLOR & CO. leased for Mabel Goodwin the entire building at the northwest corner of Jerome av and North st for a term of years.

WILLIAM H. WHITING & CO. leased the store in 65 Fulton st to Thompson & Ungerer; also the basement and sub-cellar in 18 Spruce st, through to 26 Beekman st, to John Racky; and in conjunction with the Charles F. Noyes Co. two floors in the Turnbull Building to Haddon & Co. and the General Appliance Corporation.

JOHN J. CLANCY & CO. leased for G. G. Schurman the dwelling at 49 West 58th st to Dr. Murray Waxman.

THE CROSS & BROWN CO. leased for John R. McMurray space on the 3d floor of 12 and 14 West 37th st for a term of years to Benj. Morsoff and Abraham Reich.

FREDERICK FOX & CO. leased the 11th floor in the building now in course of construction at 1 to 13 East 33d st to Edmonds & Lefkovic, the 7th floor in 29 to 33 West 35th st to Simon Weltman & Co., the 4th loft in 43 to 47 West 48th st to the Aero Waist Co., space on the 10th floor in the Mecca Building, corner 23d st

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and 6th av. to Philip Mark & Co., the 9th loft in 37 and 39 East 21st st to Theodore Wolfers and the 2d loft in 42 East 12th st to Schneider & Zimmer.

JOHN N. GOLDING leased space in the corridor at 71 Broadway to Page & Shaw; also for Alice Keteltas and Edith M. K. Wetmore to Frederick Dohrmann 37 St. Marks pl. and has renewed for a term of years the lease on 5 East 73d st for the estate of A. S. Rosenbaum to Mrs. F. A. V. Twombly.

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD rented the 1st loft in 29 East 31st st.

HEIL & STERN leased for the Building and Engineering Co. the 11th floor in their new building now being erected at 40 to 46 West 25th st to Drouin, Dretzin & Co.

SAMUEL H. MARTIN leased the store and basement in 481 9th av to John Behrens.

LOUIS SCHRAG leased for the estate of Max Green the building at 203 7th av to William Nodelmann for a term of years; also for Joseph W. Cushman & Co. 346 West 23d st.

JAMES H. STRYKER leased for William H. Reynolds to a client a portion of the ground floor of the old Vanderbilt Hotel, at the northeast corner of 42d st and Lexington av. The lease is for a term of years, and after extensive alterations the store will be used and occupied as a cafe and restaurant.

M. M. HAYWARD & CO. leased for a term of years for Wm. L. Loew the store and basement in 2630 Broadway to J. Newmark, leather goods.

CHAS. F. NOYES CO. has leased for various clients, offices in 130 Pearl st to Albert F. Felheimer, J. K. Butler Co. and the General Reduction Gas & By-Products Co.; in 48 New st an office to Charles Donnelly; at 45 John st offices to Ralph J. Koch and to Hieronimus A. Herold; at 104 Fulton st offices to A. M. Bustard & Co.; offices at 21-23 Ann st to F. P. Billmeyer & Co., and offices at 81 Fulton st to Charles S. Trench.

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD leased for the Long Acre Land Co. the corner suite of offices on the third floor of the Long Acre Building, now nearing completion, at the northeast corner of Broadway and 42d st, for a term of years, to John Muir & Co., a stock brokerage firm, now at 71 Broadway.

THE CROSS & BROWN CO. leased space in the Stiner Building, 1261 to 1265 Broadway, to the following: Frank E. Hannon Co., Mutual Trading Company, Henry L. Wood and Sanden Electric Co.

JOHN N. GOLDING leased offices in the new Eighty Maiden Lane Building to Abraham G. Lampke, Stanley C. Fowler, Cator Woolford, the Insurance Press, William J. de Rivera and the Jeweller's Co-operative Syndicate.

THE CHARLES F. NOYES CO. rented the store and basement of 289 3d av to William B. Koller & Bro. for a term of years; the store and basement in 180 William st temporarily to I. M. King; the ground floor in 59 Ann st to C. S. Morrell; the basement and sub-basement in 43 John st for Jacob Corday to Charles Schackne for a term of years and the store, basement and first loft in 171 Front st for the Haynes Co. to R. P. Franqui for a term of years.

SLAWSON & HOBBS rented the following private houses: 167 West Seventy-fourth st for Mrs. A. J. Sands to W. A. Kellogg; 251 West Seventy-fifth st for Percy T. Griffith to Dr. Clark; 147 West Eighty-seventh st for the Misses Seamon to R. A. Jones; 112 West Seventy-eighth st for Dr. Heltzman to Mrs. A. Hill.

LUDWIG C. TRAUBE rented for the Charter Realty Co. the dwelling at the southeast corner of Park av and 92d st, to R. Shapiro.

M. M. HAYWARD & CO. leased for Albert L. Thompson the entire 7th loft in the new concrete building, 511 and 513 42d st, to Charles Pfizer for the manufacturing of the Safety Home Motion picture machines.

THE CROSS & BROWN CO. leased for Edna Abrams the store and basement in 1664 Broadway to Cimmiotti Bros.

LEASES—BROOKLYN.

H. J. MILLER leased to the City of New York for purposes of a clinic 1249 Herkimer st, a large semi-detached dwelling.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased as follows: At Far Rockaway, L. I., for Edward Sacks, cottage in Bayswater to M. Wilson; for Nora D.

McCall, cottage in Simis Beach to Mrs. P. H. McNulty; for Nora D. McCall, cottage in Simis Beach to Percy L. Gusterman; for W. J. McKenna, cottage on Hollywood av to Julius Kaufman; at Arverne, L. I., for H. H. Realty Co., apartment on Ocean av to I. Samuels; for H. H. Realty Co., apartment on Ocean av to Joseph E. Elle.

LEASES—SUBURBAN.

ALFRED E. SCHERMERHORN rented at Southampton: For Shepherd Knapp de Forest, his cottage on the north side of Ox Pasture rd to J. Searle Barclay; for T. O'Donnell Hillen, Mrs. Henry R. Coe's "Pine Tree Cottage," on the west side of First Neck la, to H. Carroll Brown; for G. A. Weaver, his "Ivy Lodge," on the east side of Captain's Neck la, to J. Lorimer Worden; for Mrs. Archibald M. Brown, her cottage on the Shinnecock Hills to Harold T. White; for Alfred H. Swayne, his "Algoma," on the Shinnecock Hills, to Thomas G. Condon; for the Misses Ball, their "Hilcrest," at Watermill, to John Egmont Schermerhorn; for Miss Caroline Henry, her cottage in the Art Village to Dr. Edward L. Keyes.

REAL ESTATE NOTES.

JOHN FINCK has placed a loan of \$330,000 at 4½ per cent. on the apartment houses covering the block front on the east side of Broadway, between 142d and 143d sts.

THE FIFTY BROAD STREET CO. has been incorporated at Albany with an authorized capitalization of \$10,000. It has for incorporators John V. Cockroft, Frederick V. Monell and Alexander B. Tappen.

CHARLES G. GATES has been elected a member of the executive committee of the United States Realty and Improvement Co. to succeed his father, the late John W. Gates.

OGDEN & CLARKSON have been appointed agents for 1181 Tinton av, 1024 Simpson st, 1028 Simpson st, 433 West 38th st, 526 and 528 West 49th st and 219 and 223 East 44th st.

THE TITLE GUARANTEE & TRUST CO. has loaned \$63,000 on first mortgage to Charles Lane, who has bought the stores and flat houses at 455 6th av and 101 West 27th st. The mortgage is for 3 years at 5 per cent.

J. G. EINSTEIN, formerly of the private sales department of Joseph P. Day, and Herbert J. Morris and J. Herbert Morganstern, formerly connected with the mercantile leasing department of Denzer Bros., have opened offices at 1123 Broadway as J. C. Einstein Co., Inc., for the transaction of a general real estate brokerage business.

SAMUEL J. WAGSTAFF has been appointed receiver of the rents of property in the east side of Loring pl, 351.10 ft. north of 183d st, a tenement, pending a suit brought by Lulu C. Muller and others to foreclose a mortgage of \$12,500.

WILLIAM WOLFF'S SONS negotiated the sale of the southeast corner of 1st av and 76th st.

THE ASTOR TRUST CO. loaned a mortgage of \$3,750,000 to the B. F. Keith's New York Theatres Co., covering the three theatres known as the Colonial, on 62d st and Broadway; the Alhambra, on the southwest corner of 7th av and 126th st, and the theatre in the Bronx, on the southwest corner of Melrose av and 150th st.

THE DUFF & BROWN CO. has been appointed agent of 1516 and 1518 Amsterdam av, southwest corner of 135th st.

L. J. PHILLIPS & CO. negotiated the recently reported sale of the dwelling at 30 West 82d st for Naomi A. Solomon.

SOLOMON STERN has been appointed agent of the 8-sty office building at 31 and 33 East 27th st. Mr. Stern recently sold this property for George B. Leonard.

THE TITLE GUARANTEE & TRUST CO. loaned \$110,000 on first mortgage to the Tappan Realty Co. This covers the Yorkville Theatre, located at 157 to 161 East 86th st.

THE CROSS & BROWN CO. has been appointed agent for the Heidelberg Building, at Broadway and 42d st, which was recently bought by the Godair & Wimmer Company, of St. Louis, Mo.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 102 East 52d st and 121 East 52d st by the Montana Realty Co.

ARCHIBALD H. WAHN has been appointed receiver of the rents of 139 West 131st st, a 3-sty dwelling, on plot 18x99.11, pending a suit brought by the Queen Mab Co. to foreclose a mortgage of \$13,000.

AUCTION SALES OF THE WEEK. MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 5, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisers' Legal Sales.

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

JOSEPH P. DAY.

*84TH st, 441 E, ns, 175.3 w Av A, 18.9x 102.2, 3-sty & b stn dwg; due, \$7,167.23; T&c, \$425.75; Geo H Conger, party in int. \$7,825

*85TH st, 122 W, ss, 239 w Col av, 18.6x 102.2, 4-sty & b stn dwg; due, \$3,426.88; T&c, \$202.82; sub to pr mtg of \$19,000; Frank L Fisher Co. \$24,093

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

113TH st, 112 E (), ss, 160 e Park av, 25x100.10, 5-sty bk tnt; due, \$22,893.03; T&c, \$600.00; Sara Cohn gdn. 18,000

*115TH st, 350 W, swc Manhattan av, 92 x27, 5-sty bk tnt; due, \$29,303.79; T&c, \$2,108.08; Emanuel A Gardner. 32,050

*143D st W, sec Lenox av, see Lenox av, sec 143.

*170TH st, 426 E, see Brook av, 15Y8.

Brook av, 1378 (), sec 170th (No. 426), 24.6x100 to NY & Harlem R R Co, 6-sty bk tnt & str; due, \$35,024.56; T&c, \$1,925.35; Empire City Savgs Bank. 30,000

Crotona av, 2154-S (), es, 336.7 n 181st, 81.6x97.9x71.7x105.2, 2 5-sty bk tnts; due, \$55,032.04; T&c, \$670.02; Manhattan Mtg Co. 54,000

*Lenox av, 654, sec 143d, 24.11x85, 1-sty bk str; due, \$6,542.26; T&c, \$850; Katherine C Schaeffler. 13,000

*Madison av, 1431-3, sec 99th (No 48), 50.11x100, 7-sty bk tnt & str; due, \$94,045.03; T&c, \$3,010; withdrawn.

*Manhattan av, swc 115, see 115th, 350 W

Mayflower av (), es, 361.8 n Pelham rd, 50x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Abbie H Wightman. 2,000

*Mayflower av, es, 224.7 s Alice, see Pilgrim av, ws, 216.10 s Alice.

*Mayflower av, es, 274.7 s Alice, 25x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Geo McCausland. 500

Pilgrim av (), ws, 266.10 s Alice, 25x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Abbie H Wightman. 425

Pilgrim av (), ws, 191.10 s Alice, 25x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Abbie H Wightman. 400

Pilgrim av (), ws, 216.10 s Alice, 50x200 to Mayflower av, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Abbie H Wightman. 1,700

*Pilgrim av, ws, 291.10 s Alice, 25x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Geo McCausland. 425

*Pilgrim av, ws, 316.10 s Alice, 25x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Grossman Bros. 525

Pilgrim av (), ws, 341.10 s Alice, 50x100, Throggs Neck; due, \$—; T&c, \$—; sub to 1st mtg of \$6,000 on this & other prop; Abbie H Wightman. 820

JAMES L. WELLS.

Boscobel av, 1424 (), es, 46.11 s Plympton av, runs e95.6xsl.3xsw27.8xw83.7x26 to beg, 2-sty fr dwg; due, \$5,588.53; T&c, \$300; Henry Lipps Jr et al trstes. 4,000

Boscobel av, 1422 (), es, 72.11 s Plympton av, 25x71.8x27.9x83.7, 2-sty fr dwg; due, \$5,410.55; T&c, \$400; Julia Lipps. 4,000

All and singular the whole line of railroad of the City Island R R Co, rolling stock, &c (), due, \$30,688.93; T&c, \$—; Interborough Rapid Transit Co. 25,000

Line of R R Pelham Park R R Co (), extending from Bartow station of N Y, N H & Hartford R R Co through Pelham Park to Marshall's corner &c; due, \$30,565.01; T&c, \$—; Interborough Rapid Transit Co. 25,000

D. PHOENIX INGRAHAH.

Water st, 653 (), ss, 375 w Jackson, 25 x70; 5-sty bk tnt; due, \$9,736.95; T&c, \$710; American Mtg Co. 10,250

CHARLES A. BERRIAN.

Marion av, 2576 (), ss, 150 e Dorothea pl, 25x98.4x20.9x98, 2-sty fr dwg; due, \$2,939; T&c, \$1,100; Alfd Loweth. 4,000

SAMUEL MARX.

*43D st, 100 W see 6 av, 755.

6TH av, 755 (), swc 43d (No 100), 21.5x61, 4-sty bk tnt & str; due, \$20,565.04; T&c \$903.56; Jas Everard's Breweries. 5,000

HENRY BRADY.

55TH st, 245-0 W (), ns, 140 e 8 av, 60 x100.5, vacant; due, \$49,715.03; T&c, \$2,400; sub to a mtg of \$70,000; Jas S Cattanch. 95,000

Hughes av, 2130 (), es, 86.3 n 181st, 16.6x85.6x16.6x85.3, 2-sty fr dwg; due, \$1,331.03; T&c, \$370.66; sub to first mtg \$4,000; Jno M Susser et al. 5,000

J. H. MAYERS.

*Bronx Park av, 370, es, 100 n 177th, 25x100; due, \$2,698.93; sub to pr mtg of \$4,000; Jacob Diamond; corrects error in last issue when consideration was \$1,600. 5,200

Total \$363,013
Corresponding week, 1911..... 739,848
Jan. 1, 1912, to date..... 29,211,076
Corresponding period 1911. 29,588,793

AUCTION SALES OF THE WEEK.
BROOKLYN.

The following are the sales that have taken place during the week ending July 2, 1912:

WM. H. SMITH.

Oak st (*), sec West, 75x25; Virginia G Forsyth. \$4,000

Parkside ter, es, 104.7 n Parkside av, 20x85; Jas A Walsh. 7,200

Parkside ter, es, 124.7 n Parkside av, 20x85; Jas A Walsh. 7,200

Parkside ter, es, 164.7 n Parkside av, 20x85; Jas A Walsh. 7,200

St Andrews pl (*), ws, 119.7 s Herkimmer, 36x85; Rachel V Annin. 8,800

Seeley st (*), ns, 150 e 18th, 50x200 to Terrace pl; Home Trust Co of NY. 3,425

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CLINTON R. JAMES, President
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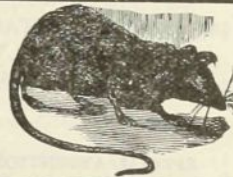


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W 9TH st (*), es, 140 n Av O & being
 lots 52-53, map of Marlboro, 40x100; Jas
 Fay et al. 500

E 17TH st (*), es, 100 n Av O, 40x100;
 Jno W Buckley. 5,750

55TH st, ns, 136.5 w 13 av, 43.8x193;
 Realty Associates. 500

55TH st, ns, 180.1 w 13 av, 43.8x238.8;
 Realty Associates. 500

69TH st (*), ns, 100 w 10 av, 20x90;
 Lillie E Weillbacher. 3,000

69TH st (*), ns, 160 w 10 av, 20x90;
 May H Bulley. 3,000

69TH st (*), ns, 180 w 10 av, 20x90;
 Lillie H Grary. 3,000

73D st, nes, 280 nw 13 av, 50x100;
 Louise Withey. 4,850

85TH st (*), sws, 375 nw 19 av, 35x
 100; Rosalie J Goebel. 3,142

Atlantic av (*), ns, 212.6 w 3 av, 20.10
 x80; Geo J M Imhof. 5,000

Bedford av, es, 630 s Av C, 20x100;
 withdrawn.

Graham av (*), sec Park av, 76.11x
 24.6; Jno Martino. 5,500

Prospect av, nes, 185.3 se 4 av, 25x80;
 Saml Phillips. 5,425

Road leading from Flatbush to Keuters
 Hook, ws, at division line of land of Hen-
 ry Helgans & Kaspar Burkhardt, runs
 n806.2xsw277.9xn139.3xsw117.3 x s 786.6xse
 367.7 to beg; also SAME RD, ws, at di-
 vision line of same land, runs sw324.7xn
 334.9xsel21.6 to beg; Jas McMahon. 9,710

Snyder av (*), sec E 52d, 40x100; Edith
 M Bossey. 9,750

3D av (*), es, 40 n 12th, 19.6x75; Mil-
 lais L Jackson gdn. 1,700

3D av, es, 59.6 n 12th, 19.5x75; Dennis
 J Driscoll. 4,550

3D av, ws, 20 s 11th, 40x80; Dennis J
 Driscoll. 3,055

3D av, ws, 59.10 n 13th, 20.1x96; Israel
 Peskowitz. 2,750

Lots 166 to 175, blk 6; 367 to 376, blk
 12; 391 to 394, blk 12; 428 to 431, blk 13;
 507 to 526, 530 to 533, blk 15; 664 to 684,
 689 to 695, blk 21; withdrawn.

JAMES L. BRUMLEY.

Union st (*) ns, 160 w Albany av, 20x
 100; Jno E Sparrow. 7,500

E 9TH st, ws, 440 s Beverly rd, 40x100;
 Paul Werner. 4,200

17TH st, ns, 233.4 e Prospect Park W,
 26.8x95.4; Lawyers Mtg Co. 7,500

55TH st, ns, 80 w 6 av, 17.8x100.2; Law-
 yers Mtg Co. 3,850

Av Q, cl, intersec es E 38, runs w923.7
 xsl,643xel,093.10xn1,364.3xw208.3xn230.1 to
 beg; withdrawn.

WM. P. RAE CO.

Hart st (*), ss, 230 w Throop av, 19x
 100; Adolphine Coleman. 6,000

Herkimer st, ss, 144 w St Andrews pl,
 18x83.7; Thos Hiscock. 4,100

4TH st, sws, intersec nws 5 av, 97.10x
 79; withdrawn.

6TH st, 620 (*), ss 147.10 w Prospect
 Park W, 20x100; Hahnemann Hospital of
 the City of N Y et al. 10,000

97TH st, swc Ft Hamilton av, runs w
 110xs40.10xe28xn20xe82xn20.10 to beg;
 Wm L McGuire. 5,000

Saratoga av, es, 75 n Pacific, 25x100;
 Alice Aston. 1,200

Schenectady av, es, lot 15, blk 4719;
 foreclosure of tax lien; Flora A Bur-
 bank. 100

THE CHAUNCEY REAL ESTATE CO,
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Glenmore av (*), sec Essex, 100x30;
 Henry Compton et al. 1,000

JERE JOHNSON JR CO.

STH av (*), nws, 60.2 ne 51st, 20x80;
 Kate C Henderson et al. 5,000

Bergen st, nes, 125 nw Smith, 25x100;
 A B Roberts. 7,000

St Felix st (*), ws, 83.11 s De Kalb av,
 20x60; Jas C Danzilo. 1,000

94TH st (*), ss, 100 w Ft Hamilton av,
 20x100; also 94TH ST, ss, 120 w Ft Ham-
 iltan av, 20x100; also 94TH ST, ss, 140 w
 Ft Hamilton av, 20x100; also 94TH ST,
 ss, 160 w Ft Hamilton av, 20x100; also
 94TH ST, ss, 180 w Ft Hamilton av, 20x
 100; also 94TH ST, ss, 200 w Ft Hamilton
 av, 20x100; also 94TH ST, ss, 220 w Ft
 Hamilton av, 20x100; also 94TH ST, ss,
 240 w Ft Hamilton av, 20x100; Geo W
 Smyth. 800

94TH st, ss, 120 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 140 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 160 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 180 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 200 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 220 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

94TH st, ss, 240 w Ft Hamilton av, see
 94th, ss, 100 w Ft Hamilton av.

Flushing av (*), ss, 200 e Tompkins
 av, 25x92x28.8x77.9; Isaac L Reizenstein.
 4,650

Lefferts av (*), ns, 463 e Bedford av,
 20x100; Fredk Opolinsky. 4,800

St Marks av, ns, 125 e Kingston av, 100
 155.7; withdrawn.

Total\$183,207
 Corresponding period, 1911.. 107,175

ADVERTISED LEGAL SALES.
 MANHATTAN AND BRONX.

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

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

119TH st 132 E, ss, 265 e Park av, 20x
 100.11, 5-sty bk tnt & str; Edw Roesler
 et al trstes agt Middle-Town Realty Co et
 al; Middleton S Borland (A), 31 Nassau;
 Walter B Caughlin (R); due, \$17,512.72;
 T&c, \$875; mtg recorded Oct4'09; Joseph
 P Day.

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

131ST st, 250 W, see 8 av, 2174.

141ST st, 101 W, nwc Lenox av (Nos
 621-3), 100x39.11, 6-sty bk tnt & str; Jos
 Coleman agt Jos Golding Realty
 Co et al; Action No 1; Isaac Cohen (A),
 141 Bway; Edgar J Bernheimer (R); due,
 \$13,943.43; T&c, \$2,472.95; Joseph P Day.

142D st, 100 W, swc Lenox av (Nos 637-
 9), 100x39.11, 6-sty bk tnt & str; Julius
 Coleman agt Jos Golding Realty Co et al;
 Action No 2; Isaac Cohen (A), 141 Bway;
 E J Bernheimer (R); due, \$13,943.43; T&c,
 \$2,490.62; Joseph P Day.

Lenox av, 637-9, see 142d, 100 W.

Lenox av, 621-3, see 141st, 101 W.

Locust av, 280, es, 255 n 138th, 260x325
 to East River x261x364, 1-2 & 3-sty bk
 bldgs of marble works; Mutual Life Ins
 Co of NY agt Robt C Fisher et al; Fredk
 L Allen (A), 55 Cedar; Benj A Hartstein
 (R); due, \$264,914.56; T&c, \$9,312.53; Jacob
 H Mayers.

STH av, 2174, es, 50.11 n 117th, 25x100,
 5-sty bk tnt & str; also 131ST ST, 250 W,
 ss, 285 e 8 av, 20x99.11, 3-sry & b stn
 dwg; Gustave Levy et al agt Martin Levy
 et al; Weed, Henry & Myers (A), 62 Wm;
 Maxwell Lustig (R); partition; Joseph P
 Day.

JULY 9.

Pine st, 27-9, ss, 137 e Nassau, runs s
 74.5xe35.2xs17.10xe9.6xs3.2xe6.10xn 94.8 xw
 50.3 to beg, 13-sty stn office & str bldg;
 U S Realty & Impt Co agt Twenty-seven
 and Twenty-nine Pine St Co et al; R G
 Babbage (A), 111 Broadway; Irwin Un-
 termeyer (R); due, \$101,941.82; T&c, \$7,-
 378.90; sub to a prior mtg of \$600,000; Jo-
 seph P Day.

22D st, 457 W, ns, 491.10 w 9 av, 16.5x
 98.9, 4-sty & b stn dwg; Edw H Burger
 agt Hortensia Daussa et al; Adolph
 & Henry Bloch (A), 99 Nassau; Jno H Ro-
 gan (R); due, \$2,100.30; T&c, \$302; sub
 first mtg of \$8,500; Joseph P Day.

126TH st, 320 E, ss, 325 e 2 av, 25x99.11,
 5-sty bk tnt; Sara C Hadden extrx agt
 Bernard Brown et al; Addison Gardner
 (A), 160 Bway; Chas K Allen (R); due,
 \$15,798.93; T&c, \$427.06; mtg recorded Nov
 1'06; Joseph P Day.

188TH st W, swc Audubon av, see Audu-
 bon av, ws, whole front bet 187th and
 188th.

Audubon av, swc 188, see Audubon av,
 ws, whole front bet 187th & 188th.

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

Anthony av, swc Prospect av, see Clay
 av, es, abt 20 s Prospect pl.

Audubon av, ws, whole front bet 187th
 & 188th, 189.9x75, 6-sty bk tnt & str;
 Jacob Levy agt Huldana Realty Co et al;
 Arnstein, Levy & Pfeiffer (A), 128 Bway;
 Royal E T Riggs (R); due, \$36,854.22; T&c,
 \$4,589.41; mtg recorded Sept29'10; Joseph
 P Day.

Bergen av, 643, ws, 222.6 n 152d, 25x100,
 2-sty & a fr dwg; Jno R Stolzenberger agt
 Catherina B Schmitt et al; Emil Hermann
 (A), 391 E 149; Solon B Lilienstern (R);
 due, \$1,504.82; T&c, \$450; Geo Price.

Clay av, es, abt 20 s Prospect pl, runs s
 75xe185 to Anthony av xn95 to Prospect
 pl xw92.6 xs20xw92.6 to beg, vacant;
 Henry Iden exr et al agt Eva W Bailey
 et al; Salter & Steinkamp (A), 40 Nassau;
 Henry N Steinert (R); due, \$8,872.06; T&c,
 \$3,743.95; Henry Brady.

Kingsbridge rd, 20, ss, 98 w Morris av,
 16x80, 3-sty bk dwg; Farmers' Loan &
 Trust Co exr agt H U Singh Realty Co et
 al; Geller, Rolston & Horan (A), 22 Ex-
 change pl; Alfred Steckler Jr (R); due,
 \$7,692.57; T&c, \$221.91; Saml Goldsticker.

St Ann's av, 111, ws, 75 n 132d, 25x75,
 5-sty bk tnt; Stephen J McCarthy agt
 Jonas Weil et al; Clarke & Clarke (A),
 51 Chambers; S Howard Cohen (R); due,
 \$9,750.33; T&c, \$474.52; Mtg recorded July
 10'07, Saml Marx.

Webster av, 3540, es, 513.4 n Gun Hill
 rd, 18x74.3, 2-sty bk dwg; Jno Hyslop agt
 Irving Consn Co; Action No 2; Merrill &
 Rogers (A); Wm H Peck (R); due, \$5,-
 137.30; T&c, \$157; Joseph P Day.

Webster av, 3548, es, 585.4 n Gun Hill
 rd, 18x74.3, 2-sty bk dwg; Francis G Lloyd
 et al trstes agt Irving Consn Co et al;
 Merrill & Rogers (A); Wm H Peck (R);
 due, \$5,137.30; T&c, \$157; Joseph P Day.

Webster av, 3538, es, 495.4 n Gun Hill
 rd, 18x74.3, 2-sty bk dwg; Jno Hyslop agt
 Irving Consn Co et al; Action 1; Merrill

& Rogers (A), 100 Bway; Wm H Peck (R); due, \$5,133.82; T&C, \$157; Joseph P Day.

Webster av, 3550, es, 603.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; same agt same; Action 3 same (A); same (R); due, \$5,130.42; T&C, \$157; Joseph P Day.

Webster av, 3544, es, 549.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Francis G Lloyd et al trstes agt Irving Constn Co et al; Action 1; Merrill & Rogers (A), 100 Bway; Wm H Peck (R); due, \$5,140.82; T&C, \$157; Joseph P Day.

5TH av, 2036, ws, 40.10 s 126th, 20x85, 4-sty & b stn dwg; Leah Bartley et al admsrs agt Wm Simpson et al; Herbt A Knox (A), 198 Bway; Chas P Northrop (R); due, \$20,691.51; T&C, \$239.42; Joseph P Day.

JULY 10.

27TH st, 265-73 W, see 8 av, 340.

178TH st, 866 on map 870 E, sec Crotona pkwy (No 870), 116.3x35.9x100.1x39.5, 5-sty bk tnt & str; Title Guar & Trust Co agt Katonah Constn Co et al; Harold Swain (A), 176 Bway; Frieda Bosler (R); due, \$39,221.53; T&C, \$1,623.89; Joseph P Day.

182D st E, ns, 191.3 w Southern blvd, 50x100, vacant; Saml Hollander agt Annie Kehoe et al; Louis M Shimel (A), 277 Bway; Melvin H Dalberg (R); due, \$2,308.76; T&C, \$1,000; Jos P Day.

Concord av, 466, es, 175 n 145th, 25x100, 3-sty & b stn tnt; Torquato Mancusi agt Filomena Lizzo et al; Abr H Brill (A), 245 Bway; Saml B Hamburger (R); due, \$2,208.53; T&C, \$528.10; Saml Goldsticker.

Crotona pkwy, 870, see 178th, 866, on map 870 E.

5TH av, 340, nec 27th (Nos 265-73), 24.6 x81.10, 2, 3 & 4-sty bk tnts & str; Lena Hessberg agt Hattie E Archer et al; Wolf & Kohn (A), 293 Bway; Max S Levine (A); due, \$47,324.40; T&C, \$1,078.11; Henry Brady.

JULY 11.

116TH st, 338 E, ss, 225 w 1 av, 16.8x100.10, 3-sty & b stn dwg; Amelia A Corse agt Eliza Celia et al; Brady & Brady (A), 280 Broadway; Jno Cardone (R); due, \$8,588.07; T&C, \$993.80; Herbt A Sherman.

153D st, 449-53 on map 449-51 W, ns, 240 e Ams av, 60x99.11, vacant; Title Guar & Trust Co agt W Axelrod Realty Co et al; Harold Swain (A), 176 Bway; Wm Allen (R); due, \$33,213.70; T&C, \$1,107.74; Joseph P Day.

Beaumont av, 2345 on map 2343, ws, 220 s 187th, 25x100, 4-sty bk tnt; Louis Epstein agt Tuchman Bros Constn Co et al; Arthur O Ernst (A), 170 Bway; Maxwell Lustig (R); due, \$3,482.07; T&C, \$—; sub to a first mtg of \$13,333.33; Saml Marx.

Bedford Park blvd, 243-7 es, 35 n Briggs av, 75x100, 3-3-sty bk dwgs; Katie Keller agt Bedford Blvd Constn Co et al; Jno C Stein (A), 2873 Webster av; Phoenix Ingraham (R); due, \$9,206.21; T&C, \$419.85; sub to a first mtg of \$11,000; mtg recorded June 25/10; D Phoenix Ingraham.

1ST av, 174, es, 59.2 s 11th, 17.9x94, 3-sty bk tnt & str, 2-sty bk rear tnt; Wm H Hottens exr agt Anna Fischerman et al; Otto J Kalt (A), 29 Bway; Saml S Isaacs (R); due, \$7,402.98; T&C, \$118.95; Joseph P Day.

JULY 12.

51ST st, 325 E, ns, 256.3 e 2 av, 18.9x100.5, 3-sty & b stn dwg; Robt B Johnston, trste, agt Saml G Goldsmith et al; Fettlech & Seybel (A), 41 Park row; Phelan Beale (R); due, \$8,701.93; T&C, \$272.41; Joseph P Day.

107TH st, 80 E, ss, 75 w Park av, 25x100.11, 5-sty stn tnt; Harris Harris et al agt Jeannetta Herbst et al; Abr Cohen (A), 13 Park row; Harold J Friedman (R); due, \$15,655.66; T&C, \$227.67; mtg recorded Feb 6/05; Joseph P Day.

180TH st, 361 E, ns, 80 w Webster av, 19.11x100, 3-sty bk tnt; Gustave Plonsky agt Chas Bjorkgren, Inc, et al; Menken Bros. (A), 87 Nassau; Jas M Vincent (R); due, \$7,969.36; T&C, \$325.17; Henry Brady.

JULY 13.

No Legal Sales advertised for this day.

JULY 15.

78TH st, 344 E, ss, 210 w 1 av, 20x102.2, 4-sty stn tnt; Frederic E Klein et al exrs agt Frank Ibert Bwg Co et al; Keller & Klein (A), 271 Bway; Jas A Foley (R); due, \$4,026.81; T&C, \$144.86; sub to a first mtg of \$11,000; Henry Brady.

109TH st, 127 E, ns, 255 e Park av, 25x100.11, 5-sty stn tnt & str; Metropolitan Securities Co agt Christopher F Campbell et al; Louis B Hasbrouck (A), 257 Bway; Nathan A Smyth (R); due, \$23,753.83; T&C, \$769.37; Herbt A Sherman.

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:

JULY 6.

No Legal Sales advertised for this day.

JULY 8.

Logan st, ws, 1050 n Dinsmore pl, 50x150; Danl T O'Brien agt Jas G Peters et al; Frank McCaffry (A), 44 Court; Walter G Rooney (R); Wm H Smith.

E 3D st, es, bet Avs U & V, lot 72; Harry Zirinsky agt Michl F Burns et al; David Zirinsky (A), 67 Morrell; Louis Horwitz (R); Chas Shongood.

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

JULY 9.

Fulton st, ss, 100 e Buffalo av, 50x100; Howard C Conrady agt Mary Ott et al; Howard C Conrady (A), 204 Montague; Francis A Doyle (R); Wm H Smith.

Grafton st, ws, 400.5 s Pitkin av, 50x154; Chas W Meyer et al agt Joshua M Rubinoff et al; Edwin Kempton (A), 175 Remsen; Simon Abrahamson (R); Chas Shongood.

Milford st, es, 190 n Blake av, 40x100; Jno C Weisinger et al agt Abr Frankel et al; Schinzel & Halbert (A), 1293 Myrtle av; Elmer G Sammis (R); Wm H Smith.

Seeley st, ss, 20 w 18th, 20x90; Carl S Burr Jr agt S F & S Constn Co et al; Hirsh & Newman (A), 391 Fulton; Louis Karisk (R); Wm H Smith.

Sterling pl, ns, 27 w Saratoga av, 36.6x100; also STERLING PL, ns, 63.6 w Saratoga av, 36.6x100; State Bank agt Rae Stromberg et al; Walter T Kohn (A), 309 Bway, Manhattan; Raymond D Thurber (R); Wm H Smith.

Sumpter st, ss, 345 w Rockaway av, 26.8 x100; German Savings Bank agt Louis Cantor et al; Fisher & Voltz (A), 84 Bway; Wm H Griffin (R); Wm P Rae.

Woodbine st, ses, 450 sw Central av, 25 x100; Lawyers Mtg Co agt Inez D Zarwell et al; Cary & Carroll (A), 59 Wall, Manhattan; Oscar Swift (R); Jas L Brumley.

Woodbine st, ses, 475 sw Central av, 25x100; same agt same; action 2; same (A); C Elmer Spedick (R); Jas A Brumley.

Bay 34TH st, ses, 680 sw Benson av, 91.2x96.10; Alfd B Potterton et al agt Max Schack et al; Brewster & Farries (A), 165 Bway, Manhattan; Howard E Greene (R); Chas Shongood.

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

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

76TH st, sws, 311 nw 18 av, 80x100; Francis U Johnstone trste agt Lawrence E Blake et al; Reeves & Todd (A), 165 Bway, Manhattan; Carl S Brown (R); Wm H Smith.

82D st, sws, 100 se 10 av, 100x160; Aline Journault agt Emilie Gillette et al; Lyn C Norris (A), 175 Remsen; Jos W Goodwin (R); Wm H Smith.

84TH st, sws, 100 se 21 av, 30x100; Geo Roes agt Kath V Tibbils et al; J Hunter Lack (A), 44 Court; Fredk H Van Houten (R); Wm P Rae.

Atlantic av, nwc Radde pl, 95x16.8; Sara R Reid agt Anna M Rossa et al; David Drechsler (A), 140 Nassau, Manhattan; Robt H Ernest (R); Wm H Smith.

Atlantic av, ns, 378.5 w Utica av, 26.9x99.1; Mary B Francisco agt Emilie Roman et al; action 1; Jos J Hood (A), 26 Court; Richd C Addy (R); Chas Shongood.

Atlantic av, ns, 351.7 w Utica av, 26.9x99.1; same agt same; action 2; same (A); Edwin Kempton (R); Wm H Smith.

Kent av, nes, 42.9 se Clymer, 20.6x62.4; Williamsburgh Savgs Bank agt Danl McCleary et al; S M & D E Meeker (A), 217 Havemeyer; Chas Y Van Doren (R); Wm H Smith.

Lafayette av, ss, 100 e Stuyvesant av, 20x100; Wm Allen agt Elbert H Newton et al; William & Stevenson (A), 27 Cedar, Manhattan; Wm J Mahon (R); Wm H Smith.

Rockaway av, ss, 40 w Schenck av, 60x100; Eliza A Pill agt Caroline Pathenheimer et al; Henry P Burr (A), 16 Court; W Frank Harrington (R); Wm H Smith.

JULY 10.

Maujer st, ns, 46 w Waterbury, 46x100x45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xs95xe24.7xn95x e 49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

Pacific st, ns, 326.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; North Side Bank of Bklyn agt Monaton Realty Investing Corp et al; Sylvan Bier (A), 37 Liberty, Manhattan; Sidney W Fry (R); Wm H Smith.

2D st, sws, intersec sec 8 av, 95.9x95; United Cities Realty Corp agt Thos G Carlin et al; Jno G Harris (A), 261 Bway, Manhattan; Edw J Hogarty (R); Wm H Smith.

48TH st, ns, 300 w 5 av, 20x100.2; Rose Buchalter agt Arnckle Realty Co et al; Saml Berzick (A), 320 Bway; Sidney F Strongin (R); Chas Shongood.

82D st, nes, 410 nw 17 av, 20x100; Matilda S Dutcher agt C J Marius Constn Co et al; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

82D st, nes, 390 nw 17 av, 20x100; Bklyn Society for the Prevention of Cruelty to Children agt C J Marius Constn Co et al; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

82D st, nes, 430 nw 17 av, 20x100; Thos Saunders agt C J Marius Constn Co et al; Chas C W Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

Blake av, nwc Milford, 100x90; Albro J Newton agt L Elwyn Chase exr et al;

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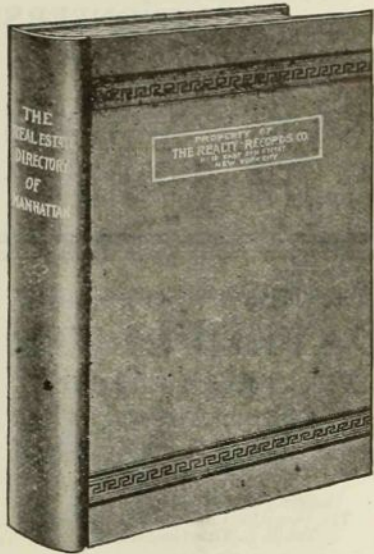
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OF THE



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The Real Estate Directory correct to July 1st, 1912, will be ready for delivery September 1st, 1912.

The Realty Records Co.
11 E. 24th Street New York

Geo V Brower (A), 44 Court; Mortimer B Hoffman (R); Wm H Smith.

Watkins av, ws, 150 n Belmont av, 48.6 x100; Fannie L Lake agt Meyer Sosnowitz et al; Edwin Kempton (A), 175 Remsen; Michl Furst (R); Wm P Rae.

6TH av, ws, 134.6 s 74th, 20.8x118.10; Emma Hoecker agt Mary J O'Connor; W A Fisher (A), 350 Fulton; Lynn G Norris (R); Chas Shongood.

Lot 19, blk 884, sec 3; Tax Lien Co of N Y agt Colwell Lead Co et al; Wm Lustgarten (A), 68 William, Manhattan; Chas Y Van Doren (R); Wm H Smith.

JULY 11.

Columbia Heights, nec Clark, 101.4x101; Atlantic Dock Co agt Leizerkowitz Realty & Constn Co et al; Geo G Dutcher (A), 40 Wall, Manhattan; Geo W Gibbons (R); Wm H Smith.

Lincoln pl, ns, 194 w Rochester av, 20x120; Leo Lippman agt Harry C Partridge et al; Seley & Levine (A), 215 Montague; Harris G Eames (R); Wm H Smith.

E SIST st, ws, 220 n Av M, 26.8x120.6; Nora R Nelson agt Henry F Stevenson et al; Edwin Kempton (A), 175 Remsen; Geo B Serenbetz (R); Wm H Smith.

Eastern Pkway Extension, ss, 71.1 e Hopkinson av, 39.10x58.4x irreg; Jos Zimmit agt A Caplan Constn Co et al; Saml A Telsey (A), 1779 Pitkin av; Chas H Haubert (R); Chas Shongood.

Norman av, ss, 25 w N Henry, 50x95; Michl E Mulligan agt Jas Mulligan et al; C & T Perry (A), 845 Manhattan av; Alvah W Burlingame (R); Wm P Rae.

Ocean av, es, 460 n Av P, 23x110; Jasper T Dunham agt Evadna B File et al; Herbert Peake (A), 44 Court; Wm R A Koehl (R); Wm H Smith.

JULY 12.

Clarkson st, ns, adj lot 30, 38x125; Forrest Co agt Jessie M McCurdy et al; Robt M Koehler (A), 90 W Bway; Wm F Haggarty (R); Wm H Smith.

23D st, swc 6 av, 100x25; Harris London agt Rose Henderson et al; Harry Cook (A), 299 Bway, Manhattan; Nathan April (R); Wm H Smith.

Washington av, ws, 60 s Willoughby av, 20x95; Mary M H Dayton agt Clara N Lamborn et al; Silas A H Dayton (A), 165 Bway, Manhattan; Dominick B Griffin (R); Wm P Rae Co.

JULY 13.

No Legal Sales advertised for this day.

JULY 15.

18TH st, ss, 100 e 3 av, 25x50; Selah B Strong 3d, trste agt Elise Steuder; Thos B Peters (A), 3 Rector, Manhattan; Jno J Haggerty (R); Chas Shongood.

East Tremont Taxpayers.

The members of the East Tremont Taxpayers' Association held their closing meeting for the season at Prospect Hall, northwest corner of Tremont avenue and Prospect avenue, Bronx, Friday evening, June 28, with President John A. Steinmetz in the chair.

Their next regular meeting will be on Friday evening, September 27. They expect to have a big time on this night; all the members and their friends are invited; refreshments will be served, and all the committees will report on the good work they have accomplished during the vacation months.

At the last meeting Henry G. Schnauffer, chairman of the "Water Station Committee," spoke on the importance of having a watering trough at West Farms Square. There is not a trough anywhere between 169th street and Williamsbridge on the Boston Post Road; West Farms being the center point to Westchester, Williamsbridge, Tremont, etc., he considered this a good spot for a trough. A request was made that a letter be sent to the Cruelty to Animals Society, to insist on having the necessary vessel in the old town of "West Farms."

James E. Dougherty, chairman of the "parkway committee" stated that the association should work with all their might to have a plaza laid out at Southern Boulevard and 175th street; also that the association should decide to go on record against any fire stations being erected in our parks.

Christopher McRae, chairman of the "Tree-Planting Committee," stated that the Park Department has jurisdiction over tree planting within 350 feet from any park; he has seen several city officials and tried to impress upon them the necessity of having trees planted on both sides of the streets bordering the parks. It improves the section and makes a nice approach to the park. He also went so far as to find out the cost of tree planting, and he said if the city would give this work to a private party it would save fifty to one hundred per cent., as the trees planted on 180th street cost about \$1 each, whereas the trees on Prospect and Washington avenues cost as high as \$38 each, which makes a difference of \$37. One member of the association is very familiar with the prices on tree planting and said trees could

be planted for five dollars a tree at the most.

The following committee has been appointed: J. J. Koehm, secretary of the association; S. Klein, H. Reiner, H. Gamp, H. Schnauffer, a committee to make all arrangement for the opening meeting to be held on Friday evening, September 27.

A Land Developer's Maxims.

Clifford B. Harmon, who is now the head of the firm of Clifford B. Harmon & Co., has opened over 132 successful suburbs, having marketed and sold about 25,000 lots, including thousands of miles of sidewalks, streets, water mains, etc., and the books show but one failure in the entire enterprise. It has been no unusual circumstance to sell the entire holding of a section in a single season, sales very often reaching the quarter million mark each week.

There are two principles which, coupled with judicious advertising, form the fundamentals in real estate development, according to Mr. Harmon. The first is to tell the facts, and only the facts, about the property; and second, to lay out the district, with the aid of prizes and other inducements to the builders of beautiful homes, in such a way as to inculcate civic pride and a corresponding result in making the section attractive to the future buyer.—"Business."

The Stewart Building to be Sold.

The foreclosure suit against Felix Isman by the executors of the Hilton estate, answers the questions that everybody asked at the time the Stewart building was sold four years ago. There was considerable talk at the time that the city would acquire the property from Mr. Isman for the courthouse site. Edward T. Harris has been appointed as receiver of the rents and profits pending the sale of the premises.

The plaintiffs claim that Isman gave them a purchase money mortgage on the Stewart Building on June 13, 1908, for \$3,700,000, agreeing to pay off \$100,000 on June 2, 1909, and the balance of \$3,600,000 on June 2 last. The interest on the mortgage, \$183,333.33 a year, payable in quarterly instalments of \$45,833.33, was paid until March last, and then payments were not made.

Taxes amounting to \$202,181.79, covering four years during which Isman has had the property, have not been paid.

New Station at Ramblersville.

The Public Service Commission announced this week that it had granted the application of the Long Island Railroad Company for leave to relocate its station at Ramblersville on the Rockaway Beach Division. A previous application for the relocation of this station was denied in June, 1911, but the commission found after hearings conducted by Commissioner Williams that conditions in the vicinity of the proposed new station at Ramblersville had been so substantially improved as to warrant favorable action upon the application.

The commission accordingly gave its consent to the discontinuance of the existing station at Ramblersville upon the condition that the company establish and maintain a new and suitable station at a point approximately 1,400 feet north of the present station and erect suitable means of approach to such new station.

"He's All Right."

Borough President Cromwell's efforts for the upbuilding of Richmond have been "O. K'd" by the Mayor. Charges against President Cromwell were made to the Mayor by several citizens representing the Staten Island Citizens' Safety Committee on Jan. 4, 1912. They charged President Cromwell with making unnecessary costly public improvements, which in some instances, it was alleged, were illegal, consisting principally of sewer and street construction. The Mayor had an investigation made and it revealed nothing in the way of wrongdoing, illegality or negligence in the government of the borough. Everybody anticipated this would be the outcome, but there is great satisfaction in it for President Cromwell.

—Fulton market is likely to stay. The Board of Aldermen's Committee on Public Markets has reported that the standholders have agreed to pay an increased rental. The committee therefore has recommended that the building be retained and that immediate steps be taken to put it in habitable condition.

GERMAN INCREMENT TAX.

New Imperial Tax Is Calculated on the Basis of Real Estate Values in 1885.

The unearned-increment tax was first assessed on German territory in Kiaochow, China, in 1898. In Germany proper the tax was first levied in 1904 in the city of Frankfort-on-the-Main, and from that date its use so increased that by the first of April, 1910, it existed in 457 communities and 13 counties, a large part of which were in Prussia. In April, 1910, a bill was introduced in the Reichstag to enact an unearned-increment tax law covering the whole empire. On February 1, 1911, this bill passed with 199 yeas and 93 nays, 20 members not voting.

The new law, which went into effect April 1, 1911, superseded all existing statutes bearing on the taxation of the unearned increment. However, those communities where an unearned-increment tax existed on April 1, 1909, will continue to receive until April 1, 1916, an amount equal to what they have been receiving, on the average, in the preceding years. After that date the cities will receive a small proportion of the imperial tax.

According to the provisions of the law, the tax is at present calculated on the basis of the value of the real estate on January 1, 1885, without reference to prices paid or received prior to that date, unless the owner can prove that he or his predecessor had previously paid a higher price. In taxing the unearned increment after April 1, 1925, unless there has been a transaction which determines the value within the past forty years, the value of the real estate forty years before date will be taken as the value on which the tax is to be computed, unless the owner can show that either he or his predecessor has paid a higher price for the real estate at some time more than forty years previously.

Rate of Taxation.

The rate of taxation varies from 10 to 30 per cent. The highest rate is imposed when the value of the real estate has increased 290 per cent. or more and the lowest rate when the increase is less than 10 per cent. The following table gives the rate of taxation:

Increase of value.	Tax on increase. Per cent.
Up to 10 per cent.....	10
10 to 30 per cent.....	11
30 to 50 per cent.....	12
50 to 70 per cent.....	13
70 to 90 per cent.....	14
90 to 110 per cent.....	15
110 to 130 per cent.....	16
130 to 150 per cent.....	17
150 to 170 per cent.....	18
170 to 190 per cent.....	19
190 to 200 per cent.....	20
200 to 210 per cent.....	21
210 to 220 per cent.....	22
220 to 230 per cent.....	23
230 to 240 per cent.....	24
240 to 250 per cent.....	25
250 to 260 per cent.....	26
260 to 270 per cent.....	27
270 to 280 per cent.....	28
280 to 290 per cent.....	29
Over 200 per cent.....	30

The high rates are rarely assessed, as large increases in value occur only after the real estate has been held by the same owner for a long period, whereby, according to paragraph 16 of the law, there is a great reduction on account of long tenure. For every year that comes into consideration in levying the tax 2½ per cent. is added to the value of real estate valued up to 100 marks per are (2.21 cents per square foot). When the value is more than 100 marks per are, 2½ per cent. is added to that part up to 100 marks, and to that part above this sum 2 per cent. is added if the land is not improved and 1½ per cent. if improved. As a result of this allowance any real estate whose value is increasing gradually and whose ownership remains unchanged is, in the event of a sale, in part or wholly relieved from paying this tax.

Provision for Reduction of Tax.

In addition to the foregoing far-reaching provision for length of ownership, paragraph 28 of the law provides that the tax be lessened by 1 per cent. for every entire year considered in assessing the tax. If the property was acquired before January 1, 1900, the reduction is 1½ per cent. a year for the whole period up to January 1, 1911. Commenting upon the law, Dr. W. Boldt, of the City Council of Dortmund, says:

"By this twofold reduction the extremely large gains which are realized in the large cities as the result of original possession or of acquisition many years ago through speculation are favored entirely too much. While this allowance for an increase of value without taxation, pro-

vided for in paragraph 16 of the law, is thoroughly approved of in principle, it seems urgently to be desired that the reduction of the tax provided for in paragraph 28 of the law should be done away with or considerably lessened in the event of the revision of the law. This reduction of the tax, besides favoring the increased values provided for in paragraph 16, benefits particularly the large property holders and real estate which was acquired through speculation many years ago, as well as encouraging the retention of real estate in the large cities for speculative purposes."

Certain transactions are exempted from levying the tax, of which the following are the principal: (1) Inheritances, so far as this would cause double taxation owing to the inheritance tax law; (2) changes in the tenure of real estate on account of marriage or in certain other family transactions; (3) the exchange of real estate to improve the shape of adjoining property.

In this rapid survey of the law it has not been possible to mention some of the important details involved. "Das Reichszuwachssteuergesetz," by Dr. W. Boldt, contains the law in full, together with commentaries on each paragraph by the author. The cost of the book is 3 marks (75 cents).—Consul General A. M. Thackara, Berlin, in "Daily Consular and Trade Reports."

Objection to an Elevated Railroad.

John W. Paris, chairman of the Transit Committee of the Flushing Association, reported at the last monthly meeting that on the general proposition Queens has been very well taken care of. The Public Service Commission has decided that the first contracts to be drawn shall be those for the Fourth avenue subway in Brooklyn, and the second contracts shall be those for the Astoria and Corona extensions in Queens. He said all the consents for these lines had been secured.

"There was some opposition to the extension up Ely avenue in Long Island City for the connection with the Steinway tunnel on the part of residents in that section," said Mr. Paris, "but I have understood that the Public Service Commission has decided to make this extension in spite of these protests. The consents for this line are now being secured and I believe they will be shortly."

Westchester Creek Improvement.

A hearing on the matter of the bulkhead lines of Westchester Creek will be held in the office of the President of the Borough of the Bronx on Friday, July 12.

—Contractors will commence the first of the big road improvements in Queens on July 10, according to orders which have issued by Borough President Conolly.

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The exports of Carrara marble from the ports of Marina di Carrara and Leghorn last year amounted to 206,559 metric tons. The biggest customer for the marble in blocks was the United States, which took 42,469 of the 118,562 metric tons of block marble exported.

The tax assessment lists for next year will be open for inspection on Oct. 1. Applications for correction must be filed by Nov. 15 on real estate and by Nov. 30 on personal estate. All of personal taxes and one-half of real estate taxes are payable on May 1, 1913. The second half of real estate taxes is payable on Nov. 1, 1913. Taxes become liens on these dates.

The Board of Aldermen made this year the usual appropriation for celebrating the Fourth in the various Aldermanic districts. It is interesting to note that, in response to the Mayor's sane Independence Day propaganda, seventeen of the seventy-three Aldermen spent their share of the money for electrical illumination and band music without fireworks.

Rents of dwellings have gone up rapidly in Paris, particularly during the last three years, when advances of anywhere from 25 per cent. to 50 per cent. were of frequent occurrence. Indeed, a house famine is threatened. The census decision ended Jan. 1, 1911, saw a net increase of buildings of only 2,791. At present the vacant dwellings constitute less than 1 per cent. of the total number of dwellings.

A special cause for celebrating the Fourth was furnished on Staten Island by the opening of the new ferry from Bay Ridge, Brooklyn, to St. George. The company which operates the ferry will, beginning on July 15, also operate an automobile line between the Brooklyn and Richmond borough halls. Apparently there are routes of travel in this town besides those which lead to Manhattan.

The railway president who was quoted as saying that there is nothing in the character of the candidate or the platforms of the Chicago and Baltimore conventions to prevent business men from going ahead with contemplated enterprises undoubtedly expressed the dominant feeling in the business community. With favoring economic conditions and a prevailing sentiment of optimism, the second half of this year should make a better record in trade and industry than the first half has done.

The New York, Westchester and Boston was opened to passenger traffic this week between 180th street and White Plains. The line from 180th street to New Rochelle has been in operation about a month. It is expected that the tracks below 180th street down to the Harlem River will be ready for use during the summer. The White Plains line will maintain a schedule of 225 trains a day, including express trains and locals. From Mount Vernon to White Plains the road opens a great stretch of territory midway between the Harlem Division of the New York Central and the main line of the New York, New Haven and Hartford. Throughout this area there are a number of high class settlements which the new road will help to develop rapidly. The road also traverses parts of the Bronx which have remained thinly unsettled for want of transportation.

Tendencies to Overconstruction.

It cannot be said that the real estate season, which has just come to an end, has been particularly satisfactory either to real estate owner, operator or broker. The volume of business has not been large. Neither investors nor speculators have been prominent in the market. There are more evidences of recessions in prices than of advances. The chief centre of speculative activity has been in and near 42d street. The approaching completion of the Grand Central Terminal, the removal of Stern Bros., and the building up of a theatre district to the west of Long Acre Square have all had a leavening effect on this neighborhood; but in other parts of Manhattan, there has not been any noticeable upward movement of prices. Building activity has decidedly increased both in Manhattan and the Bronx, but so far as Manhattan is concerned the building movement has not been very wholesome.

There is a tendency to over-construction in apartment-houses in the mercantile district and in office buildings, and this fact has had a demoralizing influence upon rents in all speculative neighborhoods. The chief reason why New York is always being built up somewhat ahead of its needs is undoubtedly the increasing pressure of taxation. Owners cannot afford to keep hold of unremunerative properties, and it is this fact which makes the proposed increase of taxation of ground values so unnecessary. New York is already over-built and will continue to be built up to the limit. In all probability there will be a certain diminution of building during the coming real estate year—particularly in those districts which are most active at the present time. On the other hand there may possibly be a certain increase in speculative operations. The new subway system will not be an active market factor as early as 1913, but it should have a generally strengthening influence; and this influence should be felt particularly in the new districts which it opens up in the central part of Manhattan. The new Broadway-Seventh Avenue Subway has been constructed chiefly for the benefit of Brooklyn. Its object is to enable the passengers on the Brooklyn elevated roads to reach the business parts of Manhattan without changing cars or paying two fares. Its result will be undoubtedly to improve the demand for real estate in all the older residential neighborhoods of Brooklyn, but it will also add a considerable increased clientele to the shops, theatres and restaurants of Manhattan. Its effect will be practically to increase the population which contributes to the business of Manhattan by many hundred thousand—the result being a still further increase of values in the central part of the borough. This fact alone will soon justify a certain amount of speculative buying.

The Subway Decision.

The decision of the Court of Appeals in favor of the legality of the contracts for the dual subway systems removes the only remaining obstacle to the signing of those contracts. The good news must have relieved the Public Service Commission and the Board of Estimate of a great deal of anxiety. The fact that a favorable decision had already been obtained from a Supreme Court Justice and the Appellate Division did not mean very much. The Court of Appeals of New York has frequently reversed the lower courts on constitutional questions, and in deciding them is not usually inclined to give the acts of state or municipal official the benefit of many doubts. In the present instance it was the constitutionality of the enabling act, passed by the Legislature at its last session, which was before the court for review. The general theory as laid down by expositors of American constitutional law is that a court shall not declare an act of a legislature null unless it unquestionably violates the constitution, but the practice of the courts does not confirm the theory.

It can hardly be said that an act unquestionably violates the constitution, when as a matter of fact a considerable minority of the court decides that it unquestionably does not violate the consti-

tion. In the instance of the act enabling the Board of Estimate to contract for the dual subway system, four judges decided that the law was constitutional, but their favorable decision did not prevent two judges, including the chief justice of the state, from declaring that the majority of their colleagues were unquestionably wrong. The City of New York has consequently escaped by a narrow margin from having its whole plan of subway development wrecked, and it is ridiculous that a few judges at Albany, who are not responsible to the people of New York and have no special knowledge of local transit conditions in this city should have the power to overthrow a solution of a local problem which had cost so much time and labor, and whose nullification would have been attended with such disastrous consequences. If the State courts are to retain their review over legislation, they should be prevented from declaring an act of the Legislature void—unless they can reach such a decision unanimously. We have had enough of the questioning of presumably unquestionable decisions by a minority of the court itself.

The Dual Subway System has, however, escaped the condemnation of the law even if by a narrow margin, and it is now merely a matter of drawing up the contracts and getting them signed. This will doubtless be a matter of some months, for the contracts are complicated and dubious questions of detail are very numerous. It is not to be expected, however, that any serious difficulties will arise, or that any but the necessary delays will be encountered. The contracts should be signed within a couple of months, and before the new year is at hand work should be started on every important link of the dual system—which it is to be hoped will be in complete operation by January 1st, 1917. But of course parts of it can be pressed into service at very much earlier dates. Within a year trains should be running through the Steinway Tunnel to the immense advantage of the Borough of Queens. Within the same period the Centre Street Subway will be relieving the congestion at the Manhattan terminal of the Brooklyn Bridge. Within a course of years the Bronx and parts of Manhattan will be getting the benefit of certain extensions to the elevated roads and of an improved express service, and within the same period the Fourth Avenue Subway to South Brooklyn will be in operation. Another two years must elapse before new Manhattan subways and the new tunnels to Brooklyn are likely to be in operation, which is a long time to wait; but when the waiting is over, the population of New York will be able to move more freely within the city limits and at a smaller expense than it has at any time during the last thirty years.

The Wholesale Grocery Houses and the Freight Handling Problem.

The decision of several of the largest wholesale grocery firms in Manhattan to remove their warehouses and shipping depots to Brooklyn should be a matter of serious consideration to everybody in any way responsible for the future prosperity of the central borough. Presumably these firms would have preferred to continue to transact their business in Manhattan. They have always been situated in that borough, and the majority of their local customers must have their shops north or south of the Harlem River. Other things being equal it would have been more convenient and economical for them not to move to a new location so remote from the populous districts of Manhattan and the Bronx. But other things were not equal. They have been driven out of Manhattan by the constantly increasing cost of transacting their business in any part of that borough. In Brooklyn they expect to obtain better shipping and storing facilities at a smaller cost, and these advantages will constitute a sufficient compensation for some inconveniences in other respects. On the other hand they would probably have remained in Manhattan—in case that borough was provided with a modern and economical system for the transportation, handling and storage of freight.

If the plans of Dock Commissioner Tomkins had been carried out, or were about to be carried out, there is no reason why these wholesale grocery firms should have decided to move. Doubtless their rentals would have been heavier in that case, but a central location would have been worth more if only they could have had a similarly convenient machinery for the handling of their goods. It cannot be too often repeated that the solution of this problem is the next great task which confronts the Board of Estimate. Hitherto Manhattan has held its own surprisingly well against the competition not only of the other boroughs but also of the other cities. The larger part even of the manufacturing business of New York is still carried on in the central borough. But it cannot retain this primacy for long—unless its equipment for handling freight is brought up to-date. Within a few years the connective railway will have joined Brooklyn and Queens to the mainland, which together with the waterfront improvements in those boroughs will have given them a much more decisive advantage over Manhattan. It is only fair that Manhattan should be granted a similarly modern system of freight handling, and the Board of Estimate has no more important duty than to arrange for the best system which the city can afford to pay for.

It is scarcely necessary to add that the question is not merely one of inter-borough competition. In any event a large amount of business has to be transacted in Manhattan. Even if the manufacturing operations carried on in the borough were very much diminished, its millions of inhabitants would have to be supplied with the necessities of life. It is their right to obtain these necessities without unnecessary expense. Under ordinary conditions the action of competitive motives would serve to introduce a better system; but in the case of Manhattan such is not the case. The New York Central is prepared to do a good deal at its own expense; but it is not prepared to do enough. In order to introduce a really complete system the cooperation of the city and of other transportation companies is required. It is just as essential that the city should control this system of transportation as it is that it should control the means of transit. If the Board of Estimate does not reach some decision in reference to this matter during the coming winter, it will be recreant to its plain duty.

The Week in Real Estate.

Recent statistics of the kind published by life insurance companies, building and loan associations, and savings banks have led observers of the real estate market to expect a substantial increase in the demand for those classes of property which are commonly bought by investors of moderate means. Such investors have not been a factor of any considerable influence in the market since the panic. There is unquestioned evidence, however, that savings have been accumulating in their hands and that a good share of their lost purchasing power has been recovered.

In view of the inducements to investment afforded by the rapid transit situation and by the general industrial outlook, one is justified in assuming that the rehabilitated buying power of the middle class population must shortly make itself felt in the real estate market. According to the official records of conveyances and of plans for new buildings, the market is still a "specialty" market supported by rich men; but these records are an index to a condition that existed a month or more ago rather than to the developments of the last few weeks.

For such developments one must turn to the brokerage news and the reports of auction sales. A study of these sources leaves no doubt that buyers of moderate means, whose presence in numbers is indispensable to a normal, properly balanced activity, are beginning to furnish their quota of real estate purchases. Transactions in tenements, flats and suburban dwellings, as well as inexpensive business premises, are of increasingly frequent occurrences, and the conclusion to which they point is emphasized by several notable auction sales.

The results obtained from the offering of lots of the Van Cortlandt and Murray estates contrast sharply with those obtained from so recent a preceding auction as that of ninety Hunt's Point

lots, on and near Gilbert place, held last May. The prices at this sale were as a rule conspicuously lower than those recorded at two earlier Hunt's Point lot auctions, one in 1908 and one in 1910. The disappointment created among investors by the sale of last May was reflected in a number of inquiries addressed to the Record and Guide for an explanation of the low prices. Here is the concluding part of a typical letter from an out-of-town correspondent, at Wappingers Falls, N. Y.:

"Those lots sold four years ago were much higher in general, although one corner, Gilbert place and Hunt's Point avenue, brought more than any corner lot sold four years ago; yet \$6,600, a big price for that corner at Thursday's sale, is offset by the low price of \$2,900 for another corner lot, while four years ago one lot on a corner one block away from the Gilbert place corner brought \$4,750. Those who bought lots four years ago and in October, 1910, under the stimulating advertisements of Joseph P. Day's maps must necessarily think themselves badly sold when, after paying assessments for four years and nearly two years, respectively, they learn from this sale that their investments are now worth only half, in some instances, what they paid then. The sale is a lesson to buyers. What possible view but that a heavy loss has been sustained can a small investor take when he or she learns that some of the lots sold on May 9 did not bring the 70 per cent. for which a mortgage had been given at the 1908 and 1910 sales? Has your journal anything to say thereon?"

The writer of this letter shares the error, common to inexperienced investors, of assuming that lots, or indeed other property, has an objective value. The value of a property is subjective. It is created by the concurrent opinion of buyers and sellers in a given market at a given time. The sale of May 9 simply demonstrated that market sentiment was less optimistic this spring than it had been in 1908 and 1910. And the recent Van Cortlandt and Murray sales prove that since last May sentiment has undergone a still more amazing change. At those sales the public was in a frame of mind to take nearly 1,200 lots and plots at figures which astonished experienced Manhattan operators. The figures, however, were paid in open competition by local investors who, for the most part, were familiar with the properties and had reasoned out in advance for what uses the lots would eventually be in demand.

One point touched upon in the foregoing letter is of special interest. Reference is made to the fact that although the general run of prices at the sale of May 9 was low, a notable exception was furnished in the case of a corner lot. It is said by well informed brokers that corner lots have shown a marked tendency in the last year or so to be rated at a higher value, compared with inside lots, than they used to be; in other words, there has been a growing difference in prices between corner lots and inside lots. For this change in relative value we have as yet found no adequate explanation. We shall be glad to hear from our readers on this matter.

Every branch of the building material market, with the single exception of cement, reported a stronger inquiry for supplies this week. Even in cement there was a stronger tone, but the volume of prospective new business did not measure up to the totals reported in other lines and was therefore considered reflective.

Hudson river and Raritan river brick moved up on demand about 18 per cent. for the former and 10 per cent. for the latter. Hudson river arrivals showed a gain of 15 arrivals and 16 sales over the previous week and prices remained steady at \$7 for good brick. That brick which went out at \$6.75 represented a few straggling boat loads of wash and run of kiln material.

In the steel department, the strongest factor in the whole building material market, the demand was heavy despite the action of the big companies in withdrawing contracts not specified by the first of the month and renewing them only on an advance covering delivery for the next four months. New contracts were reported and some of the pending business, such as the Park and Tilford building requiring 2,500 tons; and the Adams Express Company's building, calling for 3,300. These were the conspicuous contracts in a large number calling for about 50,000 tons; a rather remarkable total to be carried over into any summer month. It indicates a strong late building season, particularly since it is almost entirely represented by fabricated requirements.

Another favorable evidence of a good late building season is that the pig iron sales are exceptionally heavy. Orders from equipment companies, such as valve and pipe interests, radiator companies, building machinery interests and wire rope mills, show that manufacturers are anticipating heavy requirements and are making their reservations accordingly. Usually the equipment companies do not enter the iron field until late in July or early in August when prices usually are low, but they are in the market earlier than usual this year and generally for larger volumes.

The hardwood interests also are taking heavier orders. The revival of activity in apartment house construction, both in the city and in the suburbs accounts in large measure for the heavy demand for this commodity even though the southern mills are still behind in their orders as a result of the recent floods there. Prices are being steadily maintained at the new high level and it was reported in the trade this week that if the demand that is developing gains much more strength, a still further advance will not be improbable.

In the leading East Jersey lumber centers the dealers and jobbers both reported a better inquiry although sufficient time has not yet elapsed for this business to take contract form. It was considered significant that most of this inquiry was on spot business instead of covering delivery over two or three months and in this respect it reflects the attitude of builders in this city in making reservations for building materials to be delivered within thirty days.

The first six months of the year have been full of doubt, worry and disappointment to all building material dealers everywhere. Earnings have been meagre, because what business that has been taken, has been accepted only by dint of extended credit and deferred billing. Lists, however, have been steadily maintained, and the dealers are in a good position now to meet the improved demand with firm lists.

The belief is general in all branches of the building material market that just as soon as the turmoil incidental to the political conventions has subsided, business will strike a gait and maintain a good pace until the close of the building season. Manufacturers are basing their second hand outputs upon the inquiry now developing and it is significant that just as the pig iron and the steel interests are adopting a 90 to 100 per cent. capacity schedule for the remainder of the year, so producers of paints, varnishes, lumber, hardwood, metal casements and equipment are preparing for a year that will bring up their outputs to figures comparative with those of recent years, with the exception that instead of over-producing they will keep abreast of demand so as to keep prices at a point where a fair margin will be left for them.

Consumers therefore should be prepared against any shortage of mill capacity to fill late rush orders and should discount as early as possible any likelihood of paying premiums on quick deliveries. The action of the steel company in recalling contracts not specified by July 1 should be a warning to consumers of all other building commodities, especially brick and cement.

Politics and the Business Situation.

One of Wall Street's leading bankers who has an influential voice in the management of several important railway systems makes the following pointed remarks on politics and the business situation:

"Entirely too much attention is being paid to politics and too little attention is given to the highly favorable business outlook. This country is in a thoroughly liquidated condition. We have been standing still for four years. Our financial position is sound, and if we have good crops this fall, I care not who is nominated or elected president for business will boom. It is my firm conviction that 1912-13 will be highly prosperous years even though a so-called radical man is elected president."
ED.

Skyscrapers and Street Congestion.

George T. Mortimer, vice-president of the United States Realty and Improvement Company, does not believe that the height of future buildings will ever be actually restricted in New York City. He, however, fully recognizes the uncomfortable sidewalk congestion that is resulting from the continued erection in the financial district of great buildings having a capacity of one thousand to five thousand persons each. It is Mr.

Mortimer's opinion that some relief will eventually be obtained through restricting vehicular traffic to certain hours of the day.

He cited the case of the city of Chicago, which has changed its legal building height three or four times, and thereby worked an injustice to property owners through indefinite legislation. The geographical limitations of Manhattan Island are such, he said, that buildings must be constructed higher here than elsewhere in order to care for the growing business population.

Abraham Boehm.

Abraham Boehm, formerly of Boehm & Coon, real estate operators, of 31 Nassau street, died July 4 at his residence, 80 Foster avenue, Mount Vernon, aged 71. His firm were very active years ago. They built the Diamond Exchange Building, No. 14 Maiden Lane, one of the first skyscrapers.

Mr. Boehm leaves three sons, George A. and Henry Boehm, architects, and August Boehm, a sculptor, living in London, and one daughter, Mrs. Mina Metzger, of Larchmont.

THE NEW POST OFFICE.

Utilizes Electrical Equipment in Its Most Advanced Forms.

The new general Post Office building on Eighth avenue is a worthy architectural mate for the Pennsylvania Station on the opposite side of the avenue. Two buildings so enormous and costly are rarely seen side by side. The post office, externally almost complete, is providing employment for a larger variety of trades and a larger number of craftsmen than at any previous stage of its construction. The George A. Fuller Company (Paul Starrett, president) is the general contractor.

A special building, unlike any other in the country in its equipment, it will be an expression of the most advanced forms of construction in various departments, as in fireproofing, heating, lighting, ventilating and electrical appliances. It will have a total approximate electric power load of 1,000 horsepower and an approximate connected lighting load of 883 kilowatts.

There are to be 20 electric elevators in the building. Of this number, which are of the worm-gear traction type of Otis manufacture, 5 are designed for passenger service, 14 for combined passenger and freight service and 1 for freight service only. The elevator equipment complete aggregates a total of 590 horsepower in motors. Marks & Woodwell, the consulting engineers, have furnished the Edison Weekly with the following data:

The heating will be effected by means of a hot-water forced-circulation system of direct radiation. A complete system of mechanical ventilation will deliver tempered fresh air to all parts of the building and remove the vitiated air. This mechanical ventilation is to be supplemented by certain indirect heating, which will involve the use of motor-driven hot-blast fans. All the heating and ventilating apparatus will utilize direct-current 240-volt motors ranging from one-eighth to 45 horsepower, the total amount being 219 horsepower. This will operate in all 20 fans and 6 centrifugal pumps.

The building is also to be equipped with duplicate house pumps for delivering water to the storage tanks in the superattic, and a circulation pump for domestic hot-water service. A complete vacuum-cleaner system is also being installed, which includes 2 vacuum producers, each driven by a 30-horsepower motor.

The heavy steel doors to the shafts of the freight service elevators and in the vestibules along the mailing platform are to be operated by pneumatic engines, the air being furnished by 2 compressors, each direct-connected to a 15-horsepower motor.

About 60 motors in all will be included in the motor equipment of the building, a total of 941 horsepower being represented. This does not include, however, the motors required for the proposed mail-handling apparatus, which will be 20 in number, aggregating about 100 horsepower, and the motors to be connected to the pneumatic-tube service for the transmission of mail.

The consulting engineers state that the lighting of the building has been planned along conventional lines. The subcontractor is now engaged in the installation of the service conduits. There is a long run of 150 feet between the street curb and the service board in the switchboard room.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1912 June 28 to July 3	1911 June 30 to July 6
Total No.	193	201
Assessed value	\$9,622,400	\$9,400,500
No. with consideration	18	14
Consideration	\$767,850	\$1,180,300
Assessed value	\$771,000	\$755,500
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	5,084	5,399
Assessed value	\$430,135,395	\$311,430,050
No. with consideration	526	460
Consideration	\$37,400,407	\$29,581,864
Assessed value	\$36,140,200	\$23,856,700

MORTGAGES

	June 28 to July 3	June 30 to July 6
Total No.	145	166
Amount	\$9,722,901	\$3,974,787
To Banks & Ins. Cos.	23	30
Amount	\$7,500,500	\$1,571,500
No. at 6%	47	61
Amount	\$2,447,568	\$583,870
No. at 5½%	6	2
Amount	\$48,600	\$12,000
No. at 5%	33	49
Amount	\$5,242,800	\$2,175,775
No. at 4½%	18	17
Amount	\$1,250,800	\$548,000
No. at 4%	.....	1
Amount	.....	\$5,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	41	36
Amount	\$733,133	\$650,142
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	3,442	4,276
Amount	\$189,637,981	\$150,660,653
To Banks & Ins. Cos.	745	.....
Amount	\$124,178,621	.....

MORTGAGE EXTENSIONS

	June 28 to July 3	June 30 to July 6
Total No.	32	30
Amount	\$1,627,550	\$1,750,300
To Banks & Ins. Co.	8	8
Amount	\$219,000	\$1,332,000
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	1,314	1,329
Amount	\$44,088,454	\$51,215,651
To Banks & Ins. Cos.	398	.....
Amount	\$28,696,100	.....

BUILDING PERMITS

	June 29 to July 5	July 1 to 7
New buildings	11	10
Cost	\$406,050	\$1,520,320
Alterations	\$140,908	\$290,278
Jan. 1 to July 5 Jan. 1 to July 7		
New buildings	468	502
Cost	\$66,525,150	\$56,587,300
Alterations	\$6,499,191	.....

BRONX CONVEYANCES

	June 28 to July 3	June 30 to July 6
Total No.	116	126
No. with consideration	12	8
Consideration	\$42,287	\$124,300
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	3,767	\$3,800
No. with consideration	866	.....
Consideration	\$4,694,846	\$2,322,989

MORTGAGES

	June 28 to July 3	June 30 to July 6
Total No.	103	140
Amount	\$1,294,090	\$1,184,521
To Banks & Ins. Cos.	11	14
Amount	\$225,500	\$220,500
No. at 6%	42	59
Amount	\$739,700	\$409,571
No. at 5½%	9	10
Amount	\$30,800	\$58,300
No. at 5%	28	24
Amount	\$116,690	\$311,600
Unusual rates	2	.....
Amount	\$2,000	.....
Interest not given	22	47
Amount	\$104,900	\$405,150
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	2,774	3,249
Amount	\$28,073,325	\$30,878,257
To Banks & Ins. Co's	310	.....
Amount	\$5,690,166	.....

MORTGAGE EXTENSIONS

	June 28 to July 3	June 30 to July 6
Total No.	12	5
Amount	\$89,500	\$64,500
To Banks & Ins. Cos.	2	2
Amount	\$18,000	\$53,500
Jan. 1 to July 3 Jan. 1 to July 6		
Total No.	370	329
Amount	\$5,950,506	\$5,063,894
To Banks & Ins. Cos.	68	.....
Amount	\$1,874,500	.....

BUILDING PERMITS

	June 29 to July 5	July 1 to 7
New buildings	21	27
Cost	\$697,800	\$456,150
Alterations	\$6,375	\$147,730
Jan. 1 to July 5 Jan. 1 to July 7		
New buildings	754	697
Cost	\$20,466,370	\$10,892,135
Alterations	\$662,930	.....

BROOKLYN CONVEYANCES

	1912 June 27 to July 2	1911 June 29 to July 5
Total No.	491	508
No. with consideration	33	33
Consideration	\$445,187	\$189,272
Jan. 1 to July 2 Jan. 1 to July 5		
Total No.	12,934	13,516
No. with consideration	811	.....
Consideration	\$7,663,024	\$7,086,852

MORTGAGES

	June 27 to July 2	June 29 to July 5
Total No.	416	489
Amount	*\$1,409,378	\$1,804,081
To Banks & Ins. Cos.	132	.....
Amount	\$579,625	.....
No. at 6%	206	257
Amount	\$523,464	\$719,581
No. at 5½%	45	53
Amount	\$188,850	\$219,000
No. at 5%	137	142
Amount	\$626,975	\$746,500
Unusual rates	1	4
Amount	\$145	\$8,000
Interest not given	27	33
Amount	\$69,994	\$111,000
Jan. 1 to July 2 Jan. 1 to July 5		
Total No.	10,123	11,797
Amount	*\$41,515,647	\$55,798,394
To Banks & Ins. Cos.	2,421	.....
Amount	\$27,344,848	.....

*Does not include mortgage of \$3,750,000 given by B. F. Keith's N. Y. Theatres Co. to Astor Trust Co. Refer to Manhattan Mortgage Table.

BUILDING PERMITS

	June 27 to July 2	June 29 to July 5
New buildings	71	95
Cost	\$683,450	\$646,250
Alterations	\$78,918	\$132,985
Jan. 1 to July 2 Jan. 1 to July 5		
New buildings	3,088	2,768
Cost	\$22,734,458	\$17,946,260
Alterations	\$2,463,403	\$1,959,233

QUEENS BUILDING PERMITS

	June 28 to July 3	June 30 to July 6
New buildings	124	84
Cost	\$506,615	\$217,460
Alterations	\$29,665	\$8,495
Jan. 1 to July 3 Jan. 1 to July 6		
New buildings	2,494	3,085
Cost	\$10,303,414	\$13,014,811
Alterations	\$464,530	\$423,522

RICHMOND BUILDING PERMITS

	June 28 to July 3	.....
New buildings	4	.....
Cost	\$42,050	.....
Alterations	\$950	.....
Jan. 1 to July 3		
New buildings	503	.....
Cost	\$1,818,337	.....
Alterations	\$172,980	.....

The New Route to White Plains.

The White Plains branch of the New York, Westchester and Boston Railway was opened to the public on Monday, the first train leaving Mamaroneck avenue, White Plains, at 5.59 A. M., and the first train to the north leaving 180th street, Bronx Park, at 6.05 A. M.

The company now operates a total of 225 trains per day, including the main line to North avenue, New Rochelle, and the White Plains branch. The schedule is so arranged that local and express trains meet at East Third street station, in Mount Vernon, and passengers transfer across island platform.

The running time of express trains from 180th street to Mamaroneck avenue, which is the temporary terminal station at White Plains, is twenty-seven minutes.

—Flannery's Hotel at Fishkill Landing, adjoining the railroad station, has been sold to the Hudson River Railroad Company and will make way for improvements which the railroad company has commenced. A new station will be built and the tracks straightened.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XIV.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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ENGLISH BASEMENT HOUSES, CONTINUED.

Disadvantageous Features.—With kitchen in basement, economy of service is less than when the kitchen and dining room are on the same floor.

With kitchen on ground floor: difficulty of separating main and servants' entrances; with parlor on ground floor: too great proximity to entrance hall, entailing loss of privacy.

HIGH STOOP HOUSE.

Advantageous Features.—Separation of main and service entrances.

Economy of service when dining room and kitchen are in basement.

Removal of principal rooms from dust and noise of the street.

Disadvantageous Features.—Poor access, especially in bad weather.

Lack of privacy; principal rooms near main entrance.

Waste of principal floor, sacrificed to entrance and entrance hall.

Excessive cost of stone stoop in small houses; excessive cost of unit of accommodation.

Large proportion of inferior accommodations (basement and cellar).

Waste of space taken up by outside steps.

REQUIREMENTS.

In considering the relative importance of the requirements of different classes of buildings, it must be remembered that they vary somewhat with the probable mode of life and income of their occupants; thus, the necessity for obtaining the maximum available accommodation or the greatest economy of service is less urgent in houses for occupancy by people of large income than where they may be of limited means; also, the importance of ease of access to an expensive residence is greater than in a cheap dwelling, not only from the utilitarian standpoint, but commercially. This may be reduced to the following statement: In cheap dwellings the greatest economy of available accommodation and service are most important, more so than in expensive houses, and their importance diminishes whilst the importance of good access, light and air and good planning increases in proportion to the costliness of the buildings.

THE ENTRANCE.

The entrance to a residence should not be of exaggerated size, though plainly evident on approaching the building.

A vestibule separating the doorway from the entrance hall is desirable; it can be kept open and used as a shelter from inclement weather by callers or the members of the family during the day time, pending the opening of the door and it can be closed at night.

Service entrances should be kept as far as possible from the main entrance and properly subordinated to it; they should, however, be readily seen and their purpose easily recognized.

Where houses front on two streets, the problem of the separation of main and service entrances is simplified, but such cases are infrequent.

LIGHT AND AIR.

Houses erected on cheap land, where no necessity is felt for building deeper than two rooms, are frequently better provided with light and air than those on more costly land, where the depth is greater. Rooms which will be in continuous use should be placed where they will receive the greatest amount of light and air; bath and toilet rooms especially should have direct communication with the outside.

Though there are not very many opportunities for varying the disposition of windows in city houses, a great deal can be done by using good judgment in adjusting the size, number and position of these; one wide window frequently furnishes better light than two small ones of similar area. A judicious use of angular bay windows is also found useful at times. Care should be taken that no window is overlooked by those of adjoining houses, especially when they are near each other, as when opening on a narrow court.

EXPOSURE.

The question of exposure, or the situation of rooms as regards sunlight, is one which is subject to so many considerations in city buildings that each case has to be treated separately; in houses mainly for winter use, rooms with a south exposure are the sunniest and therefore the pleasantest, and a house on the north side of a street facing south is generally preferable, for this reason, to one the principal rooms of which face north. Rooms facing east enjoy the morning sun and those fronting towards the north have the steadiest light, but are apt to be dreary and lacking sunlight. Rooms with a western exposure are frequently damp and chilly if the walls are unprotected.

Prevailing winds, which have to be taken into account in country and summer houses are of much less importance in city dwellings, though those erected in situations greatly exposed to winter winds and storms will need to be so planned that the inmates do not suffer inconvenience or discomfort therefrom, as on Riverside Drive, New York.

FLOOR PLAN.

The accommodation required in the average house can be divided into four classes:

First, that of a public nature, which the family share with their friends.

Second, that for the private use of the family.

Third, the means of communication between the different parts, halls, passages, etc., which are of necessity more or less public.

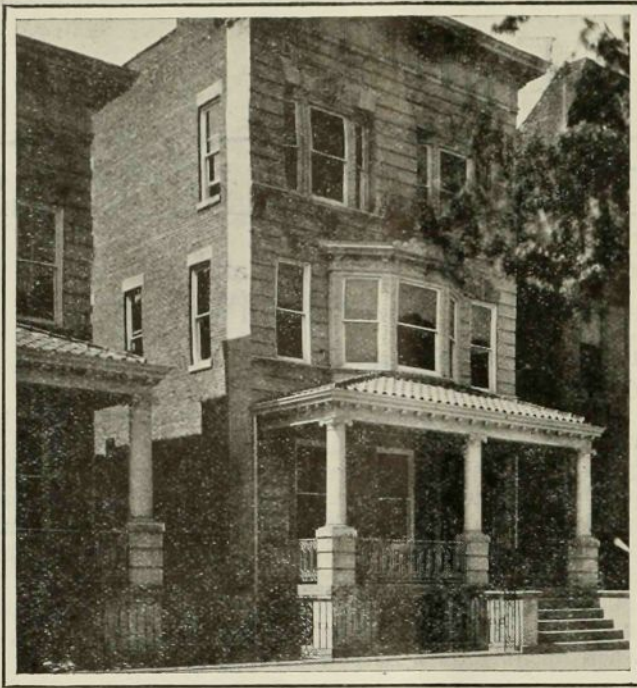
Fourth, the accommodation devoted to servants and service.

The degree of importance to be given to these different accommodations depends on the mode of life and habits of the occupants.

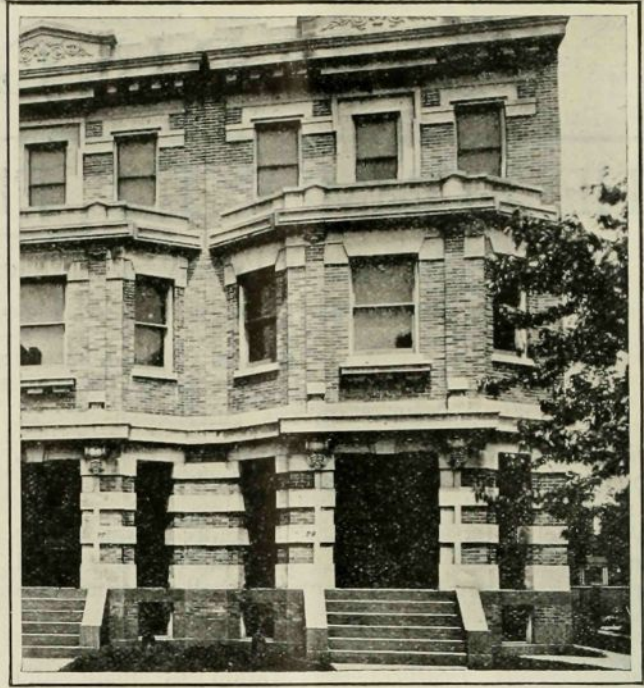
Bearing in mind what has already been said about the comparative value of ground floor and first floor accommodation in private houses, and that the latter increases in value in proportion to the former as the house becomes of a better class, we may describe the requirements of the different accommodations as follows:

Reception, dining, drawing rooms, parlors, etc., should preferably be placed on the first floor, especially in high class residences; when the houses are of cheaper grade, the ground floor is more suitable, as it is more economical of space. These rooms should be easily accessible and not too far from the main hall and communication between them should be reasonably free. Except in the cheaper grade of house, where great economy of service is desirable, the general use of dumbwaiters, speaking tubes, etc., has obviated the necessity of placing dining rooms and kitchen and service quarters on the same floor; they should not, however, be placed at too great a distance horizontally. Dining rooms in high-class houses should not communicate directly with other reception rooms as the odor of food is otherwise distributed through them.

Libraries, if intended for the use conveyed by the



PORCHES TO CITY HOUSES cut off the light of the lower rooms. They are objectionable even when side light is made possible as in this case. Brooklyn, N. Y.



THE FRONT WINDOWS ON THE GROUND FLOOR of this building are dark on account of recessed porches. The buildings, moreover, were unsalable when erected, as they were too expensive for their location. Brooklyn, N. Y.

name, should be situated in the quietest part of the house and not fronting on a noisy street.

City houses being generally of two or more stories in height, the privacy needed for the family rooms, such as bedrooms, nurseries, schoolrooms, etc., is readily obtained; as also their separation from those of a more public use.

The different rooms should bear a proper relation to each other, both as to size and as to position, and no rooms should be so small or so designed that they will not accommodate the necessary furniture.

The quarters occupied by servants should be within easy reach of those portions of the house where their presence is most needed; at the same time they should be duly separated from the rooms occupied by the family, the importance of this requirement increasing greatly in houses of higher class. Every house, where proper separation between the family and the service quarters is required, should be provided with a back stairway, enabling the servants to reach their own quarters without going through the main part of the house.

ECONOMY OF SERVICE.

Many improvements have been introduced of late years for facilitating domestic service; dumbwaiters communicating between the different floors, coal chutes, telephones, speaking tubes, mechanical appliances for the washing of clothes, of dishes, etc.; also aids to cleanliness such as tiled floors and walls in kitchens, pantries and bathrooms. Economy of service is also dependent to a great extent on the proper arrangement and disposition of the various parts of a building with a view to convenience and to proper provision being made for the removal of waste and debris, for the storage of provisions and fuel, and for the delivery of articles of food and other purchases.

The number of servants who will probably be employed should be taken into consideration, and where the mistress of the house will probably have to do her own work, the utmost economy of service should be possible. As good service is not readily obtainable unless the servants are contented and comfortable, they should be provided with suitable accommodation and not required to work or sleep in dark and unsanitary quarters.

DECORATION.

The amount and quality of decoration should depend on the cost and size of the house and the mode of life of its occupants. Those who entertain on a large scale will need appropriate rooms for that purpose, and large and elaborately decorated rooms should be led up to by suitably decorated halls and corridors of proper size. Rooms devoted to the private life of the family should be simpler. The different parts of the building should bear a proper proportion to each other and this with a due re-

gard for fitness and suitability are the main factors in good decoration.

The exterior decoration of a building or its facade, the front which it offers to public view, should not be exaggerated through striving after individuality or originality. Restraint is a desirable quality even in expensive building, especially when placed on narrow or interior lots. Corner buildings or those which stand in their own grounds lend themselves best to elaborate architectural treatment; in the case of interior buildings the wider the frontage on the street, the better the possibilities it offers from the architectural standpoint.

OUTLOOK.

Buildings facing parks or open spaces affording pleasant views, such as those fronting Central Park, or on Riverside Drive, New York City, should make proper provision for taking advantage of their outlook, and in these cases the desirability of the use of the first floor for reception rooms, on account of the better view is most apparent.

In some houses a roof garden could easily be provided, removed from the dust of the street and suitable as a playground for the children.

PRIVACY.

In private residences more so than in other residential buildings the greatest possible privacy is desirable; people living in multiple dwellings do not expect and can hardly obtain this convenience to the same extent. The overlooking of windows by others of the same house or by those of adjoining houses should be avoided as much as possible, though this is frequently difficult to provide for in city buildings. In some cases, non-transparent glass of different kinds can be used to great advantage. Entrances are for similar reasons better kept apart in adjoining houses, and a vestibule at the entrance shelters visitors from the curiosity of neighbors, whilst awaiting the opening of the door.

DETACHED HOUSES.

In the smaller towns, nearly all residences are detached; in the largest cities, only the very wealthy or those in suburban sections occupy this class of structure; the wealthy because they can afford to occupy as much land as they want, even when it is very costly; the others because they build on cheap land and can, consequently, use more of it than would be needed for attached houses. The sizes of the plots built on vary according to the locality, the mode of life of the inhabitants, the class of house and the cost and character of the land; the cheapest houses being generally erected on small lots, which in small communities increase in size as the buildings become more costly, then gradually diminish in large cities, until the entire frontage is built on and attached houses are erected, except in the case of a very few of the most expensive residences.



EXAMPLE OF JAPANESE ARCHITECTURE.—This building, though attractive, remained unsold for a number of years after its erection. It is too conspicuous, too much of a departure from accepted types, and was finally sold at far less than its cost of production. Prospect Park South, Brooklyn, N. Y.

The requirements of detached houses are much the same as those of attached city dwellings of similar grades, except that the same objections do not exist to using the ground floor for the principal rooms, unless the lots are small; the use of the land being also less restricted, a more generous arrangement of rooms can be adopted.

The main advantages of detached houses are the permanent light and air on all four sides and the greater privacy obtained, together with the possibility of disposing the rooms so as to avail oneself of the best exposure. They also offer far greater scope for architectural treatment than those built in rows, and the commercial value of good proportion and design is relatively greater; the larger the surrounding grounds the greater the freedom of treatment which may be adopted, each house by reason of its setting being independent of its neighbors.

In the case of houses built close together, especially where they are not much retired from the street line, they will be viewed more as a mass and a more uniform treatment produces better results. In such cases also, a common building line should be adopted and enforced by restriction to prevent some buildings from being pocketed and their light and air cut off by others.

Greater privacy is insured by setting the building line sufficiently far back from the street, and, where possible, by raising the grounds somewhat above the sidewalk level, a gradual slope away from the building permitting also better surface drainage.

Detached dwellings built on land lying below the level of the street are very apt to be damp, and are injuriously affected by being easily overlooked.

SEMI-DETACHED HOUSES.

Where the cost of land is too great to allow of the use of large lots it is common to erect what are called semi-detached houses, which attached on one side, are free on the other, ensuring permanent light and air on three sides.

This type frequently permits of greater privacy and a better arrangement than would be possible with fully detached houses, built on narrow lots; the main objection is that the largest front will sometimes have an undesirable orientation. Thus in such a building erected on a lot running east and west, the long front on one side will face due north and the other half due south, making one half of the house more sunny and agreeable than the other.

It is necessary with this type so to dispose the entrances as to interfere as little as possible with the privacy of either occupant, and to insure their comfort by building the party wall as sound proof as possible; except for the party wall they should be entirely independent, and care should be taken that no window from one half of the house overlooks the other half.

TWO FAMILY HOUSES.

The increasing pressure of population on land and the necessity of securing from it a greater accommodation than is afforded by houses occupied by one family only has led to the introduction of so-called two family houses. These may be attached or detached, and, as the name indicates accommodation is provided for two families, generally on different floors. The most common types of attached two family houses are high stoop houses provided with a basement, a cellar and two upper stories, and those with only a cellar in addition to the two upper stories.

The first type is subject to the same disadvantages pointed out in the high stoop private house; it is uneconomical, and this when economy is especially desirable, and necessitates a sacrifice of privacy. It is, however, very popular in the outlying sections of New York.

The two story and cellar house is far more economical and less wasteful of space, but, as generally built, three or sometimes even four rooms deep, it is, as well as the high stoop type mentioned above, open to the objection that only the front and rear rooms receive direct light and air, the interior rooms of which there are one or two on each floor, receiving no direct light and air, only what reaches them through windows placed in the partitions adjoining the rooms opening to the outer air or through skylights on the top floor; these houses also lack privacy, and it is impossible to properly separate living from bedrooms.

These interior sleeping rooms should not be allowed; they could, at comparatively small expense, be made to open on small light courts; as they are now built they entail either a total sacrifice of privacy or an insufficiency of proper ventilation. Such rooms are not allowed in tenement houses where a minimum of light and air is insisted upon in every case.

DUPLEX HOUSES.

Duplex houses, generally four stories high, two to each family, though more expensive than the foregoing type, permit of a far better arrangement of rooms, a thorough separation of living from sleeping rooms, and good light and air; also the entrances to each portion are separate and distinct, making them suited to a higher class of occupancy. The principal objection to duplex houses is the amount of space needed for the two separate entrances on the ground floor, the difficulty of making proper provision for tradesmen's deliveries, especially to the occupants of the upper apartment, and the fact that the latter are obliged to walk up two flights of stairs before reaching their own main floor.

Two-family detached houses can be built with entirely separate entrances, and all the rooms may be made to open to the outside air. They lack privacy, however, though compact in arrangement and permitting economical service, as with the exception of the attic, generally divided between the occupants, the rooms are on one floor, as in most apartments.

NO MORE COMPLICATIONS IN SUBWAY BUILDING

Forms of Contract for the Dual System Almost Ready for the New Routes.—Construction Work May Begin in October.—All the Broadway-Lexington Sections Soon to be Under Contract.

THE decision of the Court of Appeals was handed down in three taxpayers' actions brought by The Admiral Realty Company, John R. Ryon and John J. Hopper, respectively, as plaintiffs, against the members of the Public Service Commission, City of New York, the Interborough Rapid Transit Company and Brooklyn Rapid Transit Company, under the provisions of Section 851 of the General Municipal Law.

Each of the three actions was brought for the purpose of restraining the execution, delivery or consummation of any contracts for the equipment and operation of new municipal rapid transit railroads which should provide that any corporation operating such railroads under such contracts should receive a preferential payment out of the net earnings over and above all operating expenses of such railroads or which should provide that any corporation operating existing rapid transit railroads should operate the existing system of railroad in conjunction with new railroads in such manner that the earnings of the existing lines, whether owned by the City of New York or by private railroad corporations, should be mingled and confused with the earnings of the proposed rapid transit railroads to be built and owned by the city.

The suit of the Admiral Realty Company was instituted first, and the complaints in the action subsequently brought by Ryon and Hopper presented different issues only to the extent that the Ryon complaint specifically dealt with only the proposed contract with the Brooklyn Rapid Transit Company and the Hopper complaint contained certain additional statistics in respect to the proposal of the Interborough Rapid Transit Company, which were deemed to present more concretely and fully the issues of law and policy involved in the litigation.

The venue of each of the three actions was laid in the County of Kings. The defendant demurring to each of the complaints, a hearing was had upon the issues of law presented by the demurrers before Mr. Justice Blackmar at Special Term in Kings County. Mr. Justice Blackmar wrote an extended opinion in which he overruled the demurrers and upheld the constitutionality and legality of the proposed contracts. At the time the suits were brought, the necessary enabling legislation for the carrying out of the proposed contracts with the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company had not been passed by the legislature. Mr. Justice Blackmar deferred his decision until after the enactment of the so-called Wagner Law, which it was virtually conceded by counsel for the appellants made the proposed contract legal so far as statute law was concerned, and left for judicial determination only the question of its constitutionality.

Early Decision Was Sought.

All of the parties to the litigation shared the desire of the Public Service Commission and the members of the Board of Estimate and Apportionment of the City of New York that there should be the earliest possible determination of the constitutional questions presented by the three suits.

An appeal was accordingly taken by the plaintiffs to the Appellate Division of the Supreme Court for the Second Department which affirmed the opinion of Mr. Justice Blackmar and wrote only a brief memorandum dealing with an additional question of law which had been raised upon the argument in the Appellate Division. From the determination of the Appellate Division an appeal was promptly taken to the Court of Appeals.

The legal questions thus were presented upon demurrer; that is to say, upon the basis of assuming for the purpose of the argument that all of the allegations of the complaint were true and that such allegations were reasonably to be construed in a manner favorable to the plaintiffs. Inasmuch as the several complaints for the most part set out only the conceded statutory provisions and the conceded facts of record as to the stat-

utes and details of the negotiations whose consummation the plaintiff sought to enjoin, the attorneys for the Commission and for the City of New York, as well as for the corporations concerned, felt that through the agency of a demurrer a prompt decision upon the essential questions of law involved could most expeditiously be obtained. Especially in view of the fact that the completion and execution of the construction and operating contracts which would give to the City of New York much needed rapid transit facilities were awaiting a judicial decision of the questions of law raised by the complaints, the progress of the suits to a final determination in the Court of Appeals was expedited in every possible way, the courts co-operating with counsel to this end. It was understood that the banking houses which had undertaken to loan to the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company the funds necessary for the carrying out of their parts of the respective contract had made their agreement thereto subject to the action of the Court of Appeals.

Gist of the Complaint.

The three cases were argued together at Special Term, in the Appellate Division and in the Court of Appeals. The argument before the Court of Appeals began on June 10, 1912, and occupied substantially three days. The argument in chief for the Admiral Realty Company was made by Daniel P. Hays, for John J. Hopper by Clarence J. Shearn, and for John R. Ryon by Willard N. Baylis. George S. Coleman made the argument for the Public Service Commission, Assistant Corporation Counsel Louis Hahlo from the City of New York, Richard Reid Rogers for the Interborough Rapid Transit Company and Charles A. Collin for the Brooklyn Rapid Transit Company. The concluding argument for the plaintiffs-appellants was made by Louis Marshall, O. C. Semple and Leroy T. Harkness were on the brief with George S. Coleman for the Public Service Commission.

The gist of the three complaints was that the Public Service Commission, with the consent and approval of the Mayor and the Board of Estimate and Apportionment, was preparing to consummate arrangements with the Brooklyn Rapid Transit Company or a company to be formed in its interest, and with the Interborough Rapid Transit Company, and that such contracts would be violative of the constitution of the State of New York. The grounds upon which the constitutionality of the contracts were attacked by the appellants were, in substance, twofold: (1) That the proposed contract provisions for preferential payments to the contractors out of the earnings of the rapid transit railroad would constitute a loan of the city's credit in violation of Section 10 of Article 8 of the Constitution of the State of New York, and (2) that the rapid transit act, by virtue of which the proposed contract would be made, is a local act and therefore violates Section 18 of Article 3 of the Constitution of the State of New York.

The pertinent part of Section 10 of Article 8 is as follows:

"No county, city, town or village shall hereafter give any money or property, or loan its money or credit to or in aid of any individual, association or corporation, or become directly or indirectly the owner of stock in, or bonds of, any association or corporation; nor shall any such county, city, town or village be allowed to incur any indebtedness except for county, city, town or village purposes. * * *

The pertinent portion of Section 18 of Article 3 of the New York Constitution is as follows:

"The Legislature shall not pass a private or local bill in any of the following cases * * *

"Granting to any corporation or individual the right to lay down railroad tracks * * *

The essential points of the proposition of the Interborough Rapid Transit Company, as passed upon by the Court of Appeals, are:

The Interborough Contract.

1. The Interborough Rapid Transit Company to equip the lines proposed for operation by it in the report of June 5, 1911, to contribute \$56,000,000 toward the construction thereof, to equip the same at an estimated expense of \$21,000,000, and when constructed and equipped to maintain and operate such new lines for a term of forty-nine years from the time when operation of the new lines begins in conjunction with the existing subway system for a single five-cent fare.

2. The leases of the existing subways (contracts Nos. 1 and 2) to be leveled, so that the subways constructed under those contracts and the new subways will fall into the city's possession at one and the same time.

3. The new lines to be subject to recapture at the end of ten years, in accordance with the provisions of the rapid transit act. This recapture may be exercised either directly by the city or through a new contractor. Provision to be also made for exchanging part of the new subway lines for part of the old so that in the event of recapture the city may take over a complete East Side or a complete West Side line. This latter provision has commonly been referred to as "swapping legs."

4. The so-called Belmont tunnel extending under 42d street and the East River to the Borough of Queens to be turned in as part of the general system at a valuation of \$3,000,000.

5. The receipts from existing and new subway lines to be pooled and from the gross receipts of both lines there is to be deducted and paid in the order named:

(a) Operating expenses including damages for accidents, provision for depreciation, renewals and obsolescence; taxes, insurance and rentals payable to the city under existing subway contracts and amortization and brokerage charges.

(b) A sum to be retained by the company amounting to \$6,335,000 per annum, representing the average annual income received by it from the operation of the existing subway lines and equipment for the two fiscal years ending June 30, 1911.

(c) A sum equal to 6 per centum per annum upon the new investment of the Interborough Company in the new lines, estimated at \$77,000,000, or \$56,000,000 for new construction and \$21,000,000 for new equipment. This with the present investment of the company in the existing subways, estimated at \$48,000,000, would bring its total investment in the new and old lines to \$125,000,000.

(d) To be paid to the city interest and sinking fund upon the bonds issued by the city for the construction of new lines and in addition such further sum as would bring the payments to be made to the city up to an amount equal to 8.76 per cent. upon its capital investment in the original construction of the new subways.

(e) Any amount remaining to be divided equally between the city and the company, share and share alike.

All the above amounts are to be paid in the order named and are cumulative; that is, if there should be a deficit in any item in any given year, that deficit must be made up from future earnings before the distribution proceeds.

6. Future subway extensions required by the city may be added to the new system and will be equipped by the company as part of the entire system under a separate accounting system, based upon the per passenger method of apportionment.

7. The company to third track and extend the elevated lines leased by it from the Manhattan Railway Company.

Forms of operating contracts for the new subway routes, in anticipation of the Court of Appeals' decision, have been in preparation for weeks, and are now practically ready to be submitted to the companies. It is believed that the whole subway business can now be disposed of

by the middle of August or the first of September.

Drafts of the operating contracts will be sent by the Public Service Commission to the Interborough and B. R. T. within the next few days. The forms of contract are voluminous. They cover generally all matters previously agreed upon in the series of conferences between city officials, the Public Service Commission and the prospective builders and operators of the new routes. More conferences will undoubtedly follow over the details of the contracts, but no complications are expected.

MOVING PLATFORM SUBWAY.

Route Laid Out Under 34th Street Will Have Two Loops.

The Public Service Commission on Tuesday adopted a resolution laying out a route for a moving platform subway under 34th street, Manhattan, from the westerly side of Third avenue to a point between Eighth and Ninth avenues.

The laying out of this route was not acted upon as a part of the so-called dual system of rapid transit extension which has been under negotiation with the Interborough Rapid Transit Company and the Brooklyn Rapid Transit Company, but came as a result of the proposals of the Continuous Transit Securities Company, of which Max E. Schmidt is president and in which Stuyvesant Fish and others have been actively interested.

The route, as laid out, calls for two loops in addition to the line under 34th street. The first loop will begin at 34th street and Third avenue, and extend thence under 34th street, Second avenue, point of beginning. The second loop will extend from a point in 34th street between Eighth and Ninth avenues, under 34th street, Ninth avenue and private property to the point of beginning.

Under the plans, accompanying the resolution, the roof of the tunnels is to be as near the surface of the street as street conditions and grade will permit, except that at Seventh and Eighth avenues the tunnels will be depressed to a depth sufficient to allow another subway to be constructed over them, and at Broadway the tunnels may pass either over or under the Broadway subway.

The provisions as to the general mode of operation are that the route may be operated either by moving platforms or by separate cars or trains or by any other device or means in the construction of which stationary means for guiding a conveyance in a definite path and means for propelling such conveyance are necessary elements. The provision was thus made broad enough so that if it was deemed advisable to abandon the moving platform method of operation, the route could be operated by separate cars or trains.

The route laid out will now be submitted to the Board of Estimate and Apportionment and the Mayor for approval.

Patrick J. Carlin Succeeds Superintendent Thatcher.

Patrick J. Carlin, a well-known Brooklyn contractor, was appointed this week by Borough President Steers as Superintendent of Buildings to succeed Mr. Thatcher.

The new superintendent is the head of the P. J. Carlin Construction Company, 16 East Twenty-third street, Manhattan. Mr. Carlin lives at 270 Washington avenue, Brooklyn. His appointment was announced on the sixty-second anniversary of his birth.

Among the buildings erected by Mr. Carlin are the Hall of Records, Brooklyn; Brooklyn Savings Bank, Real Estate Exchange, Fire Department Headquarters, Boys' High School and twenty other school buildings, a part of the Albany Capitol and the armory and boathouse at Annapolis.

He is treasurer of the 6th Congressional District Committee. The appointment of Mr. Carlin is the first of an organization Democrat as a member of Borough President Steers' official family.

The double-tracking of the College Point Causeway is said to be assured. Borough President Connolly and President Woods of the New York and Queens County Railway, have reached an amicable agreement and the work will be started this summer. This improvement will mean a great deal to the locality affected.

BUILDING STATISTICS.

Manhattan's Plans for the Second Quarter Shows Large Gains.

The plans filed for new building operations in Manhattan during the second quarter of the year exceed those of the corresponding period last year by over \$6,800,000 in total estimated cost. The gains are more particularly in stores and lofts. Bronx is building more tenements than last year but fewer dwellings; and on the whole is far more active than last year. Brooklyn's total for the six months of this year exceeds the record of the first half year of 1911, but Queens' total is less.

Manhattan. PLANS FILED FOR NEW BUILDINGS, MARCH 31 TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwellings, houses over \$50,000....	4	\$190,000	4	\$315,000
Dwellings, houses between \$20,000 and \$50,000....	9	376,000	4	133,000
Dwellings, houses under \$20,000...	1	6,000	3	24,500
Tenement houses	57	6,713,000	47	6,889,000
Hotels	2	270,000	4	1,150,000
Stores, lofts, etc., over \$30,000....	44	8,509,000	55	15,104,500
Stores, lofts, etc., between \$15,000 and \$30,000....	8	198,000	5	112,000
Stores, lofts, etc., under \$15,000..	8	51,500	8	55,700
Office buildings..	23	11,511,800	17	7,552,000
Manufactories and workshops	11	1,051,000	16	2,862,000
Schoolhouses	3	560,000	7	1,022,000
Churches	6	355,000	2	290,000
Public buildings—Municipal	7	404,000	10	911,000
Public buildings—Places of amusement, etc.	36	1,023,700	37	2,237,800
Stables and garages	24	656,500	11	141,250
Other structures.	66	73,075	46	52,450
Total	309	\$32,048,575	276	\$38,852,200

Manhattan. PLANS FILED FOR ALTERATIONS IN MANHATTAN, MARCH 31 TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost.	No.	Cost.
Dwelling houses.	241	\$709,850	186	\$564,766
Tenements.....	384	521,235	264	442,376
Hotels	35	239,400	42	312,710
Stores, lofts, etc.	227	1,127,303	214	468,334
Office buildings..	110	954,915	115	653,903
Manufactories and workshops	83	323,917	56	180,168
Schoolhouses	19	73,450	16	102,095
Churches	7	24,100	8	66,290
Public buildings—Municipal	4	27,085	5	139,000
Public buildings—Places of amusement, etc.	74	636,380	68	474,975
Stables and garages	43	235,700	34	92,385
Total	1,227	\$4,873,335	1,008	\$3,497,002

Bronx. PLANS FILED FOR NEW BUILDINGS, JANUARY TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost.	No.	Cost.
Brick Dwellings, over \$50,000....	..	..	..	..
Brick Dwellings, between \$50,000 and \$20,000....	1	\$20,000	..	..
Brick Dwellings, less than \$20,000	133	859,000	57	\$375,400
Brick Tenements over \$15,000....	181	7,231,000	190	7,969,000
Brick Tenements less than \$15,000	8	80,000	2	18,000
Frame Tenements	2	10,500	..	..
Hotels .....	..	..	..	..
Stores, over \$30,000	1	40,000	1	30,000
Stores, between \$30,000 & \$15,000	7	141,000	6	135,000
Stores, less than \$15,000	30	101,750	22	145,250
Office Buildings..	12	270,400	8	629,375
Manufactories & Workshops	28	241,575	15	356,750
Schoolhouses	3	104,000	2	262,000
Churches	5	138,350	1	8,000
Public Buildings (Municipal)	7	200,900	5	255,500
Public Buildings (Places of Amusement)	50	384,350	21	133,200
Stables & Garages	49	133,285	35	124,895
Frame Dwellings	128	575,850	99	253,200
Other Structures.	39	..	15	3,615
Totals	684	\$10,541,735	439	\$11,699,185

Bronx. PLANS FILED FOR ALTERATIONS IN THE BRONX, JANUARY TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost.	No.	Cost.
Brick Dwellings.	19	\$24,500	10	\$10,450
Frame Dwellings.	178	170,850	97	87,270
Brick Tenements.	36	30,650	18	10,525
Frame Tenements	10	4,250	7	7,950
Hotels	6	9,900	3	7,200
Stores	21	127,650	10	12,350
Office Buildings..	3	2,500	11	52,900
Manufactories & Workshops	18	49,580	12	47,555
Schools	1	1,000	4	23,500
Churches	4	4,500	2	40,300
Public Buildings.	6	20,900	3	23,500
Stables & Garages.	11	14,475	11	3,025
Miscellaneous	6	1,627	606	74,245
Totals	319	\$462,382	794	\$400,770

Richmond.

PLANS FILED FOR NEW BUILDINGS JANUARY TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost	No.	Cost
	506	\$1,164,206	531	\$2,009,429
			506	1,164,206
Increase 1912.....			25	\$845,223

Queens.

PLANS FILED FOR NEW BUILDINGS JANUARY TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost	No.	Cost
	3,005	\$12,672,711	2,519	\$9,377,594
	2,519	9,377,594		
Decrease 1912.....	486	\$3,295,117		

Brooklyn.

OFFICIAL FIGURES OF PLANS FILED FOR NEW BUILDINGS, JANUARY TO JUNE 30, INCLUSIVE. (The Classifications have not been completed at this writing.)

	1911		1912	
	No.	Cost.	No.	Cost.
	2,816	\$17,921,155	2,795	\$20,182,087

PLANS FILED FOR ALTERATIONS IN BROOKLYN, JANUARY TO JUNE 30, INCLUSIVE.

	1911		1912	
	No.	Cost.	No.	Cost.
	3,881	\$2,158,129	3,061	\$1,849,060

STEEL FRAME COMPLETED.

Woolworth Building, Highest in the World, Symbolizes American Builders' Supremacy.

A flag has been flying from the top of the steel skeleton of the Woolworth Building, opposite the Post Office since Monday, signifying that the highest point of the construction has been reached. There was no ceremony. Nobody climbed the flagpole and stood on his head on the top of it, as Harry Carew did when the flag on the Metropolitan Tower went up.

The Woolworth Building is the tallest in the world and typifies America's supremacy in building construction. The main part is about 400 feet (or thirty stories) high. Above this the 85x86-ft. tower rises to a height of 755 feet.

Preliminary operations for the erection of the steel frame began July 20, 1911, when the general excavation in the cellar was about one-fifth completed. About one-half of the 66 piers had been sunk to bedrock at a maximum depth of 120 feet below the curb. A few of the piers were rectangular in cross-section, but most of them were circular with diameters of from about 8 1/2 to 18 3/4 ft.

The structural steel was delivered by tidewater by railroad at Greenville, N. J., about 20 miles from the site of the building. An engineer and assistant stationed there sorted the steel when it was loaded on lighters for reshipment as ordered two or three days in advance, by requisition from the superintendent of the building.

The first columns were erected October 20 and the framework was erected up to street level about December 1, 1911. The largest column was 30 feet long and weighed 45 tons. Great care was taken at the building to keep the columns exactly vertical. Instrumental observations were constantly taken. Between October 20 and April 6, 1912, the 19,000-ton 30-story main building was erected up to the roof by four eight-man derrick gangs, who averaged two tiers per week and made a record of 1,153 tons in six consecutive 8-hour days. A force of 180 men was required for the steelwork. Ten carloads of rivets were used. The schedule called for the completion of the structural steel July 15.

The Woolworth building is owned partly by French capital, investors in France having bought some \$8,000,000 worth of the shares of the company. It is named for F. W. Woolworth, who, born of poor parents in Watertown, N. Y., is at the head of a chain of stores in nearly every city in this country. Mr. Woolworth started with one store in Watertown, in 1875.

Cass Gilbert is the architect. Gunwald Aus, consulting engineer; Frank Holmes, superintendent of construction. Mailloux & Knox, consulting engineers for electrical installation and elevators. Charles E. Knox has invented a novel dispatching system for the elevators which will be used for the first time in the Woolworth Building.

Frederick Linde.

Superintendent of Highways Frederick Linde, the Republican leader of the Ninth Assembly District, Brooklyn, died suddenly Wednesday night at his home, No. 447 56th street, Brooklyn, from heart failure, which followed an attack of pneumonia from which he had been suffering for four days.

BUILDING MATERIALS.

Higher Prices in Building Material Featured First Half of Year.

Brick Uniformly Quoted at \$7 and Steel on a Basis of \$25 for Beams, the Strong Factors in First Half of 1912—Other Commodities Backward in Demand But Firm in Price—Money Has Been Cautious.

BUILDING material interests expressed satisfaction this week in the fact that they have put behind them one of the most discouraging half years in their business history. The season has been from thirty to sixty days late. Money has been extremely cautious at times. The cost of manufacturing has sharply advanced, mainly owing to increased wages, and the demand has been merely from hand to mouth in every department excepting steel and in some respects common brick, as far as this market is concerned.

The cause of this restive condition in business was primarily due to a backward spring, and the uncertainty of crops which directly affected the money market and politics.

When politics are a disturbing element in the general building material industry, it is immediately reflected by unrest in labor circles. This has been particularly acute during the first half of 1912. Strikes have occurred and have usually been settled by the granting of increased wages to operators. Most of this labor trouble, however, has been in the manufacturing end and it has been conspicuous by its rarity in the assembling branches of building construction.

When money is cautious collections are slow, and this has been the case with almost every department of the building material industry either in manufacture or in assembling. While a fair volume of business was taken concessions had to be made and even then collections were backward. In the paint and varnish department this was particularly true. Some of the largest houses have been giving terms of nine to twelve months and billing the purchaser from three to six months after date of actual delivery in addition to giving the usual trade discounts. This, of course, is an extreme case, but it illustrates the extent to which producers have been willing to go in order to keep their factories moving.

Extended Credits the Rule.

While extended credits have been given in all departments it has been especially noticeable in cement and brick. In these two markets spot business has been the rule rather than the exception for the reason that thirty day options on quotations have been rigidly enforced in anticipation of a possible sudden slump or advance in prices. Contracts have been taken on these terms, but in the way of concessions, credit extension has been so liberal as to almost wipe out profits, despite the fact that cement since the first of the year has been bringing at least \$1.33 a barrel in 500 barrel lots, dock N. Y., and Hudson River common brick has been steady at \$6.75 to \$7 wholesale, with the latter figure prevailing most of the time for the best grades of brick.

It will, however, be seen that in these two departments a fair volume of business has been moving during the recent slump, but the profits that have accrued to the manufacturers in both instances have been very meagre.

The lumber department has been the victim of backward building conditions not so much through extended credits as in the falling off of actual demand.

In the city of East Orange, New Jersey, for example, from January first until June 15 building construction fell off 85 per cent., whereas usually it is one of the most active of the East Jersey suburbs as far as the demand for building material is concerned. In many towns in New Jersey there has been absolutely no building during that period. It has also been true of whole sections of Long Island and in some of the outlying boroughs.

An influence that has further tended to paralyze the lumber trade has been the destructive floods in the south and manipulation by logging interests in the Canadian and eastern lumber belts. The jobber in New York, however, has been inclined to take any kind of business that he could get under almost any circumstances, and while credits have not been so liberal as in the department previously mentioned, shading has been resorted to,

and the result has been that while lumber interests have been making moderate concessions, their margins of profits have been very heavily cut into.

More Good Accounts, But Slow.

The gradual elimination of the "Shoe String builder" within the recent past has also contributed largely to making building material builders feel the stress of times during the last six months. This, however, is generally true, despite the contentions of some dealers to the contrary. It is a well established fact that in years when speculative building has gone on apace the profits in all building material lines have been small because of heavy losses through foreclosure and the filing of liens. With a large part of this kind of business eliminated the dealers have felt a falling off in business, but their bookings show a larger percentage of good accounts than hitherto has been the case.

As cement has been in nervous condition so crushed stone has reflected the hesitancy in that department. The demand for crushed stone, gravel and roofing concrete has been light during the first half of the year, but prices have been steadily maintained. Large public work has kept the quarries busy and as a result they have not been obliged to seek new business at the sacrifices of lists. In this department sand, however, proved somewhat of an exception early in the year when because of extreme cold weather it was not possible to mine this commodity and for the same reason it was not possible to do much outside construction requiring this material, but prices sharply advanced when it became impossible to get sand in this market in sufficient quantities to meet the demand and until more stable weather set in this material was sold at a premium. At this time, however, sand is selling at a normal market of from 35 to 45 cents, depending upon dockage facilities.

The Effect of Standardizing Lime.

In the lime and plaster markets aggressive advertising to standardize barrels has had an important bearing upon stabilizing the industry and the result has been that while the demand for a while showed no material increase largely owing to the fact that there was little construction going on, it has since reported an increased demand and comparatively strong conditions of trade not only in New York City but in other parts of the metropolitan district.

In hardware and equipments there has been a wide fluctuation in the volume of business taken in each of the last six months. Reservations have been made, but the options have not been exercised in a great number of cases because of the uncertainty regarding the financial market as it affected the floating of loans, and so the earnings of the big wire companies, specializing in wire rope, radiators, elevators, furnace, pump, lighting, power and casement companies have been restricted and dividends have frequently been shaved or passed during this period.

It will, therefore, be seen that the building material dealer has had just cause for complaint in reference to the volume of business he has taken during the first half of the year and should conditions continue as they have been in the last six months, the volume of business for the entire year would compare favorably in all lines, excepting brick and steel, with the totals for the last panic year.

Optimism Seems Warranted.

But in the case of steel and brick, particularly in the former, there is found the basis for an optimism that is well grounded.

The steel mills are operating to capacity despite the fact that the railroads have until recent weeks been in the position of retrenching and have not been actively in the market for rails and equipment supplies. Most of the contracts that the steel companies now hold are structural requirements calling for delivery late this summer and in the fall.

It has been almost an unvariable rule that whenever steel is strong general building material conditions strengthen in from two to four months. The steel situation is so strong at present that if any more contracts are to be taken additional blast furnace capacity will have to be blown in.

How Real Estate Affects the Market.

Another evidence seemingly to justify the optimism during the next six months is shown in the fact that plan-filing records for new buildings have been exceptionally heavy this year and in some boroughs even records of recent good years have been exceeded. Of course, the probability of the enactment of a

building code with resultant increased cost of construction to meet fire-proofing and fire-prevention requirements has had considerable to do with the decision on the part of prospective operators to get their plans approved under the present code, but at the same time the laxity of the real estate market has been so pronounced for such a long time, presumably due to the fact that investors were holding out for higher prices in anticipation of increased values resulting to the uptown trend of business, that in many cases the same investors have deemed it to be more profitable to develop their own holdings and to erect buildings thereon, than to pay taxes on unprofitable properties while waiting for buyers to meet their figures.

The fact that another subway system is now under construction accounts in some measure, at least, for the active building operations in districts which have been comparatively neglected during recent years. As far as the midtown commercial section is concerned the wonderful building activity there is accounted for in a large measure by purely economic conditions which make it almost prohibitive to carry a commercial structure not fully modern in a territory where higher rents are easily obtained, providing modern accommodations are provided to meet the prospective tenant's wants.

Furthermore, it has become apparent that those jobbers of dry goods and laces, silks and cotton goods can not hold out against the uptown march of business by renewing their leases in a downtown section and it is freely predicted in the trade that it will not be long before such big firms as H. B. Claffin will follow the lead of other companies in their lines and move to another uptown location and convert their downtown establishments into warehouses or patronize the terminal stores. Realizing this condition of affairs specialty buildings are being reared on almost every block of the twenties on either side of Fourth avenue and here the main volume of materials is beginning to move.

And this represents only a small part of the building material activity that will develop inquiry this summer. It must be borne in mind that building material prices have held firmly despite reduction of two per cent. in other commodities. There must be a reason for this strength and the only reason possible of consideration at all is that of inquiry. That the inquiry has been genuine is shown by the heavy filings of plans not only in this city but in all suburban cities and the fact that inquiry is strong and considered permanent is revealed in the aggressive attitude of the United States Steel Corporation which announced that on the first of July all products not specified by that time would be withdrawn and renewed only on an advance covering delivery for the next three or four months.

Business Stronger Than Politics.

It seems to us that this is the strongest indication that basic business is stronger than politics. It shows that the restive conditions reported throughout all building material industries is only that of politics and it does not necessarily indicate a crumbling commercial fabric. Business has refused to be wrecked by calamity howlers or unripe optimism and is steadily maintaining an equilibrium of plain common sense.

There is every reason for the building material dealer to expect a good year and it is a fact that already conditions are ripe for the reward for business patience that the building material dealers have been called upon to exercise during the first half of 1912.

Brick.

Raritan and Hudson brick are selling at \$6.75 to \$7 a thousand, wholesale, in an active market. In the Hudson market the volume of sales made a sharp gain over the weekly totals for the last few months and it is considered significant that practically all this brick is going direct to job. All the new brick from both centers is selling at \$7 flat, only the inferior material bringing \$6.75. Transactions follow:

1912.		Arrived.		Sold.	
Left over June 22, 2.					
Monday	.....	18	19		
Tuesday	.....	4	4		
Wednesday	.....	12	13		
Thursday	.....	8	6		
Friday	.....	9	8		
Saturday	.....	14	15		
Totals	.....	65	65		

Condition of market, active. Prices, \$6.75 to \$7. Raritan, \$6.75 to \$7 (wholesale dock, New York). Add dealers' profits and carting charges for job deliveries.

1911.		
	Left over June 29, 2.	Arrived. Sold.
Monday	24	12
Tuesday	7	10
Wednesday	5	17
Thursday	16	13
Friday	15	21
Saturday	7	10
Totals	74	73

Condition of market, buying spasmodic. Quotations: Hudsons, \$5.75 to \$5.87½. Arrivals in corresponding week 1910, 61. Sales, 70; on hand, 27, and left over, 18. Prices were: Hudsons, \$5.75 to \$6; Raritans, \$5.50 to \$5.75.

TRADE LITERATURE

"Ads That Will Sell Brick."

Under this title the Clay Products Advertising Company has published a work which for utility and didactic value far exceeds anything which has come to our attention in reference to brick. The book sells for \$5 net, and between its covers is contained a full advertising campaign for brick as a building unit. In addition to the original book a duplicate in flexible covers is sent, so that the original copy need not be mutilated when the ads are sent by the purchaser to the printers. The advertisements contain the meat of selling arguments advanced by the leading brick salesmen of the country and includes such topics as ultimate economy of construction, insurance against total fire loss, lower insurance rates, saving in repair bills, curtailment of depreciation, saving in heating course, beauty, polychrome effects, general utility, variety of decorative design, permanency and lower cost; all derived from the use of brick in building construction.

The advertisements apply equally well to front and common brick. In the central part of the book will be found articles dealing with editorial comment on the use of brick, which may be used in preparing selling arguments in catalogues or in publishing a publicity campaign in newspapers. In the back of the book are various cuts, which may be used for single, double or three column advertising and also some short 3 inch single column brick talks for modest advertising campaigns.

The preface of this book is a gem of advice to brick distributors of all kinds. It follows:

"The manufacturer of brick should not be too anxious to sell his own brick when some other brick would be much better suited for the work and would prove much more satisfactory and a better advertisement for brick. If a customer wants face brick instead of the common brick which you may be making, it would be better to help him to secure a face brick which will please him and make the finished job a better advertisement for brick construction. You may lose an opportunity to sell a few thousand more brick, but, in the long run, you will probably make by the operation.

"A lot of common brick are made which do not please the customer as well as a face brick. If face brick are used, you still get the order for all the common brick in the job and when the building is completed others will be so much better pleased that they will look more favorably on brick and you will get their orders also. Then again it will promote brick construction better and faster to please the customers and public, and brick will, in consequence, be used where it otherwise might not be considered. Many a building material has been made unpopular by an over-anxious salesman getting it used where some other material would have been much better. The brick men do not want to be caught by this mistake."

Art, Shades and Globes.

The Macbeth-Evans Glass Company, of Pittsburgh, has issued to the trade an illuminating catalogue containing examples of its art shades and globes, which should be of interest to architects and owners of buildings. The variety of globes and shades that are manufactured by glass is astounding. In the preface of this book it states that every kind of glass made in illumination is made by this company. Most of the shades illustrated in the latest catalogue are intended for residence lighting, but many of them are also appropriate for offices, stores, hotels, restaurants and public buildings. Copies may be obtained by addressing the company at its New York offices on Hudson street and 19 West 30th street.

"Modern Illumination."

This is a little vest pocket book describing the practical side of the science of electric lighting carrying the subject up to the latest achievements and discoveries. It is of value to architects,

salesmen, factory superintendents, store managers, real estate man and builders. Brochures may be obtained by addressing Frederick J. Drake & Co., 1325 Michigan avenue, Chicago.

Modern House Warming.

The United States Radiator Corporation is issuing a new series of literature describing the new uses of radiators and how they are being applied by leading architects in homes and commercial buildings in all parts of the United States. In this current number of Cadiation Louis R. Christie, the architect, has an interesting illustrated article on the subject "Where to Place Radiators." Copies may be obtained by addressing the company at their New York office, 3 West 29th street.

Current Government Reports.

The following reports have just been published by the United States Geological Department at Washington: "The Gypsum Industry in 1911," by Ernest F. Burckhard, "The Production of Abrasive Materials in 1911," by W. C. Phalen, "The Production of Asphalt, Related Bitumens, and Bituminous Rock in 1911," by David T. Day, and "Quicksilver in 1911," by H. D. McCaskey, and "Statistics of the Pottery Industry in the United States in 1911," by Jefferson Middleton.

Architectural Terra-Cotta.

The New York Architectural Terra Cotta Company has a new book describing some of the installations it has made in some of the prominent buildings in the country. The book is valuable to architects in that it shows applications of the use of terra cotta in different types of buildings.

The book is addressed to the architects of the metropolitan district and in a preface it states that the purpose of the book will be well served in the estimation of its publishers if it brings home to the architects and builders of this vicinity the advantages of contracting with "The only terra cotta manufacturing plant located within the limits of New York City." Copies may be obtained by addressing the New York Architectural Terra Cotta Company, at 225 Fifth avenue.

DEPARTMENTAL RULINGS.

Board of Examiners' Decisions on Various Intricate Questions.

Courts and Exits in Theatre; Lot Area Covered by Garage; Proscenium Wall, Construction, Stairways in Adding Roof Garden to Existing Theatre and Omitting Fireproofing on Columns.

Department of Water, Gas and Electricity.

Changes in the Electrical Rules and Regulations.

On and after July 1, 1912, new code fixture wire will be required on all installations for which application for inspection is not on record prior to that date.

On and after October 1, 1912, new code rubber insulation will be required on all installations of flexible cord, armored flexible cord, reinforced flexible cord, canvasite and Creffled flexible cord, special stage cables, battery charging cables, etc., for which applications for inspection are not on record prior to that date.

Rule No. 12-g, 4th paragraph, of the electrical code, is hereby amended to permit twin conductor lamp leads to be carried down combination poles on insulators by the addition of the following two sentences at the end of the paragraph:

In lieu of the above, twin conductor wire, with insulation specially approved for the location, may be run vertically on pins or brackets down the pole and drawn taut and fastened upon standard insulators. This wire shall be firmly held at a distance of not less than five inches from the surface of the pole.

This change takes effect immediately.

On August 1, 1912, a working agreement with the Suburban Fire Insurance Exchange, similar to the working agreement now in existence between this Department and the New York Board of Fire Underwriters, will be placed in effect. Mr. George E. Bruen, Superintendent of the Electrical Department of the Exchange, will become a member of the Advisory Board of Engineers. The present method of endorsing Underwriters' certificates will be applied to the entire city, the portion covered by the Suburban Fire Insurance Exchange being that portion of the Bronx east of the Bronx River, all of Richmond and all of Queens except Long Island City.

On and after June 1, 1913, the introduction of wooden moulding for electrical purposes in this city will be prohibited.

June 24, 1912.

HENRY S. THOMPSON, Commissioner.

Board of Examiners.

May 28, 1912.
APPEAL No. 96 of 1912; New Building No. 169, of 1912; premises northeast corner Broadway and 146th street, Manhattan, Thomas W. Lamb, appellant.

Question of courts and exits in theatre, Sec. 109.

APPROVED ON CONDITION that the court leading to 147th street be increased to fourteen feet (14') in width and made open to the sky; that an unobstructed fireproof passage, without steps, at least twenty-five feet (25') in width be provided to Broadway; that the entire structure on the Broadway end of the plot be made fireproof; that the rear wall of the Broadway building shall be a solid brick wall, unpierced; that an additional exit, not less than five feet (5') in width, be provided, opening into the north court; and further, that the northerly end of the foyer be extended two feet (2') further north, as indicated at the point marked "A" on orchestra and first floor plan.

APPEAL 97, of 1912; New Building 192 of 1912; premises northwest corner 77th street and Park avenue, Manhattan; Eliot & T. W. Cross, appellants.

Question of lot area covered by one story garage. Sec. 8. APPROVED.

APPEAL 99, of 1912; Alteration 1025 of 1912; premises Central Park West, 62nd and 63rd streets, Manhattan; V. Hugo Koehler, appellant. Question of proscenium wall, construction, stairways and space back of seats, in adding a roof garden to an existing theatre. Section 109

APPROVED ON CONDITION that two (2) separate and independent fireproof stairways, adequately lighted, remote from each other, and enclosed with brick walls, be provided from the roof garden to the street, having no connection with any other part of the house; and further provided, that no existing stairway, or staircase, shall be utilized for this purpose in the present theatre.

May 31, 1912.
APPEAL 102 of 1912; New Building 200 of 1912; premises whole block south side West 201st street, Academy street and Harlem River, Manhattan; William Weissenberger, Jr., appellant.

Question of omitting fireproofing on columns, etc., in an electric power house. Sections 106 and 107.

APPROVED.

Hearings at the Dock Department.

It is desirable that there should be a public statement and discussion of the plans of the Dock Department for terminal improvements about the harbor before the Board of Estimate and the Sinking Fund Commission shall adjourn for the summer. With this object in view a series of hearings will be held at the Dock Department to consider waterfront improvements in the several boroughs of the city.

The first hearing will be held on Monday afternoon, July 8, at 3 o'clock, when the waterfront improvements along the west side of Manhattan from the city line to the Battery will be considered. The discussion will include:

"Present conditions and occupation of the waterfront above and below 60th street, with relation to congestion and probable increase of traffic."
"The removal of West Washington Market and the construction of a steamship terminal on its site."

"The reorganization of railroad waterfront terminals in such a manner as to permit more waterfront to be devoted to marine commerce."

"Provision for longer piers to accommodate the largest class of transatlantic liners."

"Elimination of the New York Central's tracks from the surface of the streets."

"Improvement of the New York Central Railroad on the west side of Manhattan, north of 72d street, from the viewpoint both of the city and of the railroad."

"The construction of an elevated freight viaduct with connections for use by the railroads terminating in New Jersey."

"The extension of the pierhead line between the Battery and 30th street and the establishment of additional steamship terminals along this waterfront."

CALVIN TOMKINS,
Commissioner of Docks.

July 2, 1912.

Subway Construction Progress.

The following statement was issued on Wednesday by Chairman William R. Willeox of the Public Service Commission:

"I have just received the latest report from the engineers in reference to the excavation that has been completed thus far in Manhattan with the new subways. The total excavation on sections along Broadway, Lexington avenue and one section in the Bronx amounts to 307,321 cubic yards, being about 15 per cent. of the total amount to be done on these sections under construction at present."

The detailed statement is as follows:

Section No.	Amount excavated.	Per cent.
2-In Broadway from Park place to Walker street.	12,560 cu. yds.	5.5
3-In Broadway from Canal street to Bleeker street.	17,039 cu. yds.	9.1
8-In Lexington avenue from 53d to 67th street.	36,359 cu. yds.	17.9
9-In Lexington avenue from 67th to 79th street.	10,753 cu. yds.	5.1
10-In Lexington avenue from 79th to 93d street.	18,075 cu. yds.	7.7
11-In Lexington avenue from 93d to 106th street.	42,855 cu. yds.	19.3
12-In Lexington avenue from 106th to 118th street.	78,521 cu. yds.	55.8
13-In Lexington avenue from 118th to 129th street.	14,761 cu. yds.	6.3
15-From 138th street to 157th street in the Bronx.	50,221 cu. yds.	12.7

It is estimated that on the above sections the total amount of excavation will be about 2,150,000 cubic yards.

CURRENT BUILDING OPERATIONS

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

No Plans Yet for New Equitable Home.

The old building site of the Equitable Life Assurance Society, 120 Broadway, which was destroyed last winter, is still on the market, but it is said upon good authority that negotiations for its sale have reached an interesting stage and may be closed at an early date. It is also learned that no thought will be given to the erection of a new home building, until the old site is disposed of.

Building at 62 Broadway.

Alfred Schermerhorn, 7 East 42d street, is having plans prepared by Charles I. Berg, 331 Madison avenue, for an eight-story, store and office building, 23x20x124 feet, to be erected at 62 Broadway, corner of Exchange place. The cost is placed at \$150,000. William Crawford, 5 East 42d street, will have the general contract.

May Build On Park Avenue.

Bing & Bing, 505 5th avenue, owners of the plot 65x100 feet, at 565 to 569 Park avenue, between 62d and 63d streets, will, in all probability, improve the site with a high-class apartment house. No architect has been selected nor details settled.

Manhattan College to Build.

Manhattan College, Broadway and 131st street, run by Christian Brothers, contemplate the erection of five college buildings at Broadway and 242d street, near the subway. Brother Jerome of Manhattan College has the matter in charge.

Beverly S. King Plans College Building.

Beverly S. King, 103 Park avenue, Manhattan, has prepared sketches for sixteen buildings for Piedmont College to be erected at Demarest, Ga., at a cost of about \$300,000. Definite details have not been decided.

Club House for 7th Avenue Corner.

The Freundschaft Club, Park avenue and 72d street, contemplates the erection of a new club house at the northwest corner of 7th avenue and 54th street, on a plot 50x100 feet. No architect has yet been selected, although several sketches have been submitted.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK ST.—M. W. Del Gaudio, 401 Tremont av, has completed plans for a 4-sty tenement to be erected at 103 Park st, for B. Gauzza, 38 Oak st, owner. Cost, \$10,000.

98TH ST.—Nast & Springsteen, 21 West 45th st, have completed plans for a 12-sty apartment to be erected at the northeast corner of 98th st and West End av, for the L. & M. Holding Co., 4196 Broadway, owner. Cost, \$300,000.

179TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for three 5-sty tenements, to be erected at the northeast corner of 179th st and Haven av, for the Degenhardt Construction Co., 821 West 178th st, owner. Cost, \$165,000.

BROADWAY.—Geo. F. Pelham, 507 5th av, has completed plans for a 6-sty tenement, to be erected at the northeast corner of Broadway and 212th st, for the Hazel Real Estate Co., 530 West 207th st, owner. Cost, \$125,000.

BROADWAY.—Neville & Bagge, 217 West 125th st, have completed plans for two tenements to be erected at the northwest corner of Broadway and 160th st, and the southwest corner of Broadway and 161st st, for the Herbert Dongan Construction Co., 41 Wadsworth av, owner. Cost, \$800,000.

MADISON AV.—Chas. C. Thain, 4 East 42d st, has completed plans for alterations to the 10-sty apartment at 545-9 Madison av, for Henry S. Van Duzer, 545-9 Madison av, owner. Cost, \$2,500.

SHERMAN AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements, to be erected at the southeast corner of Sherman av and Academy st, for the Dyckman Construction Co., car of architect, owner. Cost, \$80,000.

SHERMAN AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 5-sty tenement to be erected at the southwest corner of Sherman av and Isham st, for the Dyckman Construction Co., owner, care of architects. Cost, \$80,000.

PARK AV.—G. E. Blum, 505 5th av, has completed plans for a 12-sty apartment to be erected at the southeast corner of Park av and 62d st for the Northcoote Realty Co., 505 5th av, owner. Cost, \$600,000.

DWELLINGS.

64TH ST.—Plans are being figured for alterations to the 4-sty brick residence 174 East 64th st for Mrs. J. West Roosevelt, 174 East 64th st, owner. Henry D. Whitfield, 160 5th av, architect. Cost, \$5,000.

HART'S ISLAND, N. Y. C.—Chas. Clarke, 431 Tremont av, Bronx, architect, is ready for bids on the general contract for the 2½-sty frame residence and dock to be erected here for E. D. Hunter, care of architect. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

GREENWICH ST.—Plans are being figured for the 8-sty warehouse, 126x89 ft., to be erected at the northeast corner of Greenwich and Huber sts for Samuel Weil & Son, 194 Franklin st, owners. Victor Bark, Jr., 505 5th av, architect. Charles Mayer, 103 Park av, consulting engineer.

20TH ST.—Renwick, Aspinwall & Tucker, 320 5th av, have completed plans for the 9-sty fire-proof warehouse, 100x100 ft., to be erected at 521-527 West 20th st for Baker & Williams, 519 West 20th st, owners. Cauldwell-Wingate Co., 381 4th av, general contractor. Cost, \$225,000.

HOTELS.

30TH ST.—W. L. Stoddard, 30 West 38th st, architect, is taking bids for alterations to the hotel at 30th st and 5th av for the Holland House Co., Frederick De P. Foster, president, Guy F. Whiting, 44 Wall st, treasurer.

MUNICIPAL WORK.

ALTERATIONS.—Bids will be received by the President of the Borough of Manhattan, Room 14, until Wednesday, July 10, for construction and erection of new doors to all shower rooms, tub rooms and dressing compartments in the public bath building, 232 West 60th st.

CURBING AND PAVING.—Estimates will be received by the Park Board until Thursday, July 11, for furnishing and setting curbstones and paving with Portland cement pavement the ends of the park lots in 7th av, between 110th and 133d sts.

FEED WATER HEATER.—Also for the installation of a feed water heater, piping, etc., in the public bath building located at 23d st and Av A.

MANHATTAN.—Hazzard, Erskine & Blagdon, 437 5th av, architects, are preparing plans for a concrete and brick comfort station, 20x50 ft., for the city. Bids will probably be called for this summer. Cost, \$20,000.

PAVING.—George McAneny, President Borough of Manhattan, is taking bids to close July 10 at 2 p. m. for repaving the sheet asphalt pavement in section 1 bounded by Battery, North River, 10th st and East River, Houston st and Northern av.

PLANING MACHINE.—Estimates will be received by the Park Board until Thursday, July 11, for furnishing and delivering a combined 12-inch four-sided moulding and planing machine, with direct connected electric motor and starting box complete, for the American Museum of Natural History, located in Manhattan sq.

SEWERS.—George McAneny, President Borough of Manhattan, is taking bids to close July 10 at 2 p. m. for the construction of storm and sanitary sewers in 217th st, between Park Terrace East and Summit West.

SEWERS.—Also for furnishing labor and material required for constructing storm and sanitary sewers and appurtenances in 217th st, between Park Terrace East and Summit West.

SWIMMING POOL.—Bids will be received by the President of the Borough of Manhattan, Wednesday, July 10, for the installation of a swimming pool, together with the necessary alterations and additions incidentally thereto, in the public bath building, 5 and 7 Rutgers pl.

WATER SUPPLY SYSTEM.—Estimates will be received by the Park Board until Thursday, July 1, for furnishing and installing a water supply system for the park plots along the centre of 7th av, between 110th and 133d sts.

SCHOOLS AND COLLEGES.

89TH ST.—Dennison Hiron & Derbyshire, 475 5th av, have completed plans for the 4-sty brick and limestone school, 40x59 ft., to be erected at 18-20 West 89th st for the Koenig Realty Co., Dr. Fred O. Koenig, president, 172 West 79th st, owner. W. L. & G. H. O'Shea, 29 Broadway, general contractors. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

BEAVER ST.—Rouse & Goldstone, 38 West 32d st have completed plans for the 12-sty office building, 49x62 ft., to be erected at Beaver and New st for Brody, Adler & Koch Co., 38 West 32d st, owner. Robert E. Moss, 123 Liberty st, steel engineer. Owner is taking bids on subs.

FULTON ST.—Axel Hedman, 371 Fulton st, Brooklyn, is preparing plans for alterations to the restaurant at 138 Fulton st, N. Y. C., for H. T. Dewey, 138 Fulton st, N. Y. C., owner, and will take bids on general contract immediately. Cost, \$2,500.

LIBERTY ST.—Plans are being figured for alterations to the loft building at 115 Liberty st for Frederick R. Newbold, 109 East 72d st, owner. Charles Volz, 2 West 45th st, architect.

23D ST.—S. E. Gage, 340 Madison av, has completed plans for alterations to the 6-sty loft building, 126x97 ft., 27-33 West 23d st and 8-18 West 24th st, for the estate of Richard Arnold, 30 Broad st, owner. Cost, \$30,000.

27TH ST.—Thomas Barwick, 21 Park Row, electrical engineer, is preparing plans for the store and loft building to be erected at 12-16

West 27th st for the Charles Kaye Co., 1133 Broadway, owner. Buchman & Fox, 11 East 59th st, architects. Chauncey Matlock, 225 5th av, steam engineer. Jacob A. Zimmermann, 505 5th av, general contractor.

29TH ST.—John H. Knubel, 305 West 43d st, architect, is ready for bids on the general contract for the 5-sty loft building, 27x50 ft., to be erected at 103-105 West 29th st for the Van Schaick Realty Co., Eugene Van Schaick, president, Walter Brice, secretary and treasurer, 100 Broadway, owner. Oscar Oestreicher, 1409 Broadway, lessee. Cost, \$20,000.

29TH ST.—Foundations are under way for the 12-sty store and loft building, 50x100 ft., at 116-118 West 29th st, for the Namelec Construction Co., Michael Coleman, president, 165 Broadway, owner. Schwartz & Gross and B. N. Marcus, 347 5th av, associated architects. Wennemer Bros., Inc., 103 Park av, have the mason work.

29TH ST.—John H. Knubel, 305 West 43d st, architect, is taking bids on the general contract for the 5-sty loft building, 27x50 ft., to be erected at 103-105 West 29th st for the Van Schaick Realty Co., Eugene Van Schaick, president, Walter Brice, secretary and treasurer, 100 Broadway, owner. Oscar Oestreicher, 1409 Broadway, lessee. Cost, \$20,000.

LEXINGTON AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the 12-sty loft building to be erected at Lexington av and 25th st from plans by Emery Roth, 18 East 42d st, architect, and desires bids on all subs prior to July 8.

7TH AV.—Groenberg & Leuchtig, 7 West 22d st, are preparing plans for a 12-sty loft building, 50x88.9 ft., to be erected in 28th st, 180 ft. west of 7th av, for the Emerson Holding Co., owners and builders. The front will be constructed of brick, limestone and ornamental iron.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST.—Excavating is under way for the 5-sty brick tenement, 50x72 ft., in the west side of 181st st, 95 ft. west of Bryant av, for Chas. O. Krabo, 2122 Bryant av, owner. Frank Wennemer, 2136 Honeywell av, architect. Cost, \$60,000.

182D ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for five 5-sty brick flats to be erected in the north side of 182d st, from Crotona Parkway to Mohegan av, for Fraser & Berau, 749A Macosn st, Brooklyn, owners, who are taking bids on subs. Cost, \$135,000.

CROTONA PARKWAY.—Excavating is under way for two 5-sty brick tenements, 100x121 ft., at the northeast corner of Crotona Parkway and Elmsere pl for the Defender Construction Co., 35 Nassau st, owner. George F. Pelham, 507 5th av, architect; Kramer Contracting Co., 35 Nassau st, general contractor; George Colon & Co., 81 East 125th st, contractor for excavating and foundations. Cost, \$100,000.

EAGLE AV.—J. P. Boyland, Fordham rd and Westchester av, is preparing plans for a 5-sty flat, 47x120 ft., to be erected on the west side of Eagle av, 378 ft. south of Westchester av, for the McGlade Building Co., H. McGlade, president, 367 East 143d st, owner. Cost, \$38,000.

MARMION AV.—Goldner & Goldberg, 391 East 149th st, are preparing plans for two 5-sty brick flats, 25x70 ft., to be erected at Marmion and Fairmount avs for the Reliable Construction Co., I. L. Wolf, president, 1126 Union av, owner. Cost, \$70,000.

MORRIS AV.—Harry T. Howell, 149th st and 3d av, has prepared plans for two 5-sty apartments, 37x88 ft., to be erected on the east side of Morris av, 25 ft. south of 164th st, for Thos. Malcolm, 3051 3d av, owner. Excavating is under way.

WALTON AV.—Foundations are being laid for the 5-sty brick tenement, 50x101 ft., on the west side of Walton av, 150 ft. north of 177th st for Adolph Wexler, 39 East 42d st, owner and general contractor. Charles Schaefer, Jr., 401 Tremont av, architect. Cost, \$40,000.

WHEELER AV.—Goldner & Goldberg, 149th st and 3d av, are preparing plans for five 5-sty brick apartments, 40x67 ft., to be erected on Wheeler av, near Westchester av, for the Mercury Realty Co., 987 Prospect av, owner. Total cost, \$150,000.

DWELLINGS.

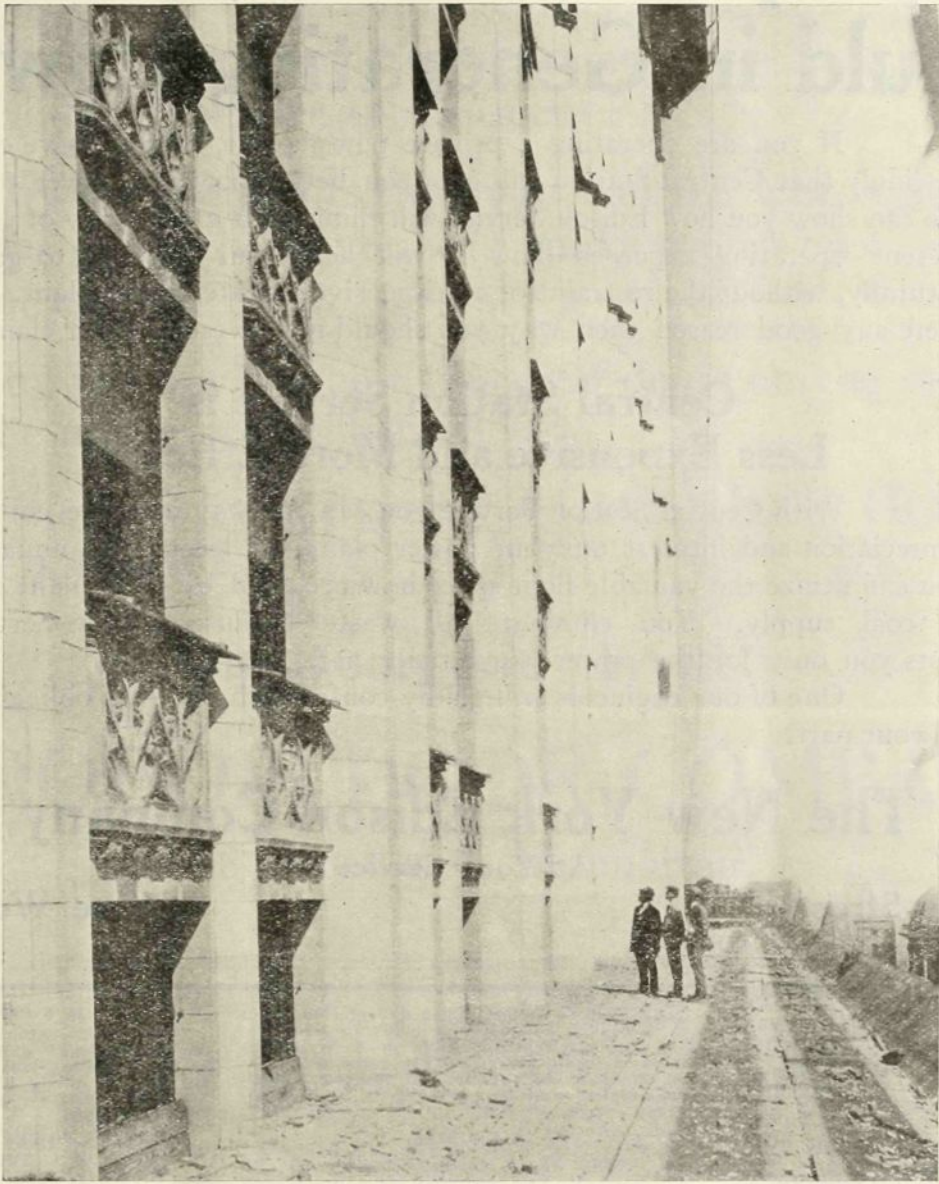
TREMONT AV.—Chas. S. Clarke, 431 Tremont av, architect, is ready for bids on the general contract for the 1-sty brick store and residence, 25x90 ft., to be erected on the south side of Tremont av, 75 ft. west of Clinton av, for J. & F. Ramsteck, care of architect, owner. Cost, \$7,500.

HALLS AND CLUBS.

BOSTON RD.—M. J. Garvin, 3307 3d av, architect, is taking bids for the 1-sty brick amusement hall, 53x77 ft., to be erected on the west side of Boston rd, 60 ft. north of 166th st, for the estate of Geo. Sheppard, 1105 Boston rd, owner. Cost, \$15,000.

MUNICIPAL WORK.

ALTERATIONS.—Bids will be received by the Board of Health until Tuesday, July 9, for furnishing labor and materials necessary or required to erect and complete, together with all the necessary alterations and other work incidental thereto, an extension to the nurses' home on the grounds of the Riverside Hospital, at North Brothers Island.



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Cass Gilbert, Architect

Thompson-Starrett Co., Builders

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STABLES AND GARAGES.

WASHINGTON AV.—John C. Heintz and Jacob Seigel, 169th st and 3d av, owners, are taking bids for the 3-sty brick garage, 52x100 ft., to be erected in Washington st, near 169th st, from plans by Mortenson & Co., 114 East 28th st, architects.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SUMPTER ST.—Farber & Nurick, 1028 Gates av, are preparing plans for four 4-sty tenements, 25x77 ft., to be erected in the north side of Sumpter st, 100 ft. east of Hopkinson av, for Samuel Kellner, 1538 Union st, owner. Cost, \$12,000.

41ST ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 40x88 ft., to be erected in the south side of 41st st, 160 ft. west of 4th av, for the Lanoor Realty Co., J. Shure, president, 430 West 45th st, owner. Cost, \$18,000.

DWELLINGS.

ELTON ST.—E. Dennis, 241 Schenck av, has prepared plans for a 2-sty brick residence, 26x72 ft., to be erected at 412 Elton st for J. L. Wilbur, 414 Elton st, owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

DOUGLASS ST.—The Manifold Supply Co., on premises, has abandoned the erection of the 3-sty factory addition to their plant at Douglass st and 3d av from plans by Voss & Lauritzen, 95 De Kalb av, because bids ran too high.

MUNICIPAL WORK.

BUILDING.—Bids will be received by the Park Board until Thursday, July 11, for labor and materials required for the erection and completion of shelter house and comfort station located in City Park, Borough of Brooklyn.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, July 1, for the general construction of P. S. 28; Charles Wille, low bidder, \$148,456; for the drainage revised bids will be called.

THEATRES.

FULTON ST.—Wm. G. I. Roeder, 1123 Broadway, N. Y. C., has completed plans for a 1-sty brick moving picture theatre, 30x100 ft., to be erected in the south side of Fulton st, east of Kingston av, for the B. & S. Amusement Co., Samuel Bergoffen, president, 482 3d av, owner. Cost, \$7,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—Foundations are being laid for the 2-sty brick apartment, 20x40 ft., on the north side of Bradford av, near Lawrence st, for J. Marri, 47 Union st, owner. F. Johnson, 46 Prospect st, architect. Cost, \$5,000.

QUEENS, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, are preparing plans for sixteen 3-sty brick tenements, 20x63 ft., to be erected on the west side of 14th av, 220 ft. north of Graham av, for Joseph B. Sillman, 16 Court st, Brooklyn, owner, who desires bids on subs immediately. Cost, \$96,000.

CHURCHES.

HUNTINGTON, L. I.—Clarence Luce, 334 5th av, N. Y. C., has completed plans for a 1-sty brick memorial chapel, 25x54 ft., to be erected here for the Trustees of Huntington Rural Cemetery. It is undecided when work will go ahead.

DWELLINGS.

EDGE MERE, L. I.—H. Howard & Co., Mott st, Far Rockaway, L. I., architects, have taken bids on general contract for two 2½-sty hollow tile and stucco residences, 34x40 ft., to be erected on the north side of Lincoln pl, 180 ft. east of Cedar av, for the Edgemere Crest Co., 115 Broadway, N. Y. C., owner. Cost, \$5,000.

FOREST HILLS, L. I.—Foundations are being laid for the 2½-sty brick and stone residence, 28x50 ft., for Herman Rountree, 555 West 160th st, N. Y. C., owner. Grosvenor Atterbury, 20 West 43d st, N. Y. C., architect. The Acken Nightingale Construction Co., 2 Rector st, N. Y. C., general contractor.

JAMAICA, L. I.—Walls are under way for six 2-sty brick residences, 20x35 ft., on the west side of Hardenbrook av, north of Fulton st, for L. Schwab, 17 Jefferson av, Richmond Hill, L. I., owner. F. Wonnebenger, Jamaica av, Richmond Hill, architect. J. Weber, Richmond Hill, has the mason work. Cost, \$30,000.

LYNBROOK, L. I.—Foundations are being laid for the 2½-sty frame residence, 28x30 ft., for Wm. H. O'Brien, of this place, owner, who is taking bids on subs. R. Thompson, of this place, architect. Cost, \$3,000.

LYNBROOK, L. I.—Excavating is under way for the 2½-sty frame and stucco residence, 22x36 ft., to be erected on Union av for Sidney Booth, of this place, owner, who is taking bids on subs. Cost, \$3,000.

OYSTER BAY, L. I.—Foundations are being laid for the farm buildings to be erected here for J. A. Blair, 24 Broad st, N. Y. C., owner. C. MacKenzie, 82 Beaver st, architect; The Standard Construction Co., 37 Liberty st, general contractor.

QUEENS, L. I.—Benj. Driesler, 153 Remsen st, Brooklyn, is preparing plans for a 2-sty frame bungalow, 24x35 ft., to be erected in the west side of 17th st, 200 ft. south of Lavarnum st, for Gustave W. Carlson, 160 East 60th st, N. Y. C., owner. Cost, \$3,500.

SOUTHAMPTON, L. I.—Plans are figuring for the 2½-sty brick residence to be erected here for E. S. Twining, owner, care of Clarence Whitman & Co., 39 Leonard st, N. Y. C. Wm. Adams, 15 West 38th st, N. Y. C., architect.

MUNICIPAL WORK.

NEW PIER.—Estimates will be received by the Commissioner of Docks until Monday, July 8, for furnishing labor and materials required for building a new pier and crib bulkhead at the foot of Nott av, Queens, and for depositing rip rap thereat.

POWER HOUSES.

LONG ISLAND CITY, L. I.—W. W. Knowles, 1133 Broadway, N. Y. C., is preparing plans for an addition to the 3-sty power plant, 50x100 ft., in Hamilton st, for the N. Y. & Queens Electric Light & Power Co., 444 Jackson av, L. I. City, owner. Cost, \$40,000.

STORES, OFFICES AND LOFTS.

RICHMOND HILL, L. I.—Koch & Wagner, 26 Court st, Brooklyn, architects, have taken bids for the 2-sty and basement store, 40x100 ft., to be erected on Elm and Jamaica avs for H. C. Bohack Co., 1291 Broadway, owner.

THEATRES.

JAMAICA, L. I.—No definite date has been decided for starting the Richmond Hill theatre on Jamaica av. The Richmond Hill Amusement Co. is owner.

MISCELLANEOUS.

GLEN COVE, L. I.—Burnett & Hopkins, 11 East 24th st, have completed plans for the frame poultry buildings to be erected here for Clifford V. Brokaw, 527 5th av, N. Y. C., owner. The Knox Construction Co., 116 Nassau st, general contractor. Cost, \$7,000.

Richmond.

MUNICIPAL WORK.

RICHMOND.—Bids were received by the Board of Education, July 1, for alterations and additions to the electric equipment in P. S. 12; Anderson-Martin Electrical Co., low bidder, \$671, and in P. S. 20, \$1,020.

SEWER.—Bids will close July 9 at 12 m. for the construction of a sanitary trunk line from the pier head line at the foot of Nicholas av to Richmond trunkline, to the City Farm Colony rd for use of the institutions of the department of charities, for repaving with vitrified brick pavement with wood block pavement on a concrete foundation, etc., for the City of New York. George Cromwell, president Borough of Richmond, Borough Hall, St. George, New Brighton, S. I., owner.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

ATLANTIC HIGHLANDS, N. J.—Foundations are under way for the 3-sty apartment, 46x81 ft., with garage in rear, 81x54 ft., for A. E. Hartcorn, 20 Nassau st, N. Y. C., owner. Joseph Swannel, Red Bank, N. J., architect; R.

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Procario & Co., 591 Van Nest av, N. Y. C., have the mason work. Carpenter work not let. Cost, \$40,000.

MOUNT VERNON, N. Y.—Excavating is under way for the 3-sty brick stores and flats, 50x70 ft., to be erected at the southwest corner of Lorraine and Plaza avs for Edmund Weber, 1066 1st av, N. Y. C.; owner, J. S. Michael, 323 45th st, Brooklyn, architect; Chris Kolpin, 229 North 7th av, Mt. Vernon; general contractor, Wm. Borgwald, 11 South Bond st, Mt. Vernon, has the mason work. Cost, \$18,000.

NEWARK, N. J.—Natan Wellitoff, 222 Washington st, has completed plans for a 3-sty frame and stucco flat to be erected at 9 Coeyman st for Jos. M. Glassner, Essex Building, owner. Cost, \$7,000.

PASSAIC, N. J.—A. Ginsburg, 223 Main st, is preparing preliminary plans for a 3-sty brick and limestone apartment house, 51x60 ft., to be erected on Howe av. Cost, \$20,000.

PATERSON, N. J.—Foundations are being laid for the 2½-sty frame flat at the northeast corner of 6th av and 15th st for Vincenzo Russo, 258 6th av, owner. Jos. De Rose, 119 Ellison st, architect; Antonio Giordano, Clifton, N. J., general contractor. Cost, \$5,000.

CHURCHES.

EAST ORANGE, N. J.—Foundations are up for the Independence Methodist Church to be erected here.

NEW ROCHELLE, N. Y.—The Bethesda Baptist Church, Av E, near North av, J. B. Boddie, rector, 46 Crescent av, owner, Obediah Mathews, Wm. Carey, Wm. J. Brown and J. B. Bullock, building committee, are ready to take bids for the 1-sty brick and stone church, 40x60 ft., on Winyah av, west of Spring st, from plans by R. Garfein, 1133 Broadway, N. Y. C., architect.

WELLSVILLE, N. Y.—The Church of Immaculate Conception, Rev. Father Richard O'Brien, pastor, of this place, contemplates the installation of a central heating plant from plans by Lansing Bley and Lyman, 212 Prudential Building, Buffalo, architects.

DWELLINGS.

ARLINGTON, N. J.—Excavating is under way for the 2½-sty frame residence, 27x35 ft., on the Belleville turnpike for A. A. Buehler, of this place, owner. Cost, \$5,000.

ARLINGTON, N. Y.—Wm. J. Beardsley, 49 Market st, Poughkeepsie, N. Y., is preparing plans for a 2½-sty brick residence, 32x46 ft., to be erected here for John E. Mack, 234 Main st, Poughkeepsie, owner, and will be ready for bids about July 10. Cost, \$12,000-\$15,000.

EAST PORTCHESTER, N. Y.—W. S. Wetmore, Depot sq, Portchester, is preparing plans for a 2½-sty frame residence, 24x30 ft., to be erected at Overlook Park. Cost, \$4,500.

HASBROUCK HEIGHTS, N. J.—Foundations are being laid for the frame 2½-sty residence, 30x24 ft., to be erected in Division st, for Mrs. Francis D. Day, care of Marsh & Gette, 46 Cedar st, N. Y. C., architects. Charles Hannah, this

place, has the mason work; Anthony C. M. D. Deurlon, of this place, the carpentry. Cost, \$6,000.

HOHOKUS, N. J.—H. Fritz, 237 Main av, Passaic, has completed plans for a 2½-sty frame and stucco residence, 30x28 ft., to be erected here for M. J. H. Magee, of this place, owner. Cost, \$5,000.

JAMESTOWN, N. Y.—C. C. Pederson, 3d st, corner Main st, has completed plans for a 2½-sty frame residence, 32x28 ft., to be erected on Orchard av, for Glen M. Burt, owner. Cost, \$5,000.

JAMESTOWN, N. Y.—Edward Johnson, care of the Crown Metal Construction Co., owner, is taking bids for the 2½-sty frame residence, 28x30 ft., to be erected on Cook av, from plans by Freeburg & Fidler, Fenton Block, architects. Cost, \$5,000.

JAMESTOWN, N. Y.—Jos. A. Mason, 12 East 3d st, this place, has completed plans for a 2½-sty brick and shingle residence, 30x32 ft., to be erected on Forest av for Gus T. Johnson, East 2d st, owner. Cost, \$4,500.

JAMESTOWN, N. Y.—Joseph Graff, Lakeview av, owner, is taking bids for a 2½-sty frame and brick veneer residence to be erected here from plans by Freeburg & Fidler, Fenton Building, architect. Cost, \$8,000.

KEARNEY, N. J.—Excavating is under way for the 2½-sty frame residence, 22x46 ft., to be erected at 140 Hoyt st for L. Saperstein, of this place, owner. Cost, \$4,000.

KEARNEY, N. J.—Excavating is under way for the 2½-sty frame residence, 22x47 ft., to be erected at 610 John st for David Ferguson, of this place, owner. Cost, \$4,500.

KEARNEY, N. J.—Excavating has been completed for the 2½-sty residence, 22x30 ft., in Ivy st for John Bachdewicy, of this place, owner. Cost, \$4,000.

KEARNEY, N. J.—Foundations are being laid for a 2½-sty residence, 22x50 ft., at Halstead and Maple sts for Richard Mason, of this place, owner. Cost, \$4,000.

KEARNEY, N. J.—Excavating is under way for a 2½-sty frame residence, 17x50 ft., for R. J. Vanemburgh, of this place, owner. Cost, \$4,000.

KEARNEY, N. J.—Excavation has been made for a 2½-sty residence, 30x26 ft., in Maple av, 300 ft. south of Bergen av, for William Nairn, of this place, owner. Cost, \$4,500.

LARCHMONT, N. Y.—John Regan is preparing plans for the erection of a 2-sty store and dwelling on Post rd, near Larchmont av.

LARCHMONT, N. Y.—James T. Cronin, of the firm of Hayes & Cronin, plumbers, contemplates the erection of a 4-sty brick building on Post rd.

LITTLE FALLS, N. Y.—Linn Kinne, Bank Building, Utica, N. Y., architect, is taking bids on the general contract for a 2½-sty stucco and hollow tile residence, 35x66 ft., to be erected in West Gansvoort, near North Ann st, for Fred G. Teal, Jackson st, owner. Cost, \$10,000.

MAPLEWOOD, N. J.—Charles C. Grant, 1170 Broadway, N. Y. C., architect, is taking bids on general contract for the frame 2½-sty residence, 29x29 ft., to be erected on Delaware av, for Winton E. Cooper, care of architect, owner. Cost, \$5,000.

MILBURN, N. J.—Weatherlow & Korn, 25 West 42d st, N. Y. C., are figuring the general contract and want bids on subs immediately for the 2½-sty brick frame and stucco residence, 60x62 ft., to be erected here for Mrs. Mary H. Denham, of this place, owner, W. R. Benedict, 1133 Broadway, N. Y. C., architect. Cost, \$18,000.

MONTCLAIR, N. J.—Work will soon start on the 2-sty parish house, 76x47 ft., to be erected here for St. James' Episcopal Church, owner, C. W. Fairweather, Palisades, N. J., architect, James McMille, at site, has the mason work, and John Picken, 750 Valley rd, Upper Montclair, carpenter work. Cost, \$22,000.

MONTCLAIR, N. J.—Work will soon start on the 2½-sty residence at 9 Bellwood rd for Chas. A. Lambert, of this place, owner. Jos. Christenson, Orange, N. J., has the mason work, and Chas. Frater the carpentry. Cost, \$5,500.

MOUNT VERNON, N. Y.—Harry J. Robinson, Jr., First National Bank Building, has plans for a 2½-sty frame cottage, 26x34 ft., to be erected on Oakwood Heights for C. A. Welcke, 265 Corona av, Pelham Heights, N. Y., owner. Cost, \$4,500.

MT. VERNON, N. Y.—C. J. Worth, White Plains, has completed plans for a 2½-sty frame residence, 21x44 ft., to be erected on South 9th av, for F. V. Ryan, 122 South 5th av, owner, who will take bids on general contract. Cost, \$5,000.

NEWARK, N. J.—Work will soon start on a 2½-sty frame and stucco residence, 31x30 ft., at 370-372 Parker st for Charles J. Kieran, 106 Bloomfield av, Newark, owner, Arthur W. Hogg, 364 Woodside av, Newark, general contractor. Cost, \$6,500.

NEWARK, N. J.—Excavating is under way for the 2½-sty frame and stucco residence, 34x35 ft., to be erected at 364-366 Parker st for Jacob Bertsch, 17 Centre Market walk, owner. H. Robertson, Irvington, N. J., architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—Plans have been completed for four 2½-sty hollow tile residences, 22x31 ft., to be erected on the Boulevard at Rochelle Park for Richard H. Jameson, owner. Cost, \$3,000.

OSSINING, N. Y.—Edgar Van Eitten contemplates the erection of a bungalow on the Rock Hill poultry farm, which he recently purchased.

PASSAIC, N. J.—A. Ginsburg, 223 Main st, is preparing preliminary plans for a frame 2½-sty residence, 162x28 ft., to be erected here for Mrs. Kelley, care of architect. Cost, \$6,500.

SHORT HILLS, N. J.—Plans are being prepared for a 2½-sty frame and stucco residence, 50x90 ft., to be erected here for Roche Craig & Wiley, 165 Broadway, N. Y. C. Cost, \$9,000.

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SUMMIT, N. J.—B. V. White, 110 East 23d st. N. Y. C., has nearly completed plans for the 2½-sty terra cotta blocks and stucco residence, 28x70 ft., to be erected for Henry Halsey, 96 Broadway, N. Y. C., owner, and is ready for bids on separate contracts. Cost, \$15,000.

UPPER MONTCLAIR, N. J.—J. S. Messler, 218 Lorane st., owner, is ready for bids on general contract for the 3-sty store and residence, 40x80 ft., to be erected here from plans by Charles F. Rose, 1 Madison av., N. Y. C., architect. Cost, \$15,000.

WESTWOOD, N. J.—Work will soon start on the 2½-sty frame residence, 30x20 ft., to be erected here for Fred Hollenbeck, of this place, owner. Cost, \$5,000.

WHITE PLAINS, N. Y.—John C. Moore, Realty Building, this place, has completed plans for alterations to the residence at 70 Hamilton av for George G. Allen, owner, on premises.

WOODRIDGE HEIGHTS, N. J.—The plot has been excavated for two 2½-sty frame residences, 30x20 ft., for Lint, Butcher & Ross, 30 Church st., N. Y. C., owner. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

ANDOVER, MASS.—Charles T. Main, mill engineer of Boston, has completed plans and specifications for two mills and accessory buildings for the Tyer Rubber Co., Andover, Mass. The No. 1 mill will be 364.10x64 ft., while the No. 2 mill will be approximately the same length and 54 ft. wide. Both will be 3-stys and basement in height, the construction being steel, timber and brick. The engine room will be 50x112 ft., while the boiler room will be 78.4x71.4 ft. with pump house adjoining 47x27 ft. A reinforced concrete coal pocket is also planned, the dimensions being 93x10x94.10 ft. This company will manufacture tires.

WEST HOBOKEN, N. J.—J. D. Lugosch, 408 Kossuth st., Town of Union, architect, is about ready for bids for the 2-sty brick factory, 48x56 ft., to be erected here for O'Koller Embroidery Works, Shippen st and Summit av., owner.

JERSEY CITY.—The Manhattan Electrical Supply Co., N. Y. C., has purchased thirty-eight lots, bounded by Johnson av., Pine and Monitor sts and the National Dock Railroad, on which a new factory building will be erected.

JERSEY CITY, N. J.—H. P. Henschien, 431 South Dearborn st., Chicago, Ill., is revising plans for the packing plant, to include cooler house, office building, abattoir building, boiler and engine room tank house, for the Standard Provision Co., 15 Exchange pl., owner. D. I. Davis & Co., 431 South Dearborn st., Chicago, engineer. Cost, \$250,000.

NEWARK, N. J.—Foundations are being laid for the 2-sty administration building, 60x65 ft., at 230 Ferry st for the Celluloid Co., 295 Ferry st., owner. Hughes & Backoff, 22 Clinton st., architects; James Stewart & Co., 30 Church st., N. Y. C., general contractors. Cost, \$45,000.

ROCHESTER, N. Y.—James R. Tyler, 715 German Insurance Building, is preparing sketches for a 1 and 2 sty addition to the manufacturing plant, 90x320 ft., at Driving Park av and N. Y. C. R. R. for the Defender Photo Supply Co., Frank Wilmot, president, on premises.

YONKERS, N. Y.—Ludwig Littauer has purchased a plot 67x376 ft. at 169 Hawthorne av., on which he will erect a new silk mill.

HALLS AND CLUBS.

BATAVIA, N. Y.—Robert North, Prudential Building, Buffalo, has been selected architect for the addition, 60x60 ft., to the Y. M. C. A. Building, at 219 East Main st. for the Batavia Y. M. C. A., Miss B. L. Woodford, local secretary; Mrs. Maude Mount, assistant secretary; Mrs. F. G. Francis, president. Cost, \$8,000.

HOSPITALS AND ASYLUMS.

POUGHKEEPSIE, N. Y.—R. D. Kimball Co., 15 West 38th st., N. Y. C., steam and electrical engineer, is preparing plans for a brick 2-sty tuberculosis hospital for the Samuel W. Browne Memorial Hospital, Dr. Grace N. Kimball, president, 337 Mill st.; A. C. Rust, secretary, 363 Mill st.; board of trustees, Mrs. Samuel W. Browne, 35 West 57th st. N. Y. C., donor. Parish & Schroeder, 12 West 31st st., N. Y. C., architects.

TROY, N. Y.—The Cauldwell-Wingate Co., 381 4th av., is figuring the general contract and desires bids on subs for the 5-sty and basement hospital to be erected on the east side of Oakwood av., north of Hoosick st., for the Sisters of Charity, Mother Anne, in charge. M. J. Jackson & Son, 186 3d st., contractors for foundations. M. L. & H. G. Emery, Bible House, N. Y. C., architects. Cost, \$350,000.

MUNICIPAL WORK.

GLEN RIDGE, N. J.—The Borough of Glen Ridge, John A. Brown, clerk, is taking bids to close July 8 for hauling and laying about 850 lineal feet of 6-inch water mains at Outlook pl and Essex av.

IRVINGTON, N. J.—Gilbert C. Higby, 45 Clinton st., Newark, N. J., has completed plans for the 2-sty and basement police headquarters building, 32x82 ft., to be erected on the east side of Washington av., between Clinton and Springfield avs. for the Town Council of Irvington, Wm. L. Glorieux, 944 Clinton av., president.

OTISVILLE, N. Y.—Estimates will be received by the Board of Health until Monday, July 15, for furnishing labor and materials necessary to install a kitchen equipment for the women's dining hall at the Tuberculosis Sanatorium, Otisville, N. Y.

WALES, N. Y.—The town of Wales, Ray Wall, Highway Commissioner, contemplates the erection of a highway bridge on Wales Center rd. over Buffalo Creek, from plans by Geo. C. Diehl, 575 Ellicott sq., Buffalo, county engineer.

SEA SIDE PARK, N. J.—Work will soon start on the new water works here for the Pennsylvania Water Co., care of Manhasset Realty Co., Drexel Building, Philadelphia, Pa., owner. Haines & Sherman, Masonic Temple Building, Camden, N. J., engineers; John Barnes, 2766 Dover st., Philadelphia, Pa., general contractor. Cost, \$20,000.

POWER HOUSES.

HARRISON, N. J.—Work will soon start on the 1-sty brick sub-station, 54x44 ft., at the northwest corner of 5th and Warren sts. for the Public Service Electric Co., 759 Broad st., Newark, owner. J. T. Whittlesey, care of owner, chief engineer; L. C. Becker & Bro., 415 13th av., general contractors.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will close July 9 at 12 m. at the office of the state architect, Herman W. Hoefler, Capitol, Albany, for steel fittings for general office, room 117, state insurance department, Capitol. Trustees of Public Buildings, Gov. John A. Dix, John Bowe, superintendent public buildings, Capitol, owner. Callanan & Prescott, Albany, contractors.

SCHOOLS AND COLLEGES.

DOLGEVILLE, N. Y.—Foundations have been completed for a 2-sty brick addition to the public school, 40x45 ft., for the Board of Education of Dolgeville, Willis Maine, president; Fred Johnson, chairman building committee. Carl Haug, 436 West Main st., Little Falls, architect; Jerry Gleason, Ilion, general contractor. Cost, \$15,000.

MORRISTOWN, N. J.—The Board of Education of Morristown, Stephen Pierson, president, David H. Wilday, vice-president, A. D. Barris, secretary, contemplate the erection of a new school or remodeling the present school; \$25,000 has been raised. Plans will be prepared by O. B. Smith, 346 4th av., N. Y. C., architect.

NEWARK, N. J.—Excavating is under way for the addition to the public school in Miller st for the Board of Education of Newark, owner. E. F. Guilbert, City Hall, Newark, architect; George W. Knight, City Hall, engineer; E. M. Waldron & Co., 84 South st., general contractors. Cost, \$130,000.

TRUAX, N. Y.—Henry W. Grieme, Blood Building, Amsterdam, N. Y., has prepared plans for a 1-sty brick addition to the school here for the Board of Education of Truax, Charles W. Robb, Cransville, N. Y., trustee. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

HACKENSACK, N. J.—Excavating is under way for the 3-sty brick business building, 65x95 ft., at Main and Mercer sts for E. McFadden, 163 Main st., owner. A. Ginsburg 223 Main st., Passaic, N. J., architect; W. H. Whyte, Railroad av., general contractor. Cost, \$35,000.

ILION, N. Y.—Archibald W. McGowan, Bank Building, owner, is taking bids on general contract for the 3-sty brick and stone office building, 40x50 ft., to be erected in Otsego st. Cost, \$9,000.

NEWARK, N. J.—Wm. H. Fissell & Co., 1133 Broadway, N. Y. C., general contractors, have taken bids on the reinforced concrete work for the 3-sty sales building, 40x100 ft., and wing, 24x100 ft., to be erected in Green st., between Broad and Mulberry sts, for C. B. Smith Co., 863 Broad st., owner. Marvin & Davis, 303 5th av., N. Y. C., architects.

NEWARK, N. J.—M. B. Silberstein, 17 Market st., architect, has taken bids for the 1 and 2 sty brick addition to the market at 128 Price st for Noval & Pital, 124 Price st., Newark, owners.

NEWARK, N. J.—Ford, Butler & Oliver, 103 Park av., N. Y. C., are preparing plans for an 8-sty community printing building, 200x80 ft., to be erected in Plain and Hackett sts for the Caxton Building Co., Robert Stoutenburgh, 9 Clinton st., and Wilson M. Day, 45 West 34th st., N. Y. C., owners. Bids will be taken about July 17.

UTICA, N. Y.—De Lancey P. White and John D. White, Syracuse Trust Co., 118 Arcade Block, Utica, contemplate the erection of a 2-sty store and offices, 70x110 ft., at the southwest corner of Bleeker and Charlotte sts. Cost, \$25,000.

THEATRES.

NEWARK, N. J.—The M. & S. Amusement Co., W. H. Meier, treasurer, 306 Market st., contemplate the erection of a moving picture theatre from plans by Robert C. Klemm, Union Building, architect, at the corner of Orange and 7th sts. Nothing definite has been decided.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st., has completed plans for the 1-sty brick moving picture theatre, 52x102 ft., to be erected at 517-519 Central av. for the Goerke Co., Broad and Market sts, owner. Cost, \$17,000.

MISCELLANEOUS.

FOX RIDGE, N. Y.—G. W. Kittredge, chief engineer, care of N. Y. Central R. R. Co., 70 East 45th st., N. Y. C., Wm C. Brown, president; D. W. Pardee, secretary; E. L. Rossiter, treasurer, is preparing plans for a 6-track railroad bridge, 100 ft long, crossing Bridge Canal. Bids will be called for about August 26. Cost, \$100,000.

HARTSDALE, N. Y.—D. R. Collin, care of owner, has prepared preliminary plans for the passenger station to be erected here for the New York Central R. R. Co., 70 East 45th st., N. Y. C., owner. Cost, \$20,000. Bids will probably be called for about September 20.

RYE, N. Y.—York & Sawyer, 50 East 41st st., N. Y. C., have completed plans for the playgrounds and shelter to be erected for the Town of Rye, N. Y., Jos. Haight, chairman, and Henry C. Weeks, secretary, commissioners of Parks, Rogers & Blydenburgh, Babylon, L. I., general contractors.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.
46TH ST.—Martin & Mandell, 1133 Broadway, have received the general contract for the 4-sty brick and stone apartment, 21x100 ft., to be erected at 31 West 46th st. for the 31 West St. Co., on premises; Francis D. Casey, president. S. E. Gage, 340 Madison av., architect. Cost, \$5,000.

WEBSTER AV.—Henry Hollerith Construction Co., 149th st and 3d av., has received the general contract for the 5-sty brick apartment, 25x90 ft., to be erected at the northwest corner of Webster av and 204th st. for the Ebling Co., 760 st, Ann's av., N. Y. C., owner. Fred

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Hammond, 391 East 149th st, N. Y. C., architect. Cost, \$55,000.

NEWARK, N. J.—Jos. Sommer, 51 Winans av, has received the carpenter work for the 3-sty frame flat, 22x55 ft, to be erected at 655 South 10th st, for Chas. Boehs, 386 18th av, owner. Cost, \$5,500.

YONKERS, N. Y.—Ben Sanders, 163 Buena Vista av, has received the mason work and Henry Kipp, 135 Stanley av, the carpentry for the 4-sty brick apartment to be erected at 24 Kellinger st, for James San Siven, 24 Kellinger st, owner. Cost, \$10,000.

BANKS.

BROADWAY.—Robinson & Webber, 1368 Broadway, have received the general contract for the alteration of the bank at 470 Broadway for the Pacific Bank, on premises, H. B. Brundrett, president, Henry D. Whitfield, 160 5th av, architect. Cost, \$3,500.

DWELLINGS.

AMSTERDAM, N. Y.—J. D. Frederici, 36 Jewett st, has received the general contract for the 2½-sty frame and stucco residence, 30x30 ft, to be erected in Spring and Northampton sts, for W. N. Carpenter, 14 West Main st, owner. Cost, \$6,000.

CARLSTADT, N. J.—Oscar Kastner, of this place, has received the general contract for the 2½-sty frame residence to be erected on the south side of Central av, for John Motzer, owner. Cost, \$4,000.

ENGLEWOOD, N. J.—Wm. H. Whyte, Railroad av, Hackensack, N. J., has received the general contract to erect the 2-sty brick residence, 21x37 ft, for Janette J. Emanuel, Frank T. Cornell, 125 East 23d st, N. Y. C., architect.

FAIRVIEW, N. J.—David Kuenzen, West New York, N. J., has received the carpenter work for the 2-sty frame residence to be erected in Grant st for Theodore Vogt, of this place, owner. Jos. Turck, West New York, is architect.

HUDSON, N. Y.—Lyman Simmons, 819 Columbia st, has received the general contract for the 2½-sty frame residence, 24x50 ft, to be erected in Columbia st, for Mrs. Clara V. McClure, 516 Union st, owner. Cost, \$5,000.

HUDSON, N. Y.—Charles W. Pannigot, 533 State st, has received the general contract for the 2½-sty frame residence, 25x52 ft, to be erected in Prospect st for Fred R. Cook, Hotel St. Charles, owner. Cost, \$5,000.

JAMESTOWN, N. Y.—Swanson & Carlson, of this place, have received the general contract for the 2½-sty frame residence, 27x30 ft, to be erected on Lakeview av, for Royal M. Bates, Fenton Building, owner. Freeburg & Fidler, 302 Fenton Building, architects. Cost, \$5,000.

LINDEN, N. J.—Jos. Zbranak, of this place, has received the general contract for the 2½-sty frame residence, to be erected on Union av and John st, for Philip Engar, care of general contractor, owner. Cost, \$4,000.

JERSEY CITY, N. J.—L. Perotti, Neptune av, has received the mason work and Dovoshinsky Bros., 108 Bostwick av, the carpenter work for two frame residences, 20x37 ft, to be erected at 63-65 Terhune av for B. Rutstein, 421 Ocean av, owner. N. Wellitoff, 222 Washington st, Newark, architect. Cost, \$3,000 each.

LODI, N. J.—Jos. Lacolacci & C. Roselli, of this place, have received the carpenter work for the frame residence to be erected on Harrison av and Arnot st, for Jos. Fiscilla, of this place, owner. Cost, \$4,000.

MORRISTOWN, N. J.—J. B. Parsons, of this place, has received the carpenter work for the 2½-sty frame and stucco residence, 30x50 ft, to be erected here for G. A. Seide, Hoboken, N. J., owner. W. B. Peirson, 72 Trinity pl, N. Y. C., architect. J. D. Collins, 25 Miller st, has the mason work. Cost, \$9,000.

NEWARK, N. J.—Fred Wolff, 19 Edmonds pl, has received the mason work for the 2½-sty frame and stucco residence, to be erected at 193 North 6th st, for James J. Lawson, 189 North 6th st, owner. John A. Apgar, 246 North 7th st, architect. Cost, \$7,000.

PATERSON, N. J.—Frank R. Jackson, 239 18th av, has received the general contract to erect the 2½-sty frame residence at 355-357 17th av, corner East 36th st, for Mrs. Mary E. Snyder, 95 17th av, Paterson, owner. Cost, \$5,000.

WEEHAWKEN HEIGHTS, N. J.—George Riegler, at site, has received the general contract

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to erect the 2½-sty frame residence on Sterling av for Armond Rossig, West Hoboken, N. J., owner. Wm. Weir, 309 Angelique st, West Hoboken, architect.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John C. Fittall Co., 181 Putnam av, Brooklyn, has received the general contract to erect the addition to the manufacturing building at 222 Taaffe pl for J. Kayser & Co., on premises. F. Deesau, 1373 Broadway, Brooklyn, architect. Cost, \$25,000.

ALBANY, N. Y.—Stephen A. Carr, 346 Hudson av, has received the general contract for the 5-sty brick warehouse, 60x60 ft, to be erected in Lark st, near Central Park, for Helms Bros., 4-6 Central av, owner. Charles G. Ogden, 61 State st, architect. Cost, \$35,000.

GREECE, N. Y.—The Ferro Concrete Contracting Co., 1 Madison av, N. Y. C., has received the general contract to erect the 5-sty mill building, 150x180 ft, for the Eastman Kodak Co., Geo. Eastman, president, State st, Rochester, N. Y., owner. W. S. Austin, care of owner, engineer. Cost, \$60,000.

BUFFALO, N. Y.—The Turner Construction Co., Prudential Building, has received the general contract to erect the 9-sty reinforced concrete warehouse, 80x120 ft, in Seneca st, for the Keystone Warehouse Co., R. M. Richardson, 541 Seneca st, owner. A. E. Baxter, Ellicott sq, engineer. Standard Milling Co., 49 Wall st, lessee. Cost, \$80,000.

NEWARK, N. J.—The David Henry Building Co., Ordway Building, has received the general contract for two additional buildings to the factory in Passaic st, for Cawley Clark & Co., Joseph Manzin, secretary, 278 Passaic st, owner. Percy B. Taylor, 196 Market st, engineer. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

PLEASANTVILLE, N. Y.—The Raiser Heating Co., 1966 Broadway, N. Y. C., has received the heating contract and Oberg Blumberg & Bleyer, 112 West 42d st, N. Y. C., the wiring for the two hospital buildings to be erected here for the Hebrew Sheltering Guardian Society, 150th st and Broadway, N. Y. C., owner. A. M. Feldman, 120 Liberty st, N. Y. C., steam and electric engineer. Delafeld & Co., 334 5th av, N. Y. C., general contractor.

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MUNICIPAL WORK.

FRANKFORT, N. Y.—The Aetna Engineering & Contracting Co., Herkimer, N. Y., has received the contract for the sewerage disposal plant to be installed here for the Village of Frankfort, Everett J. Brown, clerk. Vrooman & Perry, Canajoharie, N. Y., engineers.

HERKIMER, N. Y.—Warren Bros. Co., Boston, Mass., have received the contract for the brick and bitulithic pavement to be laid in Albany st., from Prospect to the N. Y. Central R. R., for the Village of Herkimer, Thos. Groghan, president. L. A. Wilbur, engineer. Cost, \$15,000.

JAMESTOWN, N. Y.—Chas. Haas, Barrett Building, has received the general contract for the 2-sty firehouse, 34x56 ft., to be erected on Fairmount av. for the City of Jamestown Fire Department, Fred H. Wilson, chief. Cost, \$8,500.

PASSAIC, N. J.—The De Vogel Contracting Co., Wallington, N. J., has received the contract for the construction of concrete curbs in Chestnut st from Main to Myrtle avs, for the Board of Commissioners of the City of Passaic, Wm. A. Reid, director. Thomas R. Watson, city clerk.

PUBLIC BUILDINGS.

CENTRAL PARK—The Tower Construction Co., 1 Madison av., has received the general contract for the carriage entrance to the addition E of the Metropolitan Museum of Art, for the City of New York Department of Parks, Arsenal Building, 5th av and 64th st; Charles S. Stover, president; Thomas J. Higgins, Michael J. Kennedy and Walter G. Eliot, commissioners.

SCHOOLS AND COLLEGES.

104TH ST.—The Whitney Co., 1 Liberty st., has received the general contract for the addition to the institution building at 231-235 East 104th st., for the Union Settlement Association, on premises. Rev. Francis Brown, D. D., president; Thatcher M. Brown, treasurer, 59 Wall st; Gaylord S. White, secretary, owner. Hill & Stout, 1123 Broadway, architects.

MANHATTAN—The Flanagan-Fay Co., 793 Westchester av., N. Y. C., has received the contract for alterations and repairs to sanitary work in P. S. 14, 124, 20, 32, 50, 58, 79, 84, 126, 131 and 161. Edward J. Renahan for P. S. 18; Christopher Nally, 2371 Broadway, for P. S. 51 and 160; Nichola L. Louin Co. for P. S. 96. Board of Education of the City of New York, owner. C. B. J. Snyder, superintendent, 39th st and Park av.

STABLES AND GARAGES.

TOWN OF UNION, N. J.—Limouze Bros., Weehawken, N. J., have received the general contract to erect the 1-sty brick garage at 223 3d st for Jaeger & Chard, 319 Brown st, owners. Cost, \$4,000. Excavating is under way.

STORES, OFFICES AND LOFTS.

Dennis G. Brussel has recently closed contracts for the entire electrical work in the following named buildings, all of the latest type of steel construction; the 12-sty building 50x100 ft. for the Metropolitan Art Association, 15-17 East 40th st, N. C. Mellen, architect; the 16-sty, 75x100, for Hazzard, Erskine & Blagden, architects, 29-31-33 West 38th st; 12-sty, 100x100, 104-112 East 25th st for Mr. Philip Braender. Mr. Brussel has also just completed this week the electrical work in the 12-sty fireproof steel construction on the northeast corner of 82d st and Park av, being Nos. 969-977, 140x100, for Pickering & Walker, architects. Also 26 buildings, consisting of the power house, administration building, technical shops and outlying homes for the orphans, for the Hebrew Sheltering Guardian Society, at Pleasantville, N. Y. This has been one of the finest charitable institutions completed in the past several years. Jacobs & Heidelberg are the architects.

WILLIAM ST.—T. B. Watson, 122 William st., has received the general contract for the alteration of the 20th floor of the office building at 52-54 William st for Kuhn Loeb Co., on premises. Price Waterhouse & Co., on premises, lessee of 20th floor. J. B. Baker, 156 5th av, architect.

14TH ST.—E. E. Paul, 1 Madison av., N. Y. C., has received the general contract for the alteration of the office building at 107-109 East 14th st, for Steinway & Son, 107 East 14th st, N. Y. C., owner. W. K. Benedict, 1133 Broadway, N. Y. C., architect. Cost, \$3,500.

25TH ST.—The Child & Scott Co., 112 Wooster st., has received the contract for the 11-sty brick printing plant, 89x126 ft., to be erected at 209-217 West 25th st, for the Graphic Arts Realty Co., 419 Lafayette st, owner; Joseph Gans, president. Richard Berger, 309 Broadway, architect. W. S. Timmis, 1328 Broadway, steam and electrical engineer. Robert W. Boyd, 105 West 48th st, steel engineer. Alex List & Sons, 105 West 40th st, general contractors. Cost, \$450,000.

AUDUBON AV.—James Collins, Kent av, Brooklyn, has the contract for erecting the 1-sty store at the southeast corner of Audubon av and 182d st for Rose C. Newman, 14 East 28th st, from plans by J. H. Friend, 148 Alexander av.

* BROADWAY.—Wm. Crawford, 5 East 42d st., has received the general contract for the 8-sty office building, 20x127 ft., to be erected at 62 Broadway for the Schermerhorn Estate, care of A. E. Schermerhorn, 7 East 42d st, owner. Charles I. Berg, 331 Madison av, architect. Cost, \$100,000.

ALBANY, N. Y.—Feeney & Sheeman, 182 Montgomery st., have received the general contract for the 3-sty stores and dance hall to be erected at 116-120 Madison av, for E. S. Van Loon, 274 2d st, Albany, owner. D. Stuart Douglas, 100 State st, architect. Cost, \$15,000.

MANHATTAN.—The Lehigh Valley Structural Steel Co., 620-630 West 25th st., has received the contract for the loft building to be erected in West 35th st, loft building at 25th st and Lexington av, loft building at 31st st and 4th av, Childs Restaurant Building in 32d st,

apartment house at West End av and 91st st and the hotel building at 124-125th sts and 7th av.

SCARSDALE, N. Y.—Peter Collins has received the general contract to erect the business building at the Scarsdale station from plans by Lawrence M. Loeb, 8 East 42d st, N. Y. C., architect.

TUCKAHOE, N. Y.—The R. A. Bennett Construction Co., Depot sq., contemplates the erection of a 3-sty brick business building at the northeast corner of Marblehead rd and Main st.

MISCELLANEOUS.

YONKERS, N. Y.—The Thorp Iron Co., 620 West 24th st, N. Y. C., has received the structural steel work for the 2-sty brick and steel Glenwood station, to be erected in Glenwood section for the N. Y. Central & H. R. R. Co., 335 Madison av, Wm. C. Brown, secretary; D. W. Pardee, secretary; E. L. Rossiter, treasurer. Warren & Wetmore, 70 East 45th st, N. Y. C., architects. Charles H. Peckworth, 631 Hudson st, N. Y. C., general contractor. Cost, \$28,000.

65TH ST.—Richard Deeves & Son, 309 Broadway, have received the general contract to erect the 1-sty brick boiler house, 60x85 ft., at 65th st and West End av for the Consolidated Gas Co., 124 East 15th st, owner; George B. Cortelyou, president; Robert A. Carter, secretary; James A. Bennett, treasurer. W. C. Morris, 125 East 15th st, architect. Cost, \$15,000.

THEATRES.

NEWARK, N. J.—Oschwald Bros., 845 Broad st., have received the mason work for the 1-sty brick moving picture theatre, 50x100 ft., to be erected at the northwest corner of Clinton and Seymour avs for Julius Koch, 26 South st, owner. Essex Amusement Co., 192 Market st, lessee. N. Myers, Court Theatre Building, architect. Cost, \$20,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

CHURCHES.

132D ST, 52-60 West, 1-sty church, 56.4x91.5; cost, \$60,000; owner, Bethel A. M. E. Church, 233 West 25th st; architects, Wengenroth & Matsin, 29 Broadway. Plan No. 423.

FACTORIES AND WAREHOUSES.

WEST BROADWAY, 226, 4-sty headquarters of Repair Co., 25.2x63; cost, \$30,000; owner, City of New York; architect, A. D. Shepard, Jr., 36 East 23d st. Plan No. 424.

24TH ST, 514-516 West, 3-sty factory, 50x47.3, slag roof; cost, \$10,000; owner, Joseph N. Courtade, 518 West 24th st; architect, John Hauser, 360 West 125th st. Plan No. 422.

HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND, w s, opposite East 68th st, 3-sty kitchen and dining hall, 50x128.8; cost, \$125,000; owner, City of New York; architect, C. B. Meyers, 1 Union sq. Plan No. 427.

SCHOOLS AND COLLEGES.

35TH ST, 302-306 East, 4-sty college, 78x88.9, tile roof; cost, \$90,000; owner, New York Dental College, 20 West 14th st; architects, J. B. Snooks Sons, 261 Broadway. Plan No. 425. Not let.

STORES, OFFICES AND LOFTS.

AUDUBON AV, s e cor 182d st, 1-sty brick store, 28x70, slag roof; cost, \$3,500; owner, Rose C. Newman, 14 East 28th st; architect, J. H. Friend, 148 Alexander av. Plan No. 426.

47TH ST, 8-12 East, 5-sty brick store and office, 80.2x56; cost, \$75,000; owner of land, E. T. Gerry, 291 Broadway; owner of building, Goelet Realty Co., 569 5th av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 430.

MISCELLANEOUS.

155TH ST, s s, 247 w Broadway, 1-sty brk comfort house, 7.8x7.8; cost, \$400; owner, Corporation of Trinity Church, 187 Fulton st; architects, A. L. Kehoe & Co., 1 Beekman st. Plan No. 428.

68TH ST, 142-144 West, brick sign, 48x13; cost, \$150; owner, J. J. Downey, 410 North 34th st; architect, E. W. Lemay, 132 West 65th st. Plan No. 429.

49TH ST, s s, 419 e 1st av, 1-sty coal pockets, 122x20.4; cost, \$10,000; owner, The Beekman Est., Inc., 7 East 42d st; architect, A. M. Brothers, 137 Montague st, Bklyn. Plan No. 431.

86TH ST, s e cor 8th av, 1-sty shelter, 28x12; cost, \$2,000; owner, City of N. Y.; architect, J. Kraus, Arsenal, Central Pk. Plan No. 432.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST, n s, 95.10 w Bryant av, 5-sty brick tenement, tin roof, 58x71.11; cost, \$42,000; owner, C. O. Krabo, 2122 Bryant av; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 542.

204TH ST, n w cor Webster av, 5-sty brick stores and tenement, plastic slate roof, 75x90; cost, \$55,000; owner, The Ebling Co., Louis M. Ebling, 760 St. Ann's av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 533.

PROSPECT AV, e s, 46.1 n 181st st, 5-sty brick tenement, slag roof, 50x94; cost, \$45,000; owner, Regina Construction Co., Thos. Cullo, 724 E 147th st, president; architect, H. L. Young, 1204 Broadway. Plan No. 540.

WASHINGTON AV, e s, 104 s 175th st, 6-sty brick stores and tenement, slag roof, 54x96.4; cost, \$48,000; owner, Jos. L. B. Mayer, 944 Park av; architect, Chas. B. Meyers, 1 Union sq. Plan No. 536.

BOYNTON AV, n w cor Westchester av, 5-sty brick stores and tenement, slag roof, 41.6x91.83, cost, \$37,000; owner, American Real Estate Co., Edw. B. Boynton, 527 5th av, president; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 529.

WEBSTER AV, e s, 26.4 s Gun Hill rd, 4-sty brick tenement, tin roof, 37.11½x62.5½; cost, \$20,000; owner, Maria V. Armanino, 712 3d av; architect, Philip Resuyk, 40 West 32d st. Plan No. 539.

WESTCHESTER AV, n s, 80.8 e Elder av, two 5-sty brick tenements, slag roof, 39.9x66.8, 39.9x69.4; total cost, \$56,000; owner, American Real Estate Co., Edw. B. Boynton, 527 5th av, president; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 530.

WHITLOCK AV, e s, 431 s Tiffany st, four 5-sty brick tenements, slag roof, 39x66; total cost, \$140,000; owners, Lockwhit Co., 630 Faile st; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 545.

DWELLINGS.

BOGART AV, e s, 150 s Neil av, 2-sty and attic frame dwelling, shingle roof, 22x63.7; cost, \$5,500; owner, Mrs. M. D. Cray, 2579 Bainbridge av; architect, John A. Gurd, 281 5th av. Plan No. 534.

HALLS AND CLUBS.

137TH ST, s s, 100 e Brook av, 4-sty brick amusement hall and meeting rooms, slag roof, 41x100; cost, \$45,000; owner, The 7th Av. Amusement Co., Rubin Greenbaum, 35 Nassau st, pres.; architect, Abraham Berres, 35 Nassau st. Plan No. 531.

STABLES AND GARAGES.

173D ST, s w cor Washington av, 1-sty brick garage, tin roof, 16.4x22; cost, \$700; owner, Dr. J. L. Rubenstein, 1667 Washington av; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 543.

WALES AV, e s, 72.6 s 151st st, 1-sty frame stable, 25x15; cost, \$600; owner, Michael Altieri, 466 Concord av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 541.

STORES, OFFICES AND LOFTS.

BROOK AV, w s, from So. Boulevard to 132d st, 6-sty brick lofts, slag roof, 95.06x200; cost, \$140,000; owners, Champion Realty Co., A. E. Schorsch, 510 East 73d st, pres.; architect, C. B. Comstock, 23 East 26th st. Plan No. 532.

WESTCHESTER AV, n s, 200 e Brook av, 2-sty brick offices and freight house, slag roof, 40x197; cost, \$35,000; owners, N. Y. C. & H. R. R. Co., 70 East 45th st; architect, A. F. Haldeeman, 70 East 45th st. Plan No. 535.

WILKINS AV, e s, 156.6 n Jennings st, 1-sty brick store, slag roof, 29.6½x94; cost, \$10,000; owner, S. Greenfeld, 1418 Wilkins av; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 538.

THEATRES.

169TH ST, n s, 122.4 w Fox st, 1-sty brick store and nicollette, slag roof, size, irregular; cost, \$6,000; owner, A. Mancuso, 44 West 125th st; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 544.

TREMONT AV, n s, 129.9 w Daly av, 1-sty brick nicollette, slag roof, 28.3x100; cost, \$12,000; owner, Rebecca Kerr, 1012 Olmstead av; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 537.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST 23D ST, e s, 335 n Mermaid av, two 3-sty and basement brick tenements, 20x55, tar and gravel roof, 3 families each; total cost, \$9,000; owner, Vincinzo Nasta, 400 Union st; architect, W. J. Conway, 186 Nelson st. Plan No. 4085.

BEDFORD AV, e s, 49 n Robinson st, 4-sty brick tenement, 32x65.4, tar and gravel roof, 8 families; cost, \$20,000; owner, W. A. A. Brown, 738 Flatbush av; architect, Benj. Driessler, 153 Remsen st. Plan No. 4047.

BEDFORD AV, n w cor Robinson st, 4-sty brick tenement, 49x45.10, tin and gravel roof, 8 families; cost, \$20,000; owner, W. A. A. Brown, 738 Flatbush av; architect, Benj. Driessler, 153 Remsen st. Plan No. 4048.

BLAKE AV, s e cor Hinsdale av, 4-sty brick stores and tenement, 50x90, tar and gravel roof, 23 families; cost, \$28,000; owner, Alwin Const. Co., 395 Belmont av; architects, Cohn Bros., 361 Stone av. Plan No. 4070.

BLAKE AV, s s, 50 e Hinsdale av, 4-sty brick stores and tenement, 50x85, tar and gravel roof, 23 families; cost, \$24,000; owner, Alwin Const. Co., 395 Belmont av; architects, Cohn Bros., 361 Stone av. Plan No. 4071.

DWELLINGS.

CHAUNCEY ST, s s, 300 e Hopkinson av, 2-sty brick dwelling, 20x55, gravel roof, 1 family; cost, \$4,000; owner, Phillip Schmidt, 1497 Bushwick av; architect, Wm. Debus, 914 Broadway. Plan No. 4073.

CHAUNCEY ST, s s, 85 e Hopkinson av, eleven 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$44,000; owner, Phillip Schmidt, 1497 Bushwick av; architect, Wm. Debus, 914 Broadway. Plan No. 4074.

DELAMERE PL, e s, 140 s Av M, 3 2-sty and attic frame dwellings, 21.8x35, shingle roof, 1 family each; total cost, \$12,000; owner, Wm. Sawkins, 1804 Av N; architect, Slee & Bryson, 153 Montague st. Plan No. 4507.

HENRY ST, s s, 280.9 e Bowne st, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,800; owner, Chris Morgenson, 1335 N. Y. av; architect, Chas B. White, 6323 New Utrecht av. Plan No. 4076.

HINSDALE ST, e s, 100 s Newport av, 2-sty frame dwelling, 17x35, tin roof, 2 families; cost, \$2,000; owner, Benien Matz, 647 Williams av; architect, Cohn Bros., 361 Stone av. Plan No. 4103.

JEROME ST, w s, 85 n Wortman av, 1-sty and basement brick dwelling, 20x50, tin roof, 2 families; cost, \$2,800; owner, Chas. Dahl, Barbey st, cor Vienna av; architect, Ernest Dennis, 241 Schenck av. Plan No. 4099.

VANDERVEER PL, s s, 20 w East 23d st, 10-sty brick dwellings, 18x48.2, tin roof, 1 family each; total cost, \$30,000; owner, Jaret Const Co., 189 Montague st; architect, Cohn Bros., 361 Stone av. Plan No. 4101.

5TH AV, w s, 102 s 40th st, 3-sty brick store and dwelling, 20x46.8, slag roof, 2 families; cost, \$4,500; owner, Lewis Bonert, 625 2d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 4086.

16TH AV, e s, 75 s 86th st, 2-sty brick dwelling, 18.6x34, slag roof, 1 family; cost, \$4,500; owner, Keloke Realty Co., 215 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4093.

CHESTER COURT, n e, 100 w Flatbush av, nine 2-sty and attic frame dwellings, 17x40, shingle roof, 1 family; total cost, \$36,000; owner and architect, Peter J. Collins, 135 Westminster rd. Plan No. 4056.

PLOT 2,200 ft. w of east point of Point Breeze, 1-sty frame dwelling, 12.6x22. — roof; cost, \$200; owner and architect, A. Nelson, 826 52d st. Plan No. 4046.

FACTORIES AND WAREHOUSES.

ELTON ST, 418 North, 1-sty brick storage, 12x18, tin roof; cost, \$200; owner, John L. Weber, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4098.

MIDWOOD ST, No. 468, 2-sty brick storage, 20x55, tar and gravel roof; cost, \$3,000; owner, G. Sanherico, 386 Midwood st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 4041.

QUINCY ST, n s, 375 w Classon av, 1-sty steel storage (oil), 10.4x25, roof; cost, \$200; owner, Edison Elec. Ilg. Co., 360 Pearl st, architect. Plan No. 4104.

HOTELS.

NEVINS ST, w s, 200 s Schermerhorn st, 8-sty brick hotel, 200x44, tile roof; cost, \$265,000; owner, Young Women's Christian Ass'n, 376 Schermerhorn st; architect, Frank Freeman, 132 Nassau st, N. Y. Plan No. 4068.

STABLES AND GARAGES.

PACIFIC ST, s s, 100 w Rochester av, 2-sty brick stable, 12x14, roof; cost, \$250; owner, Joseph Colombo, 1808 Pacific st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4105.

EAST 23D ST, n w cor, Canarsie av, 1-sty brick garage, 20x20, tin roof; cost, \$250; owner, Mrs. E. Schwaize, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 4100.

LExINGTON AV, n s, 100 w Nostrand av, 1-sty brick stable, 17x20, tar roof; cost, \$1,200; owner, Fredk. C. Meyer, 271 Lexington av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 4049.

MARLBOROUGH RD, e s, 108.1 n Church av, 1-sty steel garage, 10x18, steel roof; cost, \$350; owner and architect, Paul F. Dahm, 57 Marlborough rd. Plan No. 4061.

STORES, OFFICES AND LOFTS.

BROADWAY, No. 467, 3-sty brick store and loft, 28x28.3; tar, felt and slag roof; cost, \$5,000; owner, Mathilda C. Behre, 217 Keap st; architect, Robert Teichman, 22 William st, N. Y. Plan No. 4094.

5TH AV, n w cor St. Marks pl, 1-sty corrugated iron store, 7x10; cost, \$300; owner, Chas. W. Polhemus, 70 Cambridge st; architect, Wm. Buchman, 488 Sumner av. Plan No. 4087.

THEATRES.

BERGEN ST, n w cor Bedford av, 3-sty brick theatre, 88x144, slag roof; cost, \$125,000; owner, Bryant Impt. Co., 5 Beekman st; architect, Thos. W. Lamb, 501 5th av. Plan No. 4059.

MISCELLANEOUS.

STARR ST, s e cor Wyckoff av, 1-sty brick shop, 33.6x25, tar and gravel roof; cost, \$100; owner, Paul Markert, 280 Woodbine st; architect, Wm. B. Ellis, 105 Glen st. Plan No. 4083.

E. 16TH ST, e s, 100 s Av Q, 1-sty frame green house, 10x21, glass roof; cost, \$100; owner and architect, Andrew Schlwought, Plan No. 4109.

GRAVESEND AV, w s, 50 n 22d av, 1-sty frame store, cutter shed, 40x20, felt roof; cost, \$400; owner, Cath. A. Hammerschlag, 1411 Av P; architect, Charles G. Wessel, 1456 35th st. Plan No. 4108.

HOPKINSON AV, w s, 90 s Pitkin av, new ornamental projection; cost, \$500; owner, Sam Howe Amusement Co., 47th st and Broadway; architect, Thos. W. Lamb, 501 5th av. Plan No. 4110.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Woolsey av, n s, 75 e Pomeroy st, 3-sty brick tenement, 25x68, tar and gravel roof, 6 families; cost, \$8,000; owner, Alois Herman, 375 Woolsey av, L. I. C.; architect, Frank Braun, 311 Steinway av, L. I. C. Plan No. 2032.

LONG ISLAND CITY.—14th av, w s, 100 n Graham av, six 3-sty brick tenements, 20x63, slag roof, 6 families; cost, \$39,000; owner, Jos. B. Sillman, 16 Court st, Brooklyn; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan Nos. 2044-5-6.

LONG ISLAND CITY.—14th av, w s, 250 n Graham av, ten 3-sty brick tenements, 20x63, slag roof, 6 families; cost, \$65,000; owner, Jos. Sillman, 16 Court st, Bklyn; architects, S. Millman & Son, 1780 Pitkin av, Bklyn. Plan No. 2068 to 2072.

LONG ISLAND CITY.—Academy st, n w cor Washington av, seven 2-sty brick tenements, 24x78, tar and gravel roof, 8 families; cost,



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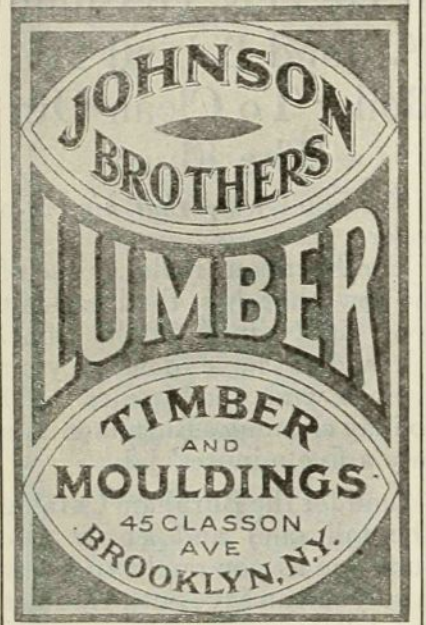
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\$73,000; owner, Academy Property Co., 309 Broadway, N. Y. C.; architect, J. D. Giddes, 68 Cherry st, Brooklyn. Plan Nos. 2105-6.

LONG ISLAND CITY.—14th av, n s, 500 w Graham av, six 3-sty brick tenements, 20x63, slag roof, 6 families; cost, \$39,000; owner, Jos. B. Sillman, 16 Court st, Brooklyn; architect, S. Millman, 1780 Pitkin av, Brooklyn. Plan Nos. 2112-13-14.

DWELLINGS.

ARVERNE.—Meredith av, e s, 115 s Ocean av, two 3-sty frame boarding houses, 32x80, tar and gravel roof; cost, \$20,000; owner, Maz Gold, Meredith av, Arverne; architect, P. H. Deim, 247 Napier av, Woodhaven. Plan No. 2081-2.

CORONA.—Buena Vista st, s s, 175 e Crown st, 2½-sty frm dwg, 18x33, shingle roof, 1 family; cost, \$3,000; owner, Bernhardt Welt, 143 Buena Vista st, Corona; architect, C. O. Varrone, Corona av, Corona. Plan No. 2085.

CORONA.—51st st, w s, 204 n Jackson av, three 2-sty frame dwellings, 17x35, shingle roof, 1 family; cost, \$5,400; owner, James Callan, 107 51st st, Corona; architect, E. R. Williams, 461 Lenox av, N. Y. C. Plan No. 2084.

CYPRESS HILLS.—Highland Boulevard, n s, 100 e Vermont st, 2-sty frame dwelling, 20x56, tin roof, 2 families; cost, \$3,000; owner, Thomas Given, Sterling st, near Washington st, Brooklyn; architects, Louis Dananher Co., 7 Glenmore av, Brooklyn. Plan No. 2038.

FLUSHING.—17th st, e s, 110 n Oak av, 2½-sty frame dwelling, 23x30, shingle roof, 1 family; cost, \$5,000; owners, Madsen & Wistoft Co., 16th st, Flushing; architect, Louis Wistoft, 16th st, Flushing. Plan No. 2054.

FLUSHING.—Sandford av, s s, 40 w 16th st, and Sandford av, s s, 40 e 15th st, two 2½-sty frm dwellings, 24x29, shingle roof, 1 family; cost, \$8,000; owner, Mrs. John T. Watson, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 2063-4.

FOREST HILLS.—Continental av, n w cor Groton st, 2½-sty brick dwelling, 48x30; cost, \$7,000; Puritan av, s e s, 103 s Greenway North, 2½-sty brick dwelling, 32x27; cost, \$6,000; Ridgeway rd, s w cor Greenway North, 2½-sty brick dwelling, 40x30, tile roof; cost, \$7,000; Underwood rd, s s, 108 e Northfield st, 2½-sty brick dwelling, 64x55, tile roof; cost, \$12,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 42d st, N. Y. C. Plan Nos. 2055-56-57-58; 1 family each.

GLENDALE.—Tesla pl, w s, 360 s Myrtle av, 2-sty frame dwelling, 18x55, tin roof, 2 families; cost, \$3,000; owner, Otto Hommen, Tesla pl, Glendale; architect, John C. Burmeister, 416 Cornelia st, Ridgewood. Plan No. 2048.

HOLLIS COURT.—Hollis Court Boulevard, e s, 230 n Windsor pl, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$4,500; owner, Standard Homes Construction Co., 1 West 34th st, N. Y. C.; architect, J. E. Nitchie, World Building, N. Y. C. Plan No. 2053.

JAMAICA.—Hillside av, n s, 180 e Flushing av, nine 2-sty brick dwellings, 20x35, tin roof, 1 family; cost, \$27,000; owner, Malbor Building Co., 1464 Eastern Parkway, Brooklyn; architects, Eisenla & Carlson, 16 Court st, Brooklyn. Plan Nos. 2039-40.

JAMAICA.—Clyde st, e s, 77 n Oceanview av, 2½-sty frm dwelling, 25x34, shingle roof; cost, \$5,800; 1 family; owner, Edward C. L. Wasmer, Clifton pl, Richmond Hill; architect, Aug. B. Anderson, 47 W 34th st, N. Y. C. Plan No. 2073.

JAMAICA.—Islington pl, n s, 100 e Warwick av, 2-sty frm dwg, 24x34, shingle roof, 1 family; cost, \$3,000; owner, Thomas J. Duncan, 1 Hilldale av, Jamaica; architect, N. C. Mortenson, Rosedale, L. I. Plan No. 2079.

LITTLE NECK.—Floral Park road, n s, one-fourth mile e Broadway, 1-sty frame dwelling, 24x14, shingle roof, 1 family; cost, \$600; owner, W. H. Cornell, Little Neck; architect, J. P. Robinson, Little Neck. Plan No. 2035.

MIDDLE VILLAGE.—Metropolitan av, n s, 205 w Furman av, 2-sty brick dwelling, 25x50, tar and gravel roof, 2 families; cost, \$4,800; owner, Henry H. Althoff, 2210 Metropolitan av, Middle Village; architects, McCloskey & Boyle, 367 Fulton st, Bklyn. Plan No. 2061.

NEW ELMHURST.—Penfold rd, w s, 97 n Newtown and Bushwick turnpikes, four 2½-sty frame dwellings, 20x33, shingle roof, 1 family; cost, \$10,400; owner, Frank Mangelletti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 2049-50-51-52.

SPRINGFIELD.—Foster's Meadow rd, e s, 650 n Rockaway rd, two 1½-sty frame summer cottages, 16x20, shingle roof, 1 family; cost, \$1,200; owner, Samuel Amato, 1131 Pacific st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 2042-3.

WYCKOFF PARK.—Gherardi av, e s, 262 s Ridgewood av, four 2-sty frame dwellings, 17x32, shingle roof, 2 families; cost, \$14,000; owners, Masse & Lembert, Woodhaven; architect, C. W. Vanderbeck, Richmond Hill. Plan Nos. 2029-30.

BAYSIDE.—Warburton av, s w cor Bismarck av, three 2½-sty frame dwellings, 24x35, shingle roof, 1 family; cost, \$10,500; owner, Hansen Building Co., Bayside; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 2115-16-17.

FLUSHING.—Parsons av, e s, 60 n Laburnam av, 2½-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$5,000; owner, Gustave W. Carlson, 160 East 60th st, N. Y. C.; architect, Benj. Driesler, 153 Remsen st, Brooklyn. Plan No. 2107.

RICHMOND HILL.—Chestnut st, e s, 275 s Chichester av, 2-sty frame dwelling, 19x55, tin roof, 2 families; cost, \$3,500; owner, Lydia P. Nall, 31 Greenwood av, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 2108.

RICHMOND HILL.—Welling st, e s, 325 n Lexington st, 2-sty frame dwelling, 18x42, tin roof, 1 family; cost, \$2,200; owner, Phillip Brandmeier, 328 Grant st, Richmond Hill; architect, George E. Crane, 67 Welling st, Richmond Hill. Plan No. 2109.

FOREST HILLS.—Greenway South, n w cor Aesan av, 2½-sty brick dwelling, 39x24, tile roof, 1 family; cost, \$6,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 2110.

WOODHAVEN.—Lott av, s e cor Shipley st, four 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$14,000; owner, George E. Lott, 44 Lott av, Union Course; architect, Gottfried Sternberg, 143 Snediker av, Union Course. Plan Nos. 2098-99-2100-2101.

LONG ISLAND CITY.—Goodrich st, e s, 225 n Hoyt av, 2-sty brick dwelling, 25x26, slag roof, 2 families; cost, \$2,400; owner, Frank Caiola, 230 Hoyt av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2102.

BELLE HARBOR.—Montauk av, e s, 360 s Newport av, 2½-sty frame dwelling, 26x32, shingle roof, 1 family; cost, \$4,000; owner, J. McKenzie, Washington av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 2103.

MASPETH.—Hull av, n s, 167 w Maspeth av, 2-sty frame dwelling, 22x48, tin roof, 2 families; cost, \$3,000; owner, Anna E. Pase, Calmus rd, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2104.

RICHMOND HILL CIRCLE.—Arcadia av, s s, 126 w Smith av, 1-sty frame dwelling, 18x38, tin roof, 1 family; cost, \$425; owner, Herbert Cooke, 20 Chestnut st, Richmond Hill. Plan No. 2090.

RICHMOND HILL CIRCLE.—Bergen Landing road, e s, 83 s Malcolm av, 1½-sty frame dwelling, 24x32, shingle roof; cost, \$1,300; owner, E. E. Meacham, Park Row Building, N. Y. C.; architect, M. Robinowitz, Richmond Hill Circle. Plan No. 2091.

ROSEDALE.—Gildersleeve av, w s, 87 e Concord av, 2½-sty frame dwelling, 20x32; shingle roof, 1 family; cost, \$2,000; owner, Jos. Trombello, 912 Freeman st, N. Y. C.; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 2092.

ELMHURST.—Jansen av, n s, 136 w Washington st, 2-sty brick dwelling, 18x44, gravel roof, 2 families; cost, \$4,000; owner, Tony Pisciotto, 337 East 146th st, N. Y. C. Plan No. 2093.

ELMHURST.—Lamont av, n e cor 9th st, 2½-sty brick dwelling, 36x31, tile roof, 1 family; cost, \$8,000; owner, Cord Meyer Co., Elmhurst; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2094.

FOREST HILLS.—Seminole st, s w cor Gown st, 2½-sty brick dwelling, 37x34, asbestos shingle roof, 1 family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills, L. I.; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2095.

STABLES AND GARAGES.

DOUGLASTON.—Van Nostrand pl, w s, 150 n Bay av, 1-sty frame garage, 24x24, shingle roof; cost, \$900; owner, Mrs. F. S. Parsons, Douglaston. Plan No. 2036.

ELMHURST.—Cook av, s s, 75 w Toledo av, 1-sty frame garage, 11x14, shingle roof; cost, \$150; owner, J. J. O'Brien, Cook av, Elmhurst. Plan No. 2059.

WOODHAVEN.—Benedict av, w s, 60 n Ferris st, 1½-sty frame stable, 17x13, shingle roof; cost, \$200; owner, Jos. Schlessings, 563 Benedict av, Woodhaven; architect, Samuel Guilfoyle, 4 Shipley st, Woodhaven. Plan No. 2033.

WOODHAVEN.—Canal st, w s, 110 n University pl, 1-sty brick garage, 54x100, Carey's roofing; cost, \$7,500; owner, LaLance Grosjean Co., 299 Bway, N. Y. C.; architect, Wm. Higginson, 11 Park Row, N. Y. C. Plan No. 2060.

WOODHAVEN.—Diamond av, n e cor Poplar st, 1½-sty frame stable, 20x16, shingle roof; cost, \$300; owner, Philip H. Deim, 247 Napier av, Woodhaven. Plan No. 2080.

JAMAICA.—Hillside av, s s, 150 s w Grand st, 1-sty frame garage, 18x21, shingle roof; cost, \$200; owner, Chas. H. Wooley, Hillside av, Jamaica. Plan No. 2118.

CORONA.—Hillside av, n s, 150 w North Hempstead turnpike, 1-sty frame shed, 30x15, tin roof; cost, \$175; same location, 2½-sty frame barn, 20x30, shingle roof; cost, \$1,000; owner, John J. Connolly, Highland av, Corona; architect, Crescent L. Varrone, Corona av, Corona. Plan Nos. 2086-7.

LONG ISLAND CITY.—Remsen st, e s, 275 n Baylis st, 2-sty brick garage, 50x23, tin roof; cost, \$2,000; owner, M. LeCount, Woolsey st, L. I. C.; architect, H. E. Sholl, 377 1st av, L. I. C. Plan No. 2111.

FOREST HILLS.—Colonial av, e s, 50 s Ibis st, 1½-sty brick garage, 19x19, Spanish tile roof; cost, \$500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2097.

FLUSHING.—Myrtle av, n s, 225 e Congress av, 1½-sty frame barn, 18x22, paroid roof; cost, \$200; owner, Wm. Burnet, 150 Myrtle av, Flushing. Plan No. 2122.

ROCKAWAY PARK.—Newport av, s w cor 6th av, 1-sty frame garage, 11x21, shingle roof; cost, \$100; owner, Geo. H. Closs, Rockaway Park. Plan No. 2123.

STORES AND DWELLINGS.

WOODHAVEN.—Fulton av, n e cor Ferry st, nine 2-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$32,500; owner, Franz Realty Co., 592 Hamburg av, Brooklyn; architect, Fredk. J. Dassau, 1373 Broadway, Brooklyn. Plan Nos. 2088-9.

STORES, OFFICES AND LOFTS.

JAMAICA.—New York av, n w cor Pacific st, 1-sty frame store, 18x25, tin roof; cost, \$2,500; owner, Julius Wieser, Highview av, Jamaica; architect, John A. Olson, 56 Hearn av, Jamaica. Plan No. 2037.

CORONA.—Jackson av, n s, 40 w Grant st, three 1-sty frame stores, 60x75, tin roof, 1 family; cost, \$5,400; owner, C. A. Hayes, care Thompson Bros., Corona, L. I.; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 2097.

MISCELLANEOUS.

ARVERNE.—Elizabeth av, s s, 550 w Wave Crest av, 1-sty frame store room, 33x33, galv iron roof; cost, \$400; owner, Valvolin Oil Co., 11 Broadway, N. Y. C. Plan No. 2067.

CORONA.—48th st, w s, 200 n w Shell rd, 1-sty frame shed, 20x15; cost, \$20; owner, A. Peterson, 15 41st st, Corona. Plan No. 2083.

JAMAICA CREEK.—Bay av, e s, 826 s Cross st, 2-sty frame boat house, 18x36, shingle roof; cost, \$400; owner, C. J. Beckman, 1338 Gates av, Brooklyn. Plan No. 2041.

JAMAICA.—Flushing av, w s, 250 n Oceanview av, 1-sty frame shed for storage, 8x20, paper roof; cost, \$25; owner, Malnor Realty Co., 123 William st, N. Y. C. Plan No. 2031.

LONG ISLAND CITY.—Webster av, s e cor Crescent st, 1-sty frame shed, 51x64, tar and slag roof; cost, \$800; owner, Andrew Newell, 274 Webster av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2034.

LONG ISLAND CITY.—Wilbur av, 113, 1-sty frame shed, 5x18, paper roof; cost, \$100; owner, Mary A. Christie, premises. Plan No. 2066.

MASPETH.—Jefferson av, No. 52, erect frame fence, 10x8; cost, \$15; owner, Mary Madden, on premises. Plan No. 2047.

MIDDLE VILLAGE.—Furman av, w s, 200 n Metropolitan av, two greenhouses, 40x100, glass roof; cost, \$1,600; owner, Jos. Klingenberg, Middle Village. Plan No. 2074.

MIDDLE VILLAGE.—New rd, s s, 400 e Dry Harbor rd, green house, 20x102, glass roof; cost, \$500; owner, Bruno Paladeck, Middle Village. Plan No. 2075.

ROCKAWAY PARK.—Beach st, e s, 300 s Washington av, 1-sty frame toilet, 24x8, tar and gravel roof; cost, \$250; owner, Sanitarium for Hebrew Children, 320 5th av, N. Y. C. Plan No. 2062.

WAVE CREST.—Wave Crest av, w s, 200 s Clark av, frame platform (temporary), 80x128; cost, \$750; owner, Samuel Kubie, Wave Crest. Plan No. 2065.

OZONE PARK.—Union av, e s, 350 n Belmont av, 1-sty frame shed, 20x16, shingle roof; cost, \$350; owner, P. Ambrosino, Ozone Park. Plan No. 2121.

HOOK CREEK.—Rockaway turnpike, n s, 1,200 w Fosters Meadow rd, two 1-sty boat houses, 14x24, tin roof; cost, \$750; owner, Chris Richter, Hook Creek. Plan Nos. 2119-20.

Richmond.

DWELLINGS.

VALLEY & MIDLAND R. R., s e cor Great Kills, 2-sty frame dwelling, 26x18; cost, \$1,700; owner, Gippe Nilsen, Great Kills; architect, Peter K. Forshing, Great Kills; architect builds. Plan No. 425.

WYMAN AV, e s, 600 e Boulevard, Great Kills, 1-sty frame bungalow, 12x14; cost, \$100; owner and builder, Thos. McQueen, 322 West 44th st, N. Y. C. Plan No. 427.

7TH ST, n s, 123 n Lincoln av, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$250; owner, J. S. Clark, 1 N. Liberty st, N. Y. C.; builder, Adam Marks, Jr., Dongan Hills. Plan No. 426.

FACTORIES AND WAREHOUSES.

RICHMOND TERRACE, n e cor & Houseman, Elm Park, 4-sty brick grinding building, 50x100; cost, \$40,000; owner, Standard Varnish Works, Elm Park; architect, Harry Allen Jacobs, 320 5th av, N. Y. C. Plan No. 428.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BLEECKER ST, 17-19, store fronts to 7-sty loft and store; cost, \$500; owner, K. Chodorov, on premises; architect, Jacob Fisher, 25 Av A. Plan No. 1618.

BLEECKER ST, 15, store fronts to 3-sty loft and store; cost, \$500; owner, Samuel Perlestein, 15 Bleecker st; architect, Jacob Fisher, 25 Av A. Plan No. 1617.

BOND ST, 35-39, interior changes to 6-sty workshop; cost, \$278; owner, Joseph Wechsler Estate, 149 Broadway; architect, James Cortwright, 62 Cortlandt st. Plan No. 1606.

CARLISLE ST, 2 toilets to 3 1/2-sty tenement; cost, \$50; owner, Edward J. Hancy, 40 Wall st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1611.

CROSBY ST, 48-52, alter loft to 6-sty store and loft; cost, \$100; owner, Wm. H. Browning, 16 Cooper sq; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1645.

GRAND ST, 250, partitions, stairs to two 3-sty stores and dwellings; cost, \$1,200; owner, Michael J. Adrian Corp., 137 East 34th st; architect, Chas. M. Straub, 147 4th av. Plan No. 1622.

JEFFERSON ST, 33-37, Madison st, 227, stairs to 3-sty synagogue and stores; cost, \$800; owner, Samuel Rokowitz, 26 Jefferson st; architect, M. J. Harrison, 230 Grand st. Plan No. 1631.

HOUSTON ST, 47 East, steps, windows to 4-sty shop and tenement; cost, \$500; owner, Laura J. Starr, 47 East Houston st; architect, O. Reissmann, 30 1st st. Plan No. 1615.

HOUSTON ST, 2-18, Broadway, 611-621, interior changes to 8-sty office; cost, \$1,500; owner, Broadway & 7th Av R. R. Co., 165 Broadway; architect, G. H. Pegram, 165 Broadway. Plan No. 1649.

LIBERTY ST, 69, partitions, windows to 5-sty office and store; cost, \$2,000; owner, Estate D. H. Haight, 156 Broadway; architect, J. H. Knubel, 305 West 43d st. Plan No. 1646.

MAIDEN LANE, 62, windows to 12-sty office; cost, \$1,000; owner, Maiden Lane & William St. Co., on premises; architects, Clinton & Russell, 32 Nassau st. Plan No. 1642.

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RIDGE ST, 138, partitions, windows to 5-sty tenement; cost, \$400; owner, Solomon H. Slanger, 105 Ridge st; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 1639.

RIVINGTON ST, 118-120, partitions, windows, toilets to 3-sty school and theatre; cost, \$9,500; owners, E. Mayer & L. Schneider, 118 Rivington st; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 1643.

WALL ST, 7, change walls to 12-sty office; cost, \$500; owner, Estate W. Wheeler Smith, 7 Wall st; architect, M. R. Strong, 7 Wall st. Plan No. 1662.

WASHINGTON ST, s w cor Barclay st, change windows, doors to 3-sty stores and shop; cost, \$350; owner, Emma Moller, 132 New York av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 1616.

3D ST, 365 East, partitions to 5-sty loft; cost, \$20; owner, L. Jenks, San Francisco; architect, Samuel R. Klein, 292 East 2d st. Plan No. 1600.

8TH ST, 420 East, toilets, windows to 4-sty tenement; cost, \$500; owner, Louis Rosenblum, 165 Ross st, Brooklyn; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1620.

13TH ST, 405-409 West, partitions, windows to 3-sty loft and lodgings; cost, \$1,200; owner, Estate John J. Astor, 23 West 26th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1648.

14TH ST, 452 West, windows, toilets to 3-sty hotel; cost, \$1,000; owner, Thomas Hill, on premises; architect, Geo. Hof, Jr., 328 East 154th st. Plan No. 1638.

15TH ST, 301 West, 1-sty rear extension, 17x34, piers, girders to 3-sty store; cost, \$2,000; owner, Peter Doelger, 407 East 55th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 1609.

24TH ST, 425-435 East, partitions, windows, to 11-sty printing plant; cost, \$500; owner, J. J. Little, premises; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1635.

27TH ST, 919 East, 28th st, 10-14 East, toilets, partitions to 12-sty hotel; cost, \$700; owner, The 28th St. Co., 14 East 28th st; architect, C. W. Shields, 644 West 44th st. Plan No. 1650.

27TH ST, 121-123 East, 3-sty side extension, 20.7x98.9, partitions, cut windows, to 10-sty store and offices; cost, \$10,000; owner, Ewald Mommer, 118 East 28th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 1636.

28TH ST, 107 East, partitions, windows, to 3-sty store and dwelling; cost, \$700; owner, Geo. Tieman & Co., premises; architects, Wertmann & Braun, 117 East 28th st. Plan No. 1608.

28TH ST, 111 East, partitions, windows, to 4-sty dwelling; cost, \$400; owner, Catherine C. Johnson, 198 Union sq, Brooklyn; architect, M. C. Merritt, 143 Claremont av, Jersey City. Plan No. 1601.

38TH ST, 129-131, West Broadway, 1393-1395, show windows, partitions, to 3-sty loft and store; cost, \$1,000; owner, John G. Wendel, 175 Broadway; architect, M. J. Harrison, 230 Grant st. Plan No. 1630.

42D ST, 511-513 West, stairways to 8-sty store and loft; cost, \$50; owner, Albert L. Thompson, 217 West 71st st; architect, Howard Chapman, 1123 Broadway. Plan No. 1632.

42D ST, 247 West, 1-sty front extension, 17.6x10.1, partitions to 4-sty dwelling; cost, \$1,000; owner, Samuel McMillan, 210 West 42d st; architect, A. G. Rechlin, 233 5th av. Plan No. 1623.

42D ST, 350 East, partitions to 5-sty tenement; cost, \$175; owner, Thomas J. Lynch, 719 2d av; architect, C. E. Reid, 132 East 23d st. Plan No. 1652.

43D ST, 206-208 West, sign to 11-sty hotel; cost, \$475; owner, Morris Newgold, premises. Plan No. 1603.

44TH ST, 551 West, partitions, windows, tubs, to 4-sty loft; cost, \$500; owner, John Chugston, 551 West 44th st; architect, Paul C. Hunter, 191 9th av. Plan No. 1625.

45TH ST, 139 East, 2-sty rear extension, 7.1x18.11, toilets to 4-sty dwelling; cost, \$1,500; owner, C. E. Minor, 416 North 13th st; architect, J. R. Pope, 527 5th av. Plan No. 1661.

47TH ST, 247-249 West, columns to 5-sty garage; cost, \$500; owners, N. L. & W. A. Edgar, 55 Liberty st; architect, Wm. Keegan, 7 East 42d st. Plan No. 1647.

59TH ST, 56-60, partitions to 8-sty hotel; cost, \$300; owner, Roland D. Jones, premises; architect, Henry Lane, 1612 Zerega av, Bronx. Plan No. 1605.

66TH ST, 314 West, posts, columns, to 2-sty shop; cost, \$830; owner, Consolidated Gas Co., 124 East 15th st; architect, W. C. Morris, 124 East 15th st. Plan No. 1607.

68TH ST, 34 and 36 West, 1-sty rear extension, 39.6x44, partitions to 2-4-sty dwellings; cost, \$7,000; owner, Free Synagogue, 165 Bway; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1657.

82D ST, s w cor 3d av, windows, toilets to 4-sty store, loft and dwelling; cost \$900; owner, James H. Naughton, 701 West 178th st; architect, H. Regelmann, 133 7th st. Plan No. 1655.

89TH ST, 400 East, air shaft, partition to 5-sty tenement; cost, \$300; owner, J. L. Butteneiser, 220 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 1660.

93D ST, 102 West, Columbus av, 666-676, boiler flues to 5-sty tenement; cost, \$175; owner, Ellen S. Auchmutz, 101 University pl; architect, R. A. Van Houten, 201 East 68th st. Plan No. 1628.

135TH ST, 266-272 West, girders columns to 1-sty picture theatre; cost, \$500; owner, S. Rouss, Broadway and 85th st; architect, O. Lowinson, 5 West 31st st. Plan No. 1659.

137TH ST, 110-112 West, dumbwaiters, partitions, windows, to 5-sty tenement; cost, \$4,000; owner, Jacob Blouner, 71 East 121st st; architect, Harry Zlot, 230 Grand st. Plan No. 1610.

152D ST, 400 West, St. Nicholas av, 37, beams to 5-sty tenement; cost, \$300; owner, Thomas J. McMahn, care architects, Euell & Euell, 271 West 125th st. Plan No. 1626.

AV C, 13, partitions, windows, toilets to 5-sty store and tenement; cost, \$400; owner, Jacob Kaplan, 348 Ellery st, Brooklyn; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1654.

AMSTERDAM AV, 1915, beams to 2-sty bank; cost, \$500; owner, Daniel Mahoney, 101 West 42d st; architects, Euell & Euell, 271 West 125th st. Plan No. 1619.

BROADWAY, 1615-1623, 49th st, 211 West, sign to 2-sty store; cost, \$5,000; owner, Archibald Russell, 30 Pine st; architect, S. R. Lash, 101 West 42d st. Plan No. 1613.

BROADWAY, n w cor Liberty st, remove projections to 14 and 41 sty office; cost, \$2,000; owner, Singer Mfg. Co., 149 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 1614.

BROADWAY, 880-888, 19th st, 36-38 East, 18th st, 33 East, change windows, partitions, to 6 and 9 sty store and salesroom; cost, \$8,000; owners, Wm. & J. Sloane Co., 884 Broadway; architect, F. W. Fischer, 32 Union st. Plan No. 1627.

BROADWAY, 1255-1261, 31st st, 51-57 West, 6th av, 522-526, wall, change show windows to 11-sty store and office; cost, \$5,000; owner, W. R. H. Martin Trust, 1328 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 1634.

BROADWAY, 411, partitions, windows, to 5-sty store and loft; cost, \$1,500; owner, Donna Del Drago, 5th av and 55th st; architect, L. E. Deil, 1133 Broadway. Plan No. 1602.

BROADWAY, s w cor Manhattan st, change columns, girders, to 2-sty stores, office and picture theatre; cost, \$500; owner, Charles Falkenheim, 130 Manhattan st; architect, E. Schoen, 25 West 42d st. Plan No. 1633.

BROADWAY, 927, partitions, windows, to 5-sty office and store; cost, \$3,000; owner, Edwin Walter, 33 Union sq; architect, Alfred Freeman, 29 West 34th st. Plan No. 1599.

BROADWAY, 270, Chambers st, 80-82, partitions to 5-sty bank; cost, \$1,000; owner, Chemical National Bank, 270 Broadway; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1598.

BROADWAY, LAFAYETTE, LEONARD AND CATHERINE STS, block, change interior to 12-sty office; cost, \$20,000; owner, New York Life Ins. Co., on premises; architects, McKim, Mead & White, 160 5th av. Plan No. 1644.

BROADWAY, 2220-2226, 79th st, 227-233 West, sign to 2-sty store; cost, \$900; owner, A. D. Russell, 30 Pine st; architect, S. R. Lash, 101 West 42d st. Plan No. 1658.

BROADWAY, n e cor 39th st, windows, partitions, store fronts to 7-sty store and office; cost, \$10,000; owner, Broadway & 39th St. Co., 1412 Broadway; architect, E. Roth, 507 5th av. Plan No. 1653.

BROADWAY, 691, Mercer st, 254, store fronts, interior changes to 6-sty loft and store; cost, \$20,000; owner, A. E. Tower, Sonoma, Cal.; architects, Stephenson & Wheeler, 2 West 45th st. Plan No. 1656.

BROADWAY, n e cor 28th st, windows to 5-sty bank and office; cost, \$1,500; owner, E. J. Herrick, 56 East 53d st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1641.

LEXINGTON AV, 1870, partitions, toilets, windows, to 4-sty tenement; cost, \$150; owner, Lexington Leasing Co., 272 West 90th st; architects, B. W. Berger & Son, Bible House. Plan No. 1621.

2D AV, 1993, partitions to 5-sty tenement; cost, \$100; owner, James Fay, 169 East 90th st; architect, Chas. H. Richter, 68 Broad st. Plan No. 1624.

3D AV, 642, show windows to 4-sty lodging house and store; cost, \$500; owner, Henry C. Docher, Far Rockaway, L. I.; architect, M. J. Harrison, 230 Grand st. Plan No. 1629.

4TH AV, n w cor 18th st, partitions to 12-sty store and loft; cost, \$1,500; owner, Belvedere Building Co., 36 Wall st; architect, Geo. Marshall, 39 West 38th st. Plan No. 1604.

4TH AV, s e cor 22d st, partitions to 6-sty store and office; cost, \$250; owner, Domestic & Foreign Mission Society, on premises; architect, Wm. H. Dusenbury, 285 4th av. Plan No. 1637.

5TH AV & MADISON AV, 100 & 101st sts, block, roof house to 5-sty hospital; cost, \$3,000; owner, Mt. Sinai Hospital, 100th st & 5th av; architect, A. W. Brunner, 320 5th av. Plan No. 1651.

6TH AV, 859, toilets to 4-sty tenement; cost, \$25; owner, Philip Smith, 178 6th av; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 1612.

9TH AV, 538-540, partitions, windows to 3-sty dwelling; cost, \$400; owner, Mary McGowan, on premises; architect, B. W. Levitan, 20 West 31st st. Plan No. 1640.

Bronx.

156TH ST, s w cor 3d av, new balcony to 3-sty brick store and office; cost, \$800; owner, Jacob Frees, 3029 3d av; architect, Fred Hammond, 391 East 149th st. Plan No. 315.

MORRIS AV, 645, new bake oven, new fire-proof partitions, to 2-sty frame stores and dwelling; cost, \$800; owner, Sunday Rournello, 370 Morris av; architect, Chas. Anderson, 380 East 149th st. Plan No. 317.

WALES AV, e s, 72.6 s 151st st, 1-sty frame extension, 6.10x3, and move 2 1/2-sty frame dwelling; cost, \$1,200; owner, Michael Altieri, 466 Concord av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 321.

WILLIS AV, w s 33.40 s 141st st, new store front, etc., to 2-sty frame store and dwelling; cost, \$250; owner, Ray Charig, 35 West 96th st; architect, Albert E. Davis, 258 East 138th st. Plan No. 320.

UNIONPORT RD, w s, 52.2 n Van Nest av, new doors, etc., to 1-sty frame storage; cost, \$75; owner, Samuel Schwartz, on premises; architect, Anton Pirner, 2066 Blackrock av. Plan No. 318.

WILKENS AV, e s, 186.1 n Jennings st, raise to grade, new partitions, etc., to 2-sty frame dwelling; cost, \$5,000; owner, S. Greenfeld, 1418 Wilkens av; architect, Kreyborg Architectural Co., 1330 Wilkens av. Plan No. 319.

3D AV, 3485 and 3487, new toilets, new partitions, to 4-sty brick tenement; cost, \$2,500; owner, Carrie Meagher, on premises; architects, Horenberger & Bardes, 122 Bowery. Plan No. 314.

3D AV, 3662, 1-sty frame extension, 9x15, to 3-sty frame shop and dwelling; cost, \$250; owner, Mary Sheehan, on premises; architect, Edw. C. Sherwood, 391 East 149th st. Plan No. 316.

Brooklyn.

BERGEN ST, 292, new walls, etc.; cost, \$500; owner, Rebecca Frank, 46 Dean st; architects, Brook & Rosenberg, 44 Court st. Plan No. 4039.

BRIDGE ST, 401-403, new extension, 23x45.8; cost, \$500; owner, United Retail Grocers Assn., on premises; architects, Slee & Bryson, 153 Montague st. Plan No. 4051.

COLUMBIA ST, 127, new plumbing, etc.; cost, \$200; owner, Mrs. F. Mezzani, on premises; architect, Maurice A. Dooley, 335 Columbia st. Plan No. 4072.

FURMAN ST, e s, bet Joralemon and Montague st, new elevator, etc.; cost, \$4,200; owner, N. Y. Dock Co., Ridder Bldg., N. Y.; architect, Otis Elevator Co., 250 11th av, N. Y. Plan No. 4097.

HENRY ST, w s, 112.6 s Clark st, new extension, 20x48.2; cost, \$25,000; owner, First Presbyterian Church; architects, Trowbridge & Ackerman, 62 West 45th st. Plan No. 4038.

LORIMER ST, 90 to 96, repair fire damage; cost, \$250; owner, Alex. Underhill, 132 Patchen av; architect, Hy. Vollweiler, 696 Bushwick av. Plan No. 4058.

MONTAGUE ST, n s, 200 w Clinton st, new flooring; cost, \$200; owner, Frederick Aldridge, 99 Henry st; architects, Ludlow & Peabody, 12 West 31st st, N. Y. Plan No. 4091.

NASSAU ST, s e cor Jay st, new elevator, etc.; cost, \$3,500; owner, Cary Mfg. Co., 1921 Roosevelt st; architects, Craig, Ridgway & Son Co., Coatesville, Pa. Plan No. 4045.

PACIFIC ST, n s, 75 w Christopher av, new elevator, etc.; cost, \$1,500; owner, Tineo Strang, 195 South Portland av; architect, Gust. Seaberg, 407 Douglas st. Plan No. 4055.

PEARL ST, 314, new extension, 9.6x28; cost, \$600; owner, Mary E. Quinlan, 400 Pacific st; architects, Brook & Rosenberg, 44 Court st. Plan No. 4067.

PENN ST, No. 306-10, new elevator, etc.; cost, \$1,100; owner, Jos. T. McFall Sons, 518 Stratford rd; architect, Robert Terchman, 22 William st, N. Y. Plan No. 4095.

PIERREPONT ST, n s, 100 e Henry st, new pier, etc.; cost, \$490; owner, Miss M. J. Thayer, 103 Pierrepont st; architect, F. G. Colton, 136 Montague st. Plan No. 4066.

RUSH ST, 30, interior and exterior alterations; cost, \$350; owner, Lena Ahrens, 836 Leferts av; architect, Henry Hilder, Jr., 242 Franklin av. Plan No. 4089.

SOMERS ST, 104, interior alterations; cost, \$350; owner, Elias Sam, 227 Stockton st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 4064.

STATE ST, 562, new electric sign, etc.; cost, \$200; owner, John J. Grace, 763 Bergen st; architects, Strauss & Co., 442 West 42d st. Plan No. 4036.

WALWORTH ST, e s, 333 n DeKalb av, raise roof, etc.; cost, \$500; owner and architect, John W. McGovern, 211 Walworth st. Plan No. 4037.

YORK ST, n s, 245 e Jay st, new additional story to present bldg.; cost, \$6,000; owner, National Lead Co., 111 Bway, N. Y.; architect, Frank H. Quinby, 99 Nassau st, N. Y. Plan No. 4096.

SOUTH 2D ST, 62, new toilet compartment, etc.; cost, \$100; owner, Julius L. Cohn, 57 South 2d st; architect, Max Cohn, 280 Bedford av. Plan No. 4082.

WEST 3D ST, e s, 200 n Park pl, new walls, etc.; cost, \$4,300; owner, City N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 4065.

74TH ST, s s, 40 w 3d av, new extensions, 5x25; cost, \$3,000; owner, T. R. Grove, 3d av and 74th st; architect, J. R. Edwards, 7616 Ridge boulevard. Plan No. 4106.

ATLANTIC AV, 2628, new plumbing, etc.; cost, \$28; owner, Theodore Kiendl, 68 Pennsylvania av; architect, Wm. Betsch, 2283 Pitkin av. Plan No. 2090.

ATLANTIC AV, n s, 257.1 w Williams av, new extension, 18.10x41.2; cost, \$4,000; owner, N. Willard Curtis, 3490 Atlantic av; architect, Louis F. Schilling, 167 Van Sielen av. Plan No. 4039.

BROADWAY, n w cor Lynch st, new store front; cost, \$500; owner, Frances Sammond, 823 Willoughby av; architect, Robert B. Riley, 1387 1/2 Fulton st. Plan No. 4075.

CLINTON AV, 334, new extension, 8.6x3.8; cost, \$1,000; owner, Wm. B. Jourdan, on premises; architects, Slee & Bryson, 153 Montague st. Plan No. 4052.

CONKLIN AV, n s, 122.2 w R. R. av, new extension, 11.3x12.4; cost, \$150; owner, Henry Abrahams, on premises; architect, L. F. Schilling, 167 Van Sielen av. Plan No. 4060.

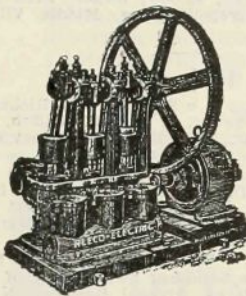
HOWARD AV, 402, new extension, 9.4x8.6; cost, \$900; owner, Bannie Weinberg, on premises; architects, S. Milliman & Son, 1780 Pitkin av. Plan No. 4092.

JOHNSON AV, 124, new doorway, etc.; cost, \$300; owner, Cong. B'nai David, on premises; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 4062.

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5TH AV. 5305, new extension, 19.11x28.10; cost, \$1,500; owner, Elka Moskowitz, 5305 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4053.

5TH AV. e s, 60 s 45th st, new extension, 20x26; cost, \$500; owner, Nathaniel Blueston, 4507 5th av; architect, John C. Wandell Co., 4 and 5 Court sq. Plan No. 4063.

Queens.

COLLEGE POINT.—1st av. s e cor 7th st, extend piazza 30 ft and cut new doorway; cost, \$350; owner, John W. Rapp, 1st av, College Point. Plan No. 637.

FLUSHING.—North Parsons av, n e cor Chestnut st, continue bay window up to 2d sty, other repairs; cost, \$200; owner, Mrs. J. F. Gleason, 53 North Parsons av, Flushing. Plan No. 639.

LONG ISLAND CITY.—Broadway, 257, erect new brick cellarway; cost, \$15; owner, Dennis McCarthy, 154 Russel st, Bklyn. Plan No. 636.

LONG ISLAND CITY.—Intersection of Meadow and Creek streets, additional toilet rooms to be provided; cost, \$400; owner, Degnon Terminal & Improvement Co., 60 Wall st, N. Y. C.; architect, Thompson & Frohling, 114 East 28th st, N. Y. C. Plan No. 640.

MIDDLE VILLAGE.—Metropolitan av, 1806, front wall to be removed and new brick wall to be erected; cost, \$2,000; owner, Fred Marquardt, 1812 Metropolitan av, Middle Village. Plan No. 637.

Richmond.

PROSPECT ST, s s, e Sand st, Port Richmond, new foundation; owner, J. Forrest Griffith, Port Richmond; builder, John Masterpein, Port Richmond; cost, \$250. Plan No. 236.

STATE ST, w s, 30 s w Union st, West New Brighton, 1-sty frame addition to 1-sty frame dwelling; owner, John Fred Smith, West New Brighton; builder, F. W. Van Name, Mariners Harbor; cost, \$200. Plan No. 234.

TURNPIKE, n s, 60 e Eddie st, Silver Lake, move frame office building; owner, City of New York, Dept. of Parks, Arsenal Building, N. Y.; builder, Frank E. Haynes, West New Brighton; cost, \$500. Plan No. 235.

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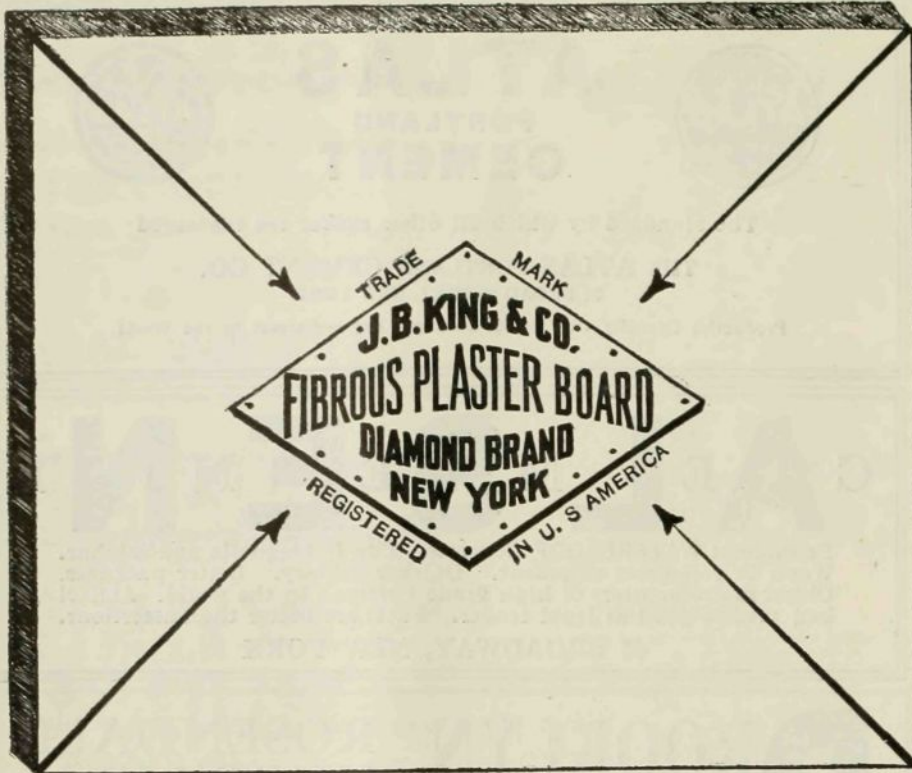
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 Kennelly, B. L., 156 Broadway.

CLASSIFIED LIST.—Continued.
 Kirwan, J. P., 138 West 42d st.
 Kohler, C. S., 901 Columbus ave.
 Kyle & Sons, J., 721 Lexington ave.
 Leaycraft & Co., J. E., 17 West 42d st.
 Leavy, Benj., 35 Nassau st.
 Lummis, B. R., 25 West 33d st.
 McLaughlin, T. F., 2687 Broadway.
 McNally, G. V., 47 West 34th st.
 Mable & Co., W. B., 1173 Broadway.
 Manning, E. A., 489 5th ave.
 Muhlfelder, L. J., 681 Broadway.
 Noyes Co., C. F., 92 William st.
 O'Donohue, L. V., 25 West 30th st.
 Ogden & Clarkson, 17 West 30th st.
 O'Hara Bros., Webster ave & 200th st.
 Palmer, E. D., 179 Columbus av.
 Payton, Jr., P. A., 67 West 134th st.
 Pease & Elliman, 340 Madison ave.
 Pflomm, F. & G., 9 West 29th st.
 Polak, E., 149th st and 3d ave.
 Polizzi & Co., 192 Bowery.
 Porter & Co., 159 West 125th st.
 Price, George, 138th st and 3d ave.
 Read & Co., Geo. R., 20 Nassau st.
 Rickert-Finlay Realty Co., 45 West 34th st.
 Roome & Co., W. J., 177 Madison ave.
 Ruland & Whiting Co., 5 Beekman st.
 Schindler & Liebler, 1361 3d ave.
 Schmuck, A. J. C., 47 West 34th st.
 Schrag, L., 142 West 23d st.
 Schwiebert, H., 3271 3d ave.
 Sheeran, Jas. A., 1250 Lexington ave.
 Simmons, E. de Forest, 2 East 58th st.
 Smith, F. E., 3 Madison ave.
 Smyth & Sons, B., 149 Broadway.
 Steinmetz, J. A., 1099 East 180th st.
 Tucker, Speyers & Co., 435 5th ave.
 Tyng, Jr., & Co., 41 Union Square West.
 Ullman, C. L., 3221 White Plains ave.
 Varian, Wilbur L., 2777 Webster ave.
 Ware, William R., 451 Columbus ave.
 Watson & Son, T., 200 9th ave.
 Weill Co., H. M., 46 West 33d st.
 Wells' Sons, J. N., 191 9th ave.
 White & Sons, W. A., 62 Cedar st.
 Whiting & Co., W. H., 41 Park Row.
 Wilcox & Shelton, 245 West 125th st.
 Willard & Co., E. S., 45 Pine st.
 Wissman, F. De R., 149 Broadway.
 Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)
 Bulkley & Horton Co., Myrtle & Clinton aves.
 Chauncey Real Estate Co., 187 Montague st.
 Clark, Inc., Noah, 837 Manhattan ave.
 Corwith Bros., 851 Manhattan ave.
 Henry, John E., 1251 Bedford ave.
 James & Sons, John F., 193 Montague st.
 Ketcham Bros., 129 Ralph ave.
 Morrisey, Wm. G., 189 Montague st.
 Noonan, S., 75 6th ave.
 Porter, David, 189 Montague st.
 Pyle Co., H. C., 199 Montague st.
 Rae Co., Wm. P., 180 Montague st.
 Realty Associates, 176 Remsen st.
 Small, Fenwick B., 939 Broadway.
 Smith, Wm. H., 189 Montague st.
 Smith, Clarence B., 1424 Fulton st.
 Tyler, Frank H., 1183 Fulton st.
 Welsch, S., 207 Montague st.

(Richmond)
 Drake, J. Sterling, 29 Broadway, N. Y. C.

(Queens)
 Real Estate.
 Rickert-Finlay Realty Co., 45 W. 34th st.
 Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.
 Real Estate Operators.
 Alliance Realty Co., 115 Broadway.
 City Investment Co., 155 Broadway.
 Cohen, Elias A., 193 Broadway.
 Jackson & Stern, 31 Nassau st.
 Lewine, F. & I., 135 Broadway.
 Lowenfeld & Prager, 149 Broadway.
 Mandelbaum, H. & M., 135 Broadway.
 Wallach Co., R., 68 William st.

Reports (Building)
 Dodge Co., F. W., 11 East 24th st.
 Roofers and Materials
 Commonwealth Roofing Co., 17 Battery Pl.

Signs
 Ageer & Staley, 302 West 127th st.
 Slate
 Johnson, E. J., 38 Park Row.
 Stone Renovating
 Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta
 Atlantic Terra Cotta Co., 1170 Broadway.
 New Jersey Terra Cotta Co., 149 Broadway.
 Testing Laboratories
 Electrical Testing Laboratories, 80th st and East End ave.

Title Insurance
 Lawyers' Title Ins. & Trust Co., 160 Bway.
 Title Guarantee & Trust Co., 176 Broadway.
 Title Insurance Co. of N. Y., 135 Broadway.
 Trucking
 Atlanta Contracting Co., 230 East 42d st.
 Vault Lights
 Berger Mfg. Co., 11th ave. & 22d st.
 Brooklyn Vault Light Co., 270 Monitor st, Bkl.
 Wall Paper
 Colonial Wall Paper Co., 29 DeKalb ave., Bkl.

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.

June & July

- 1 Atkinson, Ada—N Y Tel Co. 15.21
- 1 Abrams, Seymour—same 22.19
- 1 Akin, Mary C—C R Van Pelt costs 119.20
- 1 same—G Cecil costs 118.70
- 1 same—Fifth Av Bank, costs 117.85
- 2 Aaron, Herman—N Y Tel Co. 26.82
- 2 Alexander, Geo W—same 75.82
- 2 Ackerman, Saml—G Anhalt 32.53
- 2 Adams, Wm D—E A Hahn 77.78
- 2 Alpine, Jno R prst—L Schonten 3,747.78
- 3 Adams, Garrison B—F H Page et al. 302.39
- 3 Antonio, Louis—People, &c. 500.00
- 5 Allen, Wm J Jr—A C Allen, costs, 44.07
- 5 Aaron, Berthold—Lawyers Title Ins & Trust Co. 72.22
- 5 Alexander, Cecil E—A C Flamman 288.66
- 29 Benner, Fernando W—L T Toplitz 484.39
- 29 Benisch, Meyer—Chestnut Ridge Ry Co 317.91
- 29 Bamberger, Leon—B Rosenstein, 74.91
- 29 Brown, Jno—E Fisher et al. 137.32
- 29 Baerenklau, Henry A—McMann & Taylor Co 82.06
- 29 Berbieri, Francesco or Frank—L Botta 595.15
- 29 Bullesbach, Maria & Caspar—G M Krakower 472.61
- 1 Bass, Harris—M Trachtenberg et al costs 73.00
- 1 Bull, Ezra C & Chas E Graham*—U S Tire Co. 91.89
- 1 Brandon, Jas—J Winterbottom & Son Co 118.41
- 1 Bull, Wm L Jr—K O Gitierez costs 103.40
- 1 Billmeyer, Frank B—N Y Tel Co. 40.48
- 1 Burnett, Janet N—same 31.89
- 1 Berg, Jos—same 19.15
- 1 Berman, Isidor—same 23.97
- 1 Bogart, Kathrine—same 51.21
- 1 Braase, Marie—same 15.78
- 1 Brander, Oscar—same 20.11
- 1 Brigham, Jennie—E P Palmer 170.31
- 1 Bosler, Wm D—Title Guarantee & Trust Co 37.15
- 1 Barling, Walter R—Board of Education of City of N Y, costs 103.05
- 1 Bogert, Mary E—G H Schuler costs 12.84
- 2 Berman, Mary—Bottlers & Mfrs Supply Co. 119.72
- 2 Becker, Isaac—I S Ottenberg 191.73
- 2 Bergfeld, Sol—B Hess 1,274.71
- 2 Burns, Annie—N Y Tel Co. 14.67
- 2 Boshgetur, Arshag M—same 34.02
- 2 Bigham, Leon T—same 39.03
- 2 Bronberg, Myer D—same 42.98
- 2 Barnett, Bernhard & Abram Switzer*—same 29.80
- 2 Benet, Edith E—L C Ball, costs 91.88
- 2 Bloomer, Millard J—Amer Tract Soc. 119.41
- 2 Brady, Julius—F J Coughlin 50.40
- 2 Bloch, Julius—L Bosch 268.56
- 2 Bell, Fran—E M Schwartz 222.90
- 2 Barcas, Victor—W R D'Ascoli 52.15
- 2 Burdick, Alvin T—P Ballentine & Sons 95.73
- 3 Beugger, Johannes A—C D Ashley et al, costs 126.28
- 3 same—J N Emly, costs 128.60
- 3 same—H A Rubino et al, costs 138.78
- 3 Bogul, Abraham—Jno Budd Co. 154.47
- 3 Black, Geo M & Michael J Murphy trustees—Mfrs Commercial Co, costs 1,464.55
- 3 Becker, Louis—Geo H Tyrrell Co. 60.06
- 5 Belner, Henry W—Sonn Bros 223.74
- 5 Bruen, E Leonard—A Kaiser & Bro. 72.90
- 5 Bartelis, Theo—People, &c. 20.00
- 5 Bergfeld, Dol—J Myers 476.61
- 5 Bernstein, Leo—P L Levy 33.52
- 5 Breen, Jas A—C H Metcalf 15.08
- 5 Bosong, Louis E—M Bunderoff 94.07
- 5 Becker, Zelick—City of N Y 34.40
- 5 Brooks, Chas H—W R Collins 1,085.75
- 5 Behrens, J Frederick & Marshall C Kane—L C Finlay costs 95.10
- 5 same—same costs 86.10
- 5 same—same costs 86.10
- 5 Bosong, Louis E—M Bunderoff 94.07
- 27 Bruen, Oscar H—City N Y 44.03
- 27 Boughton, Harold D—same 29.58
- 29 Carlson, Jno—E H Rogers, costs 68.59
- 29 Catapano, Frank—C Meyer et al. 146.19
- 29 Conklin, Jno M trste & Max Rosett—J Palmer 68.59
- 29 Ceburi, Henry—City of N Y 283.16
- 1 Cannon, Arnold B—G H Berg 192.90
- 1 Crandall, Chas S—G Maschke 2,572.03
- 1 Cohen, Jacob—W Axelrod 131.41
- 1 Coumeight, Jean—Fairbanks, Morse & Co 19.03
- 2 Cohen, Isaac & Max Scolnik—N Y Tel Co. 67.65

- 2 Chaffer, Geo B—David Killock Co. 145.23
- 2 Colby, Arthur H—J Minder et al. 59.41
- 2 Cornfeld, David—S Resnik 26.72
- 2 Cassebeer, Genevieve—H V Keep Shirt Co. 64.52
- 2 Cooper, Harry—C F Zittel 186.81
- 2 Cooke, Geo J—Metro Chair Co. 324.36
- 2 Cefola, Donat M & Jos Torchia*—N Y Tel Co. 20.85
- 3 Casserly, Nora—F E Boehmke et al 120.19
- 3 Catapano, Frank—Robinson Clay Products Co of N Y 60.70
- 3 Cullen, Wm P—A Marks 334.11
- 3 Cass, Chas W & Jas D—Cass—Realty Securities Co et al, costs 10.50
- 3 Chesky, Harris & Jno L Brower—N G Gildberger 144.14
- 3 Costellano, Bertol—City of N Y 29.72
- 5 Chmel, Wm—E A Davis 68.17
- 5 Coyle, Oscar I—C W H Sillocks 98.90
- 5 Cohon, Jas & Jake—Ginsburg & Pearstein 100.13
- 5 Cario Leonarde—F Lamja et al. 82.65
- 5 Cullon, Matthew—R Thomas costs 285.68
- 5 Cross, Thos R—D Lasser 39.28
- 5 Caprano, Giuseppe—O Herrmann et al 72.03
- 5 Chotimsky, Danl—A Midownick & Landin 793.95
- 5 Chatfield, Arthur—Bowker Fertilizer Co. 231.29
- 29 Decker, Arthur H & Linda S—B Whittaker 234.62
- 29 De Marquis, Richd—Morning Telegraph Co 136.91
- 29 Decker, Mabel G—N Y Tel Co. 138.21
- 29 Donahue, Edw P—Woodmere Realty Co 302.64
- 29 Droge, Harman G—Standard Oil Co of N Y 133.26
- 29 Deane, Zoe—Saks & Co 29.13
- 1 Dearbaum, Chas & Esther Shapiro—Simpson Crawford Co 60.11
- 1 Dore, Marie L—W E Andrews costs 10.00
- 1 De Cristoforo, Jos—N Y Tel Co. 15.53
- 1 Dabo, Louis S—A H Skillin 116.51
- 1 Drucker, Armin—Harlem Wall Paper Supply Co 34.69
- 2 Diamond, Henry—N Y Tel Co. 16.70
- 2 Doris, Hugh F—same 137.10
- 2 Doran, Thos S—same 30.43
- 2 Demorest, Wm A—same 26.65
- 2 Delli Paoli, Ralph J—D Graziadei. 411.04
- 2 Deambourg, Rudolphe—N Y Tel Co. 86.85
- 2 Dominick, Walter P—J H Hauser 545.41
- 2 Downing, Geo H & Benj H Downing—Hiram Snyder & Co 401.92
- 2 Doscher, Adolph—H C Quick et al. 27.31
- 2 Donato, Marciso C—M Francolini. 38.01
- 3 Dowling, Edw J—Internat Heater Co. 29.61
- 3 Dodge, Zehas U & Alvira E—J Feldman et al 5,848.36
- 3 De Ronda, Frank S—Chadeloid Chemical Co 1,116.75
- 3 De Chairo, Ernesto—People & Co. 500.00
- 5 Dondero, Andrea & Empire State Surety Co—People, &c 2,500.00
- 5 Davison, Edw—H G Woel 147.21
- 5 Darby, Thos A—D H Ahrend 604.18
- 5 D'Amra, Annie & Maria G DeGazia—A E Keller 5,472.86
- 5 Diamond, Jacob & Morris J—M Talk et al 112.66
- 29 Engelke, Herman—N Y Tel Co. 28.02
- 1 Edelstein, Morris—N Y Tel Co. 25.13
- 2 Eroe, Ralph E—M A W Heaton 39.65
- 2 Erlich, Harry—A Feinsod et al. 82.55
- 2 Ebell, Francesco—L D Cahn 355.63
- 3 Epstein, Morris & Hyman Grossberg S Glenby Inc, costs 23.47
- 5 Ernst, Harry E & Harry Kaliski—U S Fidelity & Guaranty Co. 29.41
- 5 Elperin, Jos—A Schulman 47.65
- 5 Evans, Willis J—J Healy 119.31
- 5 Edelman, Israel—Advance Building Co. 103.75
- 5 Eaton, Geo F—A Benedict 30.76
- 5 Edson, David O—C W Schumann et al 102.56
- 5 Edgar, Geo & Thos C—L Larsen. 474.67
- 29 Friedman, Frank—N Y Tel Co. 31.56
- 29 Ford, Josephine—Ogilvie Sisters. 30.47
- 1 Fox, Bertha & Pauline Lewkowitz—T H Beckman 99.47
- 1 same—same 113.72
- 1 Freileweh, Frank—L Lefkowitz. 134.13
- 1 Faeg, Aaron—J Darrow costs 9.00
- 1 Ferguson, Benj—Wagener Restaurant Co 163.22
- 1 Fay, Jos M—Hill Pub Co 86.17
- 1 Feldblum, Gus or Gustave—H Kuttner et al 232.21
- 1 Fishman, Reuben—J J Wilson 80.39
- 2 Ford, Cornelius M—J E Duryea. 1,345.19
- 2 Fargo, Bessie V—M Arndtstein, costs 107.70
- 2 Farkas, Louis—A Schossberger et al 333.50
- 2 Ford, Josephine—Leon Rheims Co. 628.53
- 3 Fodor, Katie—N Y Tel Co. 44.92
- 3 Farkas, Louis—A J Schlossberg et al 86.24
- 3 Freeland, Wm—Hudson Woodworking Co. 59.74
- 3 Fiske, Josiah M—A E Salomon 1,725.08
- 3 Frankfort, Louis—D E Booss 51.72
- 5 Farkosh, Sigmund—M Josephson 90.81
- 5 Finn, Jas E—J Vellman 116.42
- 5 Friederang, Maximilian F—Clausen Art Rooms Inc 37.65
- 5 Fortenbaugh, Wm E—H Morgenthau Co. 126.17
- 5 Ferone, Nicolla J—Bosco Co. 94.91
- 29 Greenfield, Dora C—N Y Tel Co. 18.36
- 29 Gardner, Frank J—same 42.34

- 29 Geisman, Leon—same 22.59
- 29 Gillen, Thos J, Wm Day & Harry Pollok—S Rouse 469.41
- 29 Given, Jno L—Scandinavian Belting Co 112.91
- 29 Gabay, Henry R admr—M C Stewart 1,616.29
- 29 Goldburn, Mary admrx—Interboro R T Co. costs 12.88
- 1 Greenberg, Danl—H Levin 40.86
- 1 Gillespie, Henry L—F N Wood 424.86
- 1 Gurr, Wm admr—City of N Y costs 116.43
- 1 Glass, Max—M Binkofsky 890.32
- 1 Gordon, Harry L—Deane Plaster Co. 14.76
- 1 Gordon, Hyman—H Finkelstein 27.09
- 2 Grunbach, Louis—N Y Tel Co. 37.21
- 2 Gross, Max—M Lenkowsky 521.54
- 2 Gartner, Isadore, Albert V & Wm—M Gartner 27.41
- 2 Giles, Murray O—Durland Co. 82.83
- 2 Gladman, Geo J—Durland Co. 267.99
- 3 Ginsberg, Emil—S L Gray 84.29
- 3 Greenberg, Julius—J Goldgraber. 703.78
- 3 Goldman, Benj—N Y Butchers Dress-Meat Co. 239.88
- 3 Goldstein, Jennie—G P Messery. 702.27
- 3 Gaffney, Cornelius Mary C & Ella L—A B Kight 429.67
- 3 Gottlieb, Louis—D R Magee 41.31
- 3 Goldberg, Lawrence—Evening Post Job Printing Office, Inc 47.91
- 3 Gibb, Rosa—Wm Waldorf Astor. 121.95
- 3 Gillet, Savon—E A Westlotorn 44.80
- 3 Goldsmith, Olga—T Heine et al. 21.65
- 3 Groff, Jacob C—Trust Co of America 24,745.42
- 3 Greenbaum, Nathan—E Greenstone 103.42
- 5 Goodman, Robt—J Cohen 260.03
- 5 Goerlitz, Jno—F A McGuire 185.71
- 5 Greenberg, Martin—Sonn Bros 81.23
- 5 Goldberg, Hyman—Fleischmann Realty & Constn Co 34.65
- 5 Gales, Jos Jr—N Y Talking Machine Co. 30.04
- 5 Goldberger, Leo—Z H Reakirt 46.52
- 5 Gleason, Michl—G L Shuman et al. 35.33
- 5 Guggenheimer, Saml S—M Goldberger 575.87
- 5 Gebbia, Giuseppe—F Aiello 522.82
- 5 Grizak, Wolf—M Davidson 89.29
- 29 Hoyt, Henry R & Alfred W Hoyt, Jas W Jackson exr Rosina W Hoyt, Rosina S Hoyt, Jno Sherman Hoyt, Ethel P Stokes Hoyt, Emy O Hoyt, Jno S Hoyt, Henry R Hoyt & Alfred W Hoyt exrs—A H Barney et al 237,640.60
- 29 Hillery, Benj F—N Y Tel Co. 47.19
- 29 Hill, Jno D—same 14.72
- 29 Hexter, Harry K—same 27.26
- 29 Hamilton, Chas—L J Ehrhart 49.51
- 29 Hoyer, Wm—Francis H Leggett & Co 74.22
- 29 Hall, Della T—R A Gerard 278.65
- 1 Hirsch, Herman—L Kirchoff costs 90.00
- 1 Herz, Salo & Sol Feinstein—D J Thow 288.49
- 1 Hecht, Max & Jos Hirsch—N Y Tel Co 31.64
- 1 Hauessler, Wm—J J Kingsley et al 234.37
- 1 Heilbron, Jerome S—J Weber 227.41
- 1 Hughes, Jno W & Jas—M Fraade 114.81
- 2 Hey, Jno H—N Y Tel Co. 28.09
- 2 Hoffman, Wm—same 23.24
- 2 Holthusen, Adolph R—Liquid Carbonic Co. 31.17
- 2 Hamilton, Hale—"Rectors" 44.02
- 2 Haas, Oscar—R Lowenheim 104.65
- 2 Halpern, Jos—Wisner Mfg Co. 68.19
- 2 Herring, Geo—J B Nohn et al. 129.36
- 3 Hexter, Harry K—N Y Tel Co. 15.41
- 3 Hynes, Jno A—same 28.84
- 3 Hirsch, Harry—same 28.88
- 3 Hornbeck, Wm K—E B Hunter. 460.84
- 3 Houck, Harry—B Lynch 63.43
- 3 Hall, Jas S—P Troiani 66.55
- 3 Hughes, Jas E—14th St Store 49.24
- 3 Hyman, Elias—L L Phipps 161.10
- 3 Hoover, Ralph A—Murphy Varnish Co. 107.08
- 5 Haas, Julius H—J Eisman 150.72
- 5 Henry, Albt—W Droschin 94.91
- 5 Hausen, Theo—H Fried 28.65
- 5 Herman, Abraham—J Murray 35.39
- 5 Horton, Anna C—H V Finch 32.84
- 5 Hilliker, Jno H—Union Wood Working Co. 103.85
- 5 Herbold, Mary—J C Tierney 95.90
- 5 Harris, Sol—Windors Land & Impt Co. costs 32.41
- 5 Haas, Gallus M A—T Carmichael. 704.41
- 5 Hagerty, Chas—W L Langdon 242.11
- 5 Hacks, Bertha—J G Klves 42.94
- 5 Herrmann, Emil, Amalia Pirk & Fredk Pirk—A F Blanchard et al 165.61
- 5 Hay, Henry G—J H Hunt 420.80
- 5 Heinze, Ruth N & Calvin O Geer—O Harriman et al costs 120.41
- 2 Irving, Alex*, Peter Feldman* & Minnie Feldman—R L Wood et al. 241.30
- 3 Iscander, Chas H—N Y Tel Co. 26.49
- 1 Jackson, Christian—J Morris 30.76
- 1 Jones, Jacquelin—N Y Tel Co. 33.19
- 1 Jacobson, Regina—same 19.31
- 1 Jones, W Mortimer—same 32.25
- 1 Jacobs Frances—A Siegle et al. 67.41
- 2 Johnston, Jos E—J D Graziadei. 194.72
- 2 Jaffe, Max & Isidor Reishfeld—N Y Tel Co. 30.48
- 2 Jacobs, Jacob—Jacob Bros 174.84
- 2 Jenkins, Jos F—Acker, Merrill & Condit Co 124.18
- 29 Keith, Thos A—M Miller 69.65
- 29 Kraft, Harry G—Jno Wanamaker N Y 34.30

29 Koury, Najieb—J Gabriel.....1,431.51	3 Matalon, Isaac & Abr J Haber—same	3 Robinson, Fredk—A Doyle.....74.31
29 Klein, Sol—N Y Tel Co.....28.75	3 Mitchell, Chas—H E Van Horn.....32.31	3 Rosner, Iser or Rosen—S Schuchner et al.....168.85
29 Kean, Wm B—Redfield Bros.....137.16	3 McNiece, Jas—Jas Riley & Sons Trucking Co.....83.62	3 Roche, Jno—B C Reed.....1,022.22
29 Karniol, Wm—T A Keppler.....119.41	3 Murphy, Mary—H Groneberg.....34.41	3 Rouse, Wm Jr—Michelin Tire Co.226.54
29 Kurth, Wm—De Peyster Realty Co.....192.71	3 Madden, Peter J—Michl Dunn Trucking Co.....254.72	3 Rosenstein, Wilford L—Wm Waldorf Astor.....501.90
29 Kennedy, Leonie—Bronx Borough Bank.....2,179.83	3 Miller, W H—Harry Goodstein Realty Co.....236.90	5 Rosenthal, Eva—B Rosenthal.....costs, 27.43
29 King, Everett L—Columbia Pub Co.....121.09	3 Morris, Melvin—E Weill.....454.07	5 Reilly, Andw—P Schultz.....27.89
1 Karp Wm & Saml—L Light.....33.31	3 Middleton, Virginia F—Manhattan Collecting Co.....191.19	29 Stevenson, Carroll—J Slechts.....425.47
1 Kelly Dora & Pincus Unger—L Seiler.....141.16	3 Marlow, Annie—City of N Y.....59.72	29 Schisgall, Sol & Nathan—H A Groen.....148.15
1 Kremen, Meyer & Max—N Y Tel Co.....34.95	3 Murphy, Michl J & Geo M Black—Mfrs. Commercial Co., costs, 1,464.55	29 Schorer, Wm B—H Hahn.....1,002.82
1 Kopf, Nathan—same.....14.76	5 McLean, Arthur E—T J McGuire Construction Co.....187.22	29 Stanley, Alex—Paterno Constn Co.....100.10
1 Kroupa, Wm—same.....30.58	5 Murray, Walter A—Ludwig Baumann & Co.....83.47	29 Saperstein, Bernard—N Y Tel Co.21.90
1 Kroup, Harry—M McNamara.....99.69	5 Mohr, Frieda—J Donsbach.....30.67	29 Schneider, Eliz—same.....18.00
1 Krieger, Gussie—M Schulman.....119.72	5 Mueller, Clemens M—W Apotheker.....123.12	29 Schrim, Frieda—same.....45.85
1 Kusy, Sigmund—Hermitage Co.64.41	5 Mitovsky, Saml—J Wexler.....45.55	29 Straussberg, Goldie—same.....24.70
1 Kriegel, Chas—Steel Button Mfg Co.....25.97	5 Mintz, Oscar—S Brinn et al.....174.92	29 Schwartz, Jacob—same.....15.35
1 Keller, Alice E—B Brown.....69.47	5 Misczewicz, Geo—Westchester County Bwg Co.....209.59	29 Sporti, Sebastiano—same.....38.29
2 Kroupa, Wm & Snow Ashmore—N Y Tel Co.....24.55	29 Nathanson, Leon—Coal Boulet Co.....84.25	29 Sullivan, Wm & Jas E Coyle—same.....35.39
2 Kosed, Becky—same.....19.84	29 Normoyle, Jno F—W O Fredenburg et al.....219.31	29 Slater, Robt & Edw Johnson—N Y Tel Co.....20.02
2 Kreger, Abraham—same.....30.61	3 Norman, Ida—N Y Tel Co.....15.74	3 Schliesser, Michl—S Schild.....139.94
2 Katske, Max A—same.....23.30	3 Neufeld, Morris—same.....11.88	29 Safronsky, Henry—P Weinstein.16.41
2 Kahn, Edw U—Gimbel Bros.....1,349.26	3 Nussenfeld, Isaac—Gerstendorfer Bros.....28.46	1 Seip, Paul & Chas Metzger—H W Ruth.....84.41
2 Katske, Max A—Swift & Co.....92.61	3 Newman, Henry C—H A Heydt.160.42	1 Sentfenberg, Benj—U J Wile.....39.65
2 Kennedy, Jno J—J B Brown.....98.31	3 Naylor, Hartman—T Nugent.....104.14	1 Spinatelle, Tony—J J Shannon.182.96
2 Klusmeier, Fred—Piel Bros.....39.96	5 Natles, Enrique—A Nattes.costs, 101.70	1 Silberberg, Louis—N Y Tel Co.....15.86
2 Kupke, Theodore—M C Kaneen.78.81	29 O'Brien, Jno—N Y Tel Co.....14.77	1 Serino, Jos—A J Stefani et al.....29.72
2 Kohn, Ned M—D A Freedmand.122.81	29 Oberntz, Acher—same.....27.64	1 Shapiro, Isaac L—J Maisel.....1,114.61
3 Krupitsky, Richd & Saml—N Y Times Co.....26.47	29 Ohmann, Jos—Morning Journal Assn.....costs 70.65	1 Seebold, Herman L* & Yetta—S Rosenblatt.....47.62
3 Koch, Chas W—E R Greenwood et al.....164.40	1 Oberndorf, Wm D—W B Dowd.3,790.59	1 Solonowitz, Jacob—D Bernstein.37.15
3 King, Michl—L Oppenheimer.....186.12	1 Oshman, Ellis—N Y Tel Co.....40.10	1 Scheuer, Julius, Max Sussman*, Chas Gold, Henry Orgel* & Max Cohen*—S C Welsh.....208.84
5 Kaiser, Alma L—B H Simonson.301.33	2 O'Brien, Jay—A Shatzkin.....1,055.03	1 Schwabe, Max E—J J Eirich.....123.15
5 Keough, Jno J—D Barnett.....77.12	2 Oliver, Mazie—S Druck.....71.15	1 Segal, Jos—H Finkelstein.....26.97
5 Kepleton, Jacob—D Nadlert.....14.50	3 Osborn, Eugene A—N Y Tel Co.....64.58	1 Smith, Jos A & Uselia*—T C Whaton.....19.31
5 King, Hamilton—A E Hermann.164.40	3 O'Shaughessy, Wm—C Higgins.124.22	1 Stub, Oscar J—A S Trier.....35.00
5 Kaufman, Danl—Goldstein & Landin.....793.95	3 Oppenheimer, Philip—D P MacGuire.....381.76	1 Staber, Bernhardina & Carl Lundstein—Saml C Beard & Co.....78.07
5 Kupelnitzky, Benj or Ber Kupelnutzky.....91.74	5 Ott, Louis C—Bramhall Deane Co.115.91	2 Silver, Julius—C G Reider.....27.86
5 Kaufman, Bernard—M Bacon.....65.55	5 O'Donnell, Wm J—Union Import Co.....276.80	2 Steinfeldt, Harry H & Jerome A Jacobs*—Motor Finance Co.....121.66
29 Levanti, Chas—H K Mulford Co.54.69	5 Osinato, Jno—G Molla.....10.00	2 Schmilowitz, Abraham—D Spitzer et al.....128.78
29 Levv Morris, Chas Levy & Otto Goodman—City of N Y.....59.41	1 Pasternack, Max—M Schlusset Co.....30.41	2 Shirk, Chas F—Union Trust Co of Albany.....469.25
1 Lamport, Richl—C Gottschaldt.....78.83	1 Pilmer, Alex—N Y Tel Co.....19.73	2 Schumann, Jno—Natl Alumni Co.241.06
1 Luster Abr—N Y Tel Co.....25.93	1 Pearson, Emma M—same.....19.99	2 Smith, Delancey T—H R Dwight.22.78
1 Liederman Jno E—M Meade.....155.02	1 Pumo, Fred—same.....14.79	2 Same—W F Havemeyer, costs.22.78
1 Lippman, Israel—B Silverman.....98.73	1 Perez, Raymond B—F Ruggiero et al.....141.91	2 Southgate, Henry—U S Gas Fixture Co of City of N Y.....148.04
1 Law, Jno—B Stacnik et al.....35.41	1 Polansky, Jos—Conron Bros Co.33.16	2 Shurman, Clifford N—W Rau.....203.40
1 Levy, Morris—N Reisler.....119.41	1 Puritz, Harry—Kings Co Dys Wks.....46.96	2 Sonnenshein, Kalman—M Lenkowsky.....215.67
1 Lamport, Richd—C Gottschaldt.78.83	2 Phillips, Geo G—W Gelder.....1,954.89	2 Spinarelle, Tony—R Savino.....214.72
1 Leary, Michl J—City of N Y.....costs 95.10	2 Plumb, Wm D—N Y Tel Co.....15.49	2 Schleifer, Jos—Harlem Wall Paper Supply Co.....41.65
1 Levine, Jos & Sam Kaufman—J Axelrod.....366.91	2 Portnof, Hyman & Leon Dornbush—same.....29.28	3 Stern, Adolph—N Y Tel Co.....22.27
2 LeQuesse, Vincent F—M Bierman.71.30	2 Postal, Nathan* & Jno Murphy—Liquid Carbonic Co.....69.26	3 Schwartz, Adolf—same.....17.87
2 Langer, Morris—C G Reider.....122.15	2 Phillips, Geo C—J Schweitzer.....120.31	3 Schneider, Wm L & Abr H Goodman—N Y Tel Co.....24.30
2 Levin, Isidor & Louis Wolf*—N Y Tel Co.....21.66	2 Podgur, Maxwell—M Lenkowsky.91.30	3 Sumarke, Peter—S Frank.....247.81
2 Lento, Tony or Tony Kelly—E Weissberger.....74.65	2 Previti, Frank—J Davis.....78.43	3 Shea, Edw L—L Nissen et al.....114.91
2 Levine, Still & Julius Kovner—H Gerstner.....126.54	2 Pruslin, Abraham—F Pruslin.385.75	3 Seigel, Henry—N Y Butchers Dressed Meat Co.....125.92
2 Lieberman, Eisac & Jacob—Novelty Turning Co.....24.07	2 Pine, Chas M—Cordington Co.....384.99	3 Stera, Lawrence M & David Teicher—S Kaplan et al.....74.39
2 Levine, Harry & Simon Kuni—J Davis.....34.54	2 Perkins, Helen F—Harperley Hall Co.....433.03	3 Siesta, Marco & Marion J Ross—J M Gilbert.....297.21
3 Lubetkin, Abr & Philip—F Ury.....costs, 27.41	3 Pick, Gustave & Frank Krausz—N Y Tel Co.....86.51	3 Sisto, Michael—M Hefter.....523.40
3 Lerman, Abr—Rogers Pyatt Shellac Co.....43.31	3 Polemeni, Antonio & Jos Faggelle—A Gergorio.....1,194.46	3 Stadler, Muriel A or Muriel Spencer—Emden Co.....170.85
3 Lavenberg, Jacob—A Lennis et al.83.17	3 Pfoh, Jos—Geo H Tyrrell Co.....35.55	3 Smith, Milton—J Corcoran.....69.42
3 Luongo, Carmine—People, &c.....500.00	3 Piercy, Albt S—C Trelloehr.....88.91	3 Simpson, Geo N—B Grutman.....170.11
5 La Friel, Bella, Guiseppe Fusco & Clementine Fusco—People, &c.1,000.00	5 Phillisoff, Saml—D McGonigle costs 46.24	3 Simon, Louis—M Lewaon.....68.91
5 Levy, Abr—N Y Talking Machine Co.....33.38	5 Piser, Harry—S La Spina.....158.61	3 Sutton, McWalker B—S E Bernstein.....259.76
5 Latham, Edw D—Ellmont Realty Co.....53.32	5 Pettit, L Grand K—H S Leonhardt.....83,768.60	3 Sullivan, Wm J—International Tailoring Co.....80.76
5 Lewis, Edw M—L Abraham.....9.91	5 Porter, Alfred—S W Shipway.....712.25	5 Stoefer, Conrad—A Hussey Leaf To Bacco Co.....127.81
5 Luzenberg, Harris—M Fred.....66.19	1 Queen, Emmet—J Krakauer.....355.79	5 Smith, Fred M—S Badt et al.....26.78
5 Lippmann, Israel—J Ruben.....1,186.24	2 Quinn, Jas—E O'Rourke.....115.27	5 Sanguinetti, Termasino—French American Wine Co.....147.19
5 Lancaster, Jas H—D F Cohen.....124.64	29 Rich, Albt E—N Y Tel Co.....29.24	5 Stafford, Chas M—M Phillips.....34.41
5 Leibow, Hyman—T M McCarthy et al.....74.22	29 Richmond, Caroline H—same.....20.73	5 Sheedy, Jas R—G L Gower Jr.....39.71
5 Ladner, Saml & David Glick—L Hochstein.....283.16	29 Reid, Jno M—same.....27.28	5 Smilowitz, Louis—J M Rosenman.60.61
29 Moskowitz, Adolf—N Y Tel Co.....18.53	29 Rosenblatt Max—same.....29.07	5 Sirrine, Chas—B F Macomber.....485.40
29 Mendelsohn, Hyman—I Kunstler.35.47	29 Risley, Isaac—same.....15.09	29 Tobias, Harry B—Louis Wolf & Co.....33.60
29 Magiday, Leo—L Schrager.....59.81	29 Rafael, Vivian—same.....17.67	1 Turetzkin, Louis, Louis Kolodkin & Ike Turetzky—M Miller.....254.41
29 Macucci, Cath—P Macucci, costs 78.38	29 Raisin, Abr—same.....15.48	2 Tarbox, Harold E—N Y Tel Co.14.64
1 McAdoo, Malcolm R—A C West.47.15	29 Robertson, Arthur L—J R Post.52.02	2 Tobin, Wm—Manhattan Collecting Co.....59.41
1 Marsh, David—N Y Tel Co.....21.09	1 Rubens, Chas & Maurice A Ellis*—N Y Tel Co.....21.92	2 Tobin, Joanna M—Piel Bros.....28.82
1 Milano, Giovanni & Jno Marone—same.....19.32	1 Rutis, Alphonse A—N Y Tel Co.36.83	3 Tannenbaum, Myer—N Y Tel Co.34.48
1 Merwin, Marie E—A Beckman et al.....77.42	1 Riley, Wm A—J H Riley.....1,343.03	3 Trachtenberg, Saml—J M Bleyer et al.....139.69
1 Morrison, Llewelyn A—B Berkowsky.....44.65	1 Rumple, Geo E—Simpson Crawford Co.....84.17	3 Townsend, Geo—J Donholm.....182.91
1 McCabe, Thos—A F Hager et al.119.27	1 Ridgway, Frank B—H S Rich & Co.....125.30	5 Tissot, Harry L admr—E A Gerdy.626.65
1 Morgan, Henry—M Hendlich.....69.41	1 Rosenblatt, Jessie by gdn—City of N Y.....costs 100.80	5 Thompson, Jno M—E D Ludeman.77.90
1 Murphy, Alban—J Robertson et al.....88.66	1 Rosenberg, Rosie & Anthony Benantky—People &c.....500.00	29 Underhill, Gardiner F—N Y Tel Co.....15.84
1 Martino, Phillip—Consolidated Water Co.....376.31	1 Raymond, Saml K—Simpson Crawford Co.....100.80	29 Underhill, Edw B—L K Brown.....89.72
2 McCally, Jno J—S L Levin.....61.53	1 Rosenzweig, Ignatz—M Selborn.47.50	1 Urman, Morris, Saml Sussman* & Geo Gelfand*—N Y Hollow Ware Co.....33.06
2 Marcus, Louis—N Y Tel Co.....51.77	2 Rutkowsky, Michael & Mary*—H Greenberg.....39.41	5 Usher, Morris H—J A Ewald.....17.89
2 Motherdell, Walter H—N Y Tel Co.....23.72	2 Rayvid, Barnet—L Kresner.....45.97	1 Von Koch, Richd—B N Von Koch.....costs 46.96
2 Meyer, Isidore—Colwell Lead Co.162.66	2 Rosenberg, Herman, Max Rosenberg & Arthur L Powell—S P Tul.....423.32	1 Vincent, Nich J—N Y Tel Co.....14.98
2 Murphy, Ada—N Y Tel Co.....39.23	2 Rippeth, Benj R—C Jacobs.....72.35	1 Venderveer, De Leon—same.....17.33
2 McGibbin, Jno—J Sherlock.....61.41	2 Ratner, Nathan & Chas Fisch—N Y Tel Co.....30.75	3 Versen, Wm H—F U Stearns & Co.....1,696.75
2 May, Louis—C G Reider.....89.06	2 Rosenberg, Jacob—G A Friedman.195.63	3 Vaccare, Jos—People, &c.....500.00
2 Merrill, Victor—Central Brewing Co of N Y, costs.....47.78	2 Rosene, Louis—L B Volkman.....64.72	29 Visser, Wm—Gatti McQuade Paper Co.....703.50
2 Mills, Emma E & Wm A—Mechanics Trust Co of N J.....24,699.21	2 Rice, Jos T, Coleman King, Jno Ganey & Michael King—Blaw Col-laps Steel Centering Co, costs.118.33	29 Weiss, Isidore—S Semmel.....70.31
2 Meacham, Harry W—Jamestown, Franklin & Clearfield R R Co, costs.....88.05	3 Raftery, Timothy J—N Y Tel Co.25.60	29 Weber, Edw—City of N Y.....132.59
2 Mayham, Henry J—Western Union Tel Co.....817.37	3 Rosenblatt, May—J Tempia.....271.17	1 Wadsworth, Geo O & Paul W Willson—N Y Tel Co.....15.14
2 Miller, Mary—S Rasnik.....35.72	3 Ruder, Anna—Victor Neustadt, Inc.269.52	1 Weiss, Edwin P—same.....41.84
2 Moses, Nathan—S E & M E Bernheimer.....71.89	3 Ressler, Nathan—W I B Kollisch et al.....129.70	1 Wax, Nathan—same.....35.62
2 Misko, Jos—I W S Marvin.....1,001.09	3 Rosenthal, Milton—Charlton & Co.....176.72	1 Wishart, Geo—H F Hilchenbach.188.46
2 Marvin, Wm E—Blickensdorfer Mfg Co.....64.41	3 Rosthal, Jas—E Regensburg & Sons.....106.16	1 Wagner, Chas—Consumers' Bwg Co of N Y Ltd.....125.41
2 Mintz, Abraham—Harlem Wall Paper Supply Co.....160.31	3 Rosengarten, Louis—H Koehler & Co.....353.28	1 Wolfman, Paul & Wm Schwartz—H Mindlin et al.....294.10
2 Melville, Rich—Osborne Co.....50.41	3 Reid, Alex F Jr—S H P Pell et al.....269.99	2 Winter, Herman—N Y Tel Co.....23.72
2 Maeder, Louis F & Chas W—Harlem Wall Paper Supply Co.....28.33	3 Rende, Arthur E—F Perrington.287.67	2 Waren, Saml—same.....15.23
3 Moran, Chas & Wm B Scanlon—American Exchange Cigar Co.....33.06	3 Rae, Eveanna—Acker, Merrall & Condit Co.....226.76	2 Weissler, Valentine—same.....19.07
3 Margulies, Morris—N Y Tel Co.....27.69		

2 White, Paul J & Wm C Fisher*—same 32.83
 2 Weisberger, Moritz—Wm Willson et al 124.91
 2 Ward, Fannie B—W Bartman 82.40
 2 Woolsey, Geo L—E E Clapp & Co 3,582.36
 2 Wade, Marie V—Acker Merrill & Condit Co 32.80
 3 Warren, L Francis—G H Ainslie 730.15
 3 Wilson, Ella—N Y Tel Co 22.02
 3 Wray, Albt A—J Rubins Co 46.80
 3 Whitney, Howard C—Stuyvesant Auto Garage 104.56
 3 Wenzel, Jno—14th Street Store 150.91
 3 Weiss, Anna—G Lewis et al 78.54
 5 Waldner, Bertha—L Schwab 47.50
 5 Wolfert, Julius M—L B Gutman 57.67
 5 Wohlstetter, Morris—A W Heil 53.25
 5 Woodward, Chas J—S Yauch et al 87.15
 5 Warner, E J—U S Fidelity & Guaranty Co 114.31
 1 Yaeger, Marie C—N Y Tel Co 19.49
 29 Zidke, Stanislaus—T A Gillespie Co costs 13.08
 3 Zigman, David—M Schiffman 40.65
 3 Zeiger, Jos J—S E Bernstein 25.28

CORPORATIONS.

29 Ajax Portland Cement Co—Wm A Mallett Co costs 27.72
 29 same—same costs 12.72
 29 same—same 500.00
 29 Cherry Driscoll Co—Material Men's Mercantile Assn Ltd 60.66
 29 Home Alliance Realty Co—People & 1,434.84
 29 Malvern Athletic Club—N Y Tel Co 27.54
 29 Manhattan Properties Co—Investors Improvement Co 82.53
 29 Roneva Food Co—N Y Tel Co 29.88
 29 Saml Fein Cloak & Suit Co—same 37.04
 29 Burrell Double Draft Boiler Co—same 41.86
 29 United Dairy Co—N Y Tel Co 52.79
 29 White Motor Co & Philip S Saitta—White Co 4,516.83
 1 Jas M O'Dea Trucking & Stable Co—N Y Tel Co 73.27
 1 Harry B Goetehius & Co Inc—same 46.59
 1 Jno J Shea Contrg Co—same 51.43
 1 Florida Flower & Feather Co—A Freeman costs 120.70
 1 Uncle Sam Remedy Co—N Y Tel Co 21.26
 1 Medford Fancy Goods Co—same 14.41
 1 Modern Vending Machine Co—same 28.28
 1 Manhattan Properties Co—J R Swezey 366.95
 1 S Emile Inc—W C Dudley 214.41
 1 Acme Hardware Specialty Mfg Co—G H Schuler costs 12.84
 1 same—same costs 22.84
 1 N Y City Interboro Ry Co—D Moynahan as collector 119.55
 1 Pelham Saw Mills—Welsh Machine Works 68.48
 1 Adams Novelty Co—B Kinney 100.65
 1 Audubon Riding School—H Williams 1,043.33
 1 J J White Mfg Co—A I Mehrbach costs 78.13
 1 City of N Y—A Rechten 250.00
 2 Physioc Press—N Y Tel Co 14.64
 2 Acme Unfillable Bottle Co—N Y Tel Co 102.74
 2 Avidan Wolf Cafe Co—same 23.31
 2 A Warren Constr Co—same 40.28
 2 Audubon Improvement Co—same 27.45
 2 Bankers Life Ins Co, Foster M Voorhees,* Wm Sherer & Edw C Stokes*—H C Everdell 7,914.97
 2 Economy Milk Mach Co—N Y Tel Co 37.46
 2 Grossman Button Co—N Y Tel Co 42.52
 2 Norcross Bros Co—M Conway 8,358.28
 2 Texas Co—E A Reincke costs 14.10
 2 Barbieri Hotel & Restaurant Co—Frank Barbieri & Luigi Botta*—D Freda 201.70
 2 Krabo Ernst Realty Co—N Y Tel Co 28.48
 2 Klug Restaurant Co—same 33.99
 2 Hellenic Amer Paper Box Co—same 27.10
 2 Italian Restaurant Co—same 59.62
 2 Lackawanna Real Estate Co—same 30.27
 2 Mexican Vegetable Wax Co—same 32.62
 2 Hackensack Coal & Lumber Co—E C Vanderbilt costs 32.41
 2 United Dairy Co—N Y Tel Co 31.28
 2 Willner Co—same 18.63
 2 Brooklyn Wireless & Elec Novelty Co—N Y Coil Co 136.69
 2 Corning & Co—I Beckendorf et al 179.92
 2 City Motor Car Co—Endurance Tire & Rubber Co 88.14
 2 City of N Y—T F Brosnan costs 81.87
 2 Northern Bank of N Y, Orin H Cheney, supt, & Geo C Van Tuyl, supt—Bldg & Engg Co 4,985.40
 2 N Y Livery & Auto Co—E Mullins 3,600.00
 2 H H Dean Co—E F Bushnell et al 277.87
 2 Pierce, Wells, Keedwell Co & Albert C Keedwell—W J Salomon 39.91
 2 Wieser, Otto C—M Taxier 64.85
 2 Wenderhold, Wm, Carl Weber & Willie D Clausen*—Furniture Index Co 75.41
 2 Yoerger, Chas—B C Samuel et al 63.67
 3 Alliegro & Spallone Constn Co—N Y Tel Co 24.66
 3 Jno V Schaefer Jr & Co—same 293.82
 3 Kaufman Realty Co—M Nemptzow et al 103.25
 3 Stillman Safety Lamp Co—N Y Tel Co 47.65
 3 Van Brunt Fay Co—Loring Lane Co 20.93
 3 Greater New York Royal Rubber Co—I Stern 74.67

3 Coleman Stable Co—J S Coleman et al 2,865.00
 3 London Realty Co—J S Coleman et al 447.30
 3 D'Ambra Constn Co & National Surety Co—R Luongo 299.85
 3 National Electric Welding Co—E R Lyon 2,304.39
 3 National Film Distributing Co—J Haut 217.40
 3 Board of Education of City of N Y—P Belitz costs 111.60
 3 Unionport Lumber & Mfg Co—A W Herbst costs 68.61
 3 Tondon Constn Co—A M Van Brunt 965.30
 3 Metropolitan Life Ins Co—A Zuccarelli 268.31
 3 Schulte Cafe & Restaurant Co—Strohmeier & Arpe Co 243.25
 5 Minsker Young Men's Commercial Aid Assn—S Milstein 112.41
 5 Comet Film Co—P Bras 210.87
 5 Benoit Co & Adolph H Benoit—Cohen Typewriter Agency 29.83
 5 American Boxing Club & Luke O'Reilly—U S Fidelity & Guaranty Co 124.01
 5 A Luban & Co—Germain, Hoffbauer & Helm Co 471.88
 5 Automobile Topics, Inc—Chas Frazier & Co 1,124.37
 5 American Exchange Natl Bank—E N Mallouk 6,868.93
 5 Builders & Trade Realty Co & Lawrence E Blake—J H Webster 235.65
 5 Associate Contractors & Builders Inc & Bernhard I Davis—W A De Long & Co 166.72
 5 Board of Education of the City of N Y—G B Meester 2,649.95
 5 Moore Mica Paint Co—City of N Y 12.31
 5 Mount Holly Paper Co—Atterbury Bros Inc 1,115.07
 5 Standard Stores Co—A Hilbert 848.75
 5 416 West 33d St Realty Co—R Wolf 16,171.15
 5 Sherwoods Inc, Frank B Gorham & Edward Egenberger—J Unger 874.90
 5 Globe Wernicke Co—City of N Y costs 32.51
 5 Charles Sobel Lumber—M E Cummings 370.08

Borough of Brooklyn.

June and July
 27 Albeim, A—City of N Y 201.74
 27 Andrews, DeWitt J—same 201.74
 27 Alexander, Julius—same 201.74
 27 Anderson, Frank—same 201.74
 27 Andersen, Chas W—same 201.74
 27 Appleton, Thos—same 201.74
 27 Andrews, Sol—same 201.74
 27 Addicks, John H—same 201.74
 27 Anderson, Alb—same 201.74
 27 Anderson, Robt H—same 201.74
 27 Annan, John—same 201.74
 27 Adelman, Jos—same 201.74
 27 Abrams, Harry C—same 201.74
 27 Avery, Fredk J—same 201.74
 27 Anderson, Johanna—same 201.74
 27 Alberts, Geo—same 51.56
 22 Anderson, Jas G—same 201.74
 27 Abraites, Geo—same 201.74
 27 Arras, Wm—J Ryan 280.65
 27 Alexander, Geo H—N Y Tel Co 75.82
 28 Andujar, Antonic—W Allen & ano as trstes 114.88
 28 Andrews, Helen G—J Rice 33.27
 29 Adler, Morris—Eliz Fester 17.40
 29 Alpert, Jennie—Farmers & Mechanics Bank of Lockport 40.32
 27 Benedict, Geo—Olaf Morrison 34.15
 27 Berman, Saml—A Wainia 29.40
 27 Brown, Mortimer J—Burden & Co 27.42
 27* Bryan, I Leo—Metropolis Lumber Co 130.60
 27 Bryan, Danl J—same 130.60
 27 Bagg, Fredk A—City N Y 55.33
 27 Balfour, Thos S—same 201.74
 27 Brower, Andw S—same 201.74
 27 Buerke, Geo W—same 201.74
 27 Brickford, P. Davis—same 201.74
 27 Byrne, John—same 201.74
 27 Beelter, Anthony—same 201.74
 27 Bloch, Chas—same 201.74
 27 Bacher, Stephen—same 201.74
 27 Butler, David J—same 201.74
 27 Butler, Israel—same 201.74
 27 Burns, Jas—same 201.74
 27 Buckley, John—same 201.74
 27 Buckley, Geo P—same 201.74
 27 Butler, Frank P—same 201.74
 27 Burns, Chas T—same 201.74
 27 Biddison, Saml M—same 201.74
 27 Bishop, John Y—same 201.74
 27 Brown, Andw W—same 201.74
 27 Brown, Chas N—same 201.74
 27 Browne, Richd B—same 201.74
 27 Brown, Jas J L—same 201.74
 27 Brown, John W—same 201.74
 27 Brown, Louis H—same 201.74
 27 Briggs, Benj F—same 201.74
 27 Binnie, August W L—same 201.74
 27 Boek, Chas—same 201.74
 27 Boynton, Frank A—same 201.74
 27 Boynton, Julia A—same 201.74
 27 Booth, Ralph W, Jr—same 201.74
 27 Burke, Edw J—same 201.74
 27 Blimke, Frank—same 201.74
 27 Brust, Geo—same 201.74
 27 Burke, Peter J—same 201.74
 27 Burke, Jas J—same 201.74
 27 Brooks, Ritchie—same 201.74
 27 Bronstein, Paul—same 201.74
 27 Bosch, Anthony—same 201.74
 27 Brockington, J S—same 201.74
 27 Brown, Martin B—same 201.74
 27 Burleigh, Jno L—same 201.74
 27 Bunney, Wm J—same 201.74
 27 Beechold, Carl—same 57.05
 27 Baker, Walter S—same 36.91
 27 Barber, Fredk C—same 201.74
 27 Barbieri, John—same 201.74
 27 Brand, Thos E—same 201.74
 27 Branden, Geo—same 201.74
 27 Baldwin, Elias B—same 201.74
 27 Baldwin, Chas E—same 201.74
 27 Baldwin, Chas—same 201.74
 27 Brand, John—same 201.74
 27 Bamell, Louis—same 201.74
 27 Barnum, Fredk L—same 201.74

27 Barnum, Fredk L—same 201.74
 27 Brady, John—same 201.74
 27 Brainard, Wm H—same 201.74
 27 Batches, Alb—same 201.74
 27 Branders, Victor—same 201.74
 27 Brandrup, Claus S—same 201.74
 27 Braunstein, Alex—same 42.41
 27 Bassett, Jas—same 201.74
 27 Bavenstock, Geo F—same 201.74
 27 Braker, Herman—same 201.74
 27 Batches, Edw—same 201.74
 27 Bessey, Saml E—same 201.74
 27 Bailey, Geo H—same 201.74
 27 Bennett, Malcolm—same 201.74
 27 Benjamin, Benj—same 201.74
 27 Bender, Christ—same 201.74
 27 Bender, Chas—same 201.74
 27 Beetz, Mack—same 201.74
 27 Beetz, Michl—same 201.74
 27 Beebe, Leslie S—same 201.74
 27 Beckley, Wm J—same 201.74
 27 Becker, Jos T—same 201.74
 27 Bensmann, Chas—same 201.74
 27 Bernstein, Saml—same 201.74
 27 Brehm, Henry—same 201.74
 27 Bremer, Lee—same 201.74
 27 Bremen, Thos I—same 201.74
 27 Brehm, John—same 201.74
 27 Beebe, Clemens—same 201.74
 27 Bartindale, Thos H—same 201.74
 27 Bedell, Wilson A—same 201.74
 27 Bland, Wm—same 201.74
 27 Brennan, Jos V—same 201.74
 27 Brandes, Arthur C—same 201.74
 27 Braun, Augustine—same 201.74
 27 Baker, Abram L—same 68.96
 28 Blumenfeld, Isaac—Bklyn Heights R Co 112.14
 28 Becker, Morris—L Sorenson & ano 17.25
 28 Buchman, Geo—M Strumpf 609.40
 28 Bonlander, Nicolaus—H Wild 353.29
 28 Boyce, Edw—W M Benedict 521.23
 29 Bosler, Wm D—Title G & T Co 37.15
 29 Bass, Frank L—V Loewers Gambrius Bwg Co 1,862.12
 1 Brown, Jno—E Fisher et al 137.32
 2 Booth, Clarence E—E S Delamater 100.75
 2 Bremmer, Alex—J F Gompert 101.00
 2 Balsam, Emma M—J Gibbons 364.90
 2 Byron, Max—Union Bank 150.78
 2 Becker, Henry—H Orloff & ano 87.84
 2 Blake, Lawrence E & Lawrence E Jr—J Snyder 64.65
 2 Byrnes, Rose T—Borough Bk 2,878.17
 2 Bershatsky, Jno—L Besdine 119.42
 27 Carey, Martin T—same 201.74
 27 Creamer, Chas M—same 201.74
 27 Carlin, Jos P—same 201.74
 27 Carroll, Frank—same 201.74
 27 Carter, Alex G—same 201.74
 27 Callan, Nich F—same 201.74
 27 Cantor, Jas—same 201.74
 27 Callaghan, Timothy—same 201.74
 27 Carpenter, Edwin L—same 201.74
 27 Carlson, Chas A—same 201.74
 27 Clark, Lyman—same 201.74
 27 Cleary, John P—same 201.74
 27 Cavanaugh, Jas J—same 201.74
 27 Clifford, Harry—same 201.74
 27 Cary, Harry L—same 201.74
 27 Cassidy, John J—same 201.74
 27 Carroll, Jas T—same 201.74
 27 Carroll, Chas—same 201.74
 27 Chappell, Geo P—same 201.74
 27 Campbell, Jas A—same 201.74
 27 Crafer, Benj—same 201.74
 27 Clements, John L—same 201.74
 27 Clarke, Edw—same 201.74
 27 Chaffers, Thos—same 201.74
 27 Carter, Jas D—same 201.74
 27 Cassidy, Jos P—same 201.74
 27 Cahan, Louis—same 201.74
 27 Carolan, Jas J—same 201.74
 27 Carlin, Fredk W—same 201.74
 27 Crossley, Geo R—same 30.62
 27 Carlin, Jno—same 110.12
 27 Cain, Jas G—same 201.74
 27 Connor, Jos E—same 201.74
 27 Conlin, Jno H—same 201.74
 27 Comerford, Jas S—same 201.74
 27 Cooper, Edw—same 201.74
 27 Cooper, Harry—same 201.74
 27 Conklin, Jno W—same 201.74
 27 Costigan, Kyran C—same 201.74
 27 Conover, Geo—same 201.74
 27 Connolly, Jno 201.74
 27 Conklin, Jas J—same 201.74
 27 Cunningham, Thos J—same 201.74
 27 Cunningham, Danl—same 201.74
 27 Combes, Eliz—N Y Tel Co 22.32
 27 Church, Aletia—City N Y 201.74
 27 Coger, Geo W—same 201.74
 27 Cole, Saml—same 201.74
 27 Canter, Louis—N Y Tel Co 17.73
 27 Chaffers, Thos—same 19.08
 27 Ciaccio, Melchoir G—same 19.19
 27 Carlson, Saml—P Zipkin 25.75
 27 Cracknell, Walter E & Laura—Irene Trudel & ano 199.04
 28 Crofts, Harry A—E Tapping & ano 164.90
 28 Cipriano, Vincenzo—Bklyn Heights R Co 112.54
 28 Dauth, Henry—Brentwood Realty Co 34.66
 28 Cohn, Saml G—M Uscherenko 122.15
 29 Cronin, Sadie L—D Gottlieb 32.40
 1 Cannon, Arnold B—G H Beig 192.90
 2 Cohn, Mark—G H Ittleman 113.61
 2 Constad, Wm W—R L Atkinson 941.93
 27 Drapkin, Harry—L Block 274.40
 27 Drambourg, Rudolph—N Y Tel Co 86.85
 27 Dunes, Isaac—L Schwartz 283.74
 27 Driscoll, Wm J—City N Y 201.74
 27 Du Bois, Wm—same 201.74
 27 Donnelly, Jcs—same 201.74
 27 Driscoll, Jno D—same 201.74
 27 De Walfort, Benj—same 201.74
 27 Dugraw, Wm H—same 201.74
 27 Danagh, Henry—same 201.74
 27 Drake, Chas E—same 201.74
 27 Doyle, Edw M—same 201.74
 27 De Richmond, Albt A—same 201.74
 27 De Luca, Antonio—same 201.74
 27 Diss, Jno B—same 33.25
 27 Duffus, Wm M—same 165.11
 27 Doherty, Frank W—City N Y 201.74
 27 Doyle, Chas H—same 201.74
 27 Desmond, Mary—same 201.74
 27 Denton, Frank D—same 201.74

27 Dietz, Frank—same	201.74	2 Tomes, Wm A—Julia H McLeod	235.12	28 Lawler, Hugh J—Marietta Cadmus	1,928.21
27 Diegan, Thos J—same	201.74	27 Hart, Danl—same	201.74	28 Lundberg, Peter G & Maria C H—F	N Lang 109.40
27 Du Berance, Fredk B—same	201.74	27 Hennessy, Ed—same	201.74	29 Little, David—F Owenhouse	22.40
27 Dalton, Wm E—same	201.74	27 Hanley, Jno—same	201.74	29 Lombardi, Thomasso—S W Bowne Co.	150.43
27 Dowling, Thos—same	201.74	27 Hackett, Jas J—same	201.74	29 Levy, Jacob & Rosie—I Grossman	188.15
27 Dougless, Chas—same	201.74	27 Hess, Fredk—same	201.74	29 Lynch, Martin P—C F Staeb	37.00
27 Douglass, Chas—same	201.74	27 Henderson, Robt—same	201.74	29 same—T J O'Hanlon	61.20
27 Doorley, Wm—same	201.74	27 Henschel, Louis—same	201.74	1 Lewkowitz, Pauline—T H Beckman	99.47
27 Donovan, Patk—same	201.74	27 Hendrickson, Cornelius—same	201.74	1 Lynch, Cath—J O Ball	143.68
27 Donohue, Danl—same	201.74	27 Henderson, Saml—same	201.74	2 Levy, Rosie—J Weiner	124.83
1 Delmar, Ralph—H Wildman	119.40	27 Hebbard, Mary—same	201.74	2 Lento, Tony alias Tony Kelly—E Weishberger	74.65
1 Drammis, Guiseppe & Maria—Jennie Simon	1,485.65	27 Hass, Fredk—same	201.74	2 Lundsten, Carl—S S Beard & Co	78.07
1 Davie, Lawrence M—L C Fottrell	111.90	27 Henegan, Chas P—same	201.74	2 Lockwood, Saml G—Union Bank	150.78
1 De Lee Leonarde & Oesola—Caterma Tommaselle et al	93.76	27 Herring, Van Andre—same	201.74	2 Lutb, Cath—F Jaeck Jr.	30.93
27 Endress, Theo F—Roscoe Lumber Co	130.07	27 Hartman, Theo—same	201.74	27 Munger, Alphonzo—S B Mann et al as exrs	5,332.38
27 Ebel, Martin E—City of N Y	384.89	27 Hallahan, Wm H—same	201.74	27 Mendelsohn, Julius—N Y Tel Co	24.63
27 Emrich, Fredk E Jr—same	201.74	27 Handernchild, Geo—same	201.74	27 Mueller, Gus—N Y Tel Co	20.35
27 Erlich, Wm—same	201.74	27 Henry, Alonzo—same	201.74	27 Murphy, Ada—same	39.23
27 Edmondson, Robt—same	201.74	27 Heinscke, Henry—same	201.74	27 Martin, *Geo J & Wm—Metropolis Lumber Co	130.60
27 Escolante, Carlos F—same	201.74	27 Hedden, Louise—same	201.74	27 Mendelson, Louis—C Futer	237.72
27 Earle, J Dorton—same	12.64	27 Hahn, Jos—same	201.74	27 McClain, Mary J—F Gillespie	108.15
27 Epstein, Geo—same	201.74	27 Hawkins, Geo A—same	201.74	28 Magargal, Geo C—M Slefka	180.22
27 Engelhardt, Jno—same	201.74	27 Henderson, Wm T—same	201.74	28 Margolis, Herman—M Uscheranko	112.15
28 Ebert, Edw—S Kaplan et al	806.10	27 Heaney, Thos—same	201.74	28 Maxwell, W Drummond—L S Donaldson Co	118.61
28 same—same	795.74	27 Hallahan, Jno—same	201.74	28 McCormack, Edw J or Edw J McCormack (Inc)—W M Benedict	521.23
27 Emleigh, Geo—C W Leveridge	62.56	27 Hollowell, Henry J—same	201.74	28 Meyer, Max—Bacon Coal Co	41.74
27 Feifer, Abr—S Klein & ano	139.37	27 Hogan, Wm F—same	201.74	29 Mullins, Dennis—Strohmeyer & Arpe Co	61.86
27 Filler, Saml H—N Y Tel Co	16.70	27 Hunt, Thos F—same	201.74	1 Mortimer, Wm A—J J Egan	29.62
27 Fitzgerald, Thos H—same	16.01	27 Hutchinson, Wm M—City N Y	201.74	1 McKeon, Myles—R J Evans	278.40
27 Fisch, Chas—same	30.75	27 Hubbell, Harriett—same	201.74	1 McKenzie, Francis—Cecelia McKenzie et al	127.47
27 Franken, Herman—City N Y	201.74	27 Hunter, Chas L—same	201.74	2 Meyer, Isidor—Colwell Lead Co	162.66
27 Fackenthal, Jos P—same	29.58	27 Hohwiesner, Geo—same	201.74	2 Muller, Wm H—J Gibbons	364.90
27 Feahy, Jno—same	201.74	27 Hilliard, Chas H—same	201.74	27 Martin, Jos—J Cusick	302.65
27 Fielder, Wm J—same	201.74	27 Higgins, Jno—same	201.74	2 Masin, Morris—G Friedman & ano	33.48
27 Fulkerson, Jere—same	201.74	27 Hynes, Jos J—same	201.74	2 Monaco, Pasquale, Teresa & Pascale—P Pepe	109.90
27 Fanning, Christopher—same	201.74	27 Huff, Fredk P—same	201.74	2 McTernan, Jno T—B K Block	59.81
27 Flanney, Wm—same	201.74	27 Hynes, Patk J—same	201.74	2 Miller, Jos B—H Prager	425.93
27 Franks, Chas—same	201.74	27 Huber, Christopher—same	201.74	27 Nordhoff, Chas—T Hellerer	101.97
27 Flegenheimer, Henry—same	201.74	27 Hoyt, Seymour—same	201.74	27 Nugent, Ferard an infant by Arthur A gdn—Bklyn Heights R R Co	45.75
27 Friederick, Wm—same	201.74	27 Hoffman, Wm H—same	201.74	27 Nugent, Arthur A—same	45.75
27 Fox, Thos J—same	201.74	27 Hohwiesner, Wm—same	201.74	28 Nolan, Isabella—Bklyn Heights R R Co	112.98
27 Faulks, Jno S—same	201.74	27 Hurst, Edw—same	201.74	28 Nostrand, Henry R—W M Benedict	521.33
27 Flynn, Mich—same	201.74	27 Hunt, Wm B—same	201.74	27 Peisacoff or Peisakow, Louis—M Perlmutter	69.25
27 Fox, Wayne C—same	201.74	27 Hyde, Lionel—same	201.74	27 Peters, Jas (infant) by Annie (gdn)—Mabel Peters	173.72
27 Frank, Chas—same	201.74	27 Hollahan, Richd R—same	201.74	27 Phelps, Anna wife of Harned—Carrie B Jackson	161.91
27 Fielding, Harry W—same	201.74	27 Holdsten, Alfred—same	49.01	27 Plotkin, Saml—N Y Tel Co	17.73
27 Feeney, Jas F—same	201.74	27 Howell, Wm H—same	201.74	28 Puchkoff, Sam—Bklyn Heights R R Co	113.14
27 Faring, Wm—same	201.74	27 Horton, Jos H—same	201.74	1 Plum, Leon—T Redfern	68.40
27 Floto, Geo W—same	201.74	27 Horn, Geo—same	201.74	1 Poroshinsky, Jacob—B Silverman	164.41
27 Forney, Geo—same	201.74	27 Holden, Jno—same	201.74	2 Pruslin, Abr—Fanny Pruslin	385.75
27 Foley, Martin—same	201.74	27 Hylton, Geo—same	27.71	27 Rosner, Saml—Home Pattern Co	163.14
27 Fairchild, Clarence—same	201.74	27 Horowitz, Jos—same	201.74	27 Rieder, Otto H—N Y Tel Co	17.73
27 Flandran, Alex—same	201.74	27 Horton, Augustus—same	201.74	27 Rieder & Canter—N Y Tel Co	17.73
27 Frank, Jno S—same	201.74	28 Hoffman, Leon A—Edw Butcher as trste	29.40	27 Reishfeld, Isidor—N Y Tel Co	30.48
27 Fleischman, Chas S—same	36.91	28 Hollander, Isaac—S Kaplan et al	643.45	27 Ratiner, Nathan—same	30.75
27 Foley, Danl—same	201.74	29 Hollander, Saml J—G H Droege	40.58	27 Riley, Albt E—same	17.71
27 Faubenhaus, Godfrey—same	55.26	29 Holywell, Effingham L—Bway Trust Co	1,181.91	27 Rosenblum, Jos—S Klein & ano	139.37
27 Froebing, Chas J—same	40.57	29 Harwick, Moses—I Grossman	188.15	28 Rosenberg, Harris—Bklyn Heights R R Co	110.54
27 Farrell, Michl J—same	201.74	2 Hyman, Elias—L L Phipps	161.10	29 Remsen, Austin—H L Judd Co	22.58
28 Farrell, Robt N—R Kempner	34.40	2 Hermelien, Israel—American Metal Bed Co	49.17	1 Roth, Benj—Bklyn Heights R R Co	111.79
28 Fishman, Jos & Rosie—S Rosenberg	374.45	2 Haug, Geo—H Prager	425.93	2 Rappaport, Hyman—J Boyle & Co	14.27
28 Flanagan, Bartholomew A—Louise Bolen	150.73	27 Irmiler, H—H Benges	205.19	2 Reichert, Christian—Julia Sohnel as exr	5,139.12
28 Flaherty, Wm H—Frank, Richard & Gardner Co	90.40	27 Ingram, Harry E—City N Y	202.87	2 Reis, †Wm—N Ginsberg	98.55
28 Faltz, Saml—P Pearlman	24.60	27 Isaacs, Gabriel—same	37.03	2 Rouse, Jno F—H Prager	425.93
28 Fletcher, Eliz—R Sguglio	141.90	27 Isaacs, Walter L—same	202.87	27 Shmidt, *Aaron & Jacob or Shonberger Bros—G D A Combs	248.12
1 Fox, Bertha—T H Beckman	99.47	27 Iverson, Jno—same	202.87	27 Schanzlin, Herman E—N Y Tel Co	17.45
1 Flynn, Nellie S—C A Finkbemer	78.95	27 same—same	35.16	27 Squire, Robt N—W C Fields	239.14
1 Fowler, Rosnia—Caroline R Stanton	123.20	27 Ibberson, Arthur M—same	202.87	27 Spatz, Geo W—Geo E Loeffler Land & Impt Co	79.65
2 Fay, Alex H—Nassau Electric R R Co	161.47	27 Irwin, Robt J—same	202.87	28 Sparaci, Antonio—Nassau Electric R R Co	108.22
2 Fay, Alex H as gdn Alex H Fay Jr—same	137.22	27 Israel, Sarah—same	295.07	28 Seidenstein, Benj—Bklyn Union Elevated R R Co	109.21
2 Feldblum, Gus or Gustave—H Kuttner et al	232.21	29 Immetsberger, Jno & Maria—Barbara Elbert	189.50	28 Sonenstrahl, Abr—Bernard Campbell & Co	373.42
2 Field, Tony or Mrs Morris Feild—N Wilson & ano	40.30	27 Jaffe, Max—N Y Tel Co	30.48	28 Silverman, Bertha—Bklyn Heights R R Co	139.98
2 Ferraro, Peter & Mary—I Braunn	94.40	27 Josephson, Isidore—N Y Tel Co	15.46	28 Sleeper or Sloane, Mae—E H Wendel	69.65
27 Gregorius, Jno—Empire Roofing Co	69.40	27 Jacoff, Eli—City N Y	202.87	29* Snyder, †Jno—M Mininsohn	450.60
27 Goebler, Jno F—J A Sperry et al	35.56	27 Jeffrey, Geo C—same	202.87	1 Scudder, Wilbur S—H O Wood	2,226.31
27 Gross, Frank—F L Tunison	31.59	27 Johnson, Cornelia—same	202.87	1 Savo, Hjalmar—A Andreonte, Jr	48.28
27 Grumbach, Louis—N Y Tel Co	37.24	27 Jones, Adam M—same	202.87	1 Sulzer, Ernest—H Weldman	119.40
27 Gelbstain, Henry—N Rodner	59.11	27 Joyce, Edw—same	202.87	1 Steinmetz, *Max—D Mayer	135.91
27 Glashoff, Henry—Standard Computing Scale Co	130.83	27 Joyce, Jas J—same	202.87	1 Solonowitz, Jacob—D Bernstein	37.15
27 Goutch, Henry—City N Y	201.74	27 Janssen, Henry—same	202.87	1 Siegel, Ray A—C Brensch an infant	100.06
27 Goodfriend, Adam—same	44.27	27 Jones, Wm—same	387.15	1 Schulz, Wm P—Pioneer Lamp Wks	62.76
27 Gron, Henrietta R—same	201.74	27 Jones, Mary—same	202.87	1 Sternfeld, Simon L—H Silverstone	93.30
27 Gerds, Chas—City N Y	27.68	27 Jabaly, Michl—same	202.87	2 Schonberger, *Aaron & Jacob or Schonberger Bros—G D A Combs	248.12
27 Grand, Margt—same	201.74	27 Johnson, Alfred—same	202.87	2* Seidenfeld, Meyer—J Feinson	245.08
27 Givardel, Louis F—same	201.74	27 Johnson, Henry—same	202.87	2 Sylvester, Eugene J & Kath—G H Ittleman	113.61
27 Gillen, Jno—same	201.74	27 Jones, Philip R—same	202.87	2 Staberg, Bernhardina—S S Beard & Co	78.07
27 Griffith, Jno T—same	201.74	27 Korkemas, Richd—City N Y	202.87	2 Stebbins, Chas M—G F Jones et al	186.19
27 Gerdes, Jno H—same	201.74	27 Joyce, Walter—R Steckam	33.30	2 Stamm, Jno H—W Betz	80.40
27 Garland, Walter—same	201.74	27 Korkemas, Richd S—same	202.87	2 Schiffman, Aaron—W V Epstein	44.40
27 Gring, Henry—same	201.74	27 Kress, Karl—same	202.87	2 Slutsky, Jacob—A Bernstein	379.47
27 Griffiths, Saml—same	201.74	27 Kiely, Jas W—same	202.87	27 Todd, Wm C—N Y Tel Co	41.20
27 Grippen, Sarah—same	201.74	27 Kraak, Andred—same	202.87	27 Torchia, Jos, Jno & Edw—same	18.40
27 Griffen, Henry—same	201.74	27 Kenny, Thos L—same	202.87	27 Tyler, Frank J—B J Conroy	28.60
27 Grimm, Henry F—same	201.74	27 Kauth, Louis—same	202.87	28 Taylor, Wm R—Nassau Electric R R Co	109.51
27 Greenberger, Siegfried B—same	201.74	27 Klappenberg, Henry—same	202.87	1 Townsend, Geo O—Sarah C Terwelliger as Exr	183.22
27 Gunhouse, Thos—same	201.74	27 Ketcham, Philip—same	202.87	1 Terwelliger, Frank G—C Forsell	1,143.41
27 Gott, Wallace C—same	193.60	27 Kennedy, Jas—same	202.87		
27 Gredinger, Mary—same	201.74	27 Kennedy, Harry—same	202.87		
27 Gunning, Wm R—same	201.74	27 Kinney, Jno E—same	202.87		
27 Grover, Wm B—same	201.74	27 Kinsella, Wm J—same	202.87		
28 Goldstein, David—S Bachner	379.65	27 Kelly, Jennie M—same	202.87		
27 Gordon, Mary—A Savarese	1,134.07	27 Kruger, †Jno—S Klein & ano	139.37		
2 Goldberg, Saml—Nat Buckman Co	155.16	27 Kelgard, Wm F—Helen L Kilgard	108.80		
2*Herbstein, Philip—J L Fenison	245.08	27 Kramer, Rebecca—Bklyn Union Gas Co & ano	22.41		
27 Harway, Joshua A—S B Mann et al as Exr	5,332.38	27 Kerler, Chas—Nassau Electric R R Co	110.65		
27 Holshor, Fred—Bileglow Varnish Co	48.93	27 Karlin, David—N Y Tel Co	21.77		
27 Heckle, J Henry—Raymond & Perkins Envelope Co	324.93	27 Katske, Max A—same	23.30		
27 Haviland, Chas S—City N Y	29.58	27 Kreger, Abr—same	30.61		
27 Hall, Thos T—same	384.89	27 Knobenschub, Henry L—Rosie Muller	502.50		
27 Hayes, Chas H—same	201.74	27 Kummerle, Geo J—1st Natl Bank, Port Jefferson	494.45		
27 Harris, Wm—same	201.74	28 Koslowsky or Koslowitzky, Hyman—H Zeitz	37.00		
27 Harvey, Edw E—same	201.74	28 Kelly, Delia—Marion O Northridge et al	26.70		
27 Haggerty, Frank—same	201.74	28 Kojan, Edw—S Kaplan et al	806.10		
27 Hayes, Harry D—same	201.74	28 same—same	795.74		
27 Havens, Chas S—same	36.91	28 Katz, Fannie—Bklyn Queens Co & Suburban R R Co	110.01		
27 Hass, Fredk—same	201.74	29 Kramer, Isaac—M Mininsohn	450.60		
27 Hall, Thos G—same	201.74	29 Kleinfelder, Geo—S A Jacobson et al	25.33		
27 Hassler, Jos—same	201.74	1 Keller, Chas E—Michelin Tire Co	63.65		
27 Hastings, Jno—same	201.74	1 Krieger, Gussie—M Schulman	119.72		
27 Heckman, Chas—same	116.75	2 Keppler, Ignatz—J E Ransom	153.29		
27 Harris, Albt T—same	201.74	2 Kerr, Jas P—P H McCormack	43.90		
27 Hay, Fredk W—same	201.74	27 Keith, Thos A—M Miller as recr	69.65		
27 Haworth, Wm H—same	201.74	27 Leight, Louis—N Y Tel Co	16.59		
27 Hall, Geo A—same	201.74				

Table of names and addresses including Wolfman, Manny & Saml; Walsh, Patk; Willis, Wm; Whitestone, David; Wiener, Henry; Wider, Morris & Fannie; Warren, Mary; Wolodorsky, Hyman; White, Jos; Weiss, Nathan; Wolfe, Isabel; Wiesebrook, Robt; Winfield, Abr C & Eliz; Whitmore, Ellen; Wiesen, Louis; Wischerth, Jno G; Wolfman, M & Saml; Waterbury, Edw P; Ward, Fannie; Warshaw, Saml.

Table of names and addresses including Horton, Dudley R & Florence C; Hennen, Madge J; Meyer, Max; McGroarty, Jas; Marth, Jos; Mancini, Antonio; Macpherson, Angus D; Nevins, Thos A; Same; Parodi, Eugene L; Peatty, Geo Wm & Jas; Rosenthal, Sol D; Ruthrford, Wm W; Sonnenstrahl, Abr; Schild, Sol-M Schliesser; Searing, Benj T; Stein, Abraham; Stang, Louis; Stewart, Jas C & Alex M; Silverman, Abr & Rebecca; Turkel, Bernard; Threatt, Garfield; Tenzer, Michael; Vanderbilt, Ernest C; Weiss, Simon.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 27.

Austin pl, ns, 296.7 e 144th, 25x100; Jno E Simons agt Chas Califano et al; Milton Thayer (A); Stephen Stilwell (R); due, \$2,275.37.

JUNE 28 & 29.

No Judgments in Foreclosure Suits filed these days.

JULY 1.

101ST st, 50 E; Fredk H von Stade agt Dora Schwarz et al; Edw Goldschmidt (A); Oscar P Wellmann (R); due, \$2,094.40.

Lafayette st, 184; Emma Ziegel agt Michl Briganti Co et al; Eisman, Levy, Corn & Lewine (A); Mantor M Wyvell (R); due, \$5,269.66.

JULY 2.

139TH st, 261 W; Chas Lanier et al agt Eliz A Dodge et al; Wm E Carnochan (A); Franklin Brooks (R); due, \$12,445.50.

Carpenter av, sec 235th, 27x105; also CARPENTER AV, nec 234th, 25x105; Northern Bank of N Y agt North Borough Home Co; Breed, Abbott & Morgan (A); Gilbert H Montague (R); due, \$2,672.00.

139TH st, ss, 175 w Bway, 125x99.11; Flora E Morrow agt West 139th Street Realty Co et al; Presinger & Newcombe (A); due, \$31,624.27.

LIS PENDENS.

Manhattan and Bronx.

JUNE 29.

No Lis Pendens filed this day.

JULY 1.

235TH st, ns, bet Katonah & Kepler avs, lot 79; Tax Lien Co of N Y agt Wm H Blewitt et al; foreclos of tax lien; W L Lustgarten, atty.

JULY 2.

Walton av, ws, bet 182d & 183d; Lot 78; Dalton Parmly agt Edgar H Timpson et al; foreclosure of tax lien; M J White, atty.

Wadsworth av, ws, 62 n 185th, 154x300x irreg; Wm T Hookey Inc agt Thos W Wise; specific performance; W A Schumacher, atty.

Deatur av, ws, 424.10 nw 195th, 24.1x 59.3; Bolossy Kiralfy agt Jas G Patton et al; foreclosure of transfer of tax lien; E Jacobs, atty.

JULY 3.

7TH st, ns, 80 w Lewis, 20.9x73.2; also 8TH ST, 384 E; also AV D, 137; also 9TH ST, ns, 163 w Av A, 25x92.3; also 10TH ST, ns, 373 e Av B, 20x—; also 8TH ST, ss, 402.5 e Av C, 24.6x97.6; also 8TH ST, 369 E; also 13TH ST, 644 E; also 9TH ST, 740 E; Rosine Oettinger et al agt Saml Rhonheimer et al; partition; Kurzman & Frankenheimer, attys.

136TH st, 340 E; also OPDYKE AV, ss, 400 w 2d, 25x100; Delia Leonard agt Jos J Leonard et al; partition; E W Norris, atty.

Riverdale av —s, land formerly belonging to Lisperard Stewart, containing 13.958 acres; Bronx; John C Rodgers agt David Stewart et al; partition; Boothby, Baldwin & Hardy, attys.

19TH st, 235 E; also 4TH ST, 153-7 E; also 5TH AV, 2,082; Wm W McGovern agt Jno B McGovern et al; partition; T A McGrath, atty.

30TH st, 541 W; Thos O'Brien agt Jno Malone et al; specific performance; J E Duross, atty.

JULY 5.

Boston Turnpike rd, ns, adj lands Geo Faile & Thos Secord, containing about 2 acres, Bronx; Mt Vernon Trust Co agt Ellen Fitzgerald et al; partition; A F Gescheidt, atty.

Lot 18, sec 11, blk 2958, Bronx; Tax Liens Co of N Y agt Blanche S Durell et al (foreclosure of transfer of tax lien); W Lustgarten, atty.

14TH st, 524 E; Luigi Andreozzi et al agt Rosina Sabatini et al (action to foreclose mechanic's lien; Menken Bros, attys.

Borough of Brooklyn.

JUNE 27.

Rogers av, es, 141.8 n Malbone, runs e 99.10x37.6 to road leading from Flatbush to Bedford xw35xnw58.7 to av xs43.8 to beg; Nickolaus Etringer agt Cathern Armstrong & ano.

Atlantic av 693; Emma B Gallagher & ano agt Jno W Bolton; to set aside deed; C Harwood, atty.

E 31ST st, es, 100 n Av N, 40x100; Jas Turnbull agt Anna Brown et al; G M Moskowit, atty.

President st, ss, 275 n New York av, 50x127.9; Margt A Ball agt Mary Kilfoy et al; partition; Niebrugge & Maxfield, attys.

Central av, nes, 70 se Central av, 25x 78; Wm C Siegert & ano agt Sol Sherman et al; Weinberg Bros, attys.

CORPORATIONS.

Table of corporations including Bayside Infirmary Co; Hellenie American Paper Box Co; Jno P Milliken Co; J H & C K Eagle Inc; Chas T Wills Inc; American National Ins Co; Fredk A Smith Co; F K Roberts Co; N Y Central Storage Co.

CORPORATIONS.

Table of corporations including J H & C K Eagle Inc; Chas T Wills Inc; American National Ins Co; Fredk A Smith Co; F K Roberts Co; N Y Central Storage Co.

Borough of Brooklyn.

JUNE 27, 28, 29, JULY 1 & 2.

Table of names and addresses including Ainslie, Geo H; Same; Ainslie, Geo H & Anna; Ainslie, Geo H; Barbera, Giuseppina; Batesman, Emma; Ciancinino, Peter; Cuming, Maria; Cuming, Maria A; Du Bois, Anna S; Drapkin, Harry L; Hulse, Eunice J; Hogeman, Adrian T; Horenberg, Fritz; Herlich, Geo Jr; Isaacs, Gabriel; Jarashow, Nathan; Koppel, Mendel; Koplowitz, Burko; Korn, Benj; Kiefhaber, Ernest; Lack, Jos J; Lite, David; Maddalo, Pasquale; Meyer, Louis; Meyers, Saml; Magenheim, Jos; Meller, Osias; Mapes, Demorest H; Parodi, Eugene L; Rio, Maria; Rosenthal, Isidor; Szepeana, Anna; Sherofsky, Saml; Trazasaker, Mary; Tyler, Jas G; Weiss, Herman.

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JUNE 29, JULY 1, 2, 3, 5.

Table of names and addresses including Ackerman, Saml; Ainslie, Geo H; Amcott, Meyer & Jos; Beckelman, Harris & Rosie; Biegelaisen, Herman; Berman, Saml; Bristor, Mary E; Broderick, Jno A; Brower, Wm L; Baum, Henry; Cameron, Maude W; Cohn, Harris; Cohn, Meyer L; Cassidy, Margt; Davis, Marietta; Dickstein, Saml; Eckhoff, Jno H; Enos, Gertrude B; Ehr Gott, Eliz W; Eltherman, Abr; Fush, Geo J; Fraser, Horatio N; Fox, Henry E; Fogarty, Nannie; Glassheim, Nathan; Gerlelt, August; Grass, Philip; Herricks, Julius; Herrick, Julius.

CORPORATIONS.

Table of corporations including New York Evening Journal Pub Co; Same; Newark Meadows Improvement Co; Same; Obermeyer & Leibmann; Pacific Coast Casualty Co; American Sugar Refining Co; Purdy Constn Co.

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

Livonia av, ns, 90 e Ashford, runs e90 to Cleveland x190xw180 to Ashford xsl19x e90x38xw90 to Ashford xsl14xe90xsl19 to beg; Bensonhurst Co agt Pauline Weisberg et al; H L Thompson, atty.

Park st, nws, 150 ne Bway, 25x100; Title Guar & Trust Co & ano as trstes agt Solar Amusement Co et al; H L Thompson, atty.

Eastern pkwy, ss, 148 e Kingston av, 22 x120.7; State Bank agt Parkway South Realty Co et al; J J Schwartz, atty.

Eastern pkwy, ss, 170 e Kingston av, 22 x120.7; same agt same; same atty.

Prospect pl, ss, at swc Wash av, runs w142.10xsl131xe50xn54.8xnel15.9 to av xn 32.6 to beg; Interborough Sash & Door Co agt Howard De Graw Co & ano; to foreclose mech lien; Simon & Weinstein, attys.

Hart st, ss, 355 e Throop av, 17.6x100; Church Charity Foundation of L I agt Goldie Stolper et al; T F Redmond, atty.

Lee av, nes, 100 nw Wilson, runs nel10.7 xnw25.5xn27.6xw62.6xs3.6xse—xsw99.9 to Lee av xse75 to beg; Title Guar & Trust Co agt Corse Payton & ano; T F Redmond, atty.

21ST st, nes, 300 nw 5 av, 50x100.2; Title Guar & Trust Co agt Maria G Esposito et al; T F Redmond, atty.

Clermont av, ws, 184.5 s Park pl, 20x100; Title Guar & Trust Co as trste agt Josephine F McDonald & ano; T F Redmond, atty.

Herkimer st, ns, 383.4 e Utica av, 16.8x100; Emma E Hicks agt Barnett Bolki et al; T F Redmond, atty.

Newkirk av, sec E 15th, runs s137xe—to land of the R R Co xn—to av xw61.8 to beg; Jas Moffett agt Herman Peterson as trste et al; specific performance; R E Moffett, atty.

Herkimer st, sec Rockaway av, 17.6x80; Susan McV Hemenway as extr & trste agt Kate Shackleton et al; Everett, Clarke & Benedict, attys.

Fairview pl, svs Martense, 19.8x100; Germania Savgs Bank, Kings Co, agt Sarah D Fogelson et al; Wingate & Cullen, attys.

Fairview pl, ws, 19.8 s Martense, 18.8x100; same agt same; same attys.

Fairview pl, ws, 38.4 s Martense, 20x100 x19.4x100; same agt same; same attys.

Hamilton av, 271-3; also CLINTON ST, 574; U S Trust Co as trste agt Fredk Tilney et al; W M Powell, atty.

JUNE 28.

Av M, sec E 3d, runs s, 144.6xne—xn97.9 to Av M xw80xsl100xw20xn100 to Av M xw 60 to beg; also Av M, sec E 4th, runs s 68.6 xne—xn10 to Av M xw200 to beg; also Av M, nec E 3d, runs e20xn100xe20xsl100 to Av M xel20xn100xe40 to E 4th xn220 to Lafayette ct xw200 to E 3d xs320 to beg; also Av M, nec E 4th, runs e40xn100xe60 xsl100 to Av M xel100 to E 5th xn200xw100 xn40xe100 to E 5th xn40xw100xn40 to Lafayette ct xw100 to E 4th xs320 to beg; also E 5TH ST, es, 43.8 n Av M, runs n260.2 to Ocean pkwy xn184.7 thence parallel with Av M 150xn20xw100 to E 5th xs276.3 to beg; also E 5TH ST, nec Lafayette ct, runs n100xne—xsl131.8 to Lafayette ct, xw100 to beg; E 5TH ST, ws, 60 n Lafayette ct, runs w100xs20xw100 to E 4th xn17.9xne—xsl116.5 to beg; Newman & Carey Co agt New Haven & New York Realty Corp; attachment; Jonas, Lazansky & Neuburger, attys.

Lee av, nes, 100 nw Wilson, runs nel10.7 xnw25.5xn27.6xw62.6xs3.6xse—xsw99.9 to Lee av xse75 to beg; Albt J Douglass agt Corse Payton & ano; to foreclose mech lien; L C Grover, atty.

60TH st, ns, 260 w 13 av, 20x100.2; Francis F Ripley agt Almerinda Prete et al; H J Davenport, atty.

1ST pl, 43; Helen V V Maitland as extr agt Annie A Walsh et al; Stewart & Shearer, attys.

57TH st, ss, 140 e 13 av, runs s100.2xe 44.6xn50.3 to st xw20 to beg; Jas S Alexander as gdn agt Henrietta B Christenson et al; H J Davenport, atty.

Pennsylvania av, es, 150 n Pitkin av, 25x100; Louis Hurwitz & ano agt Howard De Graw Co et al; to foreclose Mech Lien; Simon & Weinstein, attys.

Church av, ss, 80 w E 34th, 20x80; Fred H Pouch & ano as extr agt Sarah D Fogelson et al; Wm Langdon, atty.

Foster av nws, 60 ne E 101st, 40x100; Greenpoint Polish Co-operative Savgs & Loan Assn agt Annie Brozonowitz et al; G C Schnitzer, atty.

Broadway, ss, 135.8 w Bklyn & Jamaica Plank rd, runs w121.8xw78.2xe106.10xn—to beg; Brenton H Collins agt Fredk A Reid et al; J M Wainwright, atty.

59TH st, ss, 240 w 13 av, 40x100.2; Kate Cowenhoven agt Chas D Mayer et al; Chas H Lott, atty.

S 1ST st, ss, 255 e Driggs av, 37.6x100; Abr E Lefcourt & ano agt Hyman Halprin et al; Krakauer & Peters, attys.

JUNE 29.

Gravesend av, sec Av N, 20x82; Sidney J Fleet agt Elevated & Subway Realty Co et al; H O Dobson, atty.

E 7TH st, es, 266 n Av U, runs n63.6xe 120.6xs32.5xs124 to beg; Bklyn Trust Co as trste agt Wyoming Improvement Co et al; H M Bellinger, Jr, atty.

Flushing av, ss, 50 w North Oxford, 25x110.7x25.6x105.5; Owen Ahearn agt Wolf Rudnick et al; H L Thompson, atty.

JULY 1.

Park av, ns, 162 w Delmonico pl, 125x100; also BAY 32D, nws, 180 sw Benson av, 60x96.8; also BAY 32D, nws, 240 sw Benson av, 60x96.8; May E Jagel & ano agt Julius C Jagel et al; partition; E S Griffing, atty.

Union st, ns, 132.3 e 5 av, 29.10x95; South Bklyn Savgs Instn agt Sarah E Mansfield et al; Coombs & Whitney, attys.

Bay av, nes, being lot 172 on map of prop of United Freemans Land Assn No 3; A Philip Frankel agt Sabina Heath & ano; H O Patterson, atty.

Argyle rd, ws, 400 n Beverly rd, 50x100; Chas A Tatum agt Helen M Adams et al; H L Thompson, atty.

Schenectady av, ws, 54.5 s Sterling pl, 26.4x100; Chas A Mayer & ano agt Frank L Alexander et al; Jonas, Lazansky & Neuburger, attys.

Vermont st, ws, 150 n Blake av, 50x100; Chas I Rosenblum agt Wodahy Realty Co et al; to foreclose mech lien; Alex Sachs, atty.

73D st, ns, 304 w 11 av, 28x100; Jno P Steich agt Ainsworth Realty Co et al; W H Smith, atty.

73D st, ns, 276 w 11 av, 28x100; same agt same; same atty.

73D st, ns, 424 e 10 av, 28x100; Jno P Steich agt Morris Berry et al; W H Smith, atty.

Central av, nes, 50 nw Jefferson, 25x100; Laurent S Mitchell agt Antonino Cacioppo et al; J G Giambalvo, atty.

JULY 2.

Lawrence av, ns, 107.10 e Bergen la, 36x100; Title Guar & Trust Co agt Chas F Mathews & ano; T F Redmond, atty.

12TH st, ss, 402.9 e 8 av, 20x100; Catskill Savgs Bank agt Jos P Mulqueen et al; T F Redmond, atty.

Ocean pkwy nwc Lawrence av, runs w 126.4xn100xel171 to Parkway xsl09.6 to beg Mary R Hatfield agt Peter Ravenhall et al; T F Redmond, atty.

Pitkin av, ss, 23.7 e Eastern pkwy ext, runs s120xw20xs203.4 to East N Y av xne 48.2xn296.5 to Pitkin av xw20 to beg; Mary Goell agt Jacob D Gordon et al; M N Koven, atty.

Harrison av, 37; Robt Hildebrandt & ano agt Jno Hoffman, Jr, & ano; to set aside a deed; Jno T Walsh, atty.

Lincoln rd, ss, 460 e Flatbush av, 50x105; Rhinebeck Savings Bank agt Chas A Smith et al; T F Redmond, atty.

Belmont av, nwc Cleveland, 20x90; Wm H Nostrand agt Herman Luwisch et al; Wyckoff, Clark & Frost, attys.

Lots 113, 114 & south half of lot 115 in blk 4765 on map of M L McLaughlin & Co's 2d addition of Bklyn, said map filed in Register's office Dec'02, also LOTS 39, 68 & 69 in blk 4738 on same map; also E 58TH ST, ws, 300 n Beverly rd, 20x100; also BEVERLY RD, ss, 60 e E 58th, 20x100; Albt R Kleine agt Milton S Kistler et al; Wm W Butcher, atty.

E 18TH st, 95, es, 215.3 s Church av, runs e34.6 to land of Clark xnw127 to E 18th xsl34.11 to beg; Max Stenberg agt Jno Luck et al; N D Shapiro, atty.

Pitkin av, ns, 80 w Vermont av, 20x100; Bushwick Savgs Bank agt Jacob Hyman et al; Rufus L Scott, atty.

Beaver st, svs, 80 nw Park st or pl, 20x91.6; State of N Y agt Harry Zirinsky et al; to recover possession; Thos Carmody, atty.

Monroe st, 183, ns, 200 w Nostrand av, 25x80; Margt I Strachan agt Carrie H Riddle & ano; to set aside deed; J G Quinn, Jr, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JUNE 29.

214TH st, ss, lot 38, map of new Village of Jerome, Bronx; Agnes W MacVicar agt Francesca Colletti et al; Knox & Dooling, attys.

Intervale av, ws, 141 n Freeman, 37.6x100; Fredk W Sauer agt Frank A Wahlig Co et al; E W Chambers, atty.

Broadway, nec Chambers runs n51.3 to Reade xe225.4xs50xe2xs101.3xw228.2 to beg, excepting ns Chambers, 100.3 e Bway, 23x90.5x23x90.3; Horace Russell et al exrs agt Felix Isman et al; J S Darcy, atty.

Washington av, ws, 217.8 s 166th, 25x200, Bronx; Dollar Svgs Bank of City of N Y agt Isaac Hyman et al; Lexow, Mackellar & Wells, attys.

128TH st, 58 W; German Svgs Bank of City of N Y agt Saml M Rosendorf et al; Amend & Amend, attys.

4TH st, ns, 172.7 e Av D, 67.10x96x irreg; Julius Mautner agt Ernest Blume et al; E Jacobus, atty.

Hamilton av, 38; Wm C Bowers agt Morris Rosen et al; M S Borland, atty.

68TH st, 306 W; Jno C W Pilgrim agt Louisa Corson et al; H F Lippold, atty.

Bryant av, ws, 125 s Jennings, 25x100; Geo Singer agt Otto Muller et al; A & H Bloch, attys.

JULY 1.

Lots 26-8, map of Lohbauer Park, Bronx; Kath P Loewi agt Rebecca Del Gaudio; L S Morris, atty.

Lot 31, map of Lohbauer Park, Bronx; Kath P Loewi agt Jos Ryan et al; L S Morris, atty.

183D st, 709 E; Isidore Londner agt Emil Gunsburger et al; S Wechsler, atty.

Broadway, nes, lots 30-31, map of 12th Ward; Jas H DuBois agt Michl M McDermott; W V Simpson, atty.

JULY 2.

Lots 115 to 117; map of Estate of Lewis Gouverneur Morris, Bronx; Saml A Archibald Jr agt Plymton Constr Co et al; amended; H D Patton, atty.

80TH st, ss, 348 e Av A, 50x102.2; Herman Stark agt Martin Gennus et al; P S Seligman, atty.

Palisade av, es, 336 s River, 182x385x irreg; Merchants Exchange Natl Bank of City of N Y agt Geo D Eldridge et al; S B Robinson, atty.

Barker av, ws, 25 n Elizabeth, 25x100; Bronx; Geo S King agt Max Oldsheim et al; L Burgess, atty.

5TH av, ws, 71 s 132d, 19x75; Stephen H Jackson agt Abraham Berney; S H Jackson, atty.

Greene st, 91; Morris B Goldberger agt Leon Realty Co et al; Rosen & Phillips, attys.

Delancy st, swc Mulberry st, 100x35x irreg; State Bank agt Michele Brigante et al; J A Kohn, atty.

98TH st, ss, 160 e 3 av, 25x100.11; Lawyers Mortgage Co loans Minnie Finkelstein et al; Cary & Carroll, attys.

Pitt st, ws, 100 n Grand, 25x100; Frank J Dupignac agt Barnet Fishman et al; R C Dorsett, atty.

JULY 3.

164TH st, 869 E; Bernhard Lichtenstein agt Sadie O Alexander et al; I M Levy, atty.

1ST av, 949; Julia Bachrach agt Morris Seiken et al; I Cohen, atty.

7TH av, ws, 25 n 132d, 24.9x100; American Bible Society agt Mary A O'Gara et al; Harris & Towne, atty.

181ST st, ns, 391 w Lenox av, 18x99.11; Queen Mab Co agt Berntha Holland et al; Fressinger & Newcombe, attys.

Decatur av, sec 199th, 49.6x100; Isabella Runk agt Park Realty Co et al; F P Hummel, atty.

145TH st, svs, 100 se College av, 25x100; Hariem Savings Bank agt Rose S Attila et al; E S Chinch, atty.

Essex st, es, 52.6 s of Rivington, 17.6x50; Dora Davis agt Rubin Auerbach et al; E E Hoeng, atty.

Cottage pl, 5; John Bussing Jr et al agt Elizabeth Williams et al; S Williams, atty.

Purdy st, es, 905 n of Starling av, 25x148; Margaret McGill agt Thos J Dunn et al; J J K O'Kennedy, atty.

99TH st, ss, 200 e Columbus av, 25x100.11; Morris S Thompson agt Navarre Realty Corp et al; G F Warren Jr, atty.

148TH st, 309 W; Julius Levy agt Moritz Goldstein et al; amended; M Cooper, atty.

JULY 5.

Andrews av, es, 248.11 s Fordham rd, 25x100; Warren F Leggett et al agt Arthur R Wellwood et al; Cary & Carroll, attys.

Andrews av, es, 223.11 s Fordham rd, 25x100; Emma Biehn agt Arthur R Wellwood et al; Cary & Carroll, attys.

Mott av, sec 144th, 50x100; also MOTT AV, es, 50 s 144th, 50x100; Jno E Simons agt Rockville Real Estate Co; M S Hart, atty.

Fox st, 576; Peter Karsten agt Jos Leitner et al; A L Martin, atty.

Riverside dr, nec 151st, 103.9x173.1; Chas M Rosenthal agt Sillon Constn Co et al; E A Landauer, atty.

Pleasant av, ws, lot 52, map of Olinville, Bronx, 27x100; American Savings Bank agt Wm Smith et al; Irwin & Orr, attys.

Av A, 24; leasehold; Julius Gumpel et al agt Francis Bossong et al; action to set aside conveyance; Feiner & Maass, attys.

82D st, swc Madison av, 36x102.2; U S Trust Co of NY agt 26 East 82d Street Co et al; amended; Stewart & Shearer, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JUNE 29 and JULY 1.

No Building Loan Contracts filed these days.

JULY 2.

26TH st, swc 11 av, 593.3 to 13 av x202.8 to 25th; United States Trust Co of N Y loans Real Estate & Improv Co of Baltimore City to erect a —sty bldg; — payments, 500,000

4TH av, ws, 79 n 25th, 19.9x175; N Y Life Ins Co loans Israel Unterberg to erect a 16-sty store & lofts; 9 payments, 650,000

Tremont av, ss, 100 e Monroe av, 209.11 x84.6xirreg; Lawyers Title Ins & Trust Co loans August Jacob Constr Co to erect five 5-sty apartments; 8 payments, 115,000

137TH st, ss, 100 e Brook av, 45x100; Harris Mandelbaum loans Seventh Avenue Amusement Co to erect a 5-sty amusement hall; 6 payments, 30,000

81ST st., ns, 215.5 w Amsterdam av, 182.8 x102.2; Leo M Klein & Saml Jackson loan Chas Brogan Inc to erect a 12-sty building; — payments. 35,000

Glenon av., ss, 50 e Commonwealth av, 25x106; Mary D Lesser loans Louisa E Delner to erect a 2-sty dwelling; — payments. 3,500

JULY 3.

Sherman av., nwc Isnam, 100x100; Stephen W Collins loans Dyckman Constr. Co to erect two 5-sty apartments; 10 payments. 71,500

Sherman av., nwc Academy, 100x100; Minturn P Collins loans Dyckman Constr. Co. to erect two 5-sty apartments; 10 payments. 71,500

Simpson st., ws, 205.7 s Westchester av, 41x104.7; Adelphi Bldg & Constr Co loans Simpson Constr Co to erect a 5-sty apartment; 12 payments. 25,000

Simpson st., ws, 205.7 s Westchester av, 42x104.3; same loans Simpson Constr Co to erect a 5-sty apartment; 12 payments. 25,000

Anthony av., ws, 190.1 n 173d, 105.3x irreg to Clay av; Bronx Investment Co loans Melwin Realty & Constr Co to erect two 5-sty apartments; 10 payments. 70,000

Simpson st., ws, 246.7 s Westchester av, 41x104.7; Adelphi Bldg & Constr Co loans Simpson Constr Co to erect a 5-sty apartment; 12 payments. 25,000

JULY 5.

17TH st., ss, 363 e 8 av, 75x84; City Mtg Co loans Neslo Bldg Co; to erect a 5-sty apartment; 11 payments. 115,000

Fox st., ws, 291.7 s 167th, 37.6x100; same loans Reliable Constr Co; to erect a 5-sty apartment; 11 payments. 26,000

Fox st., ws, 254.1 s 167th, 37.6x100; same loans same; to erect a 5-sty apartment; 11 payments. 26,000

Lexington av., es, 19.6 n 62d, 34x70; Jessie Gillender loans Albt Klenk; to make an alteration; — payments. 42,000

Boston rd., es, 101.2 n Minford pl, 42.6x 100; City Mortgage Co loans Trask Bldg Co; to erect a 5-sty apartment; 11 payments. 30,000

173D st., ns, 50 e Minford pl, 50x67.5; same loans same; to erect a 5-sty apartment; 11 payments. 27,500

Boston rd., es, 101.2 n Minford pl, 42.6x 100; same loans same; to erect a 5-sty apartment; 11 payments. 30,000

Minford pl., nec 173d, 53.6x50x irreg; City Mortgage Co loans Trask Bldg Co; to erect a 5-sty apartment; 11 payments. 37,500

ATTACHMENTS.

Manhattan and Bronx.

JUNE 27.

No Attachments filed this day.

JUNE 28.

Prince Tire Co; Wm Himmelreich; \$2,900.45; King & Booth.

JUNE 29.

No Attachments filed this day.

JULY 1.

Hendryx Cyanide Machinery Co; Hill Pub Co; \$1,134.16; J M Gorman.

JULY 2.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JUNE 27, 28, 29, JULY 1 & 2.

Atwell Contracting & Constn Co. 90 West.. Wickes Bros. Boilers, Valves, &c. \$575

Allen Constn Co. Vermilyea av, 149-51 Consolidated Gas Co. Ranges. 279

Gumple, Morris. 203 W 107.. Consolidated Gas Co. Ranges. 135

Goodstein, Harry. 125 W 115.. Consolidated Gas Co. Ranges. 78

Major Realty Co. 70 & 73 Morningside av W.. Consolidated Gas Co. Ranges. 153

Marchiony, Frank. 260 Grand.. Eureka Chandelier Co. Gas & Electric Fixt. 125 Mulhern Steam Heating Co. 676 Riverside dr.. Consolidated Gas Co. Range 163

Otis Elevator Co. Centre st, ws, bet Walker & White.. Abington Constn Co. Elevator. (R) 9,500

Rene Constn Co. 458-60 W 143.. Consolidated Gas Co. Ranges. 103

Stubenvoll, F P. Valentine av, swc 197 Northern Union Gas Co. Ranges. 78

Whites Restaurant Co. 1162 Bway.. Consolidated Gas Co. Ranges. 180

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JUNE 27, 28, 29, JULY 1 & 2.

Clermont Constn Co. Wyckoff av nr 3 av.. Lincoln Mantel Co. Mantel, &c. \$250

Howard Degrav Co. Wash av & Prospect pl.. I A Sheppard & Co. Ranges. 646

Harbor Veiv Constn Co. 6 av & 53d.. Colonial Mantel & Refrigerator Co. Consols, &c. 500

MECHANICS' LIENS.

Manhattan and Bronx.

JUNE 29.

109TH st., 231 E; Frank Straub agt Anthony Nachrio (176). 10.00

88TH st., 180 W; Morris Hankin et al agt Jane Benedict & Julian Benedict (177). 330.00

47TH st., 43 W; Morris Siegfried agt Jno B Tailer & Albert H Higbie (178). 95.00

Stanton st., 61-3; A Pardi Tile Co agt — Lewitt (179). 40.00

Beck st., ss, 95 e Prospect av, 200x125; Keystone Natl Powder Co agt Aldebaran Co & Sanirio Nappi (180). 100.54

Pond pl., 2779; Jos Stodel agt Frank Wetzel (181). 8.88

3D st., ns, 104 e Bowery, 25x100; P J Heaney Co agt Wyoming Realty Co & Sanarcano & Varrone (182). 428.05

Riverside drive., 524; S Siegel Inc agt United States Lien Co & Fredk W Jockel (183). 184.50

Monroe av., nec 174th, 25x85; Ast Bros agt Fredk Weller Jr & Ernest Meeker; renewal (184). 100.00

JULY 1.

3D st., 5 E; Jno Sammartano et al agt Wyoming Realty Co (1). 550.00

Fort Schuyler rd., ss, 125 e Latting, 25x 133; Jos Newman agt Mary F McGrail (2). 1,774.00

White Plains av., 4826; Chas E Jones agt Jacob Brandon (3). 144.20

41ST st., 221 W; also 42D ST, 224 W; E I Du Pont De Nemours Powder Co agt Asa G Candler & Patk Reddy (4). 645.23

165TH st., 166TH st, Broadway & St Nicholas av, block &c; E I Du Pont De Nemours Powder Co agt Fox-Hippodrome Co & Bway & 165th St Realty Co & Patk Reddy (5). 852.82

Madison av., 1759; Morris Marks agt Williams & Grodzinsky & Gordon & Stein (6). 160.00

JULY 2.

Washington av., 1471; Robt E La Velle agt Mondschlein & Co (7). 150.00

Freeman st., 968; Dan W Bassel agt Marie H Beran & Wm Simpson (8). 35.00

Westchester av., 2311-5; H Chefetz & Son agt Glover Constr Co (9). 70.00

Eldridge st., 74-76; Jacob Weingarten agt Leopold Hellinger & G Risenberg & M Gottesman (10). 185.00

45TH st., 152-4 W; H B Smith Co agt May Irwin & Wm J Levins (11). 485.65

Audubon av., es, 74.11 n 183rd, 20x100; Wm O Fredenburg agt W 184th St Constr Co & Giannattasio Constr Co (12). 56.25

Maitland av., nec Harrison av, 47x95; Philip H Krausch agt Bartholdi Mfg Co (13). 1,215.50

Church st., 6; Jas T Clark agt Jno Robinson & Jno Kennedy & Son (14). 273.80

JULY 3.

8TH av., 711-5; Jos Hirsch agt Wm W Astor, Jacob Harris & Chas Newmark; renewal (15). 225.00

Cauldwell av., nec Westchester av, 100x 100; Hull, Grippen & Co agt Lebanon Hospital Assoc & Martin & Mandel (16). 35.87

11TH st., 17-9 E; same agt Isaacs & Co & Martin & Mandel (17). 20.70

48TH st., 155-9 W; Sam S Glauber Inc agt Cramp Co & Louis Farkas (18). 479.03

48TH st., 155-61 W; Louis Greenberg agt C Wm Funk & Louis Farkas (19). 336.88

45TH st., 152-4 W; Paul Scherbnier Iron Works agt May Irwin or Eisfeldt & Wm Henderson Inc (20). 373.00

West End av., nec 83d, 81x150x irreg; E I Du Pont De Nemours Powder Co agt Isaac Meyer & Son & Patrick Reddy (21). 104.53

147TH st., 512 W; same agt United Elec Light & Power Co, Patrick Reddy, sub-contractor & Geo A Fuller Co (22). 50.37

JULY 5.

Fletcher av., nec Washington av, 93x 140; D Pizzutiello Co agt Nora Constn Co (23). 725.00

13TH st., 427-9 E; American Elevator Co agt Carisbrooke Realty Co & Coles Constn Co (24). 462.50

Amsterdam av., 133-5; American Pump & Tank Co agt Jno J Mooney & G D Suddam (25). 174.00

48TH st., 155-61 W; Wm Rosenbaum & Bro agt Finance Co of Pennsylvania, Cramp & Co & Louis Farkas (26). 451.72

68TH st., 29 W; Wm H B Disbrow agt Louis Veltin & Hamilton M Weed (27). 50.00

Rutgers st., 22; Philip Silverman agt Eva Feifer (28). 90.00

Lorillard pl., es, 271 n 3 av, 50x100; Jno Sammartano agt Pierce Constn Co (29). 250.00

48TH st., ns, 125 e 7 av, 95x100; J L Mott Iron Works agt Finance Co of Pennsylvania, Cramp & Co & Louis Farkas (30). 1,300.00

4TH av., 450-4; Felber Engineering Wks agt Quadam Realty Holding Co & De Forest Corp, Wm Henderson, Inc, & Jas Kelly (31). 116.00

Borough of Brooklyn.

JUNE 27.

47TH st., swc 4 av, 103x100; Harry Marcus Iron Works agt Max Belinsky & Belinsky Constn Co. 1,450.00

Lott av., nwc Bristol, 60x100; Frank Klein agt Bristol Bldg Co & Max Kosonofsky. 700.00

West st., ws, 20 s 40th, 40x95; Rubin Musicant agt First Congregation of Kensington Fifereth Israel & Harry Jacobson & "John" Rosenstein. 125.00

Watkin st., ws, 150 s Lott av, 240x100; Empire City Lumber Co agt Watkin-Stone Bldg Co. 550.30

Prospect pl., swc Wash av, runs w142.10 xs131x—xnell5.9 to av xn37.6 to beg; Thos Rhodes agt Howard De Graw Co. 440.00

JUNE 28.

New York av., es, from Park pl to Sterling pl, —x—; W H Smith Heating Co agt Bklyn Methodist Episcopal Home & Jno Kennedy & Son (Inc). 3,268.87

East New York av., 1649; Morris Glazer agt Estate of Saml Cohn & Saml Cohn. 25.78

56TH st., ss, 409.11 e 18 av, 40x100; Nathan Sulsky agt Victoria, Vincent, Jennie & Jno Ragona & Lilla & Salvatore Chisari. 140.00

Pennsylvania av., es, 150 n Pitkin av, 25 x110; Metropolitan Lumber Co agt Howard De Graw Co & Abr Fuchs. 434.70

Prospect pl., swc Wash av, 142.10x131x irreg; Metropolitan Lumber Co agt Howard De Graw Co. 162.42

New York av., es, from Sterling to Park pl, 255.7x300; W H Palen's Sons agt Bklyn Methodist Episcopal Church Home & Jno Kennedy & Son. 7,178.90

JUNE 29.

Sheridans Walk., es, 548 s Surf av, 326x 62; Zack's Lumber Co agt Geo C & Mary E Tilyou, L A Thompson Scenic Railway Co & Edw Mooney. 217.12

New Jersey av., ws, 112.6 n Glenmore av, 87.6x100; Hochman's Sons Iron Works agt Purdy Constn Co. 1,030.00

Greene av., 60; Commonwealth Roofing Co agt J H Sterling, M D & Jno Kennedy & Son. 95.39

Quincy st., 371; Commonwealth Roofing Co agt Danl L Brush & Jno Kennedy & Son. 156.45

Bedford av., es, from President to Carroll, 260xirregular; Hochman's Sons Iron Works agt Ontario Bldg Co. 926.75

New York av., es, from Park pl to Sterling pl, 255.7x350; Yale & Towne Mfg Co agt Bklyn Methodist Episcopal Church Home & Jno Kennedy & Son. 600.00

JULY 1.

Chester st., es, 100 n Livonia av, 150x 100; Hershman Goldberg & Tartasky agt Pauline Constn Co & Chas Ratner. 252.00

Gates av., nws, 255.5 ne Bushwick av, 60x100; Hyman Rubenstein & ano agt Rose Cummins & M I Shannon. 61.10

New York av., es, from Sterling pl to Park pl, —x300; Jos Bloch agt Bklyn Methodist Episcopal Church Home & Jno Kennedy & Son. 1,550.00

Lafayette av., 2; Bushwick Parquet Floor Co agt Ira Perego & Norman A Etter & Norman A Etter Co. 12.00

6TH av., nec 55th, 102x80; McCloskey Bros agt Harry W Lippman & Lippman Realty Co. 1,500.00

Park av., ss, 20 e Sanford, 100x200; Wm Fetner agt Bklyn Heights R R Co & Bklyn Rapid Transit Co & Geo Guthrie, Wm McGarry & Jas Shortel. 195.00

Ocean pkwy., es, 827.9 n Coney Island Plank rd, 220x148; Louis Marx & Son agt Penn Constn Co. 1,965.75

Watkins st., es, 150 s Lott av, 240x100; Klein Material Co agt Watkins-Stone Bldg Co. 64.85

W 29TH st., es, 130 n Mermaid av, 60x 118; Solomons Cornice, Skylight & Roofing Works agt Christoforo Marrazzo. 80.00

6TH av., nec 55th, 100x80; Libovitz & Stark East N Y Cornice Works agt Lippman Realty Co. 840.00

18TH av., es, from 62d to 63d, 200x100; Isidor Polivnick agt Lippman Realty Co & Harry W Lippman. 2,200.00

6TH av., nec 55th, 100x100; E J McLaughlin Co agt Lippmann Realty Co & Harry W Lippman. 1,288.56

6TH av., nec 55th, 100.2x80; Martense Contracting Co agt Lippman Realty Co. 1,250.00

Same prop; Weiss & Singer (Inc) agt Harry W Lippmann & Lippmann Realty Co. 4,100.00

Same prop; Wm Fishkind agt Lippman Realty Co, Harry W Lippman & Jerome Konheim. 1,600.00

18TH av., es, from 62d & 63d, 200x100; E J McLaughlin agt Lippmann Realty Co & Harry W Lippman. 2,421.83

Same prop; Martense Contracting Co agt same. 2,250.00

JULY 2.

55TH st., nec 6 av, 80x100; Greenberg & Schlecker agt Lippman Realty Co. 2,050.00

E 10TH st., 1259; Reinhard Hall agt Jos Deutsch & Max Frank. 81.25

New York av., es, from Sterling to Park pl, —x300; Atkins Iron Works agt Bklyn Methodist Episcopal Church Home & Jno Kennedy & Son Inc. 1,610.20

TABLE FOR FIGURING QUEENS TAX BILLS.

Rate for 1912 for Queens Is 1.84— Tabulated by the Department of Taxes.

Table with 12 columns: Assessed Valuation, Tax, Assessed Valuation, Tax, Assessed Valuation, Tax, Assessed Valuation, Tax, Assessed Valuation, Tax, Assessed Valuation, Tax. Rows 1-43.

New York av, sec Park pl, —x—; Coleman & Krause Inc agt Methodist Episcopal Home for the Aged & Jno Kennedy & Son Inc. 1,322.00
New Lots av, ns, from Hinsdale to Williams av, 200x100; Bernard Cohen & ano agt Gordon Bldg Co. 263.50
55TH st, nec 6 av, 80x100; Bell Fireproofing Co agt Lippman Realty Co. 71.95
18TH av, es, from 62d to 63d, 200x100; Bell Fireproofing Co agt Lippman Realty Co. 94.00
Same prop; Hyman Goldberg agt same. 900.00
Essex st, es, 96.2 s Atlantic av, 75x100; Jacob Sulsky agt J D Cohen Inc & "Joseph" D Cohen. 555.00
Hendrix st, swc Livonia av, 100x100; Schluchter Bros agt Hendrix Bldg Co, Jos Randazza, Pres. 108.63
56TH st, ss, 260 w 6 av, 40x100.2; Carmine Carraturo agt M & J Constn Co & Jos Maskowitz. 275.00
Logan st, 592; Louis Milchman agt Emma C Kornder & Fahie Berkeley. 63.00
E 13TH st, ws, 380 s Av N, 20x100; Bay-side Sash & Door Co agt Chas E Carl-ton & Slocum Park Constn Co. 525.00
Same prop; Fredk W Starr agt same. 487.08
55TH st, nec 6 av, 80x100.2; Benj Lien agt Lippman Realty Co. 430.00
New Jersey av, ws, 200 s Liberty av, 87.6x100; Benj Finger agt Purdy Constn Co & Cohen & Weinstein. 40.00
18TH av, es, from 62d to 63d, 200x100; Rafelson & Forman agt Lippman Realty Co & Harry Lippman. 700.00

Freeman st, 968; same agt Jno Doe et al; June10'12. 280.00
Morris av, 591; Jno Gillies Co Inc agt 591 Morris Av Co et al; June26'12. 814.86
Bleecker st, 170; Otto Melin agt Estate of N Low et al; Mar22'12. 5,420.68
JULY 3.
S2ND st, 520 E; Jos H Goldblatt agt Pauline Gingold et al; Apr8'12. 118.00
S2D st, 530 E; Jos Fried agt same; May 16'12. 47.50
5TH av, swc 111th; Harry B Lenft agt Chas I Weinstein Realty Co; Feb16'12. 150.00
261ST st, nwc Palisade av; Ames Trans-fer Co agt Sisters of Charity of St Vin-cent De Paul et al; June17'12. 1,045.54
Canal st, sec Mulberry; Bessie S Shapiro agt Arthur P Derby et al; May 31'12. 145.00
78TH st, 41 E; Harry C Beaven agt Jno B White et al; May23'10. 4,446.66
S3D st, 320 W; Savarese Bros Painting & Decorating Co agt Rexter Realty Co et al; June15'12. 50.00
JULY 5.
Av A, 97-9; Rubin Fisher et al agt Edw Klein et al; June14'12. 81.00
126TH st, 66 W; Frank E Marten et al agt Harry C Birdsall et al; Apr24'12. 53.16
3D st, 285 E; Morris B Herman agt Abr Heller et al; Apr18'11. 425.00
236TH st, ss, 130 e Carpenter av; Bur-ton & Fenton agt Koellsted Constn Co et al; Apr20'12. 901.27
236TH st, ss, 105 e Carpenter av; same agt same; Apr20'12. 863.62

Watkins st, 513; Sobelman & Feinberg agt Cona & Geatano Namorato; June26 '12. 75.00
JULY 2.
Bedford av, es, bet President & Carroll sts, —x—; Max H Steinhardt agt Ontario Bldg Co; June7'12. 639.50
57TH st, ns, 140 e 7 av, 140x100; Jacob S Sulsky agt York Penn Co; June21'12. 1,225.00
57TH st, ns, 420 w 8 av, —x—; Martense Contracting Co agt York Penn Co & Home Title Co; May20'12. 147.29
Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ORDERS

Borough of Brooklyn.

JUNE 27.

Bergen st, ss, 424 w Rockaway av, 40x 100; Jos Malkin on State Bank to pay Con-struction Material & Coal Co. 142.00
Bristol st, nwc Lott av, —x—; Bristol Bldg Co on J Lehrenkraus & Sons to pay Colwell Lead Co. 300.00
Same prop; Borignaux & Healey on Bristol Bldg Co to pay same. 300.00
Same prop; same on same to pay same. 325.00
W 29TH st, es, 130 n Mermaid av, 119x 60; Christoforo Morrazzo on Home Title Ins Co to pay Constn Material & Coal Co. 502.02
E 25TH st, es, 400 n Av K, 35x100; also 26TH ST, ws, 440 n Av K, 29x100; St Marks Bldg Co on Home Title Ins Co to pay Eastern Wood Working Co. 400.00
Park pl, — cor New York av, —x—; M E Home, W H Smith Heating Co on Jno Kennedy & Son to pay Cornell & Under-hill. 678.48
JUNE 28.
New Lots av, nec Williams av, 100x100; Hegeman Bldg Co on Title Ins Co of NY to pay Louis Kroll. 215.00
JUNE 29.
No Orders filed this day.
JULY 1.
W 29th st, es, 130 n Mermaid av, 60x 118.10; Christoforo Morrazzo on Home Title Ins Co to pay Pasquale Grillo. 275.00
JULY 2.
E 26TH st, ws, 440 n Av K, 29x100; also E 25TH ST, es, 400 n Av K, 35x100; St Marks Bldg Co on Home Title Ins Co to pay G Ciccone & Co. 75.00
West st, ws, 50 n 40th, 107x95; Jos B Thomson Real Estate Co on U S Title Co to pay Frank Trombolis. 310.00
New Lots rd, ns, 88 w Alabama av, 200x 158 to Williams av; Hegeman Bldg Co on Title Ins Co to pay I Wolovitz. 400.00

Borough of Brooklyn.

JUNE 27.

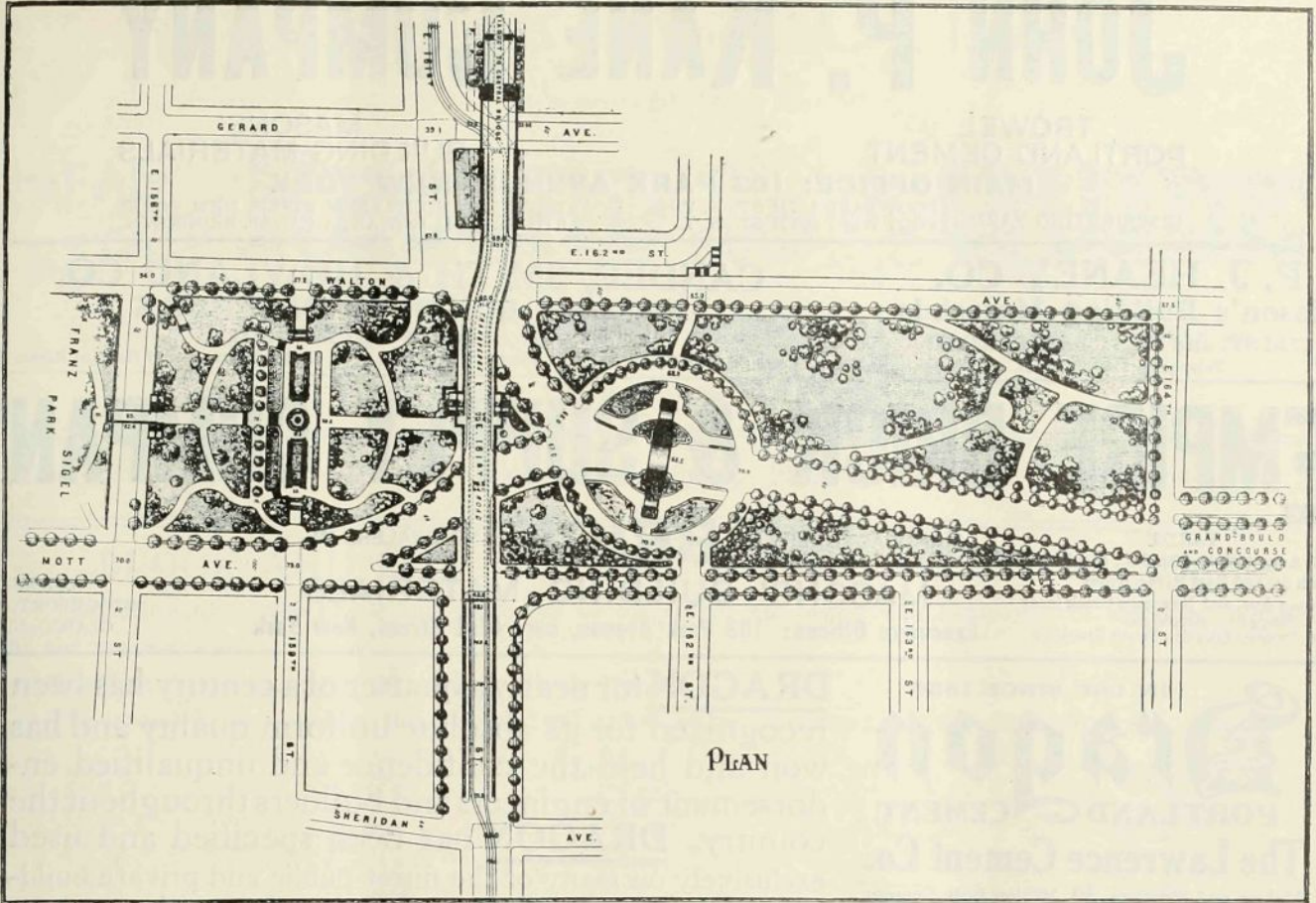
Neptune av, nec E 3d, —x—; Zock's Lumber Co agt Jacob Sommer (Inc); June 6'12. 83.32
New Lots av, ss, from Vermont to Wy-ona, 200x97x200x97; Bklyn Kalamein Door Co agt Wyona Bldg Co; June17'12. 278.00
Chester st, es, 100.3 n Riverdale av, 150 x100; Chester Contracting Co agt Pauline Constn Co; June1'12. 109.50
JUNE 28.
Watkins st, es, 150 s Lott av, 240x100; Empire City Lumber Co agt Watkin-Stone Bldg Co; June27'12. 550.30
74TH st, ns, 166.6 e 6 av, —x—; Wm Robb agt Lippmann Realty Co & Harry W Lippmann; Apr24'12. 400.00
Williams av, es, 200 s Blake av, 100x 100; Bklyn Kalamein Door Co agt Grant Bldg Co; June17'12. 350.00
JUNE 29.
Bay 34TH st, es, 200 s Benson av, 60x 100; M Blitstein agt Ernest Miller, F B Kistler & Jno Mooney. 185.00
JULY 1.
Eastern pkwy ext, ns, 209.3 eSchenectady av, 150x121; Manhattan Rolling Mills agt Penn-Liberty Co & Greenberg & Schleck er; May13'12. 1,825.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JUNE 29.

Washington st, 807; Robt A Kaeck agt Garrett H Freeborn et al; June1'12. 32.25
125TH st, 540 W; Roof Maintenance Co agt T J Costello et al; Aug21'11. 95.00
Horatio st, 105-7; Hay Foundry & Iron Wks agt Saml V Hoffman et al; June8'12. 2,825.00
120TH st, ss, 150 e Amsterdam av; Edw F Rosch Co agt Jos H Davis Bldg Co et al; May6'12. 6,753.83
JULY 1.
No Satisfied Mechanics' Liens filed this day.
JULY 2.
Starling av, ss, 50 e Olmstead av; W A Mallett Co agt Starling Realty Co et al; May15'12. 212.46
Olmstead av, es, 105 s Starling av; same agt same; May15'12. 212.46
11TH av, 212-6; Sykes Co agt Martin Zinn et al; May9'12. 4,287.85
Freeman st, swc Simpson; Salvatore Zimbardi agt Jno J Tomich et al; June 10'12. 345.00



TRANSVERSE ROAD UNDER THE GRAND BOULEVARD AND CONCOURSE.

161st street is being extended by means of a tunnel under the boulevard, and trolley cars will run through to Manhattan by way of Central Bridge.

MINIMUM GAS PRESSURE.

An Order From the Public Service Commission—Result of an Investigation.

The Public Service Commission on Wednesday, July 3, 1912, served upon the companies furnishing gas in the Borough of Manhattan an order fixing a minimum gas pressure to be maintained by the companies and prescribing various restrictions upon the common variations in such pressure. The order of the commission provides that the pressure at the consumer's end of the company's service pipes should never be less than two inches water column. The opinion of the commission, written by Commissioner Maltbie, as the result of an extended investigation, states that the companies affected by the order have not attempted hitherto to maintain a minimum pressure in excess of one and one-half inches at the end of the service pipes, and that instances have been found where the pressure was less than this figure. The variations are also said to have been frequent and in many instances so excessive as to be annoying, if not actually dangerous.

The opinion and order of the commission also deals with the matter of variations in pressure and provides that on and after July 1, 1913, the maximum daily pressure variation, independent of momentary and pulsating variations in pressure, shall not exceed three inches water column on any two consecutive days. After July 1, 1914, the daily pressure variation is specified not to exceed two and one-half inches, and after July 1, 1915, not to exceed two inches water column, on two consecutive days. Regulations are also prescribed as to the maximum momentary pressure variation and the maximum pulsating pressure variation after July 1, 1913.

The order of the commission was made as the result of an exhaustive investigation into gas pressure conditions in which the commission was assisted by Professor William A. Baehr, a consulting gas engineer of Chicago. Upon the basis of Professor Baehr's report, extended hearings as to suggested pressure regulations were held, Commissioner Maltbie presiding. The taking-up of the matter by the commission necessarily followed the decision of the Supreme Court of the United States in 1909 in the so-called Eighty-cent Gas Case involving the Consolidated Gas Company, in which the Supreme Court of the United States held unconstitutional the provision of Chapter 125 of the Laws of 1906 that the pres-

sure of illuminating gas in service mains should not be less than one inch nor more than two and one-half inches. Since that decision, gas companies in this city have been freed from all restrictions as to gas pressure and variation except the statutory obligation to provide a pressure sufficient to insure a light of 22 c.p. and the requirements of the proposals for bid or estimates for the supply of gas for public lighting under the Department of Water Supply, Gas and Electricity that the pressure shall be not less than one and one-half inches water column. One inch water column pressure is the pressure required to balance a column of water one inch high.

Since the Public Service Commission was vested with power to prescribe proper regulations as to gas service and pressure, the commission has been in receipt of a considerable number of complaints as to the gas pressure maintained within the City of New York and frequently the extent of variations therein. For the reason that the Borough of Manhattan apparently contains the greatest variety of conditions, the largest number of gas consumers, the largest gas consumption and the maximum congestion of population, it was decided to begin the investigation with the Borough of Manhattan, but the commission indicated its intention to carry the investigation also into the other boroughs.

These Men Will Lay Out Queens' Parks.

Park Commissioner Walter G. Eliot of Queens has made two important appointments which practically completes his staff of officials. David E. Austen was appointed superintendent of parks, and William J. Zartman was made principal assistant engineer of the department.

David E. Austen, the newly appointed superintendent, is widely known in Brooklyn, Queens and Manhattan. He was for many years in the Finance Department of the City of New York and became Receiver of Taxes therein at a salary of \$7,000 per year, which position he held until the present administration took office.

Mr. Zartman, named as principal assistant engineer, recently resigned the Superintendency of Parks in Brooklyn in order that he might be able to inaugurate an extensive improvement of an engineering and landscape character in New Jersey. This having been accomplished, he now feels at liberty to return to city work and prefers to do it in a position which would be in line with his technical education and personal preferences, especially in the new field which Queens has opened up in its parks.

Fighting For Manhattan Bridge Privileges.

Manhattan Bridge has been nominally opened for two years and a half, and actually so only to teams and pedestrians. There has been no traffic by cars, which was mainly what the bridge was built for. A new company has sought a franchise for its use for a line to run from the North River to the intersection of Fulton street with Flatbush avenue, and, while the application is still pending before the Board of Estimate, the Bridge Commissioner has granted a revocable permit to the New York Railways Company, owning the old Metropolitan system, and the Third Avenue Railroad Company on this side of the river, and the Brooklyn Rapid Transit and Coney Island & Brooklyn Railroad companies on the other side, for a temporary service over the bridge. Tracks are being laid for the purpose and the companies are preparing platforms at either end of the bridge for their use. Each will give transfers to and from its own lines and the city's tracks over the bridge for a single 5-cent fare, and carry passengers over the bridge line for 3 cents, or two tickets for 5 cents; but there will be no interchange between the lines on either side. The arrangement is similar to that at the Williamsburg Bridge.

Over Noisy Cars.

The Public Service Commission this week served upon the Nassau Electric Railroad Company and the Brooklyn Heights Railroad Company an order for a hearing as to the condition of their tracks and switches at and near the junction of Bergen street and Kingston avenue, Brooklyn. The commission has been in receipt of numerous complaints of excessive noise from car operation at that point due, it was alleged, to the defective condition of the tracks and switches at that point and also to the practice of the companies of using that route for the sending of their cars to the barns for storage.

The hearing was set for July 9 at 2 p. m. and Commissioner Williams was designated to conduct the hearing.

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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. XC

No. 2312

New York, July 6, 1912

(1) 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.

58-3-4	803-34 & 38	1271-58	1657-21	1961-45
69-15	812-42-43	1290-02½	1664-7 & 31	1976-37
113-34	819-29	1300-25	1672-12	1984-59
166-14	821-27	1310-33	1678-51	1986-49 & 92
182-6-8	855-9	1317-16	1709-39½	2007-9
267-30 & 33	857-28	1318-1	1711-41-43½	2011-48
323-20	870-50	1334-12½	1717-33	2038-64
334-49	890-10	1337-4	1720-16	2045-29
351-15	896-23-24	1339-7-8	1729-7-9	2089-21
352-68	915-29	1345-11	1753-17	2091-22 & 24
357-11	934-46	1347-42-43	1755-62	2097-14
379-4	939-25-27	1397-27 & 44	1757-42½	2108-65
384-11	954-12	1404-23½	1770-49	2109-1 & 16
390-15	955-48	1408-69½	1776-45-45½ & 47-47½	2120-59
391-59	995-17	1409-9½	1777-61-62	2126-pt 1t 28
411-51	1004-37½	1440-25	1795-3	2132-110
432-25	1018-45-49	1448-42	1809-38-38½	2145-4
442-34	1039-23½	1470-47	1815-45	2155-88
463-45	1081-13	1471-3	1820-2-4	2163-28
479-14	1093-42-44	1472-47	1835-9	2180-487
480-21-22	1115-4	1492-3	1847-51-52	2224-29
488-25-26	1127-44	1498-41	1852-6½	2227-19
516-4-6	1137-61	1515-65½	1858-50	
567-33	1163-7	1527-19	1867-3	
572-43	1197-56	1590-13	1874-3	
600-6-9	1213-62-63	1605-33	1889-29 & 72	556-30
611-15	1221-45	1608-21 & 27	1903-36	719-32
627-49	1222-8½	1612-63	1918-3	742-5
643-40	1223-25	1618-61½	1924-2 & 63	758-7
698-1-2 & 69	1230-31	1620-64	1926-7	769-62
705-64	1236-56	1635-66	1927-2 & 61	1208-61½
761-61	1245-34	1647-16	1931-36	1361-44
769-4	1250-39 & 104	1650-8	1932-13	1921-52
791-33	1253-64	1656-39 & 43	1936-13½	

WILLS.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
admtrx—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted
corp—corporation

cor—corner

c l—centre line

ct—court

certf—certificate

dwg—dwelling

decd—deceased

e—East

exr—executor

extrx—executrix

et al—used instead of several names

foreclos—foreclosure

fr—frame

ft—front

individ—individual

irreg—irregular

impt—improvement

installs—installments

lt—lot

mtg—mortgage

mos—months

mfg—manufacturing

Nos—numbers

n—north

nom—nominal

pt—part

pl—place

PM—Purchase Money Mortgage.

QC—Quit Claim

R T & I—Right, Title & Interest

(R)—referee

rd—road

re mtg—release mtg

ref—referee

sobrn—subordination

sl—slip

sq—square

s—south

s—side

sty—story

sub—subject

strs—stores

stn—stone

st—street

TS—Torrens System.

tnts—tenements

w—west

y—years

O C & 100—other consideration and \$100

CONVEYANCES.

Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

Academy st, nwc Sherman av, see Sherman av, nwc Academy.

Beach st (1:188), ss, 110 w Hudson, 0.10 x 87.6; re mtg; Farmers Loan & Trust Co to Protestant Episcopal Soc for Promoting Religion & Learning in State of NY; May18'10; June28'12. nom

Broome st, 204 (2:352-68), ns, 75 e Norfolk, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Isadore M Levy to Jno L Rubinsky, 119 Henry; 1/2 pt; AT; B&S; AL; May17; July2'12; A\$27,000-41,000. nom

Broome st, 211 (2:351-15), swc Norfolk (Nos 63-5), 25x75, 1-5 & 1-6-sty bk tnts & str; Isaac Topolsky to Jos Price, 211 Broome; mtg \$66,000 & AL; Mar27; July2'12; A\$35,000-50,000. O C & 100

Cathedral pkwy, nec 7 av, see 7 av, 1801.

Charles st, 48 (2:611-15), ss, 181.7 e 4th, 20x95, 3-sty & b bk dwg; Geo F Eschbach EXR, &c, Sarah S Macy to Archibald S Mulligan, 531 River, Hoboken, NJ; June27; June28'12; A\$9,000-11,500. nom

Chrystie st, 211 (?) (2:427-41), ns, abt 185 n Stanton; also at s line land Richd Munson, runs n50xs25xe25xs3.5xe25 to st xn25 to beg, 5-sty bk tnt & str; Salva-tore Cannariato to Paolo Terregrossa, 203 E 78; mtg \$17,750; June25; July2'12; A\$16,000-21,000. nom

Clarkson st, 66-72, see West, 350-2.

Cliff st, 108-12, see Hague, 9-13.

Columbia st, 94 (2:334-49), es, 250 n Rivington, 25x99, 5-sty bk tnt & str; Wm Frankel to Mollie Frankel, 94 Columbia; mtg \$24,000; July3'12; A\$18,000-26,000. nom

Cortlandt st, 87, see Cortlandt, 85, on map 87.

Cortlandt st, 85, on map 87 (1:58-4), ss, 79.7 e West, 22x57.10x22x58, 3-sty bk loft & str bldg; A\$45,500-49,000; also CORTLANDT ST, 87 (1:58-3), ss, 59 e West, 20.10x58x20.4x58, 3-sty bk tnt & str; A\$43,500-48,000; Realty Holding Co to Brown-Weiss Realities, a corpn, 63 Park row; mtg \$67,500 & AL; June24; June29'12. O C & 100

Franklin st, 199-200, see Washington, 341-7.

Gansevoort st, 94-8 (2:643), ss, 124.6 e West, 60.6x84.2x59.8x83.5, owned by party 1st pt; also LAND adj above on s, —x—, owned by party 2d pt; also HORATIO ST, ns, in rear of above owned by party 2d pt; party wall agmt, &c; Hy P & Geo K Kirkham with Saml V Hoffman, at Morristown, NJ; Farmers Loan & Trust Co, 22 Wm & Wm H Harris, 140 W 57, as TRSTES Eugene A Hoffman; June14; June28'12. nom

Hague st, 9-13 (1:113-34), nec Cliff (Nos 108-12) runs ne66.4xn92.11&5.8xw54.9 to es Cliff xsw104 to beg, 4&5-sty bk storage; Frederic S Mason to Margt D Mason, 11 5 av; mtg \$40,000; June21; July2'12; A\$38,000-57,000. O C & 100

Horatio st, 7 on map 5 (2:627-49), nwc 4th (Nos 340-2), 24x40, 2 & 3-sty bk tnts & str; Maurice Myers to Gault Realty Co, a corp, 170 Bway; mtg \$9,500; July1; July2'12; A\$9,000-10,000. O C & 100

Horatio st, 7 on map 5; Gault Realty Co to State & City Realty Co, a corp, 170 Bway; mtg \$9,500; July1; July2'12; nom

Isham st, nwc Sherman av, see Sherman av, nwc Isham.

Ludlow st, 156 (2:411-51), es, 50 s Stanton, 25x87.6, 5-sty bk tnt & str; Abr Rundbaken to Dorothea Rohland, 2844 Decatur av; mtg \$26,550; May29; June29'12; A\$23,000-32,000. O C & 100

Madison st, 363 (1:267-33), ns, 311.2 e Scammel, 23.9x96, 5-sty bk tnt & str; Mary A T Farmer, widow, to Bernard A Ottenberg, 495 West End av; July1; July2'12; A\$13,000-18,000. O C & 100

Madison st, 357 (1:267-30), ns, 239.9 e Scammel, 23.9x96, 5-sty bk tnt & str; Moritz Heuberg to Rose Freund, 51 Columbia; QC; July1; July3'12; A\$15,000-23,000. nom

Madison st, 357; Moritz Heuberg Mfg Co to same; mtg \$18,500; July1; July3'12. nom

Maiden la, 97 (1:69-15), ns, 79.5 e Gold, 21x62.3x21x63.4, 4-sty bk loft & str bldg; Jefferson M Levy et al to Geo W Tubbs, 406 W 58; B&S; June28; July2'12; A\$35,000-40,000. nom

Maiden la, 97 (1:69-15), ns, 79.5 e Gold, 21x62.3x21x63.4, 4-sty bk loft & str bldg; Geo W Tubbs to L Napoleon Levy, 18 E 72; AL; July1; July3'12; A\$35,000-40,000. nom

Mangin st, 69 (2:323-20), ws, 100 s Rivington, 25x99, 5-sty bk tnt & str; Phoenix Ingraham ref to Wilkins Turnbull, 127 E 64, & Ethel Turnbull, at Worcester la, Waltham, Mass; FORECLOS, May 24; July2; July3'12; A\$9,000-23,000. 21,100

Mission pl, 56, see Park 1-2.

Mott st, 202-4, see Spring, 26-8.

Mulberry st, 110 1/2 (misc) the business; power of atty; Rosina R Di Lalla to Guiseppe Di Lalla; June15; July3'12.

Norfolk st, 63-5, see Broome, 211.

Park st, 1-2 (1:166-14), nwc Mission pl (No 56), runs n41.5xw82.2xs25.2xsw6.7xs 15 to Park, xe85 to beg, 5-sty bk factory; Henry B Morse to Eliz W Morse his mother at Nantucket, Mass; AT; B&S; June11; July3'12; A\$40,000-60,000. gift

Spring st 26-8 (2:479-14), sec Mott (Nos 202-4), 47.7x91.5x46.7x102.8, 6-sty bk tnt & str; Jno H Bodine to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; AL; June28; July1'12; A\$55,000-115,000. nom

Spring st, 34-6 (30-2), (2:480-21-22), ss, 50.9 w Mott, 51.1x136.1x49.7x125.9, 2 2-sty bk tnts & str & 1-sty fr rear storage; Anna Nicolini to N Y Dispensary, a corp, 145 Worth; mtg \$32,500; July1; July2'12; A\$47,000-48,000. O C & 100

Suffolk st, 142 (2:349-6), es, 225.2 n Rivington, 24.9x100, 5-sty bk tnt & str; re mtg; Edmund Bittiner EXR Louis Meisel to Sol Loewensohn at Rochelle ter, Pelham Manor, NY; 1/2 pt; QC; June7; July1'12; A\$24,000-36,000. nom

Suffolk st, 142; re mtg; same as TRSTE to same; 1/2 pt; QC; June7; July1'12. 250

Suffolk st, 142; Sol Loewensohn et al to Augusta Byck, 535 W 151; 1/2 pt; mtg \$34,000 & AL; July1'12. O C & 100

Thompson st, 132, see Thompson, 134 1/2.

Thompson st, 134 (132 1/2) (2:516-5), es, 155 n Prince, 20x96x20x95.10, 3-sty bk tnt & str; Edw De Witt TRSTE Fredk H Grosz to Citizens Investing Co, 226 Lafayette; June26; July3'12; A\$12,000-12,500. 13,750

Thompson st, 134 1/2 (2:516-6), es, 175 n Prince, 20x96.2x20x96, 3-sty bk tnt & str; A\$12,000-12,500; also THOMPSON ST, 132 (2:516-4), es, 135 n Prince, 20x95.10x20x95.8, 3-sty bk tnt & str; A\$12,000-12,500; Saml J Silberman et al to Citizens Investing Co, a corp, 226 Lafayette; mtg \$22,000; June10; July3'12. O C & 100

Washington st, 807 (809) (2:643-40), es, 478.6 n Horatio, runs n18.1xe91xsl2.1xw7xs w5.7xw85.5 to beg, 3-sty bk tnt & str; Garrett H Freeborn to Cornelius C Freeborn, of Palisades or New Milford, NJ; mtg \$5,000; Nov2'08; June28'12; A\$7,500-8,500. nom

Washington st, 807; Cornelius C Freeborn to Geo McCay, 144 Waverly pl; June28'12. O C & 100

Washington st, 341-7 (1:183-6-8), sec Franklin (Nos 199-201), 100.6x61.8, 5-sty bk loft & str bldg; Louis T Romaine & ano as TRSTES to Julia R Van Schaick, 1417 Massachusetts av, Washington, DC; 1-5 pt; AT; B&S; Feb16'11; July3'12; A\$79,000-104,500. 20,000

Washington st, 341-7; Julia R Van Schaick to Benj F Romaine, 247 5 av; Louis T Romaine, 290 West End av, & Girard Romaine, 15 Forest av, Lakewood, NJ; 1-20 pt; B&S; Feb16'11; July3'12. nom

West st, 350-2 (2:600-6-9), sec Clarkson (Nos 66-72), runs s75xe105xs25xe25xn100 to ss Clarkson xw131.10 to beg, 1-2 & 3-sty bk stable & laundry & 1-sty bk & fr str; does not include bldgs thereon except all title to same; Mary Ehrmann to Wm E Aitken, 322 W 57; mtg \$80,000 & AL; July1; July2'12; A\$83,000-92,000. O C & 100

1ST st, 71 E (2:442-34), ss, 57.11 w 1 av, 20.2x35.10x20x33.2, 4-sty bk tnt & str; Conrad Kaltenbach & ano EXRS Katharina Kaltenbach to Augusta Kaltenbach, 69 W 106; July2; July3'12; A\$7,000-9,000. 8,500

2D st, 213 (2:384-11), sws, 100 se Av E, 20x79.6, 4-sty bk tnt & str & 4-sty bk rear tnt; Charlotte C Hollerer to Rosa Christensen, 215 Schaefer, Bklyn; AL; June27; July3'12; A\$14,000-18,000. nom

3D st, 348-50 E (2:357-11), ss, 115 e Av D, 37x105.10, 6-sty bk tnt & str; Abr Plesofsky et al to Maurice Schwarz, 73 E 90; mtg \$44,250; June19; July3'12; A\$24,000-58,000. O C & 100

5TH st, 432 E (2:432-25), ss, 150 w Av A, 25x96.2, 5-sty bk tnt; Philip A Decker, Jr, to Louise wife Philip A Decker, Jr, 246 W 25th; AT; June20; July3'12; A\$17,000-25,000. O C & 100

7TH st, 25 E (2:463-45), ns, 256 e 3 av, 26x75, 5-sty bk tnt; Betty Motz to Jacob Wenner, 25 E 7, 1-6 pt; mtg \$18,000; July1; July3'12; A\$15,000-26,000. O C & 100

8TH st, 299-301 E (2:391-59), ns, 93 e Av B, 48x93.11, 6-sty bk tnt & str; Fredk Gronholz to Wilhelmina K Gronholz, 266 Av A; 1/2 R, T & I; mtg \$50,000; Apr22; July3'12; A\$38,000-68,000. O C & 100

8TH st, 316 E (2:390-15), ss, 288.6 e Av E, 19.10x97.6, 6-sty bk tnt & str; Ethel Zucker to Minnie Mandel, both at 193 Rodney, Bklyn; mtg \$28,500; June26; June28'12; A\$14,000-28,000. nom

9TH st, 3 E (2:567-33), ns, 100 e 5 av, 25x92.3, 3-sty bk dwg, 2-sty ext; re dower; Jean B Beatty to Edw Hannan, 345 E 17; June13; July2'12; A\$24,000-28,500. O C & 100

9TH st, 3 E; Edw Hannan to Fredk W Whitridge, 16 E 11; June28; July2'12. O C & 100

9TH st, 3 E (2:567-33), ns, 100 e 5 av, 25 x92.3, 3-sty bk dwg, 2-sty ext; re dower; Jean B Beatty to Edw Hannan, 345 E 17; AT; QC; June4; July2'12; A\$24,000-28,500. O C & 100

14TH st, 245 E, see 2 av, 231-7.

15TH st, 111 W (3:791-33), ns, 125 w 6 av, 25x103.3, 3-sty bk tnt & str & 3-sty bk rear tnt; Ensign Realty Co to Progress Holding Co, 31 Nassau; mtg \$20,000; July1; July2'12; A\$16,000-20,000. O C & 100

15TH st, 136 E (3:870-50), sws, abt 170 w 3 av, 22x84, 4-sty & b bk dwg; Jacob Spielberg to Harry A Jacot, 210 Ward av, Tompkinsville, B of R; mtg \$14,000; June 14; June29'12; A\$20,000-22,000. O C & 100

17TH st, 15 W (3:819-29), ns, 252 w 5 av, 28x92, 11-sty bk loft & str bldg; Morris Weiss to Fredk F J Hatcliffe, 136 W 103; mtg \$100,000; June25; July3'12; A\$52,000-120,000. nom

19TH st, 21 W (3:821-27), ns, 345 w 5 av, 25x92, 7-sty bk loft & str bldg; Mais-teck Realty Co to Boat & Realty Co, 284 Clinton, Bklyn; mtg \$74,000; June29; July1'12; A\$44,000-P52,000. O C & 100

22D st, 417 E (3:954-12), ns, 237 e 1 av, 23.6x98.9, 2-sty bk stable; Sarah O'Brien to Codevilla Realty Co, a corpn, 638 W 131; mtg \$5,500; July2; July3'12; A\$9,000-9,500. nom

24TH st, 404 E (3:955-48), ss, 106.6 e 1 av, 25x98.9, 5-sty bk tnt; David T Morris to Lawrence Levy, at Stroudsburgh, Pa; mtg \$18,900 & AL; June28'12; A\$10,000-21,000. O C & 100

25TH st, 45 E (3:855-9), ns, 225 w 4 av, 25x98.9, 4-sty & b stn dwg; Isaac V Brokaw to Wyllys Co, a corpn, 100 Wm; June25; July1'12; A\$57,500-64,500. O C & 100

26TH st, 557 W, see 11 av, 246-60.

27TH st, 558 W, see 11 av, 246-60.

27TH st, 101 W (3:803-34), ns, 60 w 6 av, 20x83.5, 3-sty stn loft & str bldg; A\$30,000-32,000; also 6TH av, 455 (3:803-38), ws, 114 s 28th, 20x60, 4-sty stn tnt & str; A\$54,000-59,000; J Romaine Brown & ano EXRS Loyal L Smith to Chas Laue, 152 8 av, Bklyn; AL; June28'12. 90,200

27TH st, 31-3 E (3:857-28), ns, 100 e Mad av, runs n24.9xe0.2xn74xe49.10xs98.9 to st xw50 to beg, 8-sty bk office & str bldg; Geo B Leonard to Abr Arndt, 131 Riverside dr; mtg \$150,000; June10; July2'12; A\$118,000-190,000. O C & 100

29TH st, 312-4 E (3:934-46), ss, 183.4 e 2 av, 41.8x98.9, 6-sty bk tnt & str; Sadie Paskewitz to Beckie Kadin, 1800 7 av; mtg \$49,000; Oct19'11; July2'12; A\$17,500-52,000. nom

29TH st, 312-4 E; Beckie Kadin to Morris Levin, 511 2 av; mtg \$47,500; July1; July2'12. O C & 100

33D st, 345 E (3:939-27), ns, 125 w 1 av, 25x98.9, 4-sty bk tnt & str; Stuyvesant Real Estate Co to Edwin F Kellogg, 350 W 85; B&S; AL; June25; July2'12; A\$10,000-12,500. 12,500

33D st, 341-3 E (3:939-25-26), ns, 150 w 1 av, 45x98.9, 2-4-sty bk tnts; Saml Zaretsky to Morris Zaretsky, 215 Mad; 1/2 of AT or 1/4 of whole; AL; June27; July2'12; A\$18,000-22,000. O C & 500

34TH st, 558-60 W (3:705-64), ss, 138.4 e 11 av, 50x98.9, 2-sty bk storage & 1 & 2-sty bk & fr rear stable; Henry S Coffin to Euphemia S Coffin, 13 W 57; mtg \$20,000 & AL; June4; June28'12; A\$30,000-32,000. O C & 100

34TH st, W (3:705), ss, 138 e 11 av, strip, 0.4x98.9; Edmund Coffin to Euphemia S Coffin, 13 W 57; B&S; June28'12. nom

34TH st, 113 E (3:890-10), ns, 162.6 e Park av, 21x98.9, 4-sty stn tnt & str Kath K Phelan to Anna P K Taylor, 226 W 70; mtg \$52,000; May21; June29'12; A\$52,500-56,500. O C & 100

38TH st, 348 W (3:761-61), ss, 150 e 1 av, 25x98.9, 4-sty bk tnt & str & 3-sty bk rear tnt; asn contract recorded June12'12; Wm W Shaw to Geo Kern, 496 9 av; AT; July1; July2'12; A\$12,000-18,000. nom

38TH st, 348 W (3:761-61), ss, 150 e 9 av, 25x98.9, 4-sty bk tnt & str & 3-sty bk rear tnt; Margt Lutz to Geo Kern, 496 9 av; AL; July1; July2'12; A\$12,000-18,000. 22,000

41ST st, 327 E (5:1334-12 1/2), ns, 290 e 2 av, 20x98.9, 3-sty & b stn dwg; Edw O'Neill to Dennis J Hickey, cor Main & Pine st, Newark, Ohio; mtg \$12,000; June 28; June29'12; A\$6,500-9,000. O C & 100

42D st, 133 W (4:995-17), ns, 247.10 e Bway, 20x100.5, 5-sty stn office & str bldg, 2-sty ext; Lydia B Gray to David C Folwell, 743 Shirley, Phila, Pa; mtg \$100,000 & AL; June26; June29'12; A\$125,000-135,000. O C & 100

42D st, 133 W; David C Folwell to Richd Y Cook, at Lansdowne, Pa; mtg \$165,000 & AL; June26; June29'12. O C & 100

43D st, 227 E (5:1317-16), ns, 199.1 w 2 av, 27.11x100.5, 5-sty bk tnt; Franz Sigel as TRSTE to Jno C Eidt, 761 Beck; B&S; June24; July2'12; A\$12,000-26,000. 27,000

43D st, 227 E; Jno F R Ernst to Jno C Eidt, 761 Beck; QC; June27; July2'12. nom

44TH st, 201 E, see 3 av, 703.

45TH st, 139 E (5:1300-25), ns, 260 w 3 av, 22x100.5, 4-sty & b stn dwg; Arthur B Conway to Chas E Miner, 416 W 13; mtg \$15,000 & AL; June29; July3'12; A\$15,500-22,000. nom

46TH st, 616-20 W (4:1093-42-44), ss, 225 w 11 av, 75x100.5, 4-sty bk tnt, 3-sty bk tnt & str, 2-sty fr tnt, 1-sty fr rear stable, & 2 2-sty bk rear tnts; Henry Grunewald et al to 616 to 620 West 46th St Realty Corp, at 43 Exch pl; June15; July3'12; A\$24,000-27,500. O C & 100

46TH st, 309-11 E (5:1339-7-8) ns, 150 e 2 av, 50x100, 2 5-sty bk tnts, str in 311; Abr Sonnenstrahl to Frances Marks, 240 Prospect pl, Bklyn; confirmation deed; mtg \$21,300; June19; June29'12; A\$18,000-32,000. O C & 100

47TH st, 228-36 W (4:1018-45-49), ss, 375 e 8 av, 117.6x100.5, 8-sty bk storage, 2 & 4-sty stn stable & garage; Josephine M Welsh to Jno P Morgan at Freeport, LI; & Arthur J Morgan, 616 W 114; B&S; mtg \$300,000; June24, July2'12; A\$148,000-182,000. nom

48TH st, 317 W (4:1039-23 1/2), ns, 206 w 8 av, 18x100.5, 3-sty & b stn dwg; Sarah Israel to David Israel, 315 W 48; mtg \$13,500; June17; July1'12; A\$12,000-13,500. nom

52D st, 319 E (5:1345-11), ns, 244.6 e 2 av, 20x100.5, 4-sty stn dwg; Geo Sarner to Bertha Sarner, both at 319 E 52; mtg \$6,000; June29'12; A\$8,000-12,000. nom

52D st, 104 W (4:1004-37½), ss, 120 w 6 av, 20x87.10x20.4x91.7, 4-sty stn tnt & str, 1-sty fr ext; Wm Anderson to Jno Bergonzi, 827 6 av; mtg \$22,500 & AL; July 2; July 3'12; A\$24,000-28,000. O C & 100

52D st, 537 W (4:1081-13), ns, 300 e 11 av, 26x100.5, 5-sty bk tnt; Margaretha Eckert to Wm G Gehring, 331 Brown, Union, NJ; mtg \$16,000; July 1; July 3'12; A\$9,000-20,500. O C & 100

55TH st, 161 E, see 3 av, 914.

55TH st, 318 E, see 55th, 316 E.

55TH st, 316 E (5:1347-43), ss, 225 e 2 av, 25x100.5, 4-sty bk tnt; A\$10,000-13,500; also **55TH ST, 318 E** (5:1347-42), ss, 250 e 2 av, 25x100.5, 4-sty bk tnt; A\$10,000-13,500; Jno Brummer to Jos Allen, 244 E 79; mtg \$15,000; June 26; July 2 '12. O C & 100

56TH st, 36 W (5:1271-58), ss, 500 w 5 av, 25x99.4, 5-sty & b bk dwg; Annie K Dale to Louis F Cerlian, 36 E 49; AL; June 26; June 29'12; A\$69,000-93,000. O C & 100

58TH st, 18 E (5:1293-62½), ss, 240 e 5 av, 20x100.5, 4-sty & b stn dwg; G I C Realty Co to Moritz B Philipp, 14 E 60; mtg \$45,000; July 2; July 3'12; A\$55,000-61,000. O C & 100

62D st, 155 E (5:1397-27), ns, 237.6 w 3 av, 12.6x95.5x12.6x95.7, 3-sty & b stn dwg; Sadie C McCarthy to Mary A Dempsey, 215 E 61; mtg \$9,500; June 28; July 2'12; A\$9,500-12,000. O C & 100

62D st, 49-57 W (4:1115-4), ns, 40 e Col av, runs e115xn75.5xe45.1 to ws Bway (No 1887) xn28.11 xw186.6 to es Col av (No 67) xs25.5xe40xs75 to beg, 2-3 & 5-sty bk Colonial theatre; Orpheum Co to B F Keith's N Y Theatres Co, 1493 Bway; AL; July 1; July 2'12; A\$330,000-430,000. O C & 100

63D st, 162 E (5:1397-44), ss, 170 w 3 av, 16x102.7x16x101.10, 3-sty & b stn dwg; Wm H Steinkamp to Geo Draper, 121 E 36, & Dorothy Tuckerman at Tuxedo Park, NY; mtg \$14,000 & AL; June 29; July 2'12; A\$12,500-16,000. O C & 100

66TH st, 162½-64 W, see Ams av, 137.

69TH st, 133 E (5:1404-23½), ns, 311.8 w 3 av, 16.8x ½ blk, 3-sty & b stn dwg; Geo S Hall et al to Carl Taylor, 162 W 54; July 1; July 2'12; A\$13,000-18,000. O C & 100

71ST st, 265 W (4:1163-7), ns, 156 e West End av, 16x92.2, 3-sty & b bk dwg; Lewis T Knox ref to Harriet Nutty, 315 W 97; FORECLOS June 27; July 1; July 2'12; A\$12,500-18,500. 16,000

72D st, 342 E (5:1446), ss, 266.6 w 1 av, 16.8x102.2, owned by parties 2d pt; also 72D ST E, adj above on e owned by parties 1st pt; boundary line agmt & rel of strip lying from 4 to 7 ins w by e line of above described property; Ignatz Offner to Florence Landauer & Berdie T Porter, both at 342 E 72; AT; QC; June 10; July 2'12. nom

74TH st, 326 E (5:1448-42), ss, 250 e 2 av, 25x102.2, 4-sty bk tnt; Benj Benenson to Otto Loeschner, 202 Av A; mtg \$15,000; July 1; July 2'12; A\$9,000-16,000. O C & 100

74TH st, 123 E (5:1409-9½), ns, 170.6 w Lex av, 17x102.2, 3-sty & b stn dwg; Minnie Levy to Fredk P Delafield, 121 E 74; June 28; July 1'12; A\$17,000-21,000. O C & 100

74TH st, 104 E (5:1408-69½), ss, 36 e Park av, 18x74, 3-sty & b stn dwg; re dower; Eliz Knopf formerly wife of Austin T Levy to Austin T Levy, 24 W 45; QC; Nov 8'11; July 3'12; A\$17,000-21,000. nom

74TH st, 104 E; Austin T Levy & ano to Louis Werner, 1855 7 av; AL; June 24; July 3'12. nom

75TH st, 18 W (4:1127-44), ss, 275 w Central Park W, 21x100, 4-sty & b stn dwg; Edw W Browning to Annie B wife Owen Moran, 584 Eagle av; B&S & C G; AL; June 28; June 29'12; A\$21,000-42,000. O C & 100

75TH st, 18 W; Annie B wife Owen Moran to Jos K Wells, 509 W 170, Bronx; AL; June 28; June 29'12. O C & 100

76TH st, 400 E, see 1 av, 1460.

78TH st, 400 E, see 1 av, 1494.

81ST st, 239 E (5:1527-19), ns, 125 w 2 av, 25x102.2, 4-sty stn tnt; Anna C Bagger to Anton J Gerlich, 1511 3 av; B&S; June 28; July 2'12; A\$11,000-17,000. O C & 100

83D st, 320 W (4:1245-34), ss, 175 w West End av, 75x102.2, 7-sty bk tnt; Rexton Realty Co to Irving I Kempner, 44 E 74; July 1; July 2'12; A\$63,000-165,000. O C & 100

83D st, 320 W; Irving I Kempner to 320 W 83d St Co, a corp, 253 Bway; July 1; July 2'12. O C & 100

84TH st, 52 W (4:1197-56), ss, 205.8 e Col av, 16.8x102.2, 3-sty & b stn dwg; Mabel E Hopkins to Geo A Fisher Co, 414 Riverside dr; B&S; July 1; July 2'12; A\$12,500-18,500. nom

87TH st, 112 E (5:1515-65½), ss, 158.10 e Park av, 18.6x100.8, 3-sty & b bk dwg; Rose Freyer to Mary A Thornton, 500 W 143; mtg \$11,000; June 28; July 2'12; A\$10,000-12,000. O C & 100

87TH st, 112 E; Mary A Thornton to Eliz Q Holcombe at Lee, Mass; mtg \$11,000; July 1; July 2'12. nom

87TH st, 72 E (5:1498-41), ss, 80.11 w Park av, 26.10x100.8, 5-sty bk tnt; Fredericka Abele et al EXRS, &c, Christian Abele to Geo Lazarus, 106 W 144; May 16; July 3'12; A\$21,000-33,000. 40,000

87TH st, 72 E; re dower; Fredericka Abele wid to Geo Lazarus, 106 W 144; AT; QC; May 16; July 3'12. nom

87TH st, 72 E; Geo Lazarus to Alma Rosenberg, 65 E 80; Jessie Ash, 1200 Mad av; Blanche Weiler, 1190 Mad av & Agnes Abrahams, 1200 Mad av; mtg \$23,000; July 2; July 3'12. O C & 100

89TH st, 260 W (4:1236-56), ss, 193 e West End av, 16x100.8, 4-sty stn dwg; Chas Gulden to Minna M Coester, 1224 Park pl, Bklyn; July 1'12; A\$11,000-20,000. O C & 100

90TH st, 308 W (4:1250-104), ss, 145 w West End av, 15x100.8, 3 & 4-sty & b stn dwg; Henriette O Glatz to Emilie G Walter, 308 W 90; B&S&CaG; AL; June 27; July 2'12; A\$11,000-20,000. nom

91ST st, 124 W (4:1221-45), ss, 308.4 w Col av, 33.4x100.8, 5-sty bk tnt; Krell Realty Co to Luder Reinken, 124 E 62; mtg \$45,000 & AL; July 2'12; A\$20,000-45,000. O C & 100

91ST st, 157 W (4:1222-8½), ns, 183 e Ams av, 17x100.8, 3-sty & b stn dwg; Mary E Rooney to Jas M Carr & Kate E Munroe both at 495 Lex av; mtg \$12,000; July 2; July 3'12; A\$10,000-18,000. O C & 100

92D st, 121 W (4:1223-23), ns, 238.6 w Col av, 18x100.8, 4-sty & b stn dwg; Linda F Crawford to Abbie R Kenyon, 119 W 92; mtg \$19,000; May 29; July 2'12; A\$11,500-22,500. nom

95TH st, 311, on map 311-5 W (4:1253-64), ns, 225 w West End av, 62.6x100.8, 7-sty bk tnt; Baron Raoul De Graffenried to Baroness Gertrude De Graffenried at Ossining, NY; ½ pt; AT; B&S; June 11; June 29'12; A\$47,000-140,000. nom

97TH st, 227 E (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & str; Sheridan S Norton, ref, to Geo H Coutts, 144 Joralemon, Bklyn; FORECLOS, June 18; June 20; June 28'12; A\$9,000-17,000. 12,000

97TH st, 175 W (7:1852-6½), ns, 137 e Ams av, 17x100.11, 3-sty & b bk dwg; Annie E Dillon to Agatha C Tynan, 508 W 57; mtg \$13,000; July 2; July 3'12; A\$10,200-12,000. O C & 100

99TH st, 67 E (6:1605-33), ns, 75 w Park av, 25x100.11, 5-sty bk tnt; Esther Leibowitz to Jacob Ferdinand, 211 E 85 & Mamie Littwin, 602 Sutter av, Bklyn; AL; June 10; June 12'12; A\$10,000-23,500. (Corrects error in June 15 issue when date and assessed value were omitted.) O C & 100

99TH st, 61 W 47:1835-9), ns, 200 e Col av, 25x100.11, 5-sty stn tnt; Gertrude A Vanderbeck to Jno M Tienken, 324 W 49, & Jno H Wohltmann, 324 W 29; July 2; July 3'12; A\$15,000-24,000. O C & 100

100TH st, 209 E (6:1650-8), ns, 175 e 3 av, 25x100.8, 5-sty bk tnt; Cornelius Leventhal to Martha Windman, 1473 Mad av; mtg \$18,750; June 25; June 28'12; A\$9,000-20,500. O C & 100

100TH st, 317 E (6:1672-12), ns, 260 e 2 av, 40x100.11, 6-sty bk tnt & str; Saml Lorber to Jos Lengel, 860 E 161 & Ernestine Harris, 846 Hewitt pl; 1-3 pt; AT; B&S; mtg \$44,750; June 28; July 2'12; A\$12,500-40,000. O C & 100

101ST st, 324 W (7:1889-29), ss, 221 w West End av, 20x100.11, 5-sty stn dwg; Saml Halperin to Bella Harris, 324 W 101; mtg \$30,000 & AL; Dec 29'11; July 1'12; A\$17,000-33,000. O C & 100

102D st, 55 E (6:1608-27), ns, 140 e Mad av, 40x100.11, 6-sty bk tnt & str; Jesse S Epstein to Zigmat Realty Co, 149 Bway; AL; Sept 10'10; June 28'12 A\$17,500-50,000. nom

102D st, 330 W, see Riverside dr, 295.

104TH st, 140-2 W (7:1858-50) ss, 407.8 w Col av, 52.4x100.11x47.10x101, 5-sty stn tnt; Minnie Schmieder to Conrad Hubert, 446 Central Park W; mtg \$60,000; June 27; June 28'12; A\$34,000-75,000. O C & 100

104TH st, 244 W (7:1875-57), ss, 75.3 w Bway, 40x100.11, 6-sty bk tnt; judgt ordered that debt cause to be removed & cancelled from files of Registers office all papers filed by him abt Feb 6 & 7'11, &c; Gertrude D Hawes plff vs Jos F Snipes deft; June 17; June 28'12; A\$32,000-75,000. Torrens system

104TH st, 244 W; similar judgts as above; same plff vs Saml J Clarke deft; June 17; June 28'12. Torrens system

107TH st, 237 E, see 2 av, 2079.

107TH st, 214-6 E (6:1656-39), ss, 200.8 e 3 av, 43.8x100.11, 6-sty bk tnt & str; Henry H Jackson to Bankers National Realty Co, a corp, 334 5 av; mtg \$48,250; June 27; July 1'12; A\$16,000-46,000. O C & 100

107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Salvatore Gallina to I Salaman & Co, 41 E 11; AT; mtg \$7,000 & AL; June 28'12; A\$8,000-11,500. nom

107TH st, 8-10 E (6:1612-63), ss, 182.5 w Mad av, 41.2x100.11, 6-sty bk tnt; Harris Rogers to Park-Madison Co, a corp, 118-20 N 27; ½ pt; AT; mtg \$50,000; June 21; June 28'12; A\$21,500-56,000. O C & 100

108TH st, 112 E (6:1635-66), ss, 127.4 e Park av, 25.6x100.11x25.4x100.11, 6-sty bk tnt & str; Chas S Simpkins, ref, to Fredk Muller, 75 Holler Allee, Bremen, Germany, & Wm Schall Jr at New London, Conn, as TRSTES of Ag Goettel; FORECLOS June 27; July 1; July 2'12; A\$11,000-31,000. 25,000

113TH st, 18 E (6:1618-61½), ss, 262.6 e 5 av, 18.9x100.11, 5-sty bk tnt & str; Emanuel J Myers to Florence L Mills, 2019 N Broad, Phila, Pa; B&S; June 17; July 3'12; A\$9,500-20,000. nom

113TH st, 303 W (7:1847-52), ns, 100 w 8 av, 25x100.11, 5-sty bk tnt; Johanna wife Julius Jewel to Aug C Nanz, 1834 80th, Bklyn; mtg \$23,000 & AL; July 3'12; A\$15,000-28,000. nom

113TH st, 305 W (7:1847-51), ns, 125 w 8 av, 25x100.11, 5-sty bk tnt; Johanna wife Julius Jewel to Aug C Nanz, 1834 80th, Bklyn; mtg \$23,000 & AL; July 3'12; A\$15,000-28,000. nom

114TH st, 207 E (6:1664-7), ns, 135 e 3 av, 25x100.11, 5-sty stn tnt; Wm Brune to Henry Brune, 207 E 114; mtg \$20,500; July 3'12; A\$9,000-20,500. O C & 100

115TH st, 230 E (6:1664-31), ss, 135 w 2 av, 25x100.11, 5-sty stn tnt; Harry Goldberg to Emma Weinberger, 216 E 115; mtg \$15,000; June 25; June 29'12; A\$10,000-22,500. nom

115TH st, 12 E (6:1620-64), ss, 195 e 5 av, 25x100.11, 5-sty bk tnt; Saml C Feigus to Irma Markiewicz; mtg \$22,500; Dec 15'09; July 3'12; A\$13,000-26,000. O C & 100

116TH st, 420 E (6:1709-39½), ss, 387.7 w Pleasant av, 18.7x100.11, 3-sty & b stn dwg; Mary A Ferrari to Prosper R Ferrari, 174 Pennsylvania av, Rosebank, SI; mtg \$7,500 & AL; June 13; July 1'12; A\$6,500-9,500. O C & 100

116TH st, 600 W, see Bway, swc 116.

117TH st, 423 W (7:1961-45), ns, 149.8 e Ams av, 18x100.11, 4 & 5-sty stn dwg; Wm G Burns et al to Sophia W R Williams, 916 Pine, Phila, Pa, all of; mtg \$14,000; June 10; June 28'12; A\$13,000-21,000. nom

117TH st, 423 W; Kenneth Burns by Frank R Greene GDN to same; AT; B&S; mtg \$14,000; June 20; June 28'12. 2,030.50

118TH st, 1 W, see 5 av, 1460.

118TH st, 408-16 E (6:1711-41-43½), ss, 136.2 e 1 av, 76.6x100.11, 5-2-sty & b stn dwgs; Aroff Realty Co to Nassau Mtg Co, a corp, 31 Nassau; mtg \$30,500 & AL; July 1; July 2'12; A\$22,000-24,500. O C & 100

119TH st, 512 E (6:1815-45), ss, 188 e Pleasant av, 20x100.10, 4-sty stn tnt; Elisabeth S Harvie to May Feeney, 255 W 57; AL; July 2'12; A\$4,000-8,500. O C & 100

119TH st, 100 W, see Lenox av, 167-77.

122D st, 160 E (6:1770-49), ss, 107 e Lex av, 17.4x67.1x17.6x66.4, 2-sty & b bk dwg; Louis Lese et al to Julia Kreizer, Bretton Hall, Bway cor 86 & Emma L Honigman, 204 W 86; mtg \$5,000 & AL; June 29; July 2'12; A\$5,500-6,500. O C & 100

122D st, 424-6 E (6:1809-38-38½), ss, 275 w Pleasant av, 33.4x100.11, 2-3-sty & b stn dwgs; Aroff Realty Co to Nassau Mtg Co, a corp, 31 Nassau; mtg \$12,000 & AL; July 1; July 2'12; A\$7,600-12,000. O C & 100

122D st, 502 W (7:1976-37), ss, 100 w Ams av, 50x95.11, 6-sty bk tnt; Isidor Cohn ref to Hannah Silverstone, 55 E 107; mtg \$61,500 & AL; FORECLOS June 17; July 1'12; A\$38,000-85,000. 10,000

122D st, 160 E (6:1770-49), ss, 107.5 e Lex av, 17.4x67.1x17.6x66.4, 2-sty & b bk dwg; Minnie Rose to Louis Lese & Clara Blumenthal; mtg \$5,000; May 3'10; June 28'12; A\$5,500-6,500. nom

122D st, 264 W, see 8 av, 2272.

126TH st, 200-2 W, see 7 av, 2108-14.

126TH st, 239 W (7:1932-18), ns, 425 e 8 av, 25x99.11, 4-sty stn tnt; Saml & Aug Simon to Abr Weiss, 239 W 126, ½ pt; AT; mtg \$12,000; July 1; July 2'12; A\$14,000-18,500. O C & 100

128TH st W, nec Convent av, see Convent av, nec 128.

128TH st, 158 E (6:1776-47), ss, 260 w 3 av, 18.9x99.11, 3-sty & b stn dwg; Aroff Realty Co to Nassau Mtg Co, a corp, 31 Nassau; mtg \$7,000 & AL; July 1; July 2'12; A\$6,500-8,500. O C & 100

128TH st, 156 E (6:1776-47½), ss, 278.9 w 3 av, 18.9x99.11, 3-sty & b stn dwg; Aroff Realty Co to Nassau Mtg Co, a corp, 31 Nassau; mtg \$5,500 & AL; July 1; July 2'12; A\$6,500-8,500. O C & 100

128TH st, 156-8 E, see 128th, 166 E.

128TH st, 162 E, see 128th, 166 E.

128TH st, 166 E (6:1776-45), ss, 177.3 w 3 av, 19.3x99.11, 3-sty & b bk dwg; A\$7,000-8,500; also 128TH ST, 162 E (6:1776-45½), ss, 215.9 w 3 av, 19.3x99.11, 3-sty & b bk dwg; A\$7,000-8,500; also 128TH ST, 156-8 E (6:1776-47-47½), ss, 260 w 3 av, 37.6x99.11; 2-3-sty & b stn dwgs; A\$13,000-17,000; Wm Bachrach et al to Aroff Realty Co, 149 Bway; mtg \$30,000; Feb 27; July 1'12. nom

129TH st, 118-20 E (6:1777-61-62), ss, 240.2 e Park av, 40x99.11x39.8x99.11, 2-3-sty & b bk dwgs; Aroff Realty Co to Nassau Mtg Co, a corp, 31 Nassau; mtg \$13,000; July 1; July 2'12; A\$12,000-14,000. O C & 100

130TH st, 243 W (7:1936-13½), ns, 306 e 8 av, 18.6x99.11, 3-sty & b stn dwg; Sarah Bernstein to Nich J O'Connell, 1510 Glover; B & S & CaG; Apr 24; July 2'12; A\$9,200-13,000. nom

130TH st, 578 W (7:1984-59), ss, 98.6 e Bway, 23.6x99.11, 2-sty bk bldg; Thos F Rice to Ceri Realty Co, a corp, 11 Cooper st, Manhattan; June 24; July 2'12; A\$10,000-13,000. O C & 100

131ST st, 63-9 W (6:1729-7-9), ns, 135 e Lenox av, 100x99.11, 2-5-sty bk tnts; Danl Dober to Cecelia Z Goldsman, 163 Lenox av; mtg \$80,000 & AL; July 1; July

142D st, 619 W (7:2089-21), ns, 260 w Bway, runs n 99.10xw15x84.8.10x65.1 to st x e14.6 to beg, 3-sty & b stn dwg; Jno G H Meyers ref to 1 Jules Mayer, 321 Riverside dr; correction deed recorded Aug 8'00; FORECLOS Aug 1'00; June 25; July 2'12; A \$6,300-10,000. **8,000**

142D st, 619 W (7:2089-21), ns, 260 w Bway, runs n 99.10xw15x84.8.10x65.1 to st x e14.6 to beg, 3-sty & b stn dwg; I Jules Mayer to M Wilber Dyer, 639 W 142; B&S & C A G; July 1; July 2'12; A \$6,300-10,000. **O C & 100**

143D st, 126-S W (7:2011-48), ss, 350 w Lenox av, 41.8x99.11, 6-sty bk tnt; Pincus Lowenfeld et al to Estelle Wohlegemuth, 207 W 110; mtg \$38,000; July 1; July 2'12; A \$18,000-51,000. **nom**

144TH st, 613-19 W (7:2091-22 & 24), ns, 150 w Bway, 100x99.11, 2 5-sty bk tnts; Plainfield Land & Bldg Co to Linden Farms, a corp, 115 Bway; mtg \$125,000; July 1; July 2'12; A \$50,000-120,000. **nom**

146TH st, 301 W, see 8 av, 2741.

150TH st W, nec Riverside dr, see 150th W, ns, lot begins 99.11 s 151st, &c.

150TH st W (7:2097-14), ns, lot begins 99.11 s 151st & 300 w Bway, runs 99.11x w 96.10 to es Riverside dr (No 730), xn 103.9x125 to beg, vacant; City Real Estate Co to Louis Pincus & Ettie Goldberg; B&S; mtg \$40,000; June 7'06; June 29'12; re-recorded from June 9'06; A \$105,000-105,000. **O C & 100**

159TH st, 475-81 W, see Ams av, 2001-3.

161ST st, 559 W (8:2120-59), ns, 283.8 e Bway, 17x99.11x71.11x99.11, 4-sty & b bk dwg; Flora A Hawkes to Mary Jones, 550 W 162; mtg \$9,000 & AL; June 29; July 2'12; A \$11,200-13,000. **O C & 100**

177TH st, 503-17 W (8:2132-110), ns, bounded e by line 100 w Ams av, w by line 100 e Audubon av, s by line 489.8 n 175th, 170ft & n by line 105.8 & 81.10 s 178th, 5-sty bk tnt; Broadway Amsterdam Av Co to Wm Littauer, at Mount Morris, NY; mtg \$160,000; June 20; July 1'12; A \$52,000-160,000. **O C & 100**

AV C, 150 (2:379-4), es, 68.2 n 9th, 23.11 x 83, 5-sty bk tnt & str; Morris Kronovet & ano to Tony Kopta, 425 E 15; mtg \$20,000; July 2; July 3'12; A \$15,000-21,500. **O C & 100**

Amsterdam av, 473-5 (4:1213-62), es, 25 s 83d, 50x80, 2-5-sty bk tnts & str; Thos McKeown et al to Martha E, Matilda J, Robt G & Saml A McKeown, all at 549 Riverside dr; 1/2 pt; mtg \$40,000; June 27; July 1'12; A \$40,000-60,000. **37,500**

Amsterdam av, 137 (4:1137-61), sec 66th (Nos 162 1/2-164), 20.5x80, 4-sty bk tnt & str & 1-sty bk str; Geo H Engel ref to Geo A Branigan, 707 Jefferson, Defiance, O; mtg \$26,000; FORECLOS, June 14; July 1; July 2'12; A \$19,000-25,000. **5,800**

Amsterdam av, 1462 (7:1986-92), ws, 25 ptn 132d, 25x100, 5-sty bk tnt & str; Harriet I Potter to Geo Baehre, 1/2 pt & Albt Dohrmann, 1/2 pt, both at 1704 Ams av; mtg \$20,000; July 1; July 2'12; A \$14,000-26,000. **O C & 100**

Amsterdam av, 2001-3 (8:2109-1 & 6), n ec 159th (Nos 475-81), 50x126.5 to ws St Nicholas av x 50.10 to 159th x 135.9 to beg; 2 6-sty bk tnts; Hudson Realty Co to Sellwell Realty Co, 115 Bway; mtg \$110,000; July 1; July 2'12; A \$60,000-134,000. **O C & 100**

Amsterdam av, 2496 (8:2155-88), ws, 45.11 s 184th, 22.11x100x22.11x100, 2-sty bk tnt & str; Arolf Realty Co to Chas A Colford, 199 Lenox av; mtg \$12,000; July 1; July 2'12; A \$10,000-14,000. **O C & 100**

Amsterdam av, 1105-7 (7:1867-3), es, 40.11 n 114th, 40x100, 6-sty bk tnt & str; Lulu Quigg to Richd Vallender, 3209 Park av; AL; July 2; July 3'12; A \$37,000-70,000. **nom**

Amsterdam av, 1105-7 (7:1867-3), es, 40.11 n 114th, 40x100, 6-sty bk tnt & str; Richd Vallender to Lulu Quigg, 35 W 83; B&S & C A G; AL; June 27; July 3'12; A \$37,000-70,000. **nom**

Amsterdam av, 464 (4:1230-31), ws, 53.5 n 82d, 27x100, 5-sty bk tnt & str; Albt N Neuhaus & ano to J Calvin Bogert, at Ridgewood, NJ; mtg \$49,500; July 1'12; July 3'12; A \$24,500-40,000. **O C & 100**

Audubon av, 85-7 (8:2126-pt 128), es, 56.7 n 169th, 45x95, 5-sty bk tnt & str; Geo A Fisher Co to Mabel E Hopkins, 52 W 84; mtg \$40,000; July 1; July 2'12; A \$—
\$—. **O C & 100**

Bennett av (8:2180-487), es, 654.8 n 187th, 37.3x100.3x37.2x100.3, vacant; Curtiss P Byron to Theo E Tomlinson, 2109 Bway; mtg \$3,000 A & L; June 25; July 3'12; A \$2,200-2,200. **nom**

Broadway, 1887, see 62d, 49-57 W.

Broadway, 4146 (8:2145-4), es, 71.2 n 175th, 24.5x76x21.5x75.7, 2-sty fr dwg; Danl B Freedman to J Dudley Phillips, 35 Riverside dr; mtg \$7,500 & AL; July 1; July 2'12; A \$10,000-10,200. **nom**

Broadway (7:1896-69-73), swc 116th (No 600), 100.11x100, 12-sty bk tnt & str; re mtg; Realty Operating Co to Paterno Bros, a corp, 600 W 115; QC; July 2'12; A \$181,000-\$. **12,500**

Broadway, 4230 (8:2163-28), es, 76.6 n 179th, 25.6x77.10x25x83, 3-sty bk tnt & str; Sutherland Realty Co to Aug Schierloh, 310 Ams av; B&S; mtg \$10,500; June 29; July 1'12; A \$15,000-21,000. **O C & 100**

Columbus av, 67, see 62d, 49-57 W.

Convent av (7:1968-pt 128), nec 128th, runs n 225x100.6x100.10x8x89 to ns 128th xw 5.1 to beg, vacant; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, a corp, 223 Wooster; QC; June 28; July 2'12; A \$—\$. **90,480**

East End av, 71 (5:1590-13), es, 51.4 s 83d, 25.4x82, 4-sty bk tnt; Rosie Vogel to Noah Kaufman, 14 So 6 av, Mt Vernon, NY; mtg \$9,000; June 27; July 2'12; A \$7,500-14,000. **nom**

Lenox av, 167-77 (7:1903-36), swc 119th (No 100), 100.11x75, 7-sty bk tnt & str; Isaac Mayer et al to Henry Weiss, 627 3 av; mtg \$140,000; May 29; July 1'12; A \$93,000-205,000. **O C & 100**

Madison av, 1403-5 (6:1608-21), es, 50.11 n 102d, 50x100, 6-sty bk tnt & str; Brown Weiss Realty to Bella Amsterdam, 2105 Bway; mtg \$55,000; June 25; June 29'12; A \$34,000-75,000. **O C & 100**

Madison av, 2088 (6:1753-17), ws, 69.11 n 128th, 14x70, 3-sty & b stn dwg; Caroline H Owings to Abr New, 2030 Mad av; July 1; July 2'12; A \$6,500-10,000. **O C & 100**

Mt Morris Park W, 3 (6:1720-16), ws, 40.11 n 120th, 20x85, 4-sty & b stn dwg; Thos J O'Reilly et al EXRS Thos J O'Reilly decd to Jno D Wright, 1 Mt Morris Pk W; mtg \$10,000; June 21; June 24'12; A \$15,000-27,000. (Reprinted from last issue when the deed was incomplete.) **20,300**

Old Broadway, 2380 (7:1986-49), es, 24.8 s 132d, 26.6x111.9x25.3x119.9, 5-sty bk tnt; Clinton W Moffatt to Eva W Day, 103 Rue La Boetie, Paris, France; B&S; AL; June 27'12; A \$10,000-26,000. (Corrects error in last issue when the deed was incomplete.) **nom**

Riverside dr, 295 (7:1889-72), sec 102d (No 330), runs e118x100.11xw22.10x25xw 107.7 to Drive xn 76.11 to beg, 12-sty bk tnt; Rockledge Constn Co to Philip Livingston at Bar Harbor, Me; mtg \$540,000; June 28; July 2'12; A \$165,000-525,000. **O C & 100**

Riverside dr, 730, see 150th W, ns, lot begins 99.11 s 151st, &c.

Sherman av (8:2224-29), nwc Academy, 100x100, vacant; Thos Wilson to Dyckman Constn Co, a corp, 35 Nassau; mtg \$24,745; June 28; July 3'12; A \$22,500-22,500. **O C & 100**

Sherman av (8:2227-19), nwc Isham, 100x100, vacant; Peter A Peterson to Dyckman Constn Co, a corp, 35 Nassau; mtg \$35,000; July 1; July 3'12; A \$22,500-22,500. **nom**

St Nicholas av, 204 (7:1926-7), es, 59.9 n 120th, 29.4x103.7x25x88.3, 5-sty bk tnt; Leon J Joannes to Abr Levinsky, 326 10 av; mtg \$21,000; June 20; July 2'12; A \$16,000-25,000. **O C & 100**

St Nicholas av, 222 (7:1927-2), es, 32.4 n 121st, 29.4x100x25x84.8, 5-sty bk tnt & str; Saml Simon & ano to Abr Weiss, 239 W 126, 1/2 pt; AT; mtg \$15,000; July 1; July 2'12; A \$18,000-27,000. **O C & 100**

St Nicholas av, 945-9 (8:2108-65), ws, 51.9 s 158th, 77.8x82.7x74.10x61.11, 5-sty bk tnt; Chas F Smith to Jno W Sherer, 2 Winnies, East Orange, NJ; mtg \$72,000 & AL; June 27; June 28'12; A \$35,000-78,000. **nom**

St Nicholas av, nec 159th, see Ams av, 2001-3.

West Broadway, 392-4 (2:488-25-26), w s, 140.10 s Spring, 51.5x75x51.8x75, 5-sty bk loft & str bldg; Conrad Hubert to Minnie Schmieder, 221 W 133; mtg \$28,000 & AL; June 27; June 28'12; A \$30,000-44,000. **nom**

West End av, 864 (7:1874-3), es, 40.11 n 102d, 20x92, 4-sty bk dwg; Lillie J Earle to Susannah M Harahan at Montclair, NJ; mtg \$23,000; July 1; July 2'12; A \$17,500-31,000. **O C & 100**

West End av, 617 (4:1250-99), ws, 24 s 90th, 20x90, 4-sty & b stn dwg; Linnie A Calhoun to Bondy Realty Co, a corp, 42 Bway; mtg \$30,000; June 29; July 3'12; A \$18,000-30,000. **O C & 100**

1ST av, 1460 (5:1470-47), sec 76th (No 400), 22.2x78, 4-sty bk tnt & str; Emma W Cone to Dora Salzmann, 75 E Houston; AL; June 28'12; A \$13,500-24,000. **O C & 100**

1ST av, 1460; Dora Salzmann to Jacob Fedelman, 320 E 70; mtg \$28,500; June 28'12. **nom**

1ST av, 1494 (5:1472-47), sec 78th (No 400), 25x73x25.6x77, with all title to 5 ft strip adj on east, 5-sty bk tnt & str; Wm E Degnan to Lena Davis, 1504 1 av; mtg \$37,000; July 1; July 2'12; A \$15,000-33,000. **O C & 100**

1ST av, 1468 (5:1471-3), es, 62.2 n 76th, 20x70, 4-sty bk tnt & str; Louis Perlman to Rudolph Seglowitz, 1457 1 av; mtg \$12,500; July 2; July 3'12; A \$7,500-13,500. **O C & 100**

1ST av, 1209 (5:1440-25), ws, 50.5 n 65th, 25x92, 5-sty bk tnt & str; Bertha Lewitus to Louis Cohn, 1320 51st, Bklyn; mtg \$25,850; July 3'12; A \$12,000-24,000. **O C & 100**

2D av, 627 (3:915-29), ws, 39.9 n 34th, 19.8x76, 4-sty bk tnt & str; Herman R F Heemsoth et al by Chas J F Bohlen GDN to Saml Haas, 637 2 av; AT; B&S; June 28; June 29'12; A \$14,500-18,500. **14,500**

2D av, 2274 (6:1688), es, 25.5 s 117th, 25x84.10; re claims & consent, etc, to station platform extension; Max Tannenbaum et al to Interborough Rapid Transit Co, 165 Bway et al; mtg \$14,000; May 27; June 29'12. **500**

2D av, 2306 (6:1795-3), es, 53 n 118th, 27x80, 5-sty bk tnt & str; Saml Cohen et al to Lillie K & Hattie K Greenwald, both at 24 E 93; mtg \$24,000 & AL; June 26; June 28'12; A \$9,500-18,000. **nom**

2D av, 2270-2 (6:1688), es, 50.5 s 117th, 50.6x84.10; re claims, etc, for station platform ext; Louis Lese to Interborough Rapid Transit Co, 165 Bway et al; mtg \$27,500; May 24; July 2'12. **O C & 100**

2D av, 231-7 (3:896-23-24), nwc 14th (No 245), 103.3x79.3, 2 6-sty bk tnts, str on cor; Louis Manheim to Evarts Holding Co, a corp, 302 Bway; AL; July 1; July 2'12; A \$120,000-205,000. **O C & 100**

2D av, 832 (5:1337-4), es, 73.5 n 44th, 18x 70, 4-sty bk tnt & str; Henrietta K D Klay, heir, & Martin N C H Klay to Simon Karp, 339 E 41; mtg \$8,000 & AL; July 1; July 2'12; A \$9,000-12,500. **O C & 100**

2D av, 2079 (6:1657-21), nwc 107th (No 237), 25x73, 4-sty bk tnt & str; Golde & Cohen, a corp, to Jacob Sternberg, 2079 2 av; mtg \$24,000 & AL; July 1'12; A \$15,000-22,000. **O C & 100**

2D av, 2074 (6:1678-51), es, 50.4 s 107th, 25x99.2, 1 & 3-sty bk str; Herbitens Amusement Co to Francesca La Vita, 238 E 107 & Vito Bonomo, 2091 2 av; June 18; July 1'12; A \$13,000-20,000. **nom**

3D av, 703 (5:1318-1), nec 44th (No 201), 20x80, 4-sty bk tnt & str, 1-sty bk str in st; Mary A McLaughlin to Annie V McLaughlin, 60 E 83; mtg \$20,000; June 25; July 3'12; A \$22,000-30,000. **nom**

3D av, 914 (5:1310-33) nwc 55th (No 161), 25.5x75, 5-sty bk tnt & str; Jessie S Epstein to Zigmat Realty Co, 149 Bway; AL; Sept 10'10; June 28'12; A \$28,000-42,000. **nom**

5TH av, 1460 (6:1717-33), nwc 118th (No 1), 25.11x100, 5-sty bk tnt & str; Harris Rogers to Park-Madison Co, a corp, 118-20 W 27; 1/2 pt; AT; mtg \$45,000; June 21; June 28'12; A \$32,000-51,000. **O C & 100**

5TH av, 992 (5:1492-3), es, 77.2 n 80th, runs s25x110xn20xw10xn5xw100 to beg, 5-sty & b stn dwg, 1 & 2-sty ext; Philip Livingston to Rockledge Constn Co, 160 Bway; mtg \$100,000; June 25; July 2'12; A \$144,000-239,000. **O C & 100**

5TH av, 12 (2:572-43), ws, 28.6 n 8th, 26.3x100, 9 & 10-sty bk tnt; Greystone Holding Co to Waverly Realty Co, a corp, 12 5 av; QC; July 2; July 3'12; A \$57,000-180,000. **O C & 100**

6TH av, 625-7 (3:812-42-43), ws, 98.3 n 36th, 50.6x100, 4-sty bk loft & str bldg; Jno E Marsh EXR, &c, Rolph Marsh to Edw H Van Ingen, 9 E 71; AL; July 1; July 2'12; A \$227,000-236,000. **225,000**

6TH av, 455, see 47th, 101 W.

7TH av, 2265 (7:1918-3), es, 49.11 n 133d, 25x75, 5-sty bk tnt & str; Edw L Meyer to Amelia Bartels, 202 W 103; mtg \$16,000; June 28'12; A \$15,500-23,000. **O C & 100**

7TH av, 1801 (7:1820-2-4), nec Cathedral pkwy, 70.11x100, 1 & 3-sty bk hotel & 2 1-sty fr str; Michl J Leahy to Louis Jacobs, 119 W 111; mtg \$75,000; June 28; July 2'12; A \$92,000-97,500. **O C & 100**

7TH av, 2108-14 (7:1931-36), swc 126th (Nos 200-2), 99.10x125, 6-sty bk theatre, Alhambra; The Orpheum Co to B F Keith's, N Y Theatres Co, 1493 Bway; AL; July 1; July 2'12; A \$165,000-375,000. **O C & 100**

8TH av, 2192 (7:1924-2), es, 25.11 n 118th, 25x80, 5-sty bk tnt & str; Saml & August Simon to Abr Weiss, 239 W 126, 1/2 pt; AT; mtg \$14,000; July 1; July 2'12; A \$19,000-28,25x80, 5-sty bk tnt & str; Saml & August 000. **O C & 105**

8TH av, 2200 (7:1924-63), es, 50.11 s 119th Simon to Abr Weiss, 239 W 126, 1/2 pt; AT; mtg \$14,000; July 1; July 2'12; A \$19,000-28,000. **O C & 100**

8TH av, 188-90 (3:769-4), es, 75 s 20th, 30.11x100, 5-sty stn tnt & str; Wm R Page TRSTE under deed of trust et al to Meyer G Lowenthal, 268 W 21st; mtg \$37,000; July 1; July 2'12; A \$25,000-45,000. **51,500**

8TH av, 2741 (V:2045-29), nwc 146th (No 301), 25x100, 5-sty bk tnt & str; Abr Arndt to Geo B Leonard, 710 Lodi st, Syracuse, NY; mtg \$30,000 & AL; July 1; July 2'12; A \$20,000-40,000. **O C & 100**

8TH av, 2860 (7:2038-64), es, 74.11 s 153d, 25x100, 6-sty bk tnt & str; Benj J Weil to Fanny Gruen, 116 E 90; B&S; AL; July 2; July 3'12; A \$11,000-31,000. **O C & 100**

8TH av, 2860; Fanny Gruen to Benj J Weil, 21 E 82d; B&S; AL; July 2; July 3'12. **O C & 100**

8TH av, 2272 (7:1927-61), sec 122d (No 264), 25x100, 5-sty bk tnt & str; Fredk W Ernst to Lulu M S Ernst his wife, 839 Hunts Point rd; AT; Mar 23; July 3'12; A \$33,000-52,000. **nom**

11TH av, 629 (4:1094), ws, 125.11 s 47th, runs w100xs8.7xsel103.3 to av xn34.11 to beg; asn rents; Esther C Cully to Bronx Security & Brokerage Co, 258 E 138; June 26; June 28'12. **nom**

11TH av, nec 26th, see 11 av, 246-60.

11TH av, 246-60 (3:698-1-2&69), sec 27th (No 558), runs s197.6 to ns 26th (No 557), xel25xn98.8xw24.10xn98.10 to ss 27th xw100.2 to beg, 7-sty bk office & factory; Otis Elevator Co to Otis Bldg Co, a corp, at 11 av & 27th; July 1; July 3'12; A \$117,000-177,000. **nom**

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Appointment of trste (misc); Wolcott G Lane TRSTE Lorillard Spencer decd & Caroline S

WILLS

Borough of Manhattan.

10TH st, 87 E (2:556-30), ns, 125 w 3 av, 25x94.7, 3-sty bk tnt; Chas G Huntmann Est, Fredk Miller EXR, 1934 Bussing av; attys, McFarland, Taylor & Costello, 63 Wall; A\$15,500-20,000. Will Filed June29'12.

18TH st, 359 W (3:742-5), ns, 60 e 9 av, 20x47.4, 4-sty bk tnt; Michl J Scanlan Est Ellen L Scanlan ADMRX, 359 W 18; petition in person; A\$5,000-7,000; Will Filed June29'12.

20TH st, 244 W (3:769-62), ss, 101 e 8 av, 22x73.7, 4-sty bk tnt; Rich Dougherty Est, Emma Dougherty EXTRX, 244 W 20 & Rich E Dougherty EXR, 61 Chatterton av, White Plains, NY; atty, Jas A Lynch, 22 Vesey; A\$9,000-11,500. Will Filed June26'12.

21ST st, 413 W (3:719-32), ns, 175 w 9 av, 22x90, 4-sty bk tnt & — sty bk bldg in rear; Herman Hoops Est, Mary C Hoops EXTRX, 413 W 21; atty, Hugo H Ritterbusch, 80 Maiden la; A\$11,000-15,000; Will Filed June26'12.

34TH st, 363 W (3:758-7), ns, 100 e 1 19x98.9, 5-sty bk tnt; Jno J Butler Est, Chas N Edwards, EXR, 45 Wall; attys, Stewart & Shearer, 45 Wall; A\$20,000-28,000; Will Filed June29'12.

50TH st, 412 E (5:1361-44), ss, 120 e 1 av, 20x90, 3½-sty bk tnt; Sarah Florsheim Est, Harry A Florsheim, EXR, 412 E 50; atty, Milton Mayer, 52 Wm; A\$6,000-9,500; Will Filed June17'12.

95TH st 70 W (4:1208-61—), ss, 80 e Col av, 5-sty bk tnt; Wm F Newkirk Est, Edw T Kennard, EXR, 60 W 129; atty, Jno H Ives, 293 Bway; A\$13,000-23,000; Will Filed June11'12.

137TH st, 142 W (7:1921-52), ss, 275 e 7 av, 22.7x99.11, 3-sty bk dwg; Harriet Collin Est, Francis Collin ADMR, 142 W 137; attys, Harris, Corwin, Gunnison & Meyers, 150 Nassau; A\$9,000-11,000; Will Filed June27'12.

CONVEYANCES

Borough of the Bronx.

Birch st (*), es, 200 s Cornell av, 100x 100; Mary Barry, widow, to Jos A Kazlowski, 3348 Westervelt av; mtg \$2,500; June24; July2'12. O C & 100

Centre st (*), ns, 166.8 w Main, 33.4x 108.3, City Island; Alex Steinhertz to Madeleine A Steinhertz, 904 Av P, Bklyn; June 17; July2'12. O C & 100

Dainage st or 171st, swc Boone av, see Boone av, swc Drainage.

Elsmere pl 851 (11:2960), nec Marmion av (No 1932), 21.3x100x21x100, vacant; Antoinette G Deppeler to Defender Constn Co, 35 Nassau; July1; July2'12. O C & 100

Hobart st (*), es, 493.2 n Kingsbridge rd, 100x102.6; Balbina Rinck to Swiss Realty Co, a corp, 4265 Digney av; mtg \$4,000; June27; June28'12. nom

Hutton st, late Bailey av (12:3262), ws, 524.2 n Old Albany Post rd, 25x80x24.5x 80 2-sty fr dwg; Chas E Ahneman et al to Eliz M Glasson, 3459 Ft Independence; mtg \$3,250; June27; July2'12. nom

Irving pl, cl, at ws Webster av, see Webster av, ws, at cl Irving pl.

Lorillard pl (11:3055), swc 187th (No 540) 42x90x43.10x90, 4-sty bk tnt; Jacob Levy ref to Leopoldina Siebert, 574 74th, Bklyn; mtg \$26,000; FORECLOS, June11; July1; July3'12. 3,000

Main st (*), old es, 50 n land J C Devaugh, 25x100 to a 20 ft rd, except part for City Island av; Jno J Frewen to Fanny Lippman, 284 City Island av; AL; July1; July3'12. O C & 100

Minford pl (11:2978), nec 173d, runs n 53.5 to ss Boston rd xne143.8xse100xsw95.3 xnw11xse50 to ns 173d xw100 to beg, vacant; re mtg; Brevoort Real Estate Co to Trask Bldg Co, 1718 Southern Blvd; QC; June29; July2'12. O C & 1,000

Parkside pl (12:3355), ws, 154.11 n 207th, 50x90, vacant; Maria W Dittmar to Isabella D Peake, 102 W 130; Mar3'08; July1'12. O C & 100

Randall st (*), ws, 100 n Kingsbridge rd, 19.8x69.10x29.9x71; Hudson P Rose Co to Guisepe Mordenti, 323 E 112; AL; June28'12. nom

Rosewood st (*), ns, lot 27 & pt lots 23&24 map (1039) Bronxwood Park, runs n32.3xne50xe25xse50xsw29.11 to st, xw25 to beg, except part for st; Max Baier to Margarette Bosse, 209 E 94; mtg \$5,500; June28; July3'12. O C & 100

Simpson st (10:2724), ws, 163.8 s Westchester av, runs s124xw105.1xn102.5xne40 xe70.4 to beg, vacant; Adelphi Bldg & Constn Co to Simpson Constn Co, 1082 Simpson; July2; July3'12. O C & 100

Simpson st, 973-7 (10:2724), ws, 312.8 n 163d, 84x108.8x84x109.7, vacant; Podgurr Realty Co to Jaeger Bros Realty Co, 130 Fulton; mtg \$70,000; July1; July2'12. O C & 100

St Paul's pl, 531, see 3 av, 3738-42.

Weiber et, see Wash av, see Wash av, 1010.

West st, 850 (11:3119), sws, 11 nw Mohegan av, 50x140 to 181st (Nos 855-7) x50.1 x136, except part conveyed by Cahill to Busch in 1.96 p 23, 1-sty fr dwg & 2-2-sty bk dwgs; Thos J Cahill et al heirs & Thos Cahill to Mary A Cahill at swc Hornaday av & Mohegan av; May15; June28'12. O C & 100

West st, 863 (11:3124), ns, 25.6 e Mohegan av, 25x65, 2-sty bk dwg; Robt W Candler, ref, to Jno W O'Neil, 770 E 179; FORECLOS, June5; June24; June29'12. 4,050

West st, 863; Athole Cammann to Jno W O'Neil, 770 E 179; QC; June21; June29'12. nom

137TH st E (9:2264), ss, 100 e Brook av, 45x100, vacant; Gertrude A Vanderbeck to Seventh Ave Amusement Co, 74 Bway; June20; July2'12. nom

138TH st, 414 E (9:2282), ss, 125 e Willis av, 25x100, 5-sty bk tnt & str; Wm Schwenker to Jno C Hitchman, 497 E 138; mtg \$27,000 & AL; June29; July1'12. O C & 100

139TH st, 600 E (10:2552), ss, 402.9 e St Anns av, 37.6x100, 5-sty bk tnt; Moser Arndstein to Elise Boesenberg, 2770 Bway; mtg \$30,900 & AL; July3'12. O C & 100

140TH st E (10:2570 & 2569), ns, 176.5 e Robbins av, 25.2x124.7x25x122.11, vacant; Edw Woods to Mary J Wenham, 301 W 111; mtg ½ of \$7000 on this & other property; July1; July3'12. O C & 100

140TH st E (10:2570 & 2569), ns, 201.7 e Robbins av, 25.2x126.1x25x124.7, vacant Jno Bohan to Mary J Wenham, 301 W 111; mtg as above; July1; July3'12. O C & 100

144TH st, 519, on map 523E (9:2271), n s, 187.6 e Brook av, 37.6x100, 5-sty bk tnt; Jno F Fayen to Ida E White, 355 W 145; mtg \$34,000; July1; July3'12. O C & 100

147TH st, 442-6 E (9:2291), ss, 315 w Brook av, 50x99.9, 5-sty bk tnt; Mary J Heuer to N Y Conveyancers Co, a corp, 92 Wm; mtg \$45,000; July1; July3'12, nom

155TH st, 376 E (9:2401), ss, 200 e Courtlandt av, 25.6x100, 3-sty & b fr dwg; Albt Zimmerman to Mary Herre, 613 Westchester av; July1; July2'12. O C & 100

156TH st, 809 E (10:2676), nwc Union av (Nos 753 & 753½), 20x100, 4-sty bk tnt & str; Saml Feit to Jacob Muller, 663 Magenta; AL; June28'12. nom

157TH st, 494 E, see Brook av, swc 157.

157th st E, swc Brook av, see Brook av, 749.

158TH st, 461 E (9:2380), ns, 100 e Elton av, 25x102, 4-sty bk tnt; Annie L Cornell et al to Henry Robben, 320 E 160; B&S; mtg \$12,000; June27; July3'12. O C & 100

161ST st, 725 E (10:2648), ns, 112 w Forest av, 21x75, 2-sty & b bk dwg; Theresa Bastone to Rosina Di Giuseppe, 446 E 13; mtg \$4,750; June27; July2'12. O C & 100

164TH st, 863 E (10:2690), ns, 134 e Prospect av, 19x74.7, 3-sty bk dwg; Margt Nealis individ & EXTRX Jas Nealis to Louis Sasmor, 70 E 109; mtg \$7,150; July1; July2'12. O C & 1,000

165TH st E, nwc Webster av, see Webster av, nwc 165.

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100; asn rents to extent of \$2,500; Cioffi Co to Philip Sugerman, 136 W 118 et al, doing business as the Royal Co, 99 Nassau; June28; July1'12. 2,500

167TH st, 40-8 W (9:2509), ss, 20.9 e Woodycrest av, runs e180.2 to Anderson av (proposed) x836.10xnw180 to beg, except part for Anderson av, 2-sty & b fr dwg & 3-sty fr dwg; Kate Murray to Maria K Gray, 36 W 167; mtg \$10,000; Sept22'11; July2'12. nom

167TH st, 814 E, see Union av, 1108.

168TH st, 620 E (10:2614), ss, 191.3 e Franklin av, runs se81.5xsw101.2xnw61.5 xne101.2 to beg, except part for st; Julius Schattman to Michl J Leahy, 1446 Prospect av; mtg \$59,600; June28; July2'12. O C & 100

171ST st E (*), ws, 431.8 s Gleason av, 25x180.9x26x—; Peoples Trust Co of N Y TRSTE Jos J Gleason to Long Island Properties Co, a corp, 200 5 av; AL; May 1; July1'12. 275

173D st E, see Southern Blvd, see Southern Blvd, sec 173.

173D st E, nec Minford pl, see Minford pl, nec 173.

175TH st, 727 E, see Clinton av, 1807.

177TH st E (*), es, 181.8 s Watson av, 50x153.3x50.8x145.3; Richd H Arnold to Anna Miller, 240 Audubon av; QC; July1; July3'12. nom

180TH st, 666-8 E, see Belmont av, sec 180.

181ST st, 855-7 E, see West, 850.

183D st, 637-41 E, see Hughes av, 2272-8.

185TH st E, nwc Southern Blvd, see Southern Blvd, 2401.

187TH st, 540 E, see Lorillard pl, swc 187th.

205TH st (Ernescliffe pl), 183 E (12:3312), ns, abt 300 e Grand Blvd & Concourse, 28x117.11x25x105.7, ws, 3-sty fr dwg; Henry Kuestner to Jno H Wynne, 501 Court, Bklyn; mtg \$7,500 & AL; June 28; July1'12. nom

206TH st, 165 E (12:3313), ns, 117.9 e Grand Blvd & Concourse, 26x92.9x25x100, 3-sty fr tnt; Saml Blecher to Alice E Keller, 252 W 76; B&S & CaG; AL; Apr15; July2'12. 25

217TH st E (*), ss, 100 w Barnes av, 25 x114; Harriette M J Wood, ref, to Chas Merlino, 123 E 72; FORECLOS, June26; June28'12. 1,000

231ST st E (*), ns, 424.3 e White Plains rd, 75x229.8 to ss 232d; North Side Investing Co to Rita Realty Co, 132 Nassau; mtg \$12,500; July2; July3'12. O C & 100

231ST st E, ns, 499.3 e White Plains rd, see 231st E, ns, 421.3 e White Plains rd.

231ST st E (*), ns, 421.3 e White Plains rd, 3x229.8 to 232d; also 231ST ST E (*), ns, 499.3 e White Plains rd, 22x 229.8 to 232d; North Side Investing Co to Rita Realty Co, 132 Nassau; mtg \$2,500; July2; July3'12. O C & 100

232D st E, ss, 424.3 e White Plains rd, see 231st E, ns, 424.3 e White Plains rd.

232D st E (*), sws, 195 se Paulding av, 25x114.10, Wakefield; Monatiquot Real Estate Co to Fredk A Schmitt, 4110 Bracken av, Edenwald; AL; Mar30'08; July2'12. nom

235TH st, 227 E (12:3376), ns, 225 e Kepler av, 50x100, 2-sty fr dwg; Huram B Varian to Jno Buratovich, 234 E 236th; mtg \$3,000; June29; July3'12. O C & 100

Albany rd, ws, abt 75 n 254th, see Newton av, es, 75 n 254th.

Amsterdam av (*), ws, 94 s Liberty, 25 x100; Sarah E wife Frank Burnett to Wm H Blewett, 811 Eagle av; mtg \$150; Dec31'95; July3'12; re-recorded from Dec 31'95. 450

Anderson av, swc 167, see 167th, 40-8 W.

Anthony av (11:2889), ws, 190 n 173d, 105.3x95.2 to es Clay av, x102.1x71.5, vacant; re mtg; Ernest Wenigmann to Mellwin Realty & Constn Co, a corp, 2006 Honeywell av; July2; July3'12. nom

Arnold av, ws, 450 s Libby, see Pelham rd, ws, 595.7 s Libby.

Arnold av, ws, at ws Pelham rd, see Pelham rd, ws, 595.7 s Libby.

Bassett av (*), ws, 675 s Saratoga av, 25x100; Hudson P Rose Co to Antonio Petrella, 231 E 150; AL; June28; June29'12. nom

Bay av (*), ns, plot at its swc adj sward av at cl of a stone fence near h w m Eastchester Bay, runs e along av 122 to land F Scofield xnl00xwF8xsl10.6 to beg; City Island, with shore lying bet above & h w mark of said Bay; Michl E Finnigan, ref, appointed by court under petition of Maria A Bacon, life tenant, to Sarah J W Bent, 1773 Washington av; B & S; July1'12. 8,000

Bay av (*), same prop; Maria A Bacon as widow to same; AT; QC; June21; July 1'12. nom

Bay av (*), same prop; Eva Newcomb et al heirs & c, Maria J Newcomb to same; AT; QC; June22; July1'12. nom

Belmont av (11:3080), sec 180th (Nos 660-8), 78.7x95.5x88.2x96.10, 1-sty bk str; Ann McGuire to L Napoleon Levy, 18 W 72; mtg \$30,000 & AL; June27; July2'12. O C & 100

Beckman av, 336, see Prospect av, 2104 on map 2106.

Boone av (11:3008), swc Drainage or 171st, runs s30.7 to pt 34047 s 172d, xsw 8.8, 46.8 & 27.4, xn— to 40 s Drainage, xw25.3xn40 to ss Drainage, xe100 to beg, vacant; Edw L Parris ref to Jno Finger, 486 E Tremont av; AL; FORECLOS, June 12; July2; July3'12. 1,900

Boston rd, ss at es Minford pl, see Minford pl, nec 173.

Boston rd (10:2615), ws, 323 n 168th, 31.2 x167.4x35.11x167.5, 5-sty bk tnt & str; Geo Wolf to Otto Kuhneman, 104 W 75; mtg \$24,000 & AL; June28'12. nom

Brook av, 749 (9:2364), swc 157th, runs w96.3x83.3x105xsl10xe88 to ws of av x n48 to beg, 6-sty bk tnt; Jonas Weil et al to Fanny Gruen, 116 E 90; B&S; AL; June 28'12. O C & 100

Brook av, 749; Fanny Gruen to Jonas Weil, 21 E 82 & Bernhard Mayer, 41 E 72; B&S; mtg \$40,000; June28'12. O C & 100

Brook av (9:2364), swc 157th (No 494), runs w96.3x83.3x105xsl10xe88 to av xn 48 to beg, 6-sty bk tnt & str; re mtg; Sophia Mayer to Fanny Gruen, 116 E 90; June28'12. O C & 100

Brook av, 1265-71 (9:2396), ws, 98 s 169th, 70x90, 5-sty bk tnt; Normal Constn Co to Louis Levy, 200 W 84; mtg \$48,500 & AL; July2; July3'12. O C & 100

Brook av, 546 (9:2276), es, 50 s 150th, 25x100, 5-sty bk tnt & str; Ida E White to Mary H Chichester, at East Moriches, NY; mtg \$21,500; July1; July3'12. O C & 100

Cambreling av, 2537 (12:3273), nws, 173 6w Pelham av, 23x100, 2-sty bk dwg; Michele Pascucci to Genine Pascucci, 2537 Cambreling av; AL; June24; June28'12. O C & 100

Cayuga av (13:3415), ws, abt 72 n 244th, 110x175.4x127x170.6, except land in bed of Cayuga av, vacant; Parkway Heights Co to Barnard School for Boys, a corp, 721 St Nich av; AL; May16; June29'12. O C & 100

Clay av, es, abt 190 n 173, see Anthony av, ws, 190 n 173.

Clinton av, 1807 (11:2949), swc 175th (No 727), 90x27, 4-sty bk tnt & str; Bertha Holland to Jos Zeller & Matthew Butz, 1305 Intervale av; Mtg \$26,000; June28; July2'12. nom

Coddington av (*), ns, 979 e Ft Schuyler rd, 75x128.1, Lewis J Conlan, ref, to August C Seebeck, 542 W 112; FORECLOS, May3; July2; July3'12. 1,300

Commonwealth av (*), see Beacon av, 25x100, except part for Commonwealth av; Julius Lochman EXR Michl Dimand to Kate Einhorn, 514 E 81; July2; July3'12. 1,100

Concord av (10:2643), es, 51.4 n 151st, 50x94, vacant; re mtg; American Mtg Co to Benenson Realty Co, 407 E 153; June 27; June29'12. 20,000

Concord av (10:2643), es, 100 n 151st, a strip, 1.4x94; re mtg; Geo A Brinkerhoff to Stonington Realty Co, 35 Nassau; QC; June27; June29'12. nom

Concord av, 498 (10:2580), es, 39.8 n 147th, 19.8x100, 3-sty bk dwg; Chas H Roe Estate to Duo Co, a corp, 620 W 25; mtg \$5,500; June24; July1'12.

Concord av, 500 (10:2580), es, 59.4 n 147th, 19.8x100, 3-sty bk dwg; Chas H Roe est to Duo Co, a corp; June24; July1'12.

Concord av, 331 (10:2573), ws, 100 n 141st 20x100, 3-sty bk dwg; Eliz Q Holcombe to Mary A Thornton, 500 W 143d; AL; June24; July2'12.

Concord av, 331 (10:2573), ws, 100 n 141st 20x100, 3-sty bk dwg; Mary A Thornton to Katche Mugler, 542 E 37; July1; July2'12.

Crimmins av (10:2556), ws, 387.4 n 141st, 25x80, vacant; Geo G Phillips to W W Cramstock at St Norwalk, Cona; mtg \$2,000; May9; June28'12.

Crotona av, 1912 (11:2950), es, 129.4 n Fairmount pl, 39.10x70, 4-sty bk tnt; Margt L Callaghan to Grace V Kiermar, 1912 Crotona av; mtg \$17,500; June27; June28'12.

Cromwell av, es, abt 155 n 169, see Inwood av, ws, 100 sw from angle in said av.

Daly av, 2064 (11:3127), es, 40.1 n 179th, 37.6x88.7x37.6x85.6, 4-sty bk tnt; Barry Bros, a corp to Le Van M Burt, 940 President, Bklyn; mtg \$19,500; July2'12.

Decatur av, 3219 (12:3331), nws, 366.7 ne 205th, 25x100, 2-sty fr dwg; Chas S Fretsch, ref, to Nicholas Eckert, 3080 Decatur av; FORECLOS; Apr2; May24; July2'12.

Decatur av, 3219; Nicholas Eckert to Archibald Dormon, 3221 Decatur; July2'12.

DeMilt av (*), nes, at nws Sound View pl, 100x100; Jerome Kohn ref to Stephen J Stilwell, 3311 Olivville av; FORECLOS, June6; July2; July3'12.

Eastern Blvd (*), es, 50 n Baisley av, 50 x100; Wm E Golding to Mary L Hailey, 756 E 175; B&S; mtg \$980; Dec29'11; June29'12.

Elder av (*), es, 100 n 172d, 50x100; American Real Estate Co to Thos F Jones, 509 W 159; July2; July3'12.

Elder av (*), es, 150 n 172d, 75x100; American Real Estate Co to Edwin Astley, 1231 Vyse av; July2; July3'12.

Elliot av (*), es, 200 n Eliz, 59x125, Olivville; Jas J O'Connell to Johanna O'Connell, his wife, 3318 Olivville av, 1/2 pt; AT; AL; Apr22; June28'12.

Forest av, 1107 (10:2651), ws, 142.8 n 166th, 20x87.6, 3-sty bk dwg; Jennie wife Saul L Kowarsky to Gabriel R & Louis A Mason, both at 1107 Forest av; mtg \$8,000; June28; June29'12.

Fort Schuyler rd (*), nec Pilgrim av, 25x100; Scenic Realty Co to Lilly Barro, — Harrington av, Throgs Neck; July1; July2'12.

Ft Schuyler rd (*), ws, 420 n 171st, 30x 120.4x—x—; Lewis D Crosemond to Jno Snyder, 1529 Vyse av; July1; July3'12.

Fulton av, 1175 (10:2609), nws, 170 ne 167th, runs ne68xnw192xsw76.4xse18xne5x se166 to beg, except part for av, 2-sty fr dwg & vacant; Fredk C Hunter, ref, to Flora Vinicky, 1356 Fulton av; mtg \$5,000 & AL; FORECLOS; June19; June26 June28'12.

Grant av, 1062 (9:2448), es, 132 s 166th, 25x101.3x25x101.1, 3-sty bk dwg; Tommaso Truppi to Empire State Surety Co, 84 Wm; mtg \$8,850 & AL; June27; July1'12.

Grand Blvd & Concourse (11:3159), es, 100 s Field pl, 50x107.9x50.4x101.10, vacant; Harry W Davis to Thos J O'Neill, 153 W Kingsbridge rd; mtg \$8,500; July2; July3'12.

Haviland av, ns, 205 w Pugsley av, see Powell av, ss, 205 w Pugsley av.

Houghton av, 2255 (*), ns, 33.4x66; Edw A Schill et al to Patk J Murphy, 510 E 150; mtg \$2,500; July2; July3'12.

Hughes av, 2272-8 (11:3087), nec 183d (Nos 637-41), 100x50, 5 2-sty bk dwgs, str in st & 3-sty bk tnt & str on cor; Lewis A Mitchell to Geo W Tubbs, 406 W 58; mtg \$25,000 & AL; June14; July2'12.

Hughes av, 2272-8; Geo W Tubbs to Ann McGuire, 100 W 139; mtg \$25,000 & AL; June14; July2'12.

Inwood av (11:2855), ws, 100 sw from an angle in said av, runs nw 230 to Cromwell's brook now av xs—xse190 to av xne 100 to beg, 3-sty fr dwg, 1-sty fr str & vacant; Kate Murray to Maria K Gray, 36 W 147; mtg \$6,000; Sept22'11; July2'12.

Intervale av (10:2705), es, 415 s 167th, 25x100, vacant; Nelson Smith Jr to Chas Lopard, 822 Jennings; June26; June28'12.

La Fontaine av, 2017 (11:3061), ws, 150 n 178th, 37.6x100, 5-sty bk tnt; Jas T Barry to Cath A Smyth, 413 Greene av, Bklyn; mtg \$32,000; July1; July2'12.

Lind av, 1066 (9:2526), es, 139 n 165th, 23x112.6, 3-sty fr dwg; Michl Souren to Rose wife Patk H Kennedy, 1098 Lind av; mtg \$5,500; July2; July3'12.

Longfellow av (10:2764-2765), es, 225 n Lafayette av, 100x100, vacant; Nathan S Hart & ano TRSTES for Mary R Samuel with Fanny M Samuel to Thos Courtney, Jr, 134 W 11; July2; July3'12.

Maclay av, nec Zerega av, see Zerega av, nec Maclay av.

Marmion av, sec Tremont av, see Tremont av, sec Marmion av.

Marmion av, 1932, see Elsmere pl, 851.

Morris Park av (*), ss, 50 w Holland av, 25x100, Wm Nest; Wm F Landgrebe to Anton Landgrebe, 1724 Barnes av; June20; June29'12.

Nelson av, 1019 (9:2512), ws, 175.5 n 164th, 25x64.7x25x62.9, 3-sty fr tnt; Benj C Lamude to Mary A Cotton, 16th, near Sandford av, Flushing, B of Q; mtg \$4,500; June22; June28'12.

Newton av (13:3421), es, 75 n 254th, 50 x69.1 to Albany rd x54x49, vacant; Theo R Van Ness to South Yonkers Home Constn Co, a corp, 55 Liberty; mtg \$2,400; June27; July1'12.

N Chestnut dr (*), ns, abt 500 n, ne & e fr N Oak dr, 40x—x40x97; Alphonse G Koelbe, ref, to Bernard Meyer, 58 E 93; FORECLOS, June18; June27; June28'12.

N Oak dr (*), es, abt 200 s Barthold, —x113x—, gore, except so much as lies e of line parallel to e line & 25 w therefrom; Marie Fudji to Bronxwood Park Realty & Constn Co, a corp, 512 Courtland av; mtg \$4,500; June28; July1'12.

Old rd leading from Wmbridge to Westchester (*), es, adj land now or late Jno Wilkinson, runs se350xse34xse284xse298x nw375xne80xsw398 to rd, xne304.3 to beg, contains 3 869-1,000 acres, except part for White Plains rd; Rita Realty Co to North Side Investing Co, 1 Mad av; mtg \$20,000; July2; July3'12.

Pelham rd, ws, at ws Arnold av, see Pelham rd, ws, 595.7 s Libby.

Pelham rd (*), ws, 595.7 s Libby, 25x 159.3 to es Westchester Creek, x25.5x 164.1; also ARNOLD AV (*), ws, at ws Pelham rd, runs n along ws of av, 75xw 176.2 to es Westchester Creek, xsl100.11x e164.1 to rd, xn45.7 to beg; also ARNOLD AV (*), ws, 450 s Libby, 25x176.2 to es Westchester Creek, x25x178, with all title to lands under water said creek; Chas H Miller & ano TRSTES Jas E Miller & ano will of Jane M Miller to Nelson S Spencer, 230 Central Park S; AL; May24; June28'12.

Pelham av, 615-7 (12:3273), ns, 50.11 w Hughes av, 38.2x100, 5-sty bk tnt & str; Brocaval Realty & Holding Co to Salvatore Zimbardi, 2 Guion pl; mtg \$34,000; May16; July3'12.

Pilgrim av, nec Ft Schuyler rd, see Ft Schuyler rd, nec Pilgrim av.

Powell av, ss, 504 w Pugsley av, see Powell av, ss, 205 w Pugsley av.

Powell av (*), ss, 205 w Pugsley av, 100x100; also POWELL AV (*), ss, 405 w Pugsley av, 193 to Pugsley creek, x—x215 x108; also HAVILAND AV (*), ns, 205 w Pugsley av, 412x—x—x108; Fred H Doelle to Fredk H Doelle Jr, 95 Hendrickson av, Rockville Centre, LI; AT; Apr15; June28'12.

Prospect av, 750 (10:2688), es, 85 n 156th, 20x80, 2-sty bk dwg; Maud Muller & ano to Herman G Weippert, 128 E 87; mtg \$4,500; June28'12.

Prospect av, 750; Herman G Weippert to Caroline Weippert, 141 Rector at Elizabeth, NJ; mtg \$4,500; June28'12.

Prospect av (11:3110), es, 46.1 n 181st, 50x150, vacant; Michelina Sanzo Cullo to Regina Constn Co, a corp, 572 Fox; May5; June28'12.

Prospect av, 2104, on map 2106 (11:3110), es, 77.2 n 180th, 40x100, 5-sty bk tnt; mtg \$32,000 & AL; also BEEKMAN AV, 336 (10:2554), es, 180 n 141st, 40x104.1x 40x105.6, 5-sty bk tnt; mtg \$26,000 & AL; Moser Arndtstein to Wm Dannheim, 2957 Bainbridge av; July2; July3'12.

Ryer av (11:3159), ws, 100 s Field pl, 50x8.10x50x2.10, vacant; Mary S Frost to Harry W Davis, 1966 Valentine av; Apr30'10; July3'12.

Sands av (*), ns, — e Pelham rd, being lots 95 & 96, map (167) of 143 lots Paul Estate, Westchester; Henry Slemers Jr to Albt Paul & Louise his wife, joint tenants, 1800 Victor; AL; June20; June3'12.

Southern Blvd (11:2982 & 2983), sec 173d, 57.3x101.9x38.3x100, vacant; Sarah S Sturges to Adele S Dodd, 6 E 82; AL; Apr27'09; July1'12.

Southern Blvd, 2401 (11:3115), nwc 187th, runs n50xw100xn49.5xw25xsw8.10 to ns 187th xe132.9 to beg, 3-sty fr dwg & str & vacant; Solon Berrick to St Paul's Realty Co, a corp, 5-7 E 42; mtg \$16,000 & AL; June25; July1'12.

Southern Blvd (11:2981), es, 200 s 172d, 75x100, vacant; Le Van M Burt to Barry Brothers, a corp, 2804 3 av; mtg \$10,500 & AL; June28; July3'12.

Sound View pl, nws at nes DeMilt av, see De Milt av, nes, at nws Sound View pl.

St Anns av, 646 (10:2617), es, 185.1 n Westchester av, 37.11x67.1 to cl of Benson or Carr av closed, x37.7x70.9, 6-sty bk tnt; Morris Jellenick to Rosa Friedman, 646 St Anns av; AT; QC; July2; July3'12.

Stebbins av, 1050 (10:2691), es, 363.4 n 165th, 25x145.10x25.4x141.8, 2-sty fr dwg; Alex Muliero et al to Guiseppa Bonica & Gaetano De Stefano, 1053 Prospect av; mtg \$6,000 & AL; July1; July3'12.

Tibbitt av (13:3415), es, at s line land of Parkway Heights Co, runs e89.9xs 58.4xw128.2 to av, xn87.6 to beg, being a plot in block 19, map (1470) of Fieldston, Louisa Dash to Jno C & Estelle B Updegrone both at 227 Riverside dr; AL; Sept 12'11; July2'12.

Tiebout av, 2478 (11:3023), es, 165.3 n 189th, 31x100, 4-sty bk tnt; Homesite Realty Co to Wakefield Park Realty Co, a corp, 39 E 42; mtg \$19,000; June1; July1'12.

Tremont av (11:2960), sec Marmion av, 22x100x21x100, vacant; Antoinette G Deppele to C Edwin Deppeler, 318 W 85; July1; July2'12.

Tremont av (11:2960), ss, 20.10 e Marmion av, 25x100x24.9x100, vacant; Defender Constn Co to C Edwin Deppeler, 318 W 85; July1; July2'12.

Tremont av (11:3106), ns, 109 w Mapes av, 36.3x190.1, vacant; Geo W Moore to Borough Estates, a corp, 3219 3 av; June17; July3'12.

Union av, 1108 (10:2680), sec 167th (No 814) 40x100, 5-sty bk tnt & str; Lombardy Realty Co, 160 Bway, to Jas M Betts, 5 W 125th; mtg \$51,000; July1; July2'12.

Union av, 753-53 1/2, see 156th, 809 E.

Valentine av (11:3147), es, 176.5 n 184th 100.1x115, vacant; Hugh D Smyth to Jas T Barry, 1149 Boston rd; mtg \$8,647; July1; July2'12.

Valentine av (11:3147), es, 176.5 n 184th, 108.1x115, vacant; re mtg; Bridget M Jones to Hugh D Smyth, 413 Greene av, Bklyn; QC; June28; July2'12.

Ward av (*), ws, 150 n 172d, 50x100; American Real Estate Co to Sophie E Sasse, 1 W 104; July2; July3'12.

Washington av, 1760 (11:2916), es, 209.11 n 174th, 55.10x109.6x51.6x109.7, 6-sty bk tnt & str; Marceon Constn Co, a corp, to Lena Scheinberg, 1654 Bathgate av; mtg \$44,000; July2; July3'12.

Washington av, 1614 (11:2913), es, 83 s 172d, 27x109.8, 4-sty bk tnt & str; Henry Lang to Wm C Grotz, 1600 Washington av; mtg \$17,000; July1'12.

Washington av, 1738-42 (11:2916), es, 50.5 n 174th, 50x84.7x50x84.8, 3 3-sty fr dwgs; Isaac Hershkovitz to Herman Merghenthaler, 564 Lenox av; mtg \$14,000 & AL; June5; July1'12.

Washington av, 1010 (9:2369), es, 200 n 164th, 25 to Welher ct, x105, 5-sty bk tnt & str; Thos Graham to Chas Heyer, Town of Union, NJ; mtg \$18,000; July1; July2'12.

Webster av, ws, at cl Old Mill brook, see Webster av, nwc 165th.

Webster av, ws, at cl Irving pl, see Webster av, nwc 165th.

Webster av (9:2425), nwc 165th, 438.11 to 166th, x100, vacant, except WEBSTER AV (9:2425), ws, at cl Irving pl, — to ss Irving pl, x—; also except WEBSTER AV (9:2425), ws, at cl Old Mill Brook, 85 x—; Philip Livingston to Rockledge Constn Co, 160 Bway; June25; July2'12.

Webster av, ws, nw pt of lot 32 partition map Rebecca Bassford, the nec of said lot begins at lot 31, runs se390.9 to av, xsw250.2xnw395.9xne250 to beg, except part for Tiebout av & Folin st; Ernest Wenigmann to Theo Roehrs, 165 E 176; 1/2 pt; mtg \$16,000; June10; July3'12.

Webster av, (9:2425), ws, at cl of former Irving pl, runs w18xn35 to av, xs57 to beg, gore, vacant; Ella L Owens et al to Philip Livingston at Bar Harbor, Me; QC; June18; July3'12.

Wmsbridge rd, 1479 (*); asn Ls; Wm Zoll to Fredk W Broschard, 1477 Wmsbridge; July1; July3'12.

Wilkins av, 1418 (11:2966&2977), es, 181.6 n Jennings, 25x100, 2-sty fr dwg; Theo R Sasso to Saml Greenfield, 352 E 79; mtg \$4,000; July3'12.

Zerega av (*), nec Maclay av, 100x95.3 x100.4x99.10; Richd H Arnold to Baxter Howell Bldg Co, 2283 Westchester av; A L; July1; July3'12.

Zerega av (*), nec Maclay av, 100x95.3x 100.4x99.10; Zerega Av Impt Co to Lucy M Arnold, 1615 Plymouth; QC; AL; July1; July3'12.

3D av, 3738-42 (11:2927), nec St Paul's pl (No531), 47.4x100x26x102.2, 6-sty bk tnt & str; St Paul's Realty Co to Solon Berrick, 127 E 72; mtg \$53,300; June27; June28'12.

Plot (*) begins 740 e White Plains rd, at point 1145 n along same from Morris Park av, runs e109xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Esther Tuchman to Louis A Mayer, 1930 Wallace av; mtg \$3,250; July1; July2'12.

Plot (11:3036), begins on pl lot 6 map (377) in Westchester Co of Morrisania, 91 e Park av, runs e parallel with ns 179th, 50 to es said lot xs25xw50xn25 to beg, being e 50 ft of n 1/2 of said lot 6, except a strip, at ns lot 6, 91 e Park av, runs e50xsl.5xw50xn1.1 to beg; Eliz Cantrell to Elias A Cohen, 49 W 113; July1; July3'12.

A strip (11:3036), at ns lot 6, same map, begins 91 e Park av runs e50xsl.5xw50xn 1.1 to beg; a strip at cl of lot 6, same map, 91 e Park av, runs e50xsl.5xw50xn 2.8 to beg; same to same; AT; QC; July1; July3'12.

LEASES

Under this head Leases recorded. Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

Allen st, 62-8 (1:308), sec Grand, runs e64xs80xe23.6xs20xw87.6 to Allen, xn100 to beg; leasehold; rel claims. &c, for station platform extension; Hyman Goldman et al to Interborough Rapid Transit Co, 165 Bway, et al; July3'12.

'Centre st, 63 (1:168), runs through to 29-33 Lafayette, 2d loft; Chas F Hubbs & Co a corp, to Jno H Ernst, 318 Park pl, Bklyn; 5yf May1'10; July3'12. 2,500

'Dutch st, 2-6, see John, 51-7.

'Grand st, see Allen, 62-8.

'Goerek st, 71-3 (2:328), ws, 100 s Rivington, 50x100; sobr'n of Ls to mtg for \$40,000; Wyler Constn Co, 35 Nassau et al with Albt Jarmulowsky et al EXRS, &c, Sender Jarmulowsky; June29; July1'12. nom

'Harrison st, 44, see Washington, 337.

'Jackson st, 29, see Monroe, 473.

'John st, 51-7 (1:78), nec Dutch (2), party 1st part is lessee; Dutch st, 4-6, party 2d part is lessee; deed of right of way; Underwriters Building Co to 4 to 10 Dutch St, a corp, 55 John; June28'12. nom

'Lafayette st, 29-33, see Centre, 63.

'Madison st, 357 (1:267); cancellation of Ls; Pincus Nieldman, 104 Essex, to Moritz Heuberg; June7; July3'12. nom

'Monroe st, 263 (1:266), str & b; Marie H Wilcox to Jacob Kanarik, 263 Monroe; 5yf May1; June28'12. 540

'Monroe st, 273 (1:266), nwc Jackson (No 29), str fl, part c & fl above str; Shults Bread Co to Ab Frank, 416 Grand; 3yf July1; July1'12. 1,068

'Pearl st, 208 (1:70); asn Ls; Geo L Thomas to Fred Kolb, 208 E 88; AL; June 19; July1'12. nom

'Washington st, 337 (1:183), nec Harrison (No 44), all; Geo H Stege to Jno Kaufman, 290 11th, Bklyn; 9 10-12yf July 1; June28'12. 2,500 to 3,000

'Wooster st, 236-50; also 3d st, 39-41 W; also 4th st, 48-52 W (2:535); Louis Stern to Morris & Max Asinof, 73 E 90; 3yf Feb 1'13; July3'12. 9,450

'3D st, 348-50 E (2:357), all; sur Ls; Henry Feier to Sam H Plesofsky, 255 N Main, Memphis, Tenn; AT; July3'12. nom

'3D st, 39-41 W, see Wooster, 236-50.

'4TH st, 48-52 W, see Wooster, 236-50.

'6TH st, 511 E (2:402); asn Ls; Ida Fleischhauer to Maria A Buhler, 331 E 21; July1; July2'12. O C & 100

'10TH st, 77 E (2:556), all; J Blackburn Miller to Nathan Schwab, 41 W 69; 10yf Sept1; July2'12. taxes, &c, over \$292.80 & 1,800 & 2,200

'10TH st, 384 E (2:392), all; Eva Glaubinger & ano to Max Heller, 224 Henry & ano; 3yf July1; July2'12. 3,950

'24TH st, 348 W (3:747), sws, 150 se 9 av, 21x55; asn Ls; Golling & Smith Co to Mark C Duross, 219 W 80; AL; May31; July2'12. 50

'26TH st, 127-33 W (3:802), 9th fl; Midwest Realty Co to Louis Wolf & Sons Inc, 127 W 17; 5f Feb1; July2'12. 4,000

'26TH st, 128 W (3:801), str & pt b; Saml Medlin to Saml Tischler, 149 W 118; 10yf June1 (9 4-12yrs ren at \$2,500); July3'12. 2,000 to 2,400

'37TH st, 355 W (4:1032); asn Ls; Rebecca Rabinowitz to Alice T Warsawer, 461 46th, Bklyn; Jan22; July2'12. nom

'42D st W, see 7 av, see 7 av, sec 42d.

'43D st W, nec 8 av, see 8 av, 680.

'47TH st, 12 W (5:1262), all; Eliz V S Hyde to Mary A O'Donnell; f July1'10, to May1'15; July3'12. 4,000

'47TH st, 12 W (5:1262), pt parlor fl & all of two upper fls; Mary A O'Donnell to Henry Pistchel, 12 W 47; f July1 to May 1'15; July3'12. 900

'48TH st, 301-5 W, see 8 av, 791.

'49TH st, 32 W (5:1264), ss, 430 w 5 av, 19.6x100.5; asn Ls; Nannie F wife Chas Steele to Lucy S wife Hy D Walbridge at Port Washington, LI; June14; July2'12. nom

'49TH st, 34 W (5:1264), ss, 449.6 w 5 av, 26.6x100.5; Nannie F wife Chas Steele to Lucy S wife Henry D Walbridge at Port Washington, LI; June14; July2'12. nom

'50TH st, 154-6 W (4:1002), 40x100, all; Jos M S Cugley to Lillian Harper, 154-6 W 50 & ano; 3 2-12yf July1 (2y ren); July 2'12. per month \$308.34 & 500

'59TH st, 424-8 E (5:1370), all; Saml Heyman & ano to Peter P Cappel, 333 W 23; 10yf July1; July3'12. taxes &c as & 1,100 to 2,250

'78TH st E, sec 1 av, see 1 av, 1494.

'95TH st E, nwc Park av, see Park av, 1222.

'111TH st, 99-101 E (6:1639), nec Park av, all; Flora & Rebecca Bachrach to Abr Klersfeld, 67 E 113; 3yf July1; July2'12. 4,800

'116TH st, 125-9 E (6:1643), all; Helen I Hubbard to Nathan E Posner, 11 E 119; 15yf June13; July3'12. taxes, &c, & 1,100 to 2,250

'117TH st, 505 E (6:1716), nec Pleasant av, all, except cor str & two cellars; Sol Jacobs to Anton Klubnik, 320 Pleasant av; 3yf June1; July1'12. 6,500

'119TH st E, nec Lex av, see Lex av, nec 119th.

'126TH st W, swe 7 av, see 7 av, bet 125th & 126th.

'127TH st E, sec 3 av, see 3 av, 2339.

'131ST st W, swe Bway, see Bway, swe 131st.

'139TH st, 69 W, see Lenox av, 580.

'143D st, 308 W (7:2043), all; Giovanni de Maio to Gus Vaseleu, 203 W 106; 5yf Nov1'11 (re-recorded from Nov24'11); July 2'12. 2,400

'143D st, 308 W (7:2043); asn Ls; Gus Vaseleu to Robt Kirchgessner at Hoboken, NJ; AT; Jan9; July2'12. nom

'143D st, 308 W; asn Ls; Robt Kirchgessner to Edgar Greason, 792 Col av; AT; May14; July2'12. nom

'144TH st, 222-6 W (7:2029), ss, 75 w 7 av, 75x99.11, all; Frances R Scott to Max L Lowenstein, 19-21 W 115; 3yf Aug1; June28'12. 6,525

'151ST st W, nwc Ams av, see Ams av, 1840.

'170TH st W, swe Ams av, see Ams av, swe 170th.

'Av A, 66-8 (2:400); consent to asn Ls; Wm W Astor consents that Chas Flegenkopf & ano may asn Ls to Geo C Koenig; June9; July2'12. —

'Av A, 97-9 (2:434); asn two Ls; Edwd Klein to Otto J Haslinger, 100 Av A, & Allwin Realty Co, 259 3 av; mtg \$6,713.53; July1; July3'12. nom

'Av A, 66-8 E (2:400); asn 2 Ls; Adolph Felgenheimer or Felgenheimer to Geo C Koenig, 92 Av A; mtg \$2,500; July1; July 2'12. O C & 100

'Av A, 66-8; power of atty (miscel); Levy Wetherhorn to Mitchell Wetherhorn; AT; Oct3'04; July2'12. —

'Amsterdam av, 603 (4:1220), n str fl; Ferd H Stelhorn to Peter Nothelfer, 609 Ams av; 3 2-12yf July1; July1'12. 780

'Amsterdam av, 1840 (7:2083), nwc 151st, 3-sty bldg, all; Thos Bailey to Peter Mergenthaler, 500 W 159; 5 10-12yf July1 (5y ren); July1'12. 2,500 to 3,000

'Amsterdam av (8:2126), swe 170th, str & pt b; Ellennay Realty Co to Michl Dermody, 300 W 128; 5 10-12yf July 1; July 2'12. 2,100

'Broadway, 1565 (4:1018), asn Ls; Globe Cafe, Inc, to Saml G Dolliver, 1610 Butler, Phila, Pa; July1; July2'12. 2,000

'Broadway (7:1997), swe 131st; asn Ls; Lee T Alton to Alwdol Realty Co, 111 Bway; June20; July3'12. nom

'Lenox av, 580 (6:1737), nec 139th, 69 front str & b on 139th; Minna Bogner EXTRX Jno Bogner to Albt Fensterer, 212 W 184; 5yf May1'13; 5yrs ren at \$2,100 July3'12. 1,800

'Lexington av (6:1768), nec 119th; sobr'n of Ls to mtg for \$12,000; Saml & Barnet Alper to Title Guarantee & Trust Co; June 27; July2'12. nom

'Old Broadway, 75 (7:1985), all, except attic & stable; Mary F A Ryan to Jos Rubsam, 941 College av; 3 3-12yf July1; July3'12. 900

'Park av, nec 111th, see 111th, 99-101 E.

'Park av, 1222 (5:1507), nwc 95th, str & pt b; Moses Ochs & ano to Hy G Schultz, 282 Reservoir pl; 5yf May1; July3'12. per month \$130 & 140

'Pleasant av, nec 117th, see 117th, 505 E.

'1ST av, 1494 (5:1472), sec 78th, str & b; Wm E Degnan to David Strauss, 324 E 4; 2yf May1; July1'12. 2,100

'1ST av, 365 (3:927), str; Anna Lutz to Girolomo Montogino, 345 E 81st; 5yf Aug1; 5yr ren at \$1,800; July3'12. 1,500

'1ST av, 2233 (6:1686), str; Giuseppe Labriola to Giacinto Bizzarri, on premises; 3 3-12yf July1; July3'12. 900

'2d av, 487 (3:908), south str; Louis Geis et al to Ernst Brunhuber, 487 2 av & ano; 5yf May1; July2'12. 1,020 & 1,080

'2D av, 187 (2:467), ws, 23 s 12th, 20x80; sur ls & bill of sale of bldg; Jane Baerlein individ & EXTRX Louis Baerlein to Mathilde E R Stuyvesant at Allamuchy, NJ; AT; June27; June29'12. 4,600

'2D av, 1532 (5:1542); asn Ls; Hy W Mumm to Morris M Blumenstock, 538 Willoughby av, Bklyn; AT; July1; July3 '12. nom

'3D av, 555 (3:917), str, b & fl above str; Emelie Engelhardt individ & EXTRX Louis Engelhardt to Chas Ludwig, 555 3 av; 5yf May1'13 (5yren); June28'12. 1,860

'3D av, 1701 (5:1541), all; Gruenstein & Mayer to Leo Herzog, 181 E 93; 5yf May 1; July2'12. 2,050

'3D av, 2339 (6:1791), sec 127th, all; Attington Realty Co to Adolph Ruehl, 998 Intervale av; 4 10-12yf July1; July 1'12. 2,100 to 3,000

'4TH av, 63 (2:555), str; Jos Wirrmann to Eugene Koch, 346 Ashford pl, Bklyn; 5 10-12yf July1; July3'12. 1,200 & 1,300

'Alhambra (7:1931), bet 125th & 126th, "Alhambra Theatre"; asn Ls; Orpheum Co to B F Keiths New York Theatres Co, a corp, 1493 Bway; June29; July2'12. nom

'7TH av, 800 (4:1024); asn Ls; Jas Galvin to Louis Goldsmith, 126 W 70; AT; A L; Feb20; June28'12. nom

'7TH av (4:994), sec 42d, str, also str on 42d, w of entrance to basement; agmt as to conditions, etc, in lease dated May31; United Stores Land & Impt Co with Julius & Morris Gumpel, 29 W 94, & ano; June15; June28'12. nom

'8TH av, 791 (4:1039), nws, at nec 48th (Nos 301-5), 25x100, all; Patk J McGuinness to Thos J Radley, 723 8 av & ano; 21yf May1'14; June28'12. taxes, &c, & 7,000 & 7,500

'8TH av, 791 (4:1039), n str; Patk McGuinness to Julius Ginsberg, 53 E 112 & Chas P Ginsberg, 145 7 av, Bklyn; 2yf May1; July2'12. 780

'8TH av, 2623 (7:2042); asn Ls; M Groh's Sons Inc, a corp to Thos F Fannan, 300 W 140; June27; July1'12. nom

'8TH av, 680 (4:1015), nec 43d; asn Ls; Michl & Jas McGovern to Patk F Cusick at Scranton, Pa; Sept16'11; July3'12. nom

LEASES

Borough of the Bronx.

'134TH st, 909 E (10:2594); asn Ls; Louis Gleichmann to Jno Stabwasser, 1176 Fox; mtg \$1,575; July3'12. nom

'149TH st E, swe 3 av, see 3 av, swe 149.

'150TH st E, swe Melrose av, see Melrose av, swe 150th.

'168TH st, 620 E (10:2614); sur Ls; Louis Wolf to Julius Schattman, 1833 7 av; AT; July1; July2'12. O C & 100

'183D st, 637 E (11:3087), str, cellar & 1st fl; Lewis A Mitchell to Henry Kroencke, 637 E 183; 3yf May1; June28'12. 900 & 960

'Boston rd (11:2962), nec Union av, str fl & part b; agmt as to ext of ls dated Nov26'04 for 5yf May1'15 at \$2,400 to \$2,700; Jos G Walach to Chas Meyer, 275 W 145; June17; July1'12. nom

'Boston rd (11:2962), nec Union av; asn two leases; Chas Meyer to Bernhard Kellerman, 164 E 85 & Jos Ade, 340 E 18; June22; July1'12. O C & 100

'Elton av, 761 (9:2378), n str fl & c; Jacob Klippel & ano to Louis A Epstein, 761 Elton av; 5yf Oct1; June28'12. 300

'Grand av (11:3198), es, 125 n North, 19.1 x103.3x44.1x100, all; Geo I Treyz to Jas P Gaffney, 2316 Grand av; 2yf July1 (with option to purchase for \$7,250); July2'12. taxes, &c, & 720 & 524

'Jerome av (12:3329), es, 25 s of Jos Havender granite yard near Hanson pl, 25x110; also land not rented bet Lapps office & greenhouse & Hanson pl & rear of said stone yard, n of Lapps et al on Woodlawn rd, the land, Chas A Tier to Fanny H Lappe, 618 E 234; 10yf Sept1'09; July3'12. part taxes, &c, & 360

'Melrose av (9:2328), swe 150th, 100x175; asn Ls; Orpheum Co to B F Keith's New York Theatres Co, a corp, 1493 Bway; July1; July2'12. nom

'Union av, nec Boston rd, see Boston rd, nec Union av.

'Unionport rd, cor Westchester av, see Westchester av, 2139.

'Westchester av, 2139 (*), cor Unionport rd; re asn Ls; Arthur G Freeland to Philip Pfaffmann, 2139 Westchester av; AT; mtg \$1,200; July2; July3'12. nom

'3D av (9:2327), swe 149th, portion of str, fl & b; United Stores Realty Co to Jno Coumes, 598 Bergen av; from May1 to Apr25'30; June29'12. 11,500 to 15,000

MORTGAGES.

Borough of Manhattan.

JUNE 28, 29, JULY 1, 2 & 3.

'Academy st, nwc Sherman av, see Sherman av, nwc Academy.

'Beekman st, 101 (miscel); certf as to chattel mtg dated Jan20'12; June24; July 2'12; American Moving Picture Machine Co to Hirsch, Lillenthal & Co. —

'Bedford st, 17 (2:528), es, 124 s Downing, runs w38.1xnw37.9xs13.8xs39.7xe38.1 to Bedford, xn19 to beg; ext of mtg for \$5,000 to July1'15, 5%; July1; July2'12; Raffaele Cupoli, 17 Bedford, with Robt M Mohr, 2903 Valentine av. nom

'Bleecker st, 120-2 (2:524), swe Wooster (No 194), 50x75; June28; July1'12; 3y5%; Reuben Isaacs to Max W Isaacs, 829 West End av. 9,300

'Bleecker st, 120-2 (2:524), see Wooster (Nos 192-4), 50x75; ext of \$42,000 mtg to June28'15 at 5%; June26; July1'12; Edmund J Levine & ano trstes Julius Levine with Reuben Isaacs, 829 West End av. nom

'Cathedral pkwy, nec 7 av, see 7 av, 1801.

'Christopher st, 87, see Mott, 278.

'Church st, 30 (miscel); certf as to chattel mtg for \$—; June27; June29'12; Kenwood Contracting Co to Assets Realization Co. —

'Clinton st, 67 (2:349), ws, 79.9 n Rivington, 20.2x50; pr mtg \$—; June28; June29'12; demand, 6%; Saul & Isidore Oliner to Aetna Accident & Liability Co of Hartford, Conn, 100 Wm. 35,000

'Dutch st, 4-10 (1:78), es, 86.10 n John, runs e 27.7xe36.6xe17xn24.7xw5.10xn77xw 73.6 to Dutch xs93.5 to beg, leasehold; consent to mtg on Ls; May12; July1'12; Minister &c of the Reformed Protestant Dutch Church of City NY to "Four to Ten Dutch Street" a corp. —

'Dutch st, 4-10, leasehold; June29; July 1'12; installs; 6%; Four to Ten Dutch St a corp to Colgate & Co, 105 Hudson, Jersey City, NJ. 25,000

'Dutch st, 4-10; consent to above mtg; June29; July1'12; same to same. —

'East Broadway, 104 (1:282), ns, 135.1 w Pike, runs n70xw21xs14.0xw4xs65.5 to East Bway, xe25.1 to beg; ext of mtg for \$20,000 to July1'15, at 5%; Feb3'10; July2'12; Elias Sobel & ano individ, exrs, &c, Philip Sobel with Isaac Shiman of Cleveland, O. nom

'Forsyth st, 117 (2:419), ws, abt 100 n Broome, 25x100; pr mtg \$30,000; July1; July2'12; 5y6%; Morris Arluck to Barney Weinberg, 353 E 72. 12,000

'Great Jones st, 48-52 (2:531), ns, 100 w Bowery, 66x87.1x66.5x80.5; June28'12, 5y 5%; Great Jones Street Realty Co to General Theological Seminary of the Protestant Episcopal Church in U S, 175 9 av. 2,500

- Great Jones st, 48-52;** sobrn agmt; June 15; June 28'12; Judd E Wells with same. nom
- Isham st, nwc Sherman av,** see Sherman av, nwc Isham.
- Lafayette st, 264,** see Mott, 278.
- Ludlow st, 156** (2:411); ext of \$4,550 mtg to July 14'14 at 6%; May 29; June 29'12; Leon Tuchmann with Abr Rundbaken, Savannah, Ga. nom
- Madison st, 363** (1:267), ns, 311.2 e Scammel, 23.9x96; PM; pr mtg \$—; July 1; July 2'12; 5y5%; Bernard A Ottenberg to Mary A T Farmer, 156 E 111. 13,000
- Madison st, 143** (1:275), ns, abt 65 e Birmingham, 25x100; pr mtg \$25,000; July 1; July 2'12; 4y6%; Jno Robinson to Harris Levy, 72-4 E 96. 6,000
- Madison st, 357** (1:267), ns, 239.9 e Scammel, 23x96; pr mtg \$18,500; July 1; July 3'12, due, &c, as per bond; Rose Freund to Moritz Heuberg, 228 E 3. 500
- Manhattan st, 177,** see 42d, 118-20 E.
- Manhattan st, ns, abt 230 e 12 av,** see 42d, 118-20 E.
- Maiden la, 97** (1:69), ns, 79.7 e Gold, 20.11x62.3x21x63.4; July 1; July 2'12; 3y5%; Geo W Tubbs, 406 W 58 to Theo Sternfeld, 126 W 74 et al exrs, &c, Emil L Boas. 36,000
- Morton st, 40** (2:583), ss, 1502 w Bedford, 24.9x96.6; July 2; July 3'12; 3y4½%; Marcus Rosenthal, 61 E 73, to Eugenia A Philbin, 63 W 52, & ano exrs, &c, Adela A Dortie. 25,000
- Morton st, 40;** sobrn agmt; June 13; July 3'12; same & Gustave Lewkowitz with same. nom
- Mott st, 278** (2:496), es, 125.8 s Houston, 25x87.1x25x87; sub to mtg \$28,000; also MOTT ST, 284 (2:496), es 50.8 s Houston, 25x86.10; sub to mtg \$26,500; also PRINCE ST, 62 (2:508), swc Lafayette (No 264), E.6 x54.9x45x54.10; also PRINCE ST, 64 (2:508), ss, 7.6 w Lafayette, 20x54.9; 2 parcels above sub to mtgs \$30,000; also CHRISTOPHER ST, 87 (2:619), ns, 66.11 e Bleeker, 25x91.6; sub to mtgs \$25,200; June 27; June 28'12, 1y6%; Rocco M Marasco to Bronx Investment Co (not a moneyed corp), 100 Bway. 5,600
- Mott st, 284,** see Mott, 278.
- Mott st, 122** (1:238); ext of mtg for \$25,000 to May 15'17 at 5%; June 28'12; Citizens Savings Bank, 56 Bowery, with Michele Giordano & Josephine Manfredonia, both at 122 Mott, & Eugene Manfredonia, 1217 St Mark's av, Bklyn. nom
- Norfolk st, 110** (2:353), es, 175.7 s Rivington, 25x100; July 1; July 2'12; 5y4½%; Rosa Rosenthal to N Y Protestant Episcopal Public School, a corp, 63 Wall. 23,800
- Pine st, nwc Water,** see Water, 134.
- Prince st, 64,** see Mott, 278.
- Prince st, 62,** see Mott, 278.
- Rivington st, 176** (2:349), ns, 25 w Attorney, 25x100; ext of mtg for \$32,000 to Oct 15'15, 5%; June 19; July 3'12; Saml Harris et al trstes Louis H Peary with Meier Padwe at Jersey City, NJ. nom
- Rose st, 33** (1:114), ss, abt 70 w of angle in Rose, opp Duane, 37.6x86x28.9x110, ws; also chattels located at 28, 30, 32 & 33 Rose; supplemental to deed of trust dated July 17'06; pr mtg \$10,000; June 18; July 2'12; due, &c, as per bond; A Schrader's Son Inc, 28 Rose, to Lawyers Title Ins & Trust Co, 160 Bway.
- Rose st, 33;** certf as to above mtg; June 18; July 2'12; same to same.
- Suffolk st, 27** (1:312), ws, 100 s Grand, 28.2x100; ext of \$31,500 mtg to June 6'17 at 5%; June 25; June 28'12; P Henry Dugro & ano trstes Anthony Dugro with Wm Messer Co & Peter Messer. nom
- Suffolk st, 137** (2:354), ws, abt 125 s Stanton, 25x100; pr mtg \$—; July 2; July 3'12, 3y6%; Michl Tenzer to Saml Davis, 154 Madison. 6,000
- Thompson st, 134** (2:516), es, 155 n Prince, 20x96x20x95.10; PM; July 1; July 2'12; 3y5%; Citizens Investing Co to Edw De Witt, Englewood, NJ, trste Fredk H Grosz. 9,000
- Water st, 134** (1:39), nwc Pine; leasehold; June 25; June 28'12, due, &c, as per bond; Michl L Warmuth, 150 67th, Bklyn, to Strauss Pritz Co at Cincinnati, O. 5,000
- Wooster st, 192-4,** see Bleeker, 120-2.
- Wooster st, 194,** see Bleeker, 120-2.
- 4TH st, 71 E** (2:460), ns, 275 w 2 av, 25x100; July 1'12; due &c as per bond; Flora Lazinsk to Greenwich Savgs Bank, 246 6 av. 27,000
- 5TH st, 303 E** (2:447), ns, 75 e 2 av, 25x48.6; June 11; July 1'12; 3y5%; Barnett Rosenberg, 303 5th to Emma Schall, 62 St Marks pl. 18,000
- 5TH st, 751 E** (2:375), ns, 82.3 w Av D, 34.4x97; ext of \$9,500 mtg to Aug 15'16 at 6%; June 28; July 1'12; Sarah Fish with Schaja Goldstein, 113 W 114. nom
- 5TH st, 747-9 E** (2:375); agmt as to ext of mtgs for \$7,000 to July 15 at 6%; also as to asm of mtgs; July 1; July 2'12; Eliz S Whitehead, 331 Ams av et al with Saml Zuckerman, 1542 Minford pl. nom
- 6TH st, 571 E** (2:402), ns, 175 e Av A, 23.7x90.10; leasehold; PM; July 1; July 2'12; 5y6%; Maria A Buhler, 331 E 21, to Adolph Humpfer, 259 3 av. 3,000
- 9TH st, 3 E** (2:567), ns, 100 e 5 av, 25x92.3; PM; July 1; July 2'12; 5y4½%; Fredk W Whitridge to Lawyers Title Ins & Trust Co. 18,000
- 15TH st, 111 W** (3:791), ns, 125 nw 6 av, 25x103.3; PM; pr mtg \$—; July 1; July 2'12; 1y6%; Progress Holding Co to Ensign Realty Co, 55 Liberty. 3,500
- 16TH st, 24 W** (3:817), ss, 455 w 5 av, 25x103.3; pr mtg \$15,000; July 1'12; 3y5½%; Mary Casey, 24 W 16 to Kate B Belloni, 14 E 66. 10,000
- 17TH st, 230-4 W** (3:766), ss, 363 e 8 av, 75x84; bldg loan; Apr 30; July 2'12; demand, 6%; Neslo Bldg Co to City Mtg Co, 15 Wall. 115,000
- 17TH st, 230-4 W;** certf as to above mtg; July 2'12; same to same.
- 17TH st, 230-4 W** (3:766), ss, 363 e 8 av, 75x84; two sobrn agmts; July 2; July 3'12; Seymour Realty Co, 25 Broad, with City Mtg Co, 15 Wall. nom
- 20TH st, 350 W** (3:743); ext of \$8,000 mtg to Jan 15 at 5%; Dec 28'11; June 28'12; Equitable Life Assur Soc of U S with Saml W Whittemore, 7 Prospect, East Orange, NJ, exr Mary L Clements. nom
- 22D st, 404 W** (3:719); ext of \$7,000 mtg to Jan 15 at 5%; Dec 28'11; June 28'12; Equitable Life Assur Soc of U S with Saml W Whittemore, 7 Prospect, East Orange, NJ, exr Mary L Clements. nom
- 25TH st, 45 E** (3:855), ns, 225 w 4 av, 25x98.9; PM; June 25; July 1'12; 5y4½%; Wyllys Co, 100 Wm to Isaac V Brokaw, 1 E 79. 55,000
- 25TH st, 53-9 E,** see 4 av, 352.
- 25TH st W, nec 13 av,** see 11 av, swc 26.
- 25TH st W, nwc 11 av,** see 11 av, swc 26th.
- 26TH st W, swc 11 av,** see 11 av, swc 26th.
- 26TH st, 224 W** (misc); consent & certf as to deed of trust or 2d supplemental mtg for \$160,000, dated June 25'12; June 25; June 29'12; Robt Teller Sons & Dornier, a corp, to Empire Trust Co as trste.
- 26TH st, 557 W,** see 11 av, 244-60.
- 27TH st, 135-7 W** (3:803), ns, 425 w 6 av, 50x98.9; June 28'12, 5y5%; Lowell Constrn Co to Brooklyn Trust Co, 177 Montague, Bklyn. 200,000
- 27TH st, 135-7 W;** certf as to above mtg; June 28'12; same to same.
- 27TH st, 135-7 W;** pr mtg \$225,000; June 20; June 28'12, due Mar 1'13, 6%; same to Benj M Kaye, 1990 7 av. 6,000
- 27TH st, 135-7 W;** certf as to above mtg; June 28'12; same to same.
- 27TH st, 101 W** (3:803), ns, 60 w 6 av, 20x83.5; also 6TH AV, 455 (3:803), ws, 114 s 28th, 20x60; PM; June 28'12, due, &c, as per bond; Chas Laue, Bklyn, to Titie Guarantee & Trust Co. 63,000
- 27TH st, 201 E,** see 3 av, 375.
- 27TH st, 558 W,** see 11 av, 244-60.
- 27TH st, 31-3 E** (3:857), ns, 100 e Mad av, runs n24.9x0.2xn74x49.10xs98.9 to st, wx 50 to beg; pr mtg \$150,000; July 1; July 3'12, due Jan 1'14, 6%; Abraham Arndt to Geo B Leonard, 710 Lodi, Syracuse, NY. 50,000
- 29TH st W, ss, 100 w 11 av,** see 11 av, ws, 49.4 s 29th.
- 29TH st, 336-8 W** (3:752), ss, 356.3 e 9 av, 43.9x98.9; pr mtg \$10,000; July 2'12; due, &c, as per bond; Devonshire Realty Co to Wm D J McCarthy at Keansburg, NJ. 5,000
- 29TH st, 336-8 W;** certf as to above mtg; July 2'12; same to same.
- 29TH st, 312-4 E** (3:934), ss, 183.4 e 2 av, 41.8x98.9; PM; pr mtg \$40,000; July 1; July 2'12; due Oct 1'18, 6%; Morris Levin, 511 2 av, to Beckie Kadin, 1800 7 av. 7,500
- 29TH st, 123-7 E,** see Lex av, 140.
- 29TH st W, ss, 100 w 11 av,** see 11 av, ws, 49.4 s 29.
- 33D st, 345 E** (3:939), ns, 125 w 1 av, 25x98.9; PM; July 1; July 2'12; due, &c, as per bond; Edwin F Kellogg, 350 W 85, to Drayton Burrill, 114 E 79, trste Jas L Bogert for Mary A Steward. 8,000
- 37TH st, 49 W** (3:839); ext of \$50,000 mtg to June 30'13 at 4½%; June 7; July 2'12; Hospital & House of Rest for Consumptives with Wm Sittenham. nom
- 38TH st, 348 W** (3:761), ns, 150 e 9 av, 25x98.9; PM; July 1; July 2'12; 3y5%; Geo Kern, 496 9 av to Margt Lutz, 348 W 38. 15,000
- 41ST st, 22-4 E** (5:1275), ss, 96.7 w Mad av, 25x99.2x25x98.6; June 29; July 2'12; 3y4½%; Maude A Kiskadden to Farmers Loan & Trust Co, 22 Wm. 80,000
- 41ST st, 327 E** (5:1334), ns, 290 e 2 av, 20x98.9; PM; June 28; June 29'12, 5y4½%; Dennis J Hickey of Newark, Ohio, to Edw O'Neill, 327 E 41. 12,000
- 42D st, 118-20 E** (5:1296), ss, 125 w Lex av, 50x98.9; also 130TH ST, 642 W (7:1996), ss, 225 e 12 av, 25x133.3 to ns Manhattan x27.10x120.11; also 130TH ST W, 634 W (7:1996), ss, 250 e 12 av, 100x182.9 to n s Manhattan (No 177), s111.7x133; also 130TH ST, 624-6 W (7:1996), ss, 425 e 12 av, 50x199.10 to ns 129th (Nos 619-21); also following lines of street surface railway, begins at Manhattan st, North River, & through Manhattan st to St Nicholas av & along av to 110th & along st to East River; also from 1 av & 110th along av to 109th; also from Manhattan st & along 10 av to 42d & along st to Ferry at North River & in 42d at 10 av along 42d to East River & from 42d, along 1 av to 34th; also 42D ST at 7 av, along av to Bway & along Bway to Manhattan st, & in Manhattan st, near es of 12 av & curving upon Manhattan st to 12 av & along av to 129th & along 129th to Manhattan st, except such portions as are owned by said Co, with all R T & I to franchises, rights, agmts, tracks, rails, switches, bridges, buildings, stations, car & power houses, leases, machine & re-
- pair shops, machinery, etc, etc, & all other lines & operating agmts, chattels, etc; deed of trust & supplemental to 1st mtg dated Mar 10'80 for \$1,200,000 at 6%; May 25; June 29'12; given to secure an extension of gold bonds or above mtg dated Mar 10, 1880 to Mar 1, 1940 at 5%; The 42d St, Manhattanville & St Nicholas Ave Railway Co, a corp, to Central Trust Co of NY, 54 Wall, as trste. 1,200,000
- 42D st, 133 W** (4:995), ns, 247.10 e Bway, 20x100.5; PM; pr mtg \$100,000; June 26; June 29'12, due, &c, as per bond; David C Polwell of Phila, Pa, to Lydia B Gray, 22 W 56. 25,000
- 42D st, 133 W;** PM; pr mtg \$125,000; June 26; June 29'12, due, &c, as per bond; same to same. 40,000
- 45TH st, 139 E** (5:1300), ns, 260 w 3 av, 22x100.5; PM; pr mtg \$15,000; June 29; July 3'12, due, &c, as per bond; Chas E Miner to Arthur B Conway, 255 Ft Wash av. 5,000
- 46TH st, 309-11 E** (5:1339), ns, 150 e 2 av, 50x100; June 28; June 29'12, due Mar 1'17, 5%; Frances wife Saml Marks, 240 Prospect pl, Bklyn, to Paula Wright at New Rochelle, NY. 25,000
- 46TH st, 309-11 E;** pr mtg \$25,000; June 28; June 29'12, due, &c, as per bond; same to Selina Levy, 66 Fletcher av, Mt Vernon, NY. 1,250
- 47TH st, 547 W** (4:1076), ns, 175 e 11 av, 25x100.4; June 27; June 28'12, 5y4½%; Gustave B Schorn of Weehawken, NJ, to Union Trust Co, 80 Bway. 13,000
- 48TH st, 12 E** (5:1283), ss, 225 e 5 av, 25x100.5; June 25; June 29'12, due, &c, as per bond; 12 E 48th St Co, 100 Wm, to Fredk A Clark at Cooperstown, NY. 31,000
- 48TH st, 12 E;** certf as to above mtg; June 27; June 29'12; same to same.
- 48TH st, 12 E;** ext of \$84,000 mtg to June 28'17 at 4½%; June 25; June 29'12; Edw E Black with 12 E 48th St Co, 100 Wm. nom
- 52D st, 537 W** (4:1081), ns, 300 e 11 av, 26x100.5; PM; pr mtg \$14,000; July 1; July 3'12, 5y5½%; Wm G Gehring of Union NJ, to Margaretha Eckert, 629 57th, Bklyn. 2,000
- 54TH st, 263 W** (4:1026), ns, 43.9 e 8 av, 18.9x62.11; pr mtg \$—; June 27; July 2'12; 1y6%; Frank B McLean to Amy A C Montague, 152 E 37. 2,500
- 54TH st, 263 W** (4:1026); ext of \$20,000 mtg to Jan 3'14, at 5%; June 26; July 3'12; Brooklyn Kindergarten Soc with Frank B McLean, 2242 Bway. nom
- 55TH st, 318 E** (5:1347), ss, 250 e 2 av, 25x100.5; PM; June 26; July 2'12; 5y5%; Jos Allen to Jno Brummer, 318 E 55. 8,000
- 55TH st, 64 E** (5:1290), ss, 191 e Mad av, 20x100.5; June 28'12, 5y4½%; Meta R Sedgwick to Mary B Ripley, at Hempstead, LI. 47,000
- 56TH st, 36 W** (5:1271), ss, 500 w 5 av, 25x100; PM; June 26; June 29'12, due, &c, as per bond; Louis F Cerlian to Fredk A Clark, Cooperstown, NY. 70,000
- 56TH st, 36 W;** PM; pr mtg \$70,000; June 28; June 29'12, due, &c, as per bond; same to Chas S Marx, 543 Mad av. 7,500
- 57TH st, 358 E** (5:1349); ext of mtg for \$8,000 to June 15'15 at 5%; June 12; June 28'12; Anna Flood with Abr Axelrad. nom
- 62D st, 49-57 W** (4:1115), ns, 40 e Col av, runs e115x175.5xe46.1 to Bway (No 1887), xn48.11xw186.6 to Col av (No 67) x s25.5xe40xs75 to beg; fee; also 7TH AV, 2108-14 (7:1931), swc 126th (Nos 200-2), 99.10x125; fee; also MELROSE AV (9:2328), swc 150th, 100x175; leasehold; also land in Brooklyn, NY; July 1; July 2'12; due, as per bond, 5%; B F Keith's New York Theatres Co to Astor Trust Co, 339 5 av trste. gold bonds 3,750,000
- 63D st, 162 E** (5:1397), ss, 170 w 3 av, 16x102.7x16x101.10; June 29; July 2'12; due, &c, as per bond; Wm H Steinkamp to Hamilton F Dean, 214 E 31. 14,000
- 63D st, 162 E** (5:1397), ss, 170 w 3 av, 16x102.7x16x101.10; pr mtg \$14,000; June 26; July 2'12; due, &c, as per bond; Geo Draper, 121 E 36, & Dorothy Tuckerman at Luxedo Park, NY, to Wm H Steinkamp, 162 E 63. 2,500
- 69TH st, 26 W** (4:1121), ss, 292 w Central Park W, 20x100.5; June 25; July 2'12; due, &c, as per bond; Geo H Gould to Titie Guarantee & Trust Co. 20,000
- 69TH st, 133 E** (5:1404), ns, 311.8 w 3 av, 16.8x ½ blk; PM; July 1; July 2'12; 5y 4½%; Carl Taylor, 162 W 54, to Geo S Hall, 362 Riverside dr & ano. 15,500
- 70TH st, 11 E** (5:1385), ns, 148 w Mad av, 30x100.5; June 29; July 3'12, due Sept 30'17, 4½%; Wm T Hyde at Greenwich, Conn, to N Y Public Library, Astor-Lenox & Tilden Foundations, 476 5 av. 65,000
- 71ST st, 265 W** (4:1163), ns, 156 e West End av, 16x92.2; PM; July 1; July 2'12, 1y 5%; Harriet Nutty to Chas G Koss, 628 West End av. 12,000
- 73D st, 46-8 W,** see Col av, 269-75.
- 74TH st, 123 E** (5:1409), ns, 170.6 w Lex av, 17x102.2; June 26; July 1'12; 3y 4½%; Fredk P Delafield, 121 E 74 to Farmers Loan & Trust Co, 22 Wm. 17,000
- 74TH st, 326 E** (5:1448), ss, 250 e 2 av, 25x102.2; PM; pr mtg \$15,000; July 1; July 2'12; 2y6%; Otto Loeschner, 202 Av A, to Benj Benenson, 1001 E 167. 1,000
- 75TH st, 442 E** (5:1469), ss, 100 w Av A, 25x102.2; pr mtg \$—; June 28'12, due, &c, as per bond; August & Wm Keller to Manhattan Mtg Co, 200 Bway. 20,000
- 75TH st, 18 W** (4:1127), ss, 275 w Central Park W, 21x100; PM; June 28; June 29'12, 5y5%; Jos K Wells to Benj N Carozzo, 16 W 75. 30,000
- 76TH st, 400 E,** see 1 av, 1450.

78TH st, 400 E, see 1 av, 1494.
 78TH st, 63 E (5:1393), ns, 122 w Park av, 17x102.2; June28'12, due, &c, as per bond; Isabella L Ryttenberg to Robt S Clark at Cooperstown, NY, 35,960
 80TH st, 230 E (5:1525), ss, 213.5 w 2 av, 26.2x102; pr mtg \$26,000; June26; June 29'12, 3y6%; Ignatz Schwarz to Louis Hirsch, 944 Kelly, 7,000
 80TH st, 208 W (4:1227), ss, 175 w Ams av, 25x102.2; certf as to satisfaction of mtg to extent of \$5,000 & there now remains due \$6,500; June26; June29'12; Meyer M Ganz to E T Realty Co, 76 Wm.
 80TH st, 150-6 W (4:1210), ss, 168 w Ams av, —; sobrn agmt; June26; July 2'12; Tournear Realty Co & Akron Bldg Co, 505 5 av, with Abt Jarmulowsky, 16 E 93 et al, exrs, &c, Sender Jarmulowsky, nom
 80TH st, 150-6 W (4:1210), ss, 168 w Ams av, 82x102.2; July3'12, 5y5%; Tournear Realty Co to Brooklyn Savings Bank, 141 Pierrepont, Bklyn, 225,000
 80TH st, 150-6 W; certf as to above mtg; July3'12; same to same.
 81ST st, 204-6 W (4:1228); sobrn agmt; July2'12; Ellis Hyman with Wm R Ware, 252 W 91 & ano trstes Enoch B Ware, nom
 81ST st, 239 E (5:1527), ns, 125 w 2 av, 25x102.2; PM; June28; July2'12, 5y, % as per bond; Anton J Gerlich, 1511 3 av to Anna C Bagger, 341 E 151, 12,000
 81ST st, 204-6 W (4:1228) ss, 137.6 w Ams av, 37.6x102.2; June28; July2'12; 5y 5%; Isaac E & Montague E Hyman to Wm R Ware, 252 W 91 & ano trstes Ernest R Ware, 45,000
 81ST st, 213-21 W (4:1224), ns, 212.5 w Ams av, 182.8 to es Bway (Nos 2260-8), x 102.2x181.7x102.2; certf as to mtg for \$35,000; June26; July2'12; Chas Brogan Inc to Leo M Klein & Saml Jackson, —
 82D st, 323 E (5:1545), ss, 250 e 2 av, 25x102.2; ext of mtg for \$900 to July1'15, 6%; July2; July3'12; Chas Weill, 50 E 89, with Congregation Atereth Israel, 323 E 82, nom
 83D st, 320 W (4:1245), ss, 175 w West End av, 75x102.2; PM; July1; July2'12; 5y 4%; 320 West 83d Street Co, 253 Bway, to Irving I Kempner, 44 E 74, 175,000
 83D st, 8 W (4:1196), ss, 133 w Central Park W, 15x102.2; pr mtg \$17,000; July1; July2'12; due, &c, as per bond; Alex A Tausky to Jno Drescher, Jr, 684 St Marks av, Bklyn, 2,200
 83D st, 541-3 E see East End av, 80.
 84TH st, 160 W (4:1214), ss, 90.10 e Ams av, 27.8x102.2; ext of \$25,000 mtg to July 2'15 at 5%; July2; July3'12; Margt wife Matthew Wheelahan with Franklin Savings Bank, 656 8 av, nom
 85TH st, 133 W (4:1216); ext of \$15,000 mtg to July1'15 at 4 1/4%; July1'12; Leopold Frank with Sol W Stroock, 133 W 85, nom
 86TH st, 157-61 E (5:1515), ns, 281.1 w 3 av, 76.8x100.8; June21; July2'12; due, &c, as per bond; Tappan Realty Co to Title Guarantee & Trust Co, 110,000
 86TH st, 157-61 E; certf as to above mtg; June21; July2'12; same to same.
 86TH st, 157-61 E; sobrn agmt; June 28; July2'12; Loew's Consolidated Enterprises, a corp, with same, nom
 86TH st, 157-61 E; sobrn agmt; July1; July2'12; Leopold Sondheim exr Meyer R Bimberg with same, nom
 87TH st, 229 E (5:1533), ns, 310 e 3 av, 25x100.8; July1'12; 5y5%; Harriet Baer to Emigrant Indust Savgs Bank, 3,000
 87TH st, 72 E (5:1498), ss, 80.11 w Park av, 26.10x100.8; PM; July2; July3'12, due, &c, as per bond; Geo Lazarus, 106 W 144, to Title Guarantee & Trust Co, 23,000
 88TH st, 416 E (5:1527); ext of mtg for \$12,000 to July1'15, 4 1/4%; Mar6; July2'12; August Jaeger with August Elbers, nom
 89TH st, 260 W (4:1236), ss, 193 e West End av, 16x100.8; PM; July1'12; 3y4 1/2%; Minna M Coester, 1224 Park pl to Chas Gulden, 318 W 102, 25,000
 90TH st, 110 E (5:1518), ss, 218.7 w Lex av, 27.6x100.8; July2'12; due, &c, as per bond; Hermine Zimmerman to Title Guarantee & Trust Co, 18,000
 90TH st, 115 E (5:1519), ns, 175 e Park av, 25x100.8; July2'12; due, Nov1'13, 5%; Cath D Lantry to Broadway Savgs Instn, 5-7 Park pl, 15,000
 90TH st, 121 W (4:1223), ns, 238.6 w Col av, 18x100.8; PM; pr mtg \$—; July1; July2'12; 2y6%; Abbie R Kenyon to Linda F Crawford, 21 S 12th, Phila, Pa, 2,000
 92D st, 316-8 E (5:1554); ext of mtg for \$42,000 to June30'15, 5%; Sept28'11; July3 '12; Dorothea Palmenberg with Louis & Rosie Safr, nom
 95TH st, 311 on map 311-5 W (4:1253), ns, 225 w West End av, 62.6x100.8; pr mtg \$110,000; May1; June29'12; secures annuity; Gertrude Van Cortlandt Baroness de Graffenreid at Grove Hill, Ossining, NY to U S Trust Co as trste, 45 Wall, 30,000
 95TH st, 222 E (5:1540), ss, 248.9 w 2 av, 25x100.8; July2; July3'12; due, &c, as per bond; Henry C Meyne to Lena Rupprich, 1341 3d av, 12,500
 97TH st W, swc Bway, see Bway, swc 97.
 98TH st, 227-9 E (6:1648), ext of \$32,500 mtg to May1'17 at 5%; June28; July1'12; Citizens Savgs Bank with Jos F Keller, 316 W 97 & Jennie Kind, 103 W 138, nom
 98TH st, 207-9 W, see Bway, 2600-6.
 98TH st W, nec Bway, see Bway, nec 98.

99TH st, 61 W (7:1835), ns, 200 e Col av, 25x100.11; PM; July2; July3'12, 5y5%; Jno H Wohltmann & Jno M Tienken to Frederick Von der Heide, 137 W 96, 14,000
 102D st, 330 W, see Riverside dr, 295.
 107TH st, 237 E, see 2 av, 2079.
 107TH st, 214-16 E (6:1656), ss, 200.8 e 3 av, 43.8x100.11; PM; pr mtg \$—; June 29; July1'12; installs; 6%; Bankers National Realty Co a corpn to Henry H Jackson, 63 E 92, 5,750
 107TH st, 51 W, see Manhattan av, 153-5.
 108TH st, 69 E (6:1614); agmt changing interest days in mtg for \$8,000; July1'12; Lena Neiderman with German Savgs Bank, 157 4 av, nom
 109TH st, 241-3 E (6:1660), ns, 154.2 w 2 av, 37.6x100.11; ext of \$37,500 mtg to May1'15, at 5%; June3; June28'12; Hyman & Jos Schlessinger & Jacob Manheim with Warren W Foster & U S Trust Co trstes Chas E Tilford, nom
 110TH st, 239 E (6:1660); ext of \$3,000 mtg to May20'15, at 6%; May15; July2 '12; Jacob Manheim with Jos Schlessinger 251 E Houston & Hyman Schlessinger, 359 E 8, nom
 111TH st, 21 W (6:1595); ext of mtg for \$4,000 to June1'13, 6%; May15; July2 '12; Pauline Beekman with Emil Lederer, Hotel Woodward, 55th & Bway et al, nom
 111TH st, 2-4 W, see 5 av, 1318-20.
 111TH st, 2 W, see 5 av, 1318.
 111TH st, 10 E (6:1616), ss, 100 e 5 av, 19x100.11; July3'12, 5y5%; Annie M Ivory to Emigrant Indust Savings Bank, 2,000
 113TH st, 79 E (6:1619), ss, 100 w Park av, 24.6x100.11; June1'05; July2'12; due, &c, as per bond; Nathan Mayer to Moses Mendelsohn & ano (re-recorded from June6'05), 18,000
 113TH st, 75 E (6:1619), ns, 150.10 w Park av, 26.4x100.11; pr mtg \$—; July 1; July2'12; due, &c, as per bond; Julius J Bregel to Manhattan Mtg Co, 19,000
 114TH st, 508-14 W (7:1885), ss, 100 w Ams av, 2 lots, ea 75x101.1; two mtgs ea \$11,000; two pr mtgs \$180,000; June26; July 3'12, 2y6%; Carolina T Paterno to Michl E Paterno, 601 W 113, 22,000
 116TH st, 11 W (7:1896), ss, 400 w Bway, runs s65.11xw103.1 to es Riverside dr (No 435), xn & e — along dr, & 116th, — to beg; participation agmt; Sept2'10; July3 '12; N Y Life Ins Co, 346 Bway with Vito Cerabone, 600 W 115, —
 117TH st, 423 W (7:1961), ns, 148.8 e Ams av, 18x100.11; PM; June23'12; 5y 4 1/2%; Sophia W R wife Talcott Williams to U S Trust Co of NY, 45 Wall, 16,000
 119TH st, 147-51 E, see Lex av, nec 119.
 119TH st, 512 E (6:1815), ss, 188 e Pleasant av, 20x100.10; July2'12, 3y5%; May Feeney, 62 W 127, to Louisa M Schaefer, 56 Hamilton ter, 6,000
 119TH st, 512 E (6:1815), ss, 188 e Pleasant av, 20x100.10; pr mtg \$6,000; July2; July3'12, due, &c, as per bond; May Feeney, 62 W 127, to Peter Capellino, 26 King, 1,500
 120TH st, 66 E (6:1746), ss, 239 e Mad av, 26x100.11; pr mtg \$20,000; July1; July 2'12; 5y6%; Charlotte Geissler, 175 W 95, to Ida Fleischhauer, 5 E 8, 5,750
 121ST st, 257 W (7:1927), ns, 186.8 e St Nich av, 17x100.11; June29; July1'12; due &c as per bond; Jennie A Bernstein to Rose Bondy, 14 E 60, 8,000
 122D st, 141 W (7:1907), ns, 441.8 w Lenox av, 16.8x100.11; July3'12; 5y5%; Henry D Williams to Lawyers Mtg Co, 59 Liberty, 11,500
 124TH st, 228 W (7:1929); sal Ls; July 1'12; demand; 6%; Geo Pfister to Central Bwg Co., 533 E 68, 3,053.91
 124TH st, 68 E (6:1748), ss, 89 w Park av, 17.7x100.11; June28; June29'12; 3y 4 1/2%; Clarence F Betts at Tenail, NJ, to Title Ins Co, 135 Bway, 2,500
 124TH st, 344 E (6:1800); ext of \$6,000 mtg to July1'17, at 5%; July2; July3'12; Meier Schulitz with Jacob Weis, 344 E 124, nom
 125TH st, 53 W (6:1595), ns, 125 e Lenox av, 25x100.11; June4; July3'12, 3y6%; Minnie Starr of NY, & Rebecca Meshel of Bklyn, to Saml Epstein, 270 61st, Bklyn, 4,000
 125TH st, 549 W (7:1950), ns, 169 e Bway, 25x99.11; June28; June29'12; 5y5%; Jas J Costello, 241 W 36, to Emigrant Indus Savgs Bank, 17,500
 126TH st, 200-2 W, see 62d, 49-57 W.
 129TH st, 617 W (7:1996), ns, 275 w Bway, 25x199.10 to 130th, (No 622); pr mtg \$20,000; July1; July2'12; 2y6%; Muligan Hotel Co to Geo Hotchkiss, 13 W 87, 2,000
 129TH st, 617 W; sobrn agmt; July1; July2'12; Beadleston & Woerz, a corpn, with same, nom
 129TH st, 58 E (6:1753), ss, 165.10 w Park av, 24.2x99.11; July1; July2'12; 2y6% Kate E Van Valin or Van Valen, 21 W 129, to Eliz Flanagan, 222 S 9th, Bklyn, 3,500
 129TH st, 619-21 W, see 42d, 118-20 E.
 129TH st, 139 W (7:1914); ext of mtg for \$7,500 to June1'15, 4 1/2%; June8; July3'12; Lawyers Title Ins & Trust Co with Julia A Sayre, nom
 129TH st, 306 W (7:1955), ss, 125 w 8 av, 25x99.11; July3'12, 5y5%; Janet Rochelle, 137 W 110, to Stephen D Cross at Bayport, LI, 19,000
 130TH st, 634-42 W, see 42d, 118-20 E.
 130TH st, 622 W, see 129th, 617 W.
 131ST st, 67-9 W (6:1729), ns, 135 e Lenox av, 100x99.11; PM; pr mtg \$—; July 1; July2'12; 2y6%; Cecelia Z Goldsman, 163 Lenox av, to Danl Dober, 22 Morning-side av, 1,500

131ST st, 600-2 W, see Bway, 3249-55.
 133D st, 58 E (6:1757), ss, 135 w Park av, 20x99.11; PM; July2; July3'12, 3y5%; Thos Quinlan to Marie M Ehlers, 241 W 135, 2,000
 134TH st, 206 W (7:1939), ss, 118 w 7 av, 17x99.11; pr mtg \$—; June19; June 29'12; 1y6%; Abr Katz & Rose Bederberg to Congregation Agudath Achim of Harlem, a corp, 169 W 140, 500
 137TH st, 59 & 61 W (6:1735), ns, 200 e Lenox av, 50x99.11; July1; July3'12, 5y5 1/2% Margt Colwell to Francis Speir, 276 Ridge-wood rd, So Orange, NJ, & ano trstes for Kath F Kip, 11,000
 137TH st, 59-61 W (6:1735), ns, 200 e Lenox av, 50x99.11; July2; July3'12, 3y6%; Margt Colwell to Paul Abelson, 580 Van Cortlandt Park av, Yonkers, NY, 3,000
 142D st, 619 W (7:2089), ns, 260 w Bway, runs n99.10xw15x84.10x6.6x85.1 to st xe14.6 to beg; PM; July1; July2'12; due, &c, as per bond; M Wilber Dyer, 639 W 142, to I Jules Mayer, 821 Riverside dr, 9,000
 161ST st, 559 W (8:2120), ns, 283.8 e Bway, 17x99.11x17.11x99.11; June29; July2 '12; due &c as per bond; Mary Jones to Flora A Hawkes, 559 W 161, 2,000
 Av A, 97 (2:434), ws, 22.10 n 6th, 22.8x 100; also AV A, 99 (2:434), ws, 45.6 n 6th, 22.8x100; leasehold; PM; pr mtg \$6,713.33; July2; July3'12, installs, 6%; Otto J Haslinger & Allwin Realty Co to Charlotte Geissler, 175 W 95, 7,550
 Av A, 99, see AV A, 97.
 Av D, 15 (2:372), ws, 31.3 s 3d, 15.7x53; July2; July3'12, due Jan2'16, 5%; Simon Silverman to Abr Moses, 400 Manhattan av, 6,500
 Av D, 24 (2:357), ses, 48 n 3d, 16x55; pr mtg \$12,000; July2; July3'12, 3y6%; Henry Krauss, 24 Av D, to Bernard Mermelstein, 485 E Houston, 2,200
 Amsterdam av, 473-5 (4:1213), es, 25 s 83d; 2 lots ea 25x80; 2 mtgs ea \$5,000; 2 pr mtgs \$15,000 ea; June27; July1'12; 3y 5 1/2%; Martha E, Matilda J, Robt G & Saml A McKeown to Thos McKeown at Brighton & Wash avs, Belle Harbor, NY, 10,000
 Amsterdam av, 1840 (7:2083); sal Ls; June27; July1'12; due &c as per bond; Peter Mergenthaler to Jacob Ruppert, a corpn, 1639 3 av, 9,000
 Amsterdam av, 1105-7 (7:1867), es, 40.11 n 114th, 40x100; July2; July3'12, 5y5%; Lulu Quigg to Jessie Gillender, at West Somers, NY, 65,000
 Bradhurst av, 27 (7:2051), ws, 315.9 s 145th, runs w10.8 to cl of an old rd, xsw — to pt 362.2 s 145th, xw — to pt 406 w 8 av, xw — to line equi-distant from 143d & 144th, xe55.1 to av, xn44.3 to beg; June5; July3'12, 3y5%; Margt C Maher, 530 E 86, to Jno J Moonan, 213 W 104, 6,500
 Broadway, 1887, see 62d, 49-57 W.
 Broadway, 2260-8, see 81st, 213-21 W.
 Broadway, 2600-6 (7:1870), nec 98th (Nos 207-9), 100.11x202.4 to cl old Bloomingdale rd x101.11x188.3; ext of \$75,000 mtg to Dec24'13 at 6%; June29; July2'12; Jennie McLaughlin with T J McLaughlin's Sons, nom
 Broadway, 3249-55 (7:1997), swe 131st (Nos 600-9), leasehold; July2'12; due May 1'17, 6%; Alivold Realty Co to Rutherford Realty Co, 34 Nassau, 15,000
 Broadway, 4230 (8:2163), es, 76.6 n 179th, 25.6x87x25x83; PM; pr mtg \$10,500; July1; July2'12; due, &c, as per bond; Aug Schierloh to Isabella Freedman, 57 W 55, 9,000
 Broadway (7:1868), swe 97th, 100x175, leasehold; July1'12; due July1'32; 6%; Ninety-seventh St & Broadway Realty Co to Alphonse H Alker, 338 Mad av, 125,000
 Broadway (7:1868), same prop; consent & certf to above mtg; July1'12; same to same.
 Broadway, 940-2 (3:851); str Ls; June 25; June28'12, due, &c, as per bond; Michl L Warmuth, 150 67th, Bklyn, to Strauss Pritz Co at Cincinnati, O, 5,000
 Broadway, 1565 (4:1018); asn Ls by way of mtg as collateral for \$1,587.82; July1; July2'12; Saml G Dolliver of Phila, Pa, to S Liebmanns Sons Brewing Co, 36 Forest, Bklyn, 2,000
 Broadway (7:1870), nec 98th, 100.11x 202.4 to cl Old Bloomingdale rd, x101.11x 188.3; ext of \$600,000 mtg to Aug9'16, at 4 1/2%; Aug9; July2'12; Title Ins Co with T J McLaughlin Sons, a corpn, 207 W 98, nom
 Columbus av, 67, see 62d, 49-57 W.
 Columbus av, 305-7 (4:1127), es, 54.2 n 74th, 48x100; ext of mtg for \$63,500 to Sept7'12, 4 1/2%; Aug30'09; July2'12; Belle G Bernheimer et al exrs, &c, Jacob S Bernheimer with Thos Nugent, 223 E 80, nom
 Columbus av, 953 (7:1842); ext of \$18,000 mtg to Sept3'17, at 4 1/2%; July2; July 3'12; Title Guarantee & Trust Co with Michl Grenthal, 201 W 121, nom
 Columbus av, 269-75 (4:1125), sec 73d (Nos 46-8), 102.2x100; ext of mtg for \$200,000 to Aug1'17, 4 1/2%; June18; July3 '12; Merlan Realty Co with Seamens Bank for Savings, 76 Wall, nom
 Columbus av, 269-75; ext of mtg for \$30,000 to Aug2'17, 4 1/2%; June18; July3 '12; same with same, nom
 East End av, 80 (5:1580), nwc 83d (Nos 541-3), 26.3x80; ext of \$5,000 mtg to July 1'15 at 6%; July1; July3'12; Vincent Fal-tin with Barbara Brodil, 115 W 143, nom
 Lenox av, 586 (6:1727); sal Ls; July1; July3'12, demand, 6%; Max Goldgraben to V Loewers Gambrinus Brewery Co, 528 W 42, 710

Lexington av (6:1768), nec 119th (Nos 147-51), runs e 60xne78x29.3xw55.3 to av xs63.2 to beg, 3-5 part AT; June6; July2'12; due &c as per bond; Wm D J McCarthy, Helen D Lewis & Marie R Winters to Title Guar & Trust Co. 12,000

Lexington av, 140 (3:885), nwc 29th (Nos 123-7) 24.8x100; pr mtg \$43,000; June29; July3'12, 3y6%; Morris Steinheimer to Edw Hirschhorn, 1025 Lex av, & ano. 10,000

Lexington av, 805-7 (5:1397), es, 19.6 n 62d, 34x70; July1; July3'12, 5y5%; Albt Klenk to Jessie Gillender, at West Somers, NY. 42,000

Madison av, 1320 (5:1505); ext of \$19,000 mtg to June30'17 at 5%; July1; July2'12; Lawyers Mtg Co with Samson Mayer. nom

Madison av, 2028 (6:1753), ws, 69.11 n 128th, 14x70; PM; July1; July2'12; due, Dec18'15, 4½%; Abr New, 2030 Mad av, to Julius Oppenheimer, 250 W 94, et al trstes Sol Rothfeld. 4,000

Manhattan av, 161-3 (7:1843), ext of \$43,000 mtg to July1'17 at 5%; June10; July2'12; Wm de F Haynes et al exrs Fredk W Haynes with Manhattan Av Holding Co. nom

Manhattan av, 153-5 (7:1843), nwc 107th (No 51), 40.11x100; ext of mtg for \$61,000 to July1'17, 5%; June10; July3'12; Troy Savings Bank with Manhattan Ave Holding Co. nom

Park av, 929-31 (5:1509), es, abt 50 s 81st, 53.3x100; asn rents; pr mtg \$82,000; June29; July2'12; installs, 6%; Alex Herzog to Universal Discount Co, 100 5 av. 3,000

Riverside dr, 295 (7:1889), sec 102d (No 330), runs e 118xs100.11xw22.10xn25xw107.7 to dr xn76.11 to beg; PM; pr mtg \$540,000; June28; July2'12; due &c as per bond; Philip Livingston to Rockledge Constn Co, 160 Bway. 30,933

Riverside dr, 435, see 116th W, ss, 400 w Bway.

Sherman av (8:2227) nwc Isham, 100x100; PM; July2; July3'12, 1y6%; Dyckman Constn Co to Peter A Peterson, at Perth Amboy, NJ. 13,500

Sherman av (8:2224), nwc Academy, 100 x100; PM; July2; July3'12, 1y6%; Dyckman Constn Co to Minturn Post Collins, Harrison, NY. 23,755

St Nicholas av, 820-6 (7:2066); ext of \$115,000 mtg to May15'17 at 4½%; June28'12; Citizens Savgs Bank with Herverson Co. nom

St Nicholas av, 222 (7:1927), es, 32.4 n 121st, 29.4x100x25x84.8; pr mtg \$15,000; July1; July2'12; due &c as per bond; Abr Weiss to Aug Simon, 170 W 123. 10,000

West End av, 747-51 (7:1887), ws, 76.2 n 96th, 50x100; ext of \$185,000 mtg to July1'17 at 5%; June28; July1'12; Lawyers Mtg Co with 749 West End Av Co. nom

West Broadway, 392-4 (2:488), ws, 140.10 s Spring, 51.5x75x51.8x75; PM; pr mtg \$—; June27; June28'12, 5y5%; Minnie Schmieder to Conrad Hubert, 446 Central Park W. 15,000

1ST av, 1460 (5:1470), sec 76th (No 400), 22.2x78; PM; June28'12, 6y5%; Dora Salzman, 75 E Houston, to Emma W Cone at Coscob, Conn. 25,000

1ST av, 1460; PM; pr mtg —; June28'12; installs, 6%; same to same. 3,500

1ST av, 1494 (5:1472), sec 78th (No 400), 25x73x25.6x77; AT to strip 5 ft wide on east; PM; pr mtg \$30,000; July1; July2'12; 5y6%; Lena Davis to Wm E Degnan, 141 E 43. 7,000

1ST av, 1468 (5:1471), es, 62.2 n 76th, 20 x70; PM; pr mtg \$12,500; July2; July3'12, 3y6%; Rudolph Segowitz to Louis Perlman, 1468 1 av. 2,500

2D av, 2079 (6:1657), nwc 107th (No 237) 25x73; PM; pr mtg \$19,000; July1'12; 5y6%; Jacob Sternberg to Golde & Cohen, a corpn, 223 Wooster. 5,000

3D av, 375 (3:908), nec 27th (No 201), 20 x70; pr mtg \$20,000; July2'12; 5y5%; Alfred & Robt S Lehman to Hattie Dezurko, 201 E 27. 5,000

4TH av, 352 (3:855), ws, 79 n 25th, runs w75x87.9 to 25th (Nos 53-9) xw100xn98.9xe 175 to av xs19.9 to beg; July1; July2'12; 5y6%; Israel Unterberg, 11 W 86, to NY Life Ins Co, 346 Bway. 650,000

4TH av, 63 (2:555); sal Ls; June29; July3'12, demand, 6%; Eugene Koch of Bklyn to Beadleston & Woerz, 291 W 10. 1,800

5TH av, 1318 (6:1594), swc 111th (No 2), 50x100; certf as to mtg for \$90,000; July2; July3'12; Chas I Weinstein Realty Co with U S Savings Bank, 606 Mad av. 90,000

5TH av, 1318-20 (6:1594), swc 111th (Nos 2-4 W), 50x100; July2'12; 5y5%; Chas I Weinstein Realty Co to U S Savgs Bank, 606 Mad av. 90,000

5TH av, 1318-20; pr mtg \$90,000; July2'12; 3y6%; same to Bernhard Feifer, 109 E 81. 10,000

6TH av, 625-7 (3:812), ws, 98.9 n 36th, 50.6x100; PM; July1; July2'12; 5y4½%; Edw H Van Ingen to Jno E Marsh at Rahway, NJ, exr &c Rolph Marsh, 190,000

6TH av, 824 (5:1262), es, 70 s 47th, 20x79; pr mtg \$—; July2'12; due, &c, as per bond; Emilie Dumond to Anna Genschler, 56 W 54. 4,000

7TH av, 2108-14, see 62d, 49-57 W.

7TH av 1801 (7:1820), nec Cathedral pkwy, 70.11x100; PM; pr mtg \$75,000; June28; July2'12; due Dec28'13 at 5½%; Louis Jacobs to Michl J Leahy, 1446 Prospect av. 9,600

7TH av, 2452 (7:2028), ws, 25 s 143d, 25 x99; pr mtg \$25,000; July1; July2'12; due, &c, as per bond; Louis Grunig to Frank Lunghard, 72 Ams av. 5,000

8TH av, 2623 (7:2042); sal Ls; June27; July1'12; demand; 6%; Thos F Fannon to Jacob Ruppert, a corpn, 1639 3 av. 3,500

8TH av, 2860 (7:2038), es, 74.11 s 153d, 25x100; July2; July3'12, 5y5%; Fannie Gruen, 401 E 52, to Clarence DeW Rogers at Larchmont, NY, & ano exrs Roger Lamson. 25,000

8TH av, 2860; sobrn agmt; July2; July3'12; same & Jonas Weil & Bernhard Mayer with same. nom

11TH av, nwc 25, see 11 av, swc 26.

11TH av (3:671), swc 26th, 197.6 to 25th x54.8 to 13 av x202.8x593.3; bldg loan; pr mtg \$700,000; June29; July2'12; due July1'22; 5%; Real Estate & Impt Co of Baltimore City to U S Trust Co, 45 Wall. 500,000

11TH av (3:674), ws, 49.4 s 29th, 24.8x100; also 29TH ST W (3:674), ss, 100 w 11 av, 75x98.9; pr mtg \$—; June29; July2'12; due Feb11'13; 6%; Devonshire Realty Co, 1038 5 av to Annie Huss, 1461 Bryant av. 2,200

11TH av (3:674), ws, 49.4 s 29th, 24.8x100; also 29TH ST (3:674), ss, 100 w 11 av, 75x98.9; certf as to mtg for \$2,200; June29; July2'12; Devonshire Realty Co to Annie Huss. 2,200

11TH av, 244-60 (3:689), sec 27th (No 558) runs s197.6 to 26th (No 557), xel25xn 98.8x24.10xn98.10 to 27th, xw100.2 to beg; PM; July1; July3'12, due July1'32; 4½%; Otis Bldg Co to N Y Life Ins & Trust Co, 52 Wall. gold, 450,000

13TH av, nec 25, see 11 av, swc 26.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Merrick, L I (Misc); consent & certf as mtg for \$11,000; June12; July2'12; Long Island Realty Co to Robt C Meserole. —

Queens, L I (Misc); certf as to mtgs for \$27,500 & 17,500; June27; July2'12; Bankers Natl Realty Co to Title Guar & Trust Co & Hy B Jackson. —

Certf (file) as to chattel mtg for \$1,100; June27; June29'12; Walter Dunn Oyster Co to Martha M Dunn. —

Certf (file) as to chattel mtg for \$175; June25; June28'12; Great N Y Royal Rubber Co to Bernard Kreizer. —

Certf (misc) of consent to mtg or deed of trust dated May25; June28'12; The 42d St, Manhattanville & St Nicholas Ave Railway Co to Central Trust Co of NY as trste. —

MORTGAGES

Borough of the Bronx.

Augusta pl (*), es, 163.2 n Eastern Blvd, 50x100; pr mtg \$3,000; June29; July2'12; due July1'14, 6%; Louis Bousha to Anna A Breunich, 1461 Wash av. 400

Faile st (10:2766), es, 110.9 s Spofford av, 29.3x64.6x32.9x49.8; July2; July3'12, 3y5%; Wm Hardick, 658 Faile to Alfd C Searle, 1741 Fairmount pl. 4,500

Fox st (*), ws, 125 s Jefferson, 50x100; June26; June28'12, due, &c, as per bond; Timothy Seegmuller to Jno H Kerkman, 2552 8 av. 3,800

Fort Independence st, 3459 (12:3262), ws, abt 470 n Albany rd, 25x80x24.5x80; PM; June27; July2'12; due, &c, as per bond; Eliz M Glasson to Chas E Ahneman, 2713 Kingsbridge ter & ano. 2,500

Fort Independence st, 3459; pr mtg \$2,500; June27; July2'12; due &c as per bond; same to same. 750

German pl, 740 (9:2360), nec 156th (No 515), runs n78.1xe96.9xe1.7xs94.2 to st, xw78 to beg; pr mtg \$—; June14; June28'12, 3y6%; Harrisetta Holding Co to Esperanto Mtg Co, 37 Liberty. 10,000

German pl, 740; certf as to above mtg; June14; June28'12; same to same. —

Home st (11:2973), ns, at nes 169th (No 899), runs nw94.4xe57.10xsell10.1 to ws Intervale av (No 1213), xsw41.8 to Home xsw23.3 to beg; pr mtg \$76,250; June21; June29'12, due Nov25'12, 6%; Intervale Constn Co to Agency Realty & Mtg Co, 31 Nassau. 2,000

Home st (11:2973), same prop; certf as to above mtg; June19; June29'12; same to same. —

Home st (11:2973); sobrogation agmt; June19; June29'12; same & Wm N Reynolds, Jr, trste American Forge & Iron Co with same. nom

Minford pl, nec 173d, see 173d E, nec Minford pl.

Minford pl (11:2978), nec 173d, runs n 53.5 to ss Boston rd xne143.8xsell100xsw95.3 xnw11xs50 to 173d xw100 to beg; sobrn agmt; June21; June29'12; Ekin Holding Co with City Mtg Co. nom

Ritter pl, 816 (11:2968), ss, 156.8 e Union av, 22x89x22x90; July1; July2'12; 5y5%; Geo F A Glenz to Katie Lauer, 1316 Boston rd. 2,700

Simpson st (10:2724), ws, 163.8 s Westchester av, runs s42xw104.3xn20.6xne40xe 70.4 to beg; bldg loan; July2; July3'12, 1y6%; Simpson Constn Co to Adelphi Bldg & Constn Co, 112 W 121. 25,000

Simpson st (10:2724), same prop; consent & certf as to above mtg; July2; July3'12; same to same. —

Simpson st (10:2724), ws, 205.8 s Westchester av, 41x104.8x41x104.3; bldg loan; July2; July3'12; 1y6%; Simpson Constn Co to Adelphi Bldg & Constn Co, 112 W 121. 25,000

Simpson st (10:2724), same prop; consent & certf as to above mtg; July2; July3'12; same to same. —

Simpson st (10:2724), ws, 246.8 s Westchester av, 41x105.1x41x104.8; bldg loan; July2; July3'12; 1y6%; Simpson Constn Co to Adelphi Bldg & Constn Co, 112 W 121. 25,000

Simpson st (10:2724), same prop; certf as to above mtg; July2; July3'12; same to same. —

Simpson st (10:2724), ws, 163.8 s Westchester av, runs s124xw105.1xn102.6xne40 xe70.4 to beg; PM; July2; July3'12; 1y5%; Simpson Constn Co to Adelphi Bldg & Constn Co, 112 W 121. 4,420

West st, 863 (11:3124), ns, 25.6 e Mohegan av, 25x65; PM; June24; June29'12; 5y5%; Jno W O'Neil to Lawyers Mtg Co, 59 Liberty. 4,000

West st (11:3124), nes, 112 w Honeywell av, 25x100; June27; July3'12; 5y5%; Reinhard Sauberlich to Chas Regnault, 2258 Hughes av. 4,000

West st, 850 (11:3119) sws, 11 nw Mohegan av, 50x140 to 181st (Nos 855-7), x 50.1x136, except part conveyed by Thos Cahill to Basilus Busch; June27; June28'12; 5y5%; Mary A Cahill to Chas P Halllock, 2076 Honeywell av. 700

4TH st E, nec Union av, see Union av, nec 4th.

134TH st, 206 W; ext of \$6,000 mtg to June28'17 at 5%; June26; June28'12; Metropolitan Savgs Bank with Abr Katz, 202 W 134, & Rose Bederberg, 313 W 116. nom

136TH st E (10:2548), ss, 532.2 e St Ann's av, 3 lots, ea 48.8x100; three bldg loan mtgs, ea \$36,000; Apr11; June29'12; 1y6%; Weiher Constn Co to Chelsea Realty Co, 135 Bway. 108,000

136TH st, E (10:2548), same prop; three certfs as to above mtgs; Apr11; June29'12; same to same. —

136TH st E (10:2548), ss, 676.2 e St Ann's av, 48.10x100; bldg loan; Apr11; June29'12; 1y6%; Weiher Constn Co to Chelsea Realty Co, 135 Bway. 36,000

136TH st E (10:2548), same prop; certf as to above mtg; Apr11; June29'12; same to same. —

137TH st E (9:2264), ss, 100 e Brook av, 45x100; bldg loan; June20; July2'12; 2y6%; Seventh Ave Amusement Co to Harris Mandelbaum, 12 W 87. 30,000

137TH st E (9:2264), same prop; certf as to above mtg; June20; July2'12; same to same. —

140TH st E (10:2570-2569), ns, 176.5 e Robbins av, 75.6x127.8x75x122.11; July3'12; 3y6%; Mary J Wenham to Herman L Krieger, 673 Jefferson pl. 7,000

142D st, 454 E (9:2286); ext of mtg for \$4,000 to May1'15, 5%; June10; July2'12; Henry F Schwarz at Greenwich, Conn, with Edw M O'Gorman, 198 Alex av. nom

146TH st, 546 E (9:2272); ext of \$16,000 mtg to July1'17 at 5%; July1; July3'12; Chas Muller with Caroline F Sheehy. nom

146TH st E, ss, 281.6 w Brook av, see 146th E, ss, 248.4 w Brook av.

146TH st E (9:2290), ss, 248.4 w Brook av, 33.2x100; also 146TH ST E (9:2290), s s, 281.6 w Brook av, 33.6x100; pr mtg \$—; June8; July2'12; due Jan1'13, 6%; Julius Schattmann, 1833 7 av, to Esther Michael, 2687 Creston av. 2,000

148TH st, 267 E (9:2321), nes, 200 nw 3 av, 16.8x75; June28; June29'12; due, &c, as per bond; Andw J Holm to Title Guarantee & Trust Co. 2,500

148TH st, 455 E (9:2293), ns, 190 w Brook av, 25x100; pr mtg \$10,000; June29'12; 2y6%; Leonhard Theurer to Jno Friedrich, 369 E 148. 1,000

149TH st E (9:2328), ns, 150 e Courtlandt av, 25x100, except part for st; June28'12; due, &c, as per bond; Delta Realty Co, Inc, to Title Guarantee & Trust Co. 23,000

149TH st E (9:2328), same prop; certf as to above mtg; June28'12; same to same. —

150TH st E, swc Melrose av, see 62d, 49-57 W, Manhattan.

155TH st, 427 E (9:2377); ext of mtg for \$4,000 to May13'15, 5%; June14; July3'12; Utica Trust & Deposit Co with Roman Catholic Church of St Adelbert. nom

155TH st, 376 E (9:2401), ss, 200 e Courtlandt av, 25.6x100; PM; July1; July2'12; 5y5%; Mary Herre to Albt Zimmerman, 2880 Valentine av. 7,000

156TH st, 515 E, see German pl, 740.

157TH st E, swc Brook av, see Brook av, 749.

158TH st E (9:2380), ns, 100 e Elton av, 25x100; ext of \$12,000 mtg to July8'15 at 5%; June27; July3'12; Ella Reed Andrews with Tillie C Nedwell & Amelia E Louts & Annie L C Elliman. nom

158TH st (10:2656), ns, 95 w Tinton av, 50x100; July1; July2'12; due, &c, as per bond; Andreas Sieferman to North Side Savgs Bank, 3230 3 av. 4,500

161ST st, 901 E (10:2648), ns, 112 w Forest av, 21x75; ext of \$4,750 mtg to Oct 1'15 at 5½%; June27; July2'12; Jno Slatery with Theresa Bastone. nom

164TH st, 863 E (10:2690), ns, 134 e Prospect av, 19x74.7; PM; pr mtg \$5,000; July1; July2'12; due, &c, as per bond; Louis Sasmor, 70 E 109, to Margt Nealis, 355 E 50, extr Jos Nealis. 2,150

165TH st, 998 E (10:2678), ss, 55 e Union av, old line, 25x110, except part for st; ext of mtg for \$5,500 to June28'15 at 5%; June25; June28'12; Bertha B Ebenstein, 816 E 165, with Henry R Sutphen, 201 W 57, & ano trstes for Susanna P L Sutphen, will of Susanna P Lees. nom

165TH st, 998 E (10:2678), ss, 55 e Union av, 25x110; pr mtg \$5,500; June28'12; 1y6%; Bertha B Ebenstein, 816 E 165, to Lillian B Garland, 104 W 122. 1,500

166TH st E, nwc Teller av, see Teller av, swc 167th.

167TH st E (10:2680), ns, 140 w Prospect av, 40x125; pr mtg \$29,000; June28; July2'12; due Jan21'14, 6%; Chas Dane-witz to Edw Lehr, 1488 1 av. 5,000

167TH st E, swc Teller av, see Teller av, swc 167th.

169TH st, S99 E, see Home, ns at nes 169th.

173D st E (11:2978), nec Minford pl, runs n53.6 to Boston rd xne58.8xse25.9xs 93.7 to st xw50 to beg; bldg loan; Apr3; June29'12, demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 54,000

173D st E (11:2978), same prop; certf as to above mtg; June28; June29'12; same to same.

173D st E (11:2978), ns, 50 e Minford pl, 50x67.5x56.5x93.7; Apr3; June29'12, demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 28,000

173D st E (11:2978), same prop; certf as to above mtg; June28; June29'12; same to same.

173D st E, nec Minford pl, see Minford pl, nec 173d.

179TH st E, nec Prospect av, see Prospect av, nec 179th.

180TH st E, sec 3 av, see 3 av, sec 180th.

180TH st E, swc 3 av, see 3 av, swc 180th.

180TH st E (11:3061), ss, 126.6 e 3 av, 144.2x56.6x154.1x78.7; July2; July3'12; 5y 5%; Kellwood Realty Co to Bowery Savings Bank, 128 Bowery. 45,000

180TH st E (11:3061), same prop; consent to above mtg; July2; July3'12; same to same.

180TH st E (11:3061), same prop; certf as to above mtg; July2; July3'12; same to same.

181ST st E, swc Vyse av, see Vyse av, swc 181st.

181ST st, 855-7 E, see West, 850.

194TH st E, sec Decatur av, see Decatur av, sec 194th.

201ST st (12:3307), ns, 19.5 e Grand Blvd & Concourse, 50x100; pr mtg \$3,500; July3 '12; due, &c, as per bond; Fred H Blood to Jas Lonsdale, 126 W 103. 2,500

216TH st E (*), ns, 125 w Laconia av, 25x109.4; PM; pr mtg \$4,000; June26; June 28'12; installs, 5%; Domenico Dalò, 22 Le Roy to Hudson P Rose Co, 32 W 45. 400

227TH st E (*), ss, 205 w Bronxwood av, 50x114, Wakefield; June28'12; 3y6%; Chas Merlino to Jas Tempia, 322 E 56. 1,000

231ST st E, ns, 499.3 e White Plains rd, see 231st E, ns, 421.3 e White Plains rd.

231ST st E, ns, 521.11 e White Plains rd, see 231st E, ns, 381.3 e White Plains rd.

231ST st E (*), ns, 381.3 e White Plains rd, 40x229.8 to 232d; also 231ST ST E (*), ns, 521.11 e White Plains rd, 60.7x229.8 to 232d; July2; July3'12; due, &c, as per bond; North Side Investing Co, 1 Mad av, to Rosa F Huyler, 301 W 72. 10,000

231ST st E (*), same prop; certf as to above mtg; July2; July3'12; same to same.

231ST st E (*), ns, 429.3 e White Plains rd, 75x229.8 to 232d; July2; July3'12; due, &c, as per bond; North Side Investing Co, 1 Mad av, to Rosa F Huyler, 301 W 72. 12,500

231ST st E (*), same prop; certf as to above mtg; July1; July3'12; same to same.

231ST st E (*), ns, 421.3 e White Plains rd, 3x229.8 to 232d; also 231ST ST E (*), ns, 499.3 e White Plains rd, 22x229.8 to 232d; July2; July3'12; due, &c, as per bond; North Side Investing Co to Rosa F Huyler, 301 W 72. 2,500

231ST st E (*), same prop; certf as to above mtg; July1; July3'12; same to same.

233D st (*), ns, 327.5 w Kingsbridge rd, 50x100; July1; July3'12; 3y5%; Christian H Werner to Grace C Marsh, 1790 Clinton av & ano. 1,750

Aqueduct av (11:3211), es, 50 s 183d, 50 x101.1x50x100.7; pr mtg \$10,000; July1'12; due, &c, as per bond; Jno Albert to Henry M MacCracken, 33 University av. 2,000

Anthony av (11:2889), ws, 190 n 173d, runs w71.5xn102.1xe95.2 to av x105.2 to beg; bldg loan; July1; July3'12; 1y6%; Mellwin Realty & Constn Co to Bronx Investment Co, 100 Bway. 75,000

Anthony av (11:2889), same prop; certf as to above mtg; July1; July3'12; same to same.

Anthony av, 2118 (11:3156), es, 41.4 s 181st, 20x81.4x20x80.3; July1; July2'12; 5y 5%; Norman Auerhahn to Fredk W Hotz trste Louisa Koker, 177 E 90. 6,000

Anthony av, 2116 (11:3156), es, 61.4 s 181st, 20x82.4x20x81.4; July1; July2'12; 5y 5%; Jeanette Auerhahn to Fredk W Hotz trste Louisa Koker, 177 E 90. 6,000

Arthur av, 2142 (11:3070); ext of mtg for \$5,500 to July1'17, 5%; June18; July 2'12; Thos Jones with Eliz & Conrad Zeller. nom

Barkley av (*), ss, 75 e Vincent av, 50 x100; June29; July2'12; 3y5½%; Richd Hoppe to Augusta Glanz, 2041 Watson av. 600

Bathgate av (11:2914), ws, 100.2 s 173d, 50x114.5; July1; July2'12; 5y5%; Newport Realty Co to Lawyers Mtg Co, 59 Liberty. 40,000

Bathgate av, 1657 (11:2914); certf as to mtg for \$40,000; July1; July2'12; Newport Realty Co to Lawyers Mtg Co. —

Bathgate av, 1657 (11:2914), ws, 100.2 s 173d, 50x114.5; pr mtg \$40,000; July1; July3'12; 3y6%; Newport Realty Co, 35 Nassau, to Fredk Lese, 133 E 80. 10,000

Bathgate av, 1657; certf as to above mtg; July1; July3'12; same to same.

Blackrock av (*), ss, 181 w Tremont av; also 75 e line bet lots 161 & 165, 25x108, being part lot 163 Unionport; ext of \$3,800 mtg to July2'15 at 5½%; June25; July2'12; Wilhelmina Arnold & Henry Dieckmann with Sarah Berry, 2238 Blackrock av. nom

Boscobel av (9:2506), ws, 201.1 s 169th, 50x96.6x50x94.3, except pt for av; July2 '12; 3y5%; Margt Reilly to Adolph Mischlich gdn Henry Mischlich, 40 S 7 av, Rockaway Park, NY. 1,000

Boston rd, ses at es Minford pl, see 173D E, nec Minford pl.

Boston rd (11:2978), ss, 58.8 n from es Minford pl, runs se2.1xsl17.5xellxne52.10x nw100 to rd xsw42.6 to beg; bldg loan; Apr3; June29'12, demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 38,000

Boston rd (11:2978), same prop; certf as to above mtg; June28; June29'12; same to same.

Boston rd (11:2978), ss, 101.2 n from es Minford pl, 42.6x100; Apr3; June29'12; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 38,000

Boston rd (11:2978), same prop; certf as to above mtg; June28; June29'12; same to same.

Boston rd, nec Union av, see Union av, nec Boston rd.

Boston rd, ses at es Minford pl, see Minford pl, nec 173d.

Brook av, 749 (9:2364), swc 157th, runs w96.3x36.3x10.5xsl10.9x88 to av, xn48 to beg; June28'12; 5y5%; Fanny wife Julius Gruen to Jas Devlin, 327 W 45. 40,000

Brook av (9:2396), ws, 98 s 169th, 70x 90; PM; pr mtg \$40,000; July2; July3'12; 5y6%; Louis Levy to Normal Constn Co, 661 Tinton av. 8,500

Bronxwood av (*), es, 59 n 225th, 25x 121.8; July1'12; 5y5%; Wm Jantzen to Gustav Eckert, 345 E 103. 720

Castle Hill av (*), ws, 325 s Green la, 25x153.3x29.6x137.3; June27; June28'12; due &c, as per bond; Jos Damiano to Cath Drugan, 1701 Castle Hill av. 3,000

City Island av (*), es, old line, 50 n land now or late J C Deveaugh, 25x100, except part for av; City Island; PM; July 1; July3'12; due, &c, as per bond; Fanny Lippman to Jno F Frewen, 2311 Andrews av. 1,700

Clay av, 1304 (11:2887), es, 37.10 n 169th, 19.2x80; June27; June28'12; 3y5%; Antoinetta & Cecilia Maggiolo to Stephen Parker, at Norwalk, Fla. 4,800

Concord av (10:2643), es, 51.4 n 151st, 50x94; June28'12; 5y5%; Benenson Realty Co to Walter S Gurnee at Bar Harbor, Me, et al trstes for Evelyn S Chapman will Walter S Gurnee. 31,000

Concord av 10:2643, same prop; certf as to above mtg; June27; June28'12; same to same.

Concord av, 331 (10:2573), ws, 100 n 141st, 20x100; PM; July1; July2'12; 5y5%; Kathe Mugler, 331 Concord av to Vesta Q Van Trump at Coatesville, Pa. 3,500

Daly av, 2064 (11:3127), es, 40.1 n 179th, 37.7x88.7x37.6x85.6; PM; pr mtg \$19,500; July1; July3'12; due, Jan1'13, 6%; Le Van M Burt of Bklyn to Barry Bros, a corp, 2804 3 av. 1,500

Decatur av (11:3276), sec 194th, 101.3x 25x103x25; pr mtg \$4,500; June25; July3 '12; due, &c, as per bond; Katie Oehim- sen at Harrison, NY, to Theo Seibert, 165 E 94. 1,800

De Mit av (*), nes, lots 98 & 99, map Penfield prop So Mt Vernon, 100x100; PM; July2; July3'12; 3y6%; Stephen J Stillwell, 3311 Olinville av, to Herman Hagenbuehle, 99 Vista pl, Mt Vernon. 2,000

Eagle av, 668 (10:2624), es, 552.11 s 155th, runs s50xne115xn50xw87.7xw27.3 to beg; pr mtg \$36,000; June28'12; 3y6%; G E Mans Constn Co to Sarah Wolkowitz, 110 Oak, Yonkers, NY. 7,000

Elder av (*), es, 150 n 172d, 75x100; P M; July2; July3'12; 3y5%; Edwin Astley to American Real Estate Co, 527 5 av. 6,300

Elder av (*), es, 100 n 172d, 50x100; P M; July2; July3'12; 3y5%; Thos F & Anna M Jones to American Real Estate Co, 527 5 av. 4,000

Ferris av (*), es, at line bet prop hereby conveyed & prop now or late Anton Singer, runs ne1.596.5xne102.4sw1.175.2xs w426 to av xse170 to beg; July2; July3 '12, 5y6%; Martha Buttner to Edw L Coster, at Irvington, NJ. 8,000

Ferris av (*), es, at line bet property hereby conveyed & land now or late of Anton Singer, runs nw1.596.5xne102xsw 1.175.2xsw426 to av xse170 to beg, contains 5 075-1000 acres; sobrn agmt; June 10; July3'12; Maria Buttner & Leon S & Marks Schwartz & Saml Strauss with Edw L Coster, Irvington-on-Hudson. nom

Fieldston rd (*), es, 175 s 238th, 50x100; July3'12, 3y6%; Edw Costello to Pearl H Conrad, 645 Ams av. 1,200

Forest av, 1107 (10:2651), ws, 142.8 n 166th, 20x87.6; PM; pr mtg \$8,000; June28; June29'12, installs, 5%; Gabriel R & Louis A Mason to Jennie Kowarsky, 68 E 86. 3,500

Fulton av, ws, 225.4 s 171st, see Fulton av, ws, 175.4 s 171st.

Fulton av (11:2927), ws, 175.4 s 171st, 50x100; also FULTON AV (11:2927), ws, 225.4 s 171st, 50x100; asn rents; June26; June29'12; Bethel Constn Co to Packard & Co, 97 Nassau. 1,500

Gleason av (*), ss, 50 e 171st, 25x106.8; July1; July2'12; 3y5½%; Louisa B Diener to Mary D Lesser, 102 Patchen av, Bklyn. 3,500

Grand av, 2312 (11:3098), es, 75 n North, 25x100; June29; July1'12; due, &c, as per bond; Jas Morrow to Title Guarantee & Trust Co. 4,000

Grand Blvd & Concourse (11:3159), es, 100 s Field pl, 50x99; certf as to reduction of mtg; June24; July3'12; Thos D Kreuter to Mary S Frost. —

Hoe av (10:2752), es, 225 n 167th, 25x 100; pr mtg \$5,000; June29; July2; 3y 5%; Jacob Blaesser to Wm H Birrell, 1400 Boston rd. 1,800

Hoe av (11:2979), ws, 116.1 n Home, 25 x85.1x25.1x87.9; July1; July3'12; 3y5%; Peter J Stumpf, 1209 Hoe av to Vesa Q Van Trump at Coatesville, Pa. 6,500

Houghton av (*), ss, 354.10 w Castle Hill av, 49.1x108, Unionport; pr mtg \$7,000 July2; July3'12, due, &c, as per bond; Wellman Finance & Realty Co to Albt Mamlock, 151 E 61. 1,200

Houghton av, 2255 (*), ns, 33.4x66; PM; July2; July3'12; 5y6%; Patk J Murphy to Edw A Schill, 860 Van Nest av & ano. 1,000

Houghton av (*), same prop; certf as to above mtg; July2; July3'12; same to same.

Hughes av (11:3087), es, 50 n 183d, 50x 50; PM; pr mtg \$10,500; June14; July2'12; due &c as per bond; Geo W Tubbs to L Napoleon Levy, 18 W 72. 1,500

Intervale av, 1213, see Home, ns, at nes 169th.

Intervale av (10:2705), es, 415 s 167th, 25x100; June26; June28'12, due, &c, as per bond; Chas Lopard to Nelson Smith, Jr, 151 W 48. 5,500

Intervale av (10:2705), same prop; pr mtg \$5,500; June26; June28'12; due, &c, as per bond; same to same. 1,500

Kingsbridge rd (*), ws, 145 s 233d, 114.7 x85.7x75x172.3; June29'12; due, &c, as per bond; Maurice Stierer to Chas S Marx, 543 Mad av. 3,000

Ludlow av (*), ns, 130 e Av C, 25x108; July2; July3'12; 3y5½%; Alice V Conklin to Susanna & Dorothy Zink, joint tenants, 160 E 3. 3,500

Marion av (12:3283), es, 44 n 197th, 21x 99.6x21.6x103.5; pr mtg \$3,500; July1; July 3'12; 2y6%; Alma wife Chas MacLaren to Geo J Palmer, 1968 Richmond Turnpike, New Brighton, SI. 1,200

Marmion av, sec Tremont av, see Tremont av, sec Marmion av.

Melrose av, swc 150, see 62d, 49-57 W, Manhattan.

Mt Hope (Monroe) av, 1864 (11:2801), w s, 75 s Mt Hope pl, 25x115; pr mtg \$5,000; June19; June28'12; demand, 5%; Frank A, Maria, & Caroline Kramer to Edw A Kramer, 1865 Monroe av. 3,200

Nelson av, 1019 (9:2512), ws, 175.5 n 164th, 25x64.7x25x62.9; PM; pr mtg \$4,500; June22; June28'12; 3y6%; Mary A Cotton to Jane Emily Lamude, 8th, near 8 av, Whitestone, LI. 2,000

Olmstead av (*), es, 155 s Starling av, 2 lots, ea 25x108; 2 mtgs, ea \$4,500; July 2; July3'12; 3y5%; Jno Calvert & Mary E wife of & Wm H Blaeser to Empire City Savgs Bank, 231 W 125. 9,000

Park av (11:3037), es, 75 n 181st, 25x 141; ext of \$5,500 mtg to July2'15 at 5½%; July2; July3'12; Annie Webbe with August P Schmeding, 420 Park av. nom

Pilgrim av (*), ws, 20 n Alice av, 20x 100; July1; July3'12; 3y5%; Jos Kaplan, 231 Graham av, Bklyn, to Nathan Plimick, 149 E 84. 250

Popham av (11:2877), ws, 256.3 s Palisade pl, 50x128.1x50.5x135.8; July2'12; 3y 5½% until July2'13 & 6% thereafter; Emma J Sommer to Bronx Investment Co, 100 Bway. 2,000

Prospect av (11:3109), nec 179th, 29.5x 110; certf as to mtg for \$30,000; June27; June28'12; O'Rourke Brothers Co to Manhattan Mtg Co. —

Prospect av (11:3110), es, 46.1 n 181st, 50x150; June27; June28'12; 1y6%; Regina Constn Co to County Mtg Co, 40 Wall. 32,000

Prospect av (11:3110), same prop; certf as to above mtg; June27; June28'12; same to same.

Prospect av (10:2675), ws, 125 n 152d, 100x95; pr mtg \$29,500; July1; July2'12; 1y 6%; Prospect Holding Co to Philip Messenkopf, 782 Home & ano. 12,000

Prospect av (10:2675), ws, 125 n 152d, 100x95; certf as to mtg for \$12,000; June 28; July2'12; Prospect Holding Co to Philip Messenkopf & ano. —

Stebbins av, 1388 (11:2965), es, 736.4 n Freeman, 25x108.8x25x107.5; July2; July 3'12; 3y5½%; Margt, Ellen & Cath Malone to Arthur M Silber, 3 Manhattan av, Rochelle Park, New Rochelle, NY. 3,700

Stebbins av (10:2691), es, 363.4 n 165th, 25x145.10x25.4x141.8; ext of \$8,000 mtg to June6'16 at % as per bond; July1; July3 '12; Guiseppe Bonica & Gaetano De Stefano, 1053 Prospect av with Julia Muller, 405 E 86. nom

St Lawrence av (*), ws, 256.3 s West Farms rd, 25x100, except part for av; June29; July1'12; 3y5½%; Violet J Graham to Edw & Eliz Frey, 1607 Overing. 3,500

St Lawrence av (*); same prop; sobrn agmt; June29; July1'12; Mary Franz with same. nom

Teller av, nwc 166th, see Teller av, swc 167th.

Teller av (9:2434), swc 167th, 425 to 166th x200; PM; July3'12; 5y5%; Albt J Schwarzer to Frederic A de Peyster, 13 E 86 et al. 60,750

Tibbett av (13:3415), es, at ss land Parkway Heights Co, runs e 89.9xs58.7xw128.2 to av xn87.6 to beg; July1; July2'12; 3y6%; Jno C Updegrave to Louisa Dash at Dash's la, Van Courtlandt. 9,800

Tiebout av, 2478 (11:3023), es, 165.3 n 189th, 31x100; ext of \$12,000 mtg to June 27'15 at 5½%; June 18; June 29'12; Jas Stokes with Wakefield Park Realty Co, 314 Mad av. nom

Tinton av (10:2666), es, 34 s 160th, 17x 95; ext of \$5,000 mtg to June 15'17 at % as per bond; June 15; July 2'12; Angelo Fraino to Maria Rippe, 1039 Tinton av. nom

Tremont av, (11:3106) ns, 109 w Mapes av, 36.3x190.1x36.3x190.1; PM; June 17; July 3'12; due, &c as per bond; Borough Estate, a corp, 3212 3 av, to Geo W Moore at Riverside, Conn. 12,000

Tremont av E (11:2804), ss, 184 e Mt Hope (Monroe) av, 42x83.11x42x84.2; bldg loan; June 28; June 29'12; 1y6%; August Jacob Constn Co to Lawyers Title Ins & Trust Co. 23,000

Tremont av E (11:2804), ss, 268 e Mt Hope (Monroe) av, 41.11x83.5x42.10x83.9; bldg loan; June 28; June 29'12; 1y6%; August Jacob Constn Co to Lawyers Title Ins & Trust Co, 160 Bway. 23,000

Tremont av E (11:2804), ss, 142 e Mt Hope (Monroe) av, 42x84.2x42x84.5; bldg loan; June 28; June 29'12; 1y6%; August Jacob Constn Co to Lawyers Title Ins & Trust Co. 23,000

Tremont av E (11:2804), ss, 100 e Mt Hope (Monroe) av, 42x84.5x41.6x84.8; bldg loan; June 28; June 29'12; 1y6%; August Jacob Constn Co to Lawyers Title Ins & Trust Co, 165 Bway. 23,000

Tremont av (11:2960), sec Marmion av, 100x45.10; PM; pr mtg \$—; July 1; July 2'12; 3y6%; C Edwin Deppeler to Victor Stolte, 563 W 161. 13,000

Tremont av E (11:2804), ss, 226 e Mt Hope (Monroe) av, 42x83.9x42x83.11; bldg loan; June 28; June 29'12; 1y6%; August Jacob Constn Co to Lawyers Title Ins & Trust Co. 23,000

Tremont av E (11:2804), ss, 100 e Mt Hope (Monroe) av, 5 lots, together in size 209.11x83.6x210.4x84.8; certf as to five mtgs; June 28; June 29'12; August Jacob Constn Co to Lawyers Title Ins & Trust Co. —

Tremont av (11:3117), ns, 98.2 e Marmion av, 75x115; ext of mtg for \$14,000 to June 28'15; 5½%; June 28; July 3'12; Lawyers Title Ins & Trust Co with Ferd Kurzman, 48 W 57. nom

Trinity av (10:2639), es, 320.6 s 165th, 16.8x100; pr mtg \$4,000; July 1; July 2'12; 3y 6%; Kate Baker, 982 Trinity av to Delia Mitchell, 980 Trinity av. 1,200

Union av (11:2962), nec Boston rd, —x —; June 22; July 1'12; demand, 6%; Bernhard Kellerman & Jos Ade to Jacob Ruppert, a corp, 1639 3 av. 5,000

Union av (*), nec 4th, 50x100, except part for St Peter's av; July 3'12; 3y5½%; Jerome Lo Monte to Clarissa L Ferris, 535 W 142. 5,500

Vyse av (11:3128), swc 181st, 25x100; pr mtg \$10,000; July 1; July 2'12; 1y6%; Wm F Smith to Peter Otten, 1321 Clinton. 1,500

Ward av (*), ws, 150 n 172d, 50x100; July 2; July 3'12; 5y5%; Sophie E Sasse to American Real Estate Co, 527 5 av. 4,200

Washington av, 1614 (11:2913), es, 83 s 172d, 27x109.8; July 1'12; 3y5½%; Wm C Grotz, 1600 Wash av, to Henry Lang, 1696 Topping av. 5,000

Washington av (*), ws, 105 s Starling av, 100x108, Unionport; May 1; June 28'12; 5y4%; Wm Calvert to Wm C Allen, 2467 Tratman av. 1,000

Washington av, 1244 (9:2373), es, abt 185 n 168th, 40x114.10x40x116.9; pr mtg \$28,000; June 28; June 29'12; 3y6%; Harri-setta Holding Co to Martha E Neumann, 21 E 108 & ano. 4,000

Washington av, 1244; certf as to above mtg; June 28; June 29'12; same to same. —

Washington av, 1010 (9:2369), es, 200 n 164th, 25 to Weiber ct x105; PM; pr mtg \$18,000; July 1; July 2'12; due &c as per bond; Chas Heyer of Union, NJ to Thos Graham, 1008 Wash av. 1,250

Washington av (11:2916), es, 50.5 n 174th, 50x84.8; ext of \$12,000 mtg to Aug 5'15 at % as per bond; May 29; July 1'12; Pauline W Merritt with Isaac Hershkovitz, 1246 Wash av. nom

Washington av (11:2910), es, 48 n from swc lot 58, runs sell2xne48xnw112 to av xsw48 to beg, being part lot 58 map Morrisania; ext of mtg for \$36,500 to July 1'17, 5%; July 1; July 3'12; Manhattan Mtg Co, 200 Bway, with Hayman Eckman, 1054 Grant av. nom

White Plains rd, 4551 (*), ws, 262.9 s 240th, 30.5x118.4x30.3x115.10; June 29; July 2'12; 3y5½%; Isaac Lefkowitz, 100 W 121 to Bennett T Downing, 1084 Fulton, Bklyn. 4,500

White Plains rd, 4551 (*), ws, 293.2 s 240th, 30.5x121.3x30.3x118.4; June 29; July 2'12; 3y5½%; Isaac Lefkowitz, 100 W 121 to Robt D Townsend, Cranford, NJ. 4,500

Whitlock av (10:2731), es, 275 s Tiffany, 2 lots ea 39x90; 2 sobrn agmts; June 27; July 2'12; Fredk Johnson with Susan McViekar Hemenway trste Jno H Hinton at Windsor, Vt. nom

Wilkens av (11:2976), es, 100 s Jennings, 25x90x22.2x92; ext of \$4,000 mtg to May 1'14 at % as per bond; June 28; July 1'12; Henry Lahr with Henrietta B Lighte, 41 W 91. nom

Wilkens av, 1469 (11:2965), ss, 307 w 170th, 36x19; leasehold; June 26; June 28'12; installs, 6%; Isaac Broslawsky to Morris Silverman, 57 3 av. 300

3D av (11:3061), sec 180th, 96.10x267.8x 56.6x270.8; pr mtg \$45,000; July 2; July 3'12; due, Nov 10'21, 5%; Kellwood Realty Co to Saml Weil, 222 Lenox av. 50,000

3D av (11:3061), same prop; certf as to above mtg; July 2; July 3'12; same to same. —

3D av (11:3045), swc 180th, runs w88.9x s67.1x84.2x85 to 3 av xn95 to beg; July 3'12; 5y5%; Kellwood Realty Co to Maimie E Cohn at West End, NJ et al exrs Abr Cohn. 60,000

3D av (11:3045), same prop; certf as to above mtg; July 3'12; same to same. —

3D av, 3872 (11:2929); ext of \$15,000 mtg to July 1'15 at 5%; July 2; July 3'12; Minnie Glauber & Hannah Kalaski with Max Bernstein, 1045 Sutter av, Bklyn. nom

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