

REAL ESTATE RECORD AND BUILDERS' GUIDE

MARCH 16, 1912

MUNICIPAL IMPROVEMENTS IN THE BRONX.

A City of the Rank of Galveston is Built Each Year in the Borough—
Varied Activities Induced by an Annual Growth of 35,000 in Population.

THE population of the Bronx is growing at the rate of about 35,000 a year. Each year a new city of the rank of Galveston, Texas, is built within the borough. The building of a city of this size involves many activities besides the construction of houses. Streets have to be extended into undeveloped areas; sewer, gas and water mains have to be laid; transit lines have to be constructed; schools and police stations have to be erected, and a multitude of necessities and conveniences embraced under the general term of real estate improvements have to be supplied by public and private investments of capital.

The annual aggregate of such investments in the Bronx is twice as large as

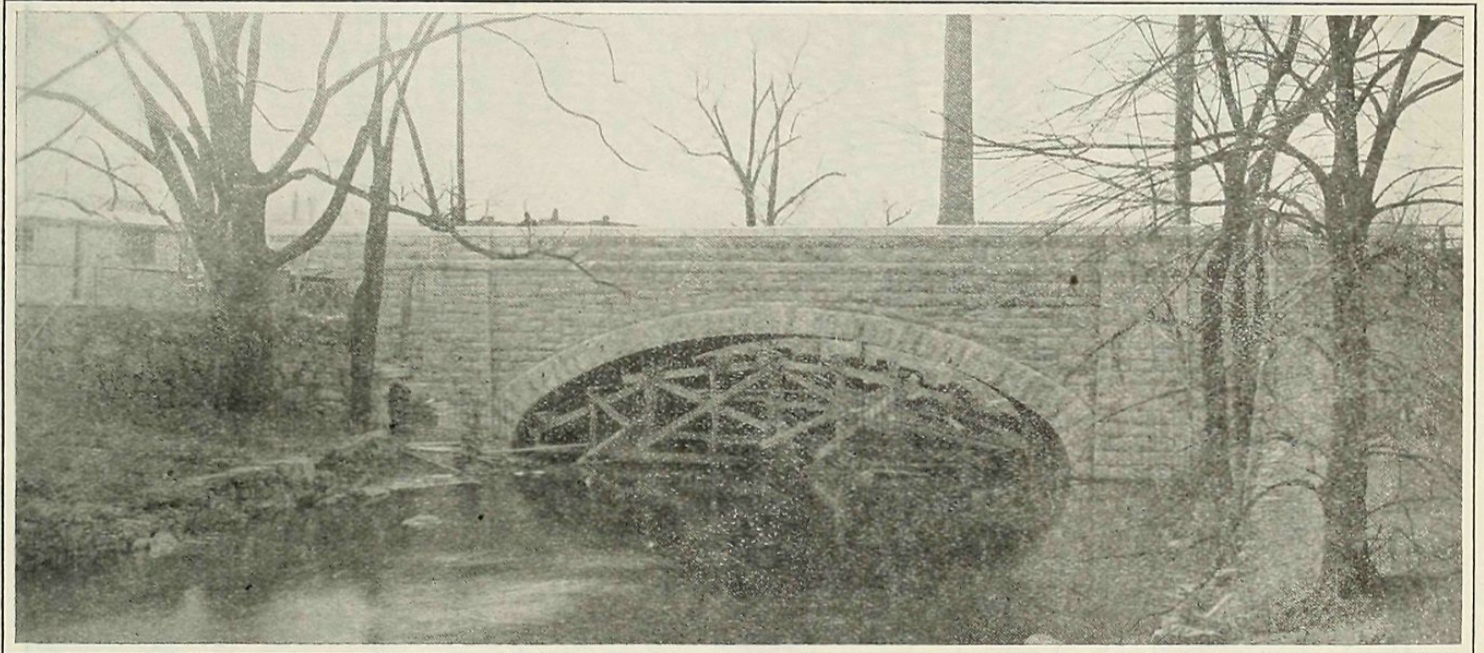
suits. If it is possible anywhere to prosper by "growing up with the town," it is possible in the Bronx. In a boom town the merchant and the physician, as well as the landowner, enjoy unearned increments.

The Bronx embraces some forty square miles. One who wishes to profit by its growth must make a study of its physical development. Let us assume that a third of the borough is already built up. The bulk of the increase of population next year or in the next ten years will be in the remaining two-thirds, but it will be concentrated in relatively small neighborhoods. To profit by the growth of the borough, one must foresee what neighborhoods will be the boom neighborhoods of the near future.

The most reliable indexes of coming booms are the street improvements planned by the borough administration. A deal of preliminary public work has to

rent activity in public works in the Bronx. From a study of these it will be possible to form an intelligent opinion as to the directions which the expansion of population and housing within the borough will take in the immediate future. Special attention will be given to local improvements, which are carried out by the borough administration and which constitute a principal factor in determining the lines of expansion in question. In making local improvements the borough administration is strongly influenced by prospective transit routes. Such routes will consequently also be discussed. Finally, a general survey will be given of the public improvements, including schools, fire houses, police stations, bridges, docks and other works provided by the city administration.

By way of explaining roughly the practical difference between local improvements and public improvements, it may



BRIDGE OVER THE BRONX RIVER AT 180TH STREET.

A good example of simplicity and economy. The structure is built of concrete blocks.

the assessed valuation of all the taxable property listed in Galveston. During the last two years it averaged \$48,000,000. Here is a table showing the amounts invested in real estate improvements in the borough in 1910 and 1911:

Local improvements (assessments)	\$5,525,100
Public improvements (corporate stock)	1,235,875
Private buildings	68,055,937
Schools	3,187,000
Park department	2,054,103
Police department	606,861
Fire department	561,000
Dock department	59,824
Department of water supply, gas and electricity	10,905,664*
Railway construction	5,650,000
Total	\$97,841,364

The permanent improvements indicated by these figures help to explain the advance in real estate values that is reflected by the rising tax assessments. The Bronx is a boom town. Its marvelous growth opens up the most varied opportunities for business enterprises. An addition of 35,000 to its population each year creates room for new stores, factories, places of amusement, for the practice of the learned profession, for multifarious speculations and investments, for innumerable gainful occupations and pur-

*Covers Manhattan and the Bronx. It is estimated that five-sixths of the sum was expended in the latter borough.

be done before sites can be profitably built upon by private owners. Streets must be opened and must be supplied with water, gas, pavements and other essentials. It is the business of the borough administration to undertake such preliminary work in a given neighborhood just at the time when the neighborhood is ready for a considerable building movement. If the work is carried out before it is needed, property owners are involved in useless expense. Capital is sunk in the form of assessments for utilities which can not be employed for years, and the loss of interest on this idle capital may never be recovered in the final selling or renting value of the land.

The borough administration consequently plans its assessment work in accordance with what it believes to be the immediate requirements of the different undeveloped neighborhoods. The administration is guided by the petitions of property owners to the Local Improvement Boards, by its knowledge of prospective transit lines and by its observation of the current building activity. The borough administration is the most important single agency in providing accommodations for the annual growth of population, and there is no better informed authority on the needs of the different localities for the preliminary street improvements indispensable to private building activity.

The purpose of this article is to indicate the main seats of recent and cur-

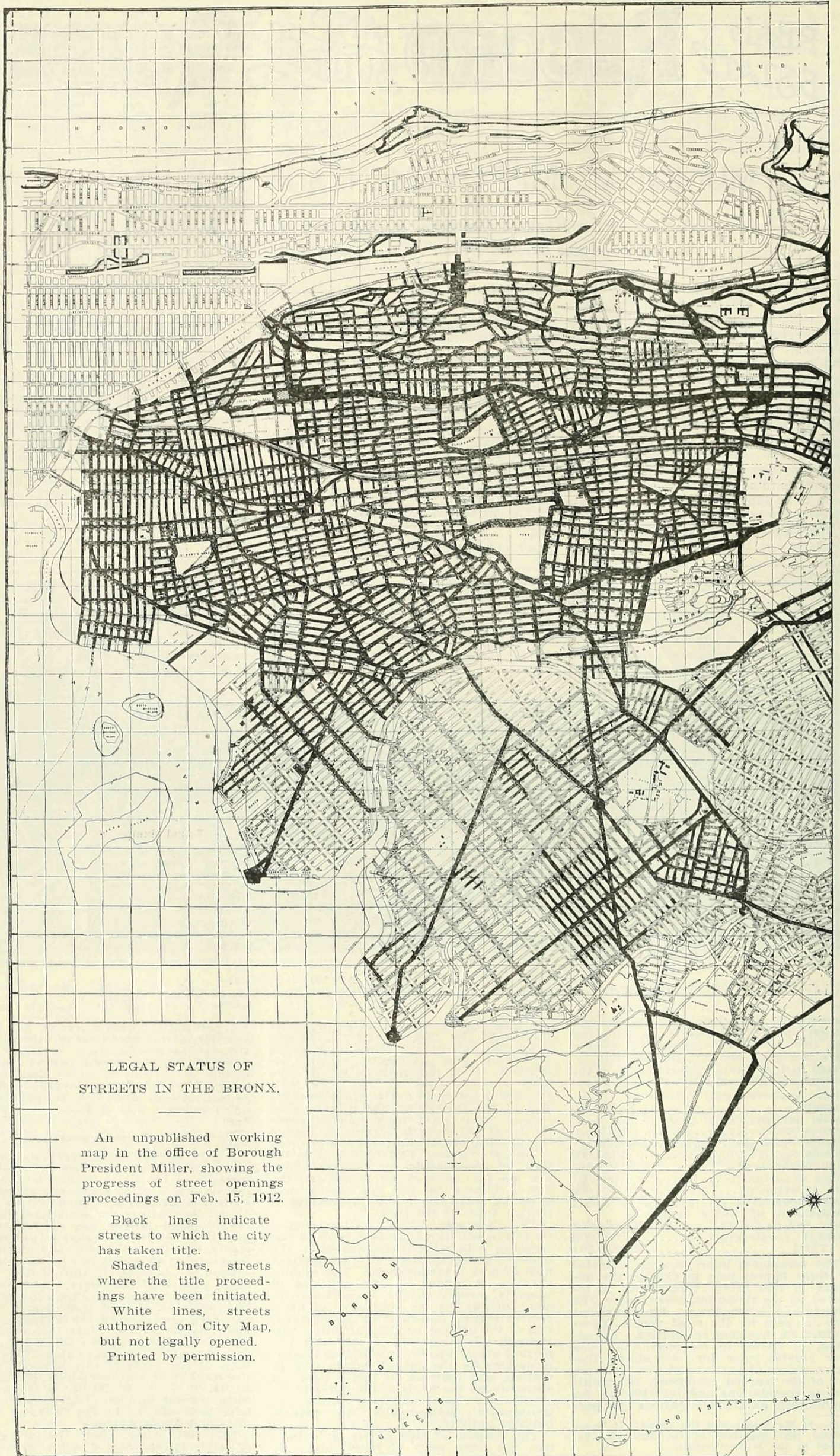
be said that the former precede and make possible private building operations, while the latter generally attend or follow such operations. The period covered by the article is that during which the borough administration had been directed by President Cyrus C. Miller, a period marked by a notably well defined and efficient policy with respect to local improvements.

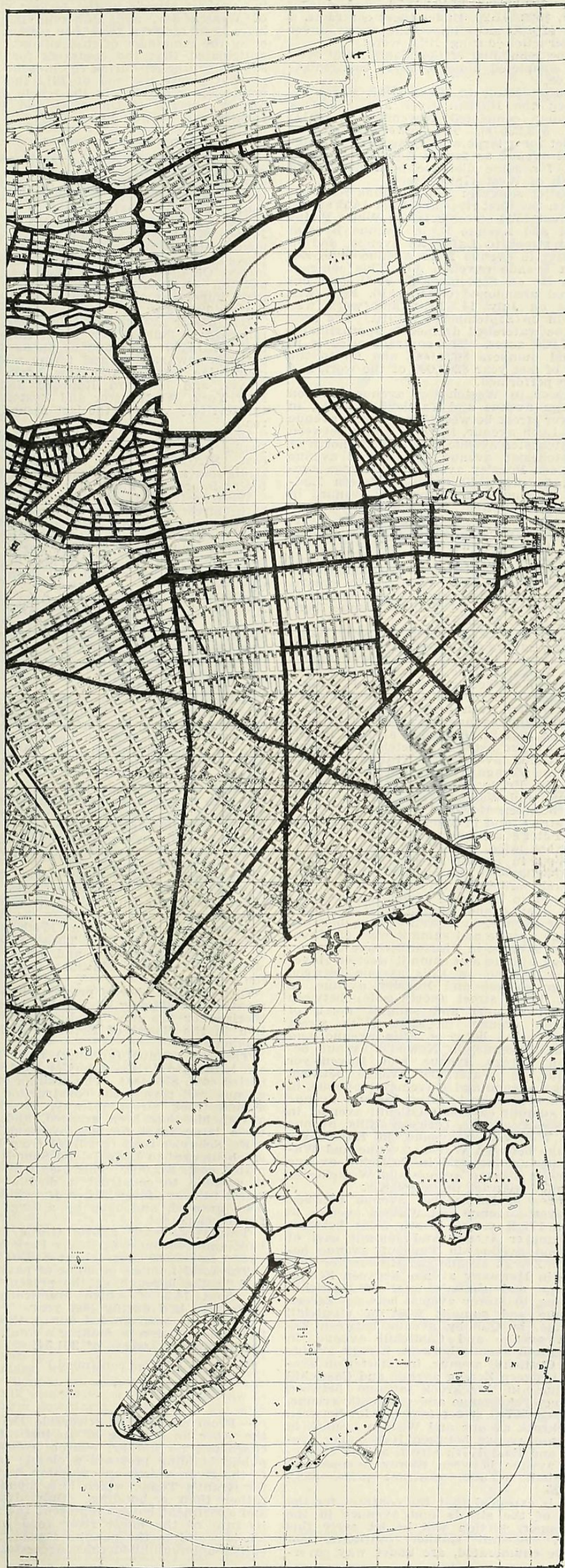
Local Improvements.

Before any physical improvement can be accomplished, it is necessary that extensions to the street system be planned and legalized. Such extensions are adopted in the form of alterations in the City Map. Proceedings for acquiring title to the proposed streets may thereupon be initiated. After this physical improvements can be authorized and contracts for carrying them out can be executed.

Prior to January 1, 1910, but a very small portion of the street system of the large area east of the Bronx River had been adopted, though considerable work had been done toward the preparation of maps for the same. Since that time the Miller administration has devoted a great deal of energy to getting out the final sections of the maps of this territory, with the result that Sections 32, 34, 35, 36, 37, 40, 41, 42, 43, 45, 46, 50, 51, 52, 53 and 54, each covering an area of about 375 acres, have been adopted by the Board of Estimate and Apportionment.

In certain cases, where the laying out of single streets was of special necessity,





but where the opening of the streets would be delayed if action was deferred until the entire final section could be adopted, special maps were prepared showing the laying out of such streets. Among these special maps were those providing for the laying out of a public park in connection with the Shore Drive at Town Dock road, or Layton avenue, the laying out of an extension of Pennyfield avenue from Shore Drive to the East river, and the laying out of the viaduct bordering the northern line of Bronx Park in the line of Burke avenue between Bronx boulevard and Webster avenue.

Studies and plans have also been made suggesting the location of the pier and bulkhead lines of the Hutchinson river and of the Bronx river, which were submitted to the New York Harbor Board, the United States Army, and the Department of Docks and Ferries, and which, with a very few slight modifications, have been adopted and legalized.

A large number of studies and maps have been prepared showing modifications to the street system west of the Bronx river, where the final section maps had been adopted some years ago. Many of these have been adopted and authorized by the Board of Estimate and Apportionment, including the widening to 100 feet of Fordham road, between Webster avenue and Harlem River terrace; Fieldston road, from Spuyten Duyvil parkway to Mosholu parkway; Spuyten Duyvil parkway extension and widening to 100 feet from a point near Fieldston road to Broadway; changing the grades of and widening East 174th street to an 80-foot street from Southern boulevard to the N. Y., N. H. & H. R. R., thus providing a main cross-town thoroughfare; and the widening of Riverdale avenue from 230th street to Spuyten Duyvil parkway to a width of 100 feet, providing for a high and low level roadway thereon in order to reduce to a minimum the cost of the improvement of the abutting property.

Proceedings have been initiated by the Local Boards and by the Board of Estimate and Apportionment for the opening of a large number of streets, mostly east of the Bronx river, among which are: Patterson avenue from Bronx river to Pugsley creek, Beach avenue from Gleason avenue to West Farms road, Taylor avenue from Westchester avenue to West Farms road, East 233d street from Baychester avenue to Boston road at Hutchinson river, Ft. Schuyler road from Westchester creek to Shore drive on the East river, Van Cortlandt Park South from Broadway to Mosholu parkway, and Liebig avenue from Mosholu avenue to the city line. Finally, proceedings have been started for acquiring title to all the streets and avenues in the Hutchinson estate.

Legal Status of Streets.

When a final section map or a special map for a single street, square or park, has been adopted and incorporated into the City Map, the next step looking toward physical improvement is to acquire title to the land on which the contemplated improvement is to be carried out. If, for example, a street is to be constructed, the city must first take title to the roadbed. Section maps usually and other maps occasionally are adopted years before physical work is begun. However, proceedings to take title, because of the expense involved, are not instituted until physical work is about to be taken up. Title proceedings are, therefore, of special value as an indication of the coming population centers. In the first place, they foreshadow street improvements indispensable to private building operations; in the second place, they are not as a rule instituted until private owners, being ready to build, demand that they be instituted.

Through the courtesy of the Borough President's office, we are enabled to print with this article an unpublished map showing the legal status of all the streets, existing and proposed, in the Bronx on February 15, 1912. The map indicates by black lines the streets to which the city already holds title. The shaded lines in the map indicate the streets with respect to which title proceedings are now under way. The white lines indicate streets which the city has not yet taken any action to acquire. Some of the last mentioned streets have no existence, except on paper, while others are old village roads that have been incorporated in the City Map and that will eventually be taken over by the city.

Reduced Condemnation Cost.

It should be said in this connection that the cost to property owners of vesting title in the city has been greatly reduced through Borough President Miller. Partly by procuring in June, 1910, an amendment to the Greater New York Charter and partly by having forms for deeds of cession and other necessary legal instruments printed for distribution among

property owners, he has enabled a large proportion of such owners to escape much of the heavy cost of condemnation proceedings.

This cost, as explained by the Borough President in a circular, "consists of hire of experts for the city, advertising, stenography, fees of commissioners, etc., and is estimated at \$60 per session. Usually not more than one parcel of property is considered at a session, so that the expenses must be at least \$60 for hearing the owner of each parcel prove its value. If more sessions than one are necessary, as is often the case, the cost is so much higher. Various causes for dragging on the proceedings help to increase the cost. Sometimes the three Commissioners, who receive \$10 each per session, wish to extend the proceedings as much as possible; the attorney for the property owner may be ill or have another engagement and cannot attend the meeting; the owner himself may be ill or absent; the expert called by the owner may be busy in another proceeding, or the assistant to the Corporation Counsel in charge may be busy with other proceedings as well. All these causes for delay help to increase the number of sessions of \$60 per session, and all of the expense must be added to the cost of the land taken, and imposed on nearby property in the form of assessment."

If an owner cedes his land to the middle of the street to the city, he escapes all assessments for acquiring title, except his proportionate share for such buildings as may be taken in the proceeding. This applies of course mainly to owners of vacant lots. Owners of buildings that are to be taken are not expected to cede, because their awards probably will exceed their assessments. In the great majority of other cases, the assessment is greater than the award, and there will be a saving by a free grant of title.

The expediency of ceding land to escape condemnation costs quickly obtained recognition, as the number of cessions of property in Greater New York to the city increased from 149 in 1910 to 2,523 in 1911.

New Sewers.

Development of real estate has been greatly hampered in the eastern section of the Bronx, more especially in the sections quite densely populated, such as the old villages of Unionport, Westchester and Williamsbridge, by lack of sewers. No sewers in these sections could be authorized because of the fact that the city had no title to the streets through which the sewers were designed to be constructed, even though, in most cases, the streets had been traveled roadways and village streets for a number of years. Steps were taken early in 1910 to obtain affidavits from old residents in these vicinities to the effect that the streets had been in use for from twenty-five to fifty years. Records were examined and information obtained showing that the city had policed, lighted and maintained these streets for a long period, and this information, as applied to each separate street and avenue in the vicinities mentioned, was furnished to the Corporation Counsel, who, after due consideration, determined that dedication to the old roadway widths had been proved. Upon the receipt of this information and petitions from the property owners, steps were taken to initiate proceedings for the construction of sewers in all these streets, as well as in certain other streets where title had been acquired or was being acquired in the usual manner.

The preparation of the plans and estimates of cost was pushed vigorously with the result that at present the construction of the sewers is under contract or authorized for practically the whole Unionport section and a large part of the Westchester section. It has not been possible to proceed with the construction of sewers in the Williamsbridge section, owing to the fact that a proper outlet for it has not yet been provided, though, during the past year proceedings have been initiated to acquire title to the streets and avenues through which the outlet sewer must run, and plans and estimates are in process of preparation for the construction of this main outlet for the Williamsbridge section.

The outlet referred to is an extension of the main outlet sewer, known as the White Plains Avenue Sewer, which is now under construction between Westchester village and the Sound, and its extension to the northward is most important in view of the development which will probably take place in the northeast section of the Bronx due to the construction of the New York, Westchester and Boston Railway.

The estimated cost of the sewers now under contract in the Borough of the Bronx, based upon the contractors' price bids, is \$1,347,251.87. The total amount of money paid out by the city upon contracts completed or in progress during the

year 1910 was \$540,861.73, and during 1911, \$566,347.20. Under these contracts, a few of the most important works under construction during 1911 were:

The rebuilding of the Hunts Point sewer; completed June 5, 1911; cost, \$105,974.68.

Outlet sewer in West 178th street between the Harlem river and Sedgwick avenue; completed November 6, 1911; cost, \$73,236.06. This sewer provides an outlet for a large area lying east of Sedgwick avenue as far as Aqueduct avenue, and for some distance both north and south of West 178th street.

Outlet sewer in White Plains road between the East river and East 142d street, in East 152d street between White Plains road and Avenue B, in Avenue B from 152d street to Lafayette avenue, and in Lafayette avenue from Avenue B to Zeraga avenue (Avenue A). This contract was let on September 7, 1909, and declared abandoned on May 16, 1910, was relet on July 14, 1910, and work was begun on September 12, 1910. The area of the watershed drained is approximately 7,925 acres. The contract price is in round numbers \$621,000, and up to the end of last year \$262,000 of the work had been performed.

Sewer in Westchester avenue between Zeraga avenue and Castlehill avenue, in Glover street between Westchester avenue and Lyon avenue, in Doris street between Westchester avenue and summit north of Westchester avenue, in Ludlow avenue between Pugsley avenue and Zeraga avenue, in Castlehill avenue between Ludlow avenue and Blackrock avenue, in East 177th street between Ludlow avenue and Havemeyer avenue, and in Westchester avenue between Pugsley avenue and Olmstead avenue; contract price, \$59,148.81.

Sewer in Westchester avenue between Zeraga avenue and Westchester square, and in Westchester square between Westchester avenue and Walker avenue; contract price, \$81,985.00.

Sewer in Walker avenue between Westchester square and Overing street, in Benson avenue between Westchester square and Walker avenue, in Overing street between Westchester avenue and Walker avenue, in St. Peter's avenue between Westchester avenue and Walker avenue, in Rowland avenue between Westchester avenue and St. Reynolds avenue, in Zeraga avenue between Westchester avenue and Glebe avenue, in Tratman avenue between Zeraga avenue and Benson avenue, in Frisby avenue between Zeraga avenue and Walker avenue, in Glebe avenue between Rowland avenue and Overing street, and in Maclay avenue between St. Peter's avenue and Benson avenue; contract price, \$64,592.60.

Sewer in Parker street between Westchester avenue and Castlehill avenue; contract price, \$66,177.04.

Sewer in Haviland avenue between Zeraga avenue and summit west of Havemeyer avenue, in Powell avenue between Zeraga avenue and summit west of Havemeyer avenue, in Gleason avenue between Zeraga avenue and summit west of Havemeyer avenue, in Ellis avenue between Zeraga avenue and Pugsley avenue, in East 177th street (north side) between Pugsley avenue and summit north of Gleason avenue, in East 177th street (south side) between Ellis avenue and Gleason avenue, in Newbold avenue between Zeraga avenue and Havemeyer avenue, in Waterbury avenue between Zeraga avenue and Havemeyer avenue, in Newbold avenue between Pugsley avenue and summit east of Castlehill avenue, in Olmstead avenue between Ellis avenue and Westchester avenue, in Havemeyer avenue between Watson avenue and Waterbury avenue, and in Castlehill avenue between Gleason avenue and Westchester avenue; contract price, \$69,858.

Sewer in Havemeyer avenue between Lafayette avenue and Watson avenue, in East 177th street (south side) between Havemeyer avenue and summit east of Watson avenue, in Turnbull avenue between Zeraga avenue and Havemeyer avenue, in Hermany avenue between Zeraga avenue and summit west of Castlehill avenue, in Storey avenue between Zeraga avenue and summit west of Castlehill avenue, in Quimby avenue between Zeraga avenue and Castlehill avenue, in Houghton avenue between Zeraga avenue and Castlehill avenue, in Chatterton avenue between Zeraga avenue and Castlehill avenue, in Blackrock avenue between Havemeyer avenue and Castlehill avenue, in East 177th street (north side) between Blackrock avenue and Watson avenue, in Watson avenue between Havemeyer avenue and East 177th street, and in Castlehill avenue between Storey avenue and Turnbull avenue; contract price, \$88,775.25.

It is expected that the contract for the rest of the streets and avenues in the Unionport section will be let early this year. Several smaller contracts, not above enumerated, are under way cover-

ing various streets in the former village of Westchester, and numerous petitions have been received for other sewers covering the remainder of that village. It is anticipated that the contracts for these sewers will be let during the present year, so that before the end of 1912 the sewers covering practically the whole of the former villages of Unionport and Westchester will be well under way.

Grading and Paving.

Of street improvements, such as the grading and paving of streets and avenues and the construction of viaducts, transverse roads, etc., there were under contract during 1911 a total of \$4,003,652.52 worth of work, of which \$3,138,141.66 represented assessable improvements and \$865,510.86 represented improvements to be paid for by the city at large. On these contracts there was paid out on certificates \$1,472,392.92. The most important of the contracts in force during 1911 are:

Baychester avenue (grading) from Boston road to Pelham Bay park; estimated cost, \$121,528. This avenue opens up an entirely new section and forms a direct connection between the New York, New Haven and Hartford Railroad and the New York, Westchester and Boston, and the territory west of the last named railroad.

Boston road (grading) from White Plains road to the city line; estimated cost, \$220,500. This will widen and straighten an old thoroughfare and eventually improve a much traveled road.

Westchester avenue (grading) from Main street to Eastern boulevard; estimated cost, \$61,578. The completion of the grading between the limits of this contract will afford a route for a new trolley line, for which franchise application has been made, and will open up a very large territory.

Randall avenue (grading) from Bronx river to Leggett avenue; estimated cost, \$56,396. This avenue opens a route for a new trolley line from Hunts Point road to Leggett avenue and from Leggett avenue to Southern boulevard will open up a considerable section. The contract is now nearly completed.

Bridge in 231st street across the tracks of the New York and Putnam Railroad. The completion of this bridge and its approaches affords a much needed connection in Kingsbridge between the portion east and the portion west of the railroad tracks.

Third avenue (repaving) from 150th street to Tremont avenue; cost, \$166,016. The work on this improvement will be commenced this spring. The cost will be repaved with redressed granite blocks, which will give a much smoother roadway than the existing pavement.

Transverse roads under the Grand boulevard and Concourse at 161st and 170th streets; estimated cost, \$344,944. Another transverse road under the Grand boulevard and Concourse at 174th street; estimated cost, \$102,751. These contracts are progressing rapidly, and when completed will afford additional crosstown conveniences.

Of a large number of proposed improvements, the following have either been authorized or are now pending authorization in the Board of Estimate and Apportionment:

Tremont avenue (grading) from Eastern boulevard to Ft. Schuyler road; estimated cost, \$164,000. The grading of this avenue will permit the construction of a double track street railway, for which a franchise has been granted, and open up a large tract for improvement.

Ft. Schuyler road (grading) from Eastern boulevard to Long Island Sound; estimated cost, \$52,000. This also will make it possible to construct a double track street railway, for which a franchise has been granted, and open up a large area for development.

Transverse road across Grand boulevard and Concourse at Bronx Park boulevard; estimated cost, about \$125,000.

The total number of miles of pavement laid in the borough at the present time is about 143, of which practically ten miles was laid during last year.

There has been graded during the year 9.68 miles of streets, making a total mileage of graded streets of 261.54.

(To be continued.)

—From one end of Riverside Drive to the other no building of an institutional character, no library, church, college or public building presents a classic facade to the river, unless an exception be made for Grant's Tomb, which is a monument rather than a building. Only dwelling and apartment houses represent the architecture of the finest river road in the whole world to the passing fleets.

NEW THEATRES A BOON TO REAL ESTATE VALUES.

Many Little White Ways Are Blossoming Out in All Parts of the City—More Than \$11,388,000 Invested—Reasons for the Demand.

HIGHER cost of living, the demand for less expensive neighborhood recreation, the general desire to avoid traveling in the overcrowded transportation lines except when absolutely necessary and the wonderful rise in popularity of the moving picture performance with vaudeville attachment, have combined within the last few years to make New York probably the greatest amusement center in the world.

It is doubtful if any other municipality can boast of 949 licensed places of amusement, not including cabaret shows and restaurant attractions, which would bring the grand total to more than 1,100. The capital invested in enterprises designed to entertain the public in its leisure hours is estimated at \$11,388,000, exclusive of ground and building values, which, if added, would bring the figure up to more than \$127,000,000, and the gross earning power of all these various theatrical enterprises in one year, based upon a 25 cent average admission fee and a minimum average night's attendance of 200 and a season of six months, would be at least \$67,650,000, or more than twelve times the amount of money derived by the State from all the liquor licenses granted in the city during the year ended September 30, 1910.

Yet, in spite of this great number of places of amusement, Dodge Reports up to March 12 show New York is experiencing one of the greatest theatre building booms in its history. One architect alone, Thomas W. Lamb, has more than eleven projected theatres, each one of which represents a cost of more than \$300,000, on his boards at the present time; W. H. McElfatrick, Henry B. Herts, William Henry Swasey, and other specialists in theatre construction, all have several projects under way. There are at least thirty-six good sized theatre operations scheduled to go ahead this year, and this does not include all the store remodelling operations for moving picture shows for which plans have been drawn.

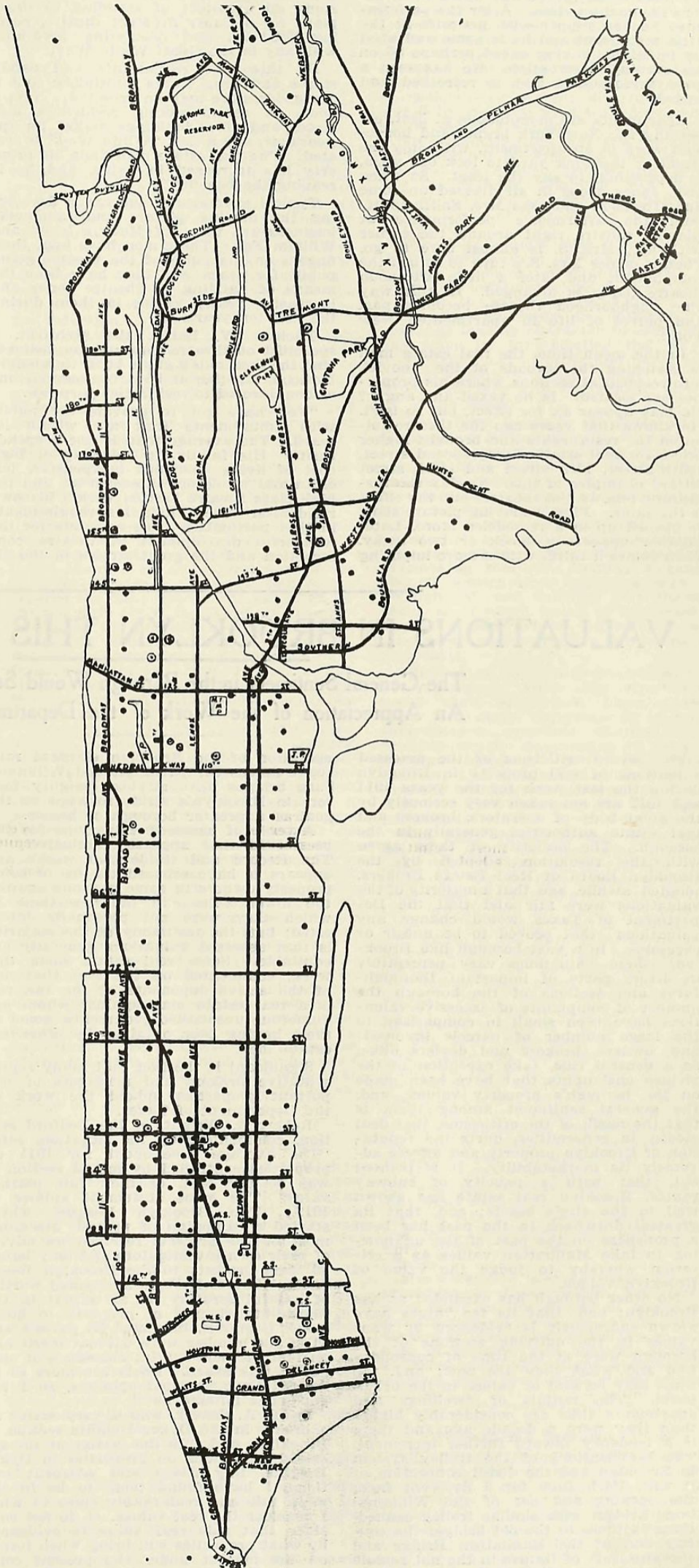
If this construction boom had taken the form of church erection, the world would have rejoiced over the arrival of the millennium; or had it assumed the shape of saloon and dance hall expansion, a wave of fear and indignation would have swept over the whole country. But the mere fact that there are nearly three dozen first class play houses under construction, not to mention the hundreds of store renovating projects to accommodate "movies" in all parts of the metropolitan district, apparently alarms no one; not even the Manhattan real estate broker who yesterday shuddered and grew nervous at the least sign of commerce slanting covetous eyes in the direction of residential sections.

But why is there such a demand for the theatre and the moving picture hall as places of amusement? There is Coney Island and the other popular summer resorts making a bid for summer patronage, but even there one finds the theatres enjoying ever greater public patronage. During recent years the all year theatre was tried in New York as an experiment, and, judging by the statement of the manager of a successful Broadway house where vaudeville and moving pictures are featured, his attendance records show better average houses in summer than in winter, when he had competition all about him.

What is the reason for the inroads by the theatre upon residential sections? Why is Broadway in the 65th street section developing a theatre zone? Why is Broadway at 146th street showing the same tendency? Why is 149th street and Third avenue assuming the proportions of a secondary Great White Way? How account for the appearance of theatrical centers in 125th street, or 116th street?

Indecently crowded subways enter into the answer, and then there is the element of cost. If the man in search of recreation lives far up town, the big theatres are far down town. That means twenty cents in carfare, at least; two dollars for one dollar tickets, if he buys them from the sidewalk speculator, as he usually has to do, and a downtown supper with his wife after the theatre is no slight tax on his purse. Apart from its cost, his evening's "amusement" has embraced about two hours of unpleasant street car travel, a late performance at twice the price he should have paid, and an unreasonably expensive supper. He gets home at one o'clock or later, snatches a little sleep, and is off again to business at 7:30.

The same man's fifteen year old son comes in from the neighborhood theatre during the afternoon, and at the supper table tells of a good show at the new the-



EXISTING AND PROJECTED THEATRES AND MOVING PICTURE HALLS IN MANHATTAN AND THE BRONX.

Dots represent existing theatres. Dots within circles projected ones.

atre around the corner. The boy has seen it for ten cents. The highest price ticket advertised is 25 cents. Adjacent to the theatre some one has opened a little restaurant that has an attractive appearance and provides music during meals. The boy's dad isn't too old to learn. On his next theatre evening he takes his time about dressing; he does not have to bolt his meal so as to get way down town before the curtain rises. After the performance he has supper with his wife at the little restaurant and he is home and abed by midnight, having saved perhaps \$5 on his evening's recreation. He has seen a good performance and is refreshed and rested.

Apartments are monotonous at best, especially the New York brand, and household work in an apartment, with only the street or the back yard to look out upon, is depressing, to say the least. So when Mrs. Jones drops in all dressed up some fine afternoon and asks Mrs. Smith to attend the afternoon's performance at Blank's theatre right around the corner with her, Mrs. S. is almost sure to go. Then it comes Mrs. S.'s turn to return the compliment, and later a little afternoon theatre party is arranged. In this way the neighborhood theatre becomes part and parcel of life in apartmented New York.

In the mean time, the real estate man is watching the inroads of the "movie" into residential sections where his properties are located. Is he vexed and angry? He may appear so, for effect, but he isn't. He knows that years ago the theatre followed the restaurants and brought higher prices for real estate. Forty-second street, 125th street, 14th street and 149th street all are examples of this. To-day the restaurant follows the theatre, but the effect is the same. First a moving picture show is opened up in a remodeled store. Later another appears a block or two away. Then comes a third, with a more imposing

structure. This endures for a while, and the proprietor finds he is doing a \$10,000 a year business. He is astute enough to know that if he can do a business of \$10,000 in one neighborhood he will not be able to erect another theatre in the same zone and expect to do a business amounting to \$20,000. But he fears competition, and it is up to him to make competition as difficult as possible. So he commissions an architect of standing to draw plans for a classy fireproof theatre, costing \$300,000, and comparing favorably with any in the Great White Way.

By this time restaurants and candy stores and drug stores multiplied, and a dry goods store may be expected. Next a boom in reconstructing residences into stores and office buildings makes its appearance, and a new "White Way" is created. The real estate man finds his property has increased in value, and he is reaping the benefits.

Typical examples of success in developing the moving picture and vaudeville business are those of Marcus Loew and William Fox. These men have kept their fingers on the pulse of the theatre going public for years, and they have been the means of building up theatre zones and increasing realty values in them during the last ten years.

Thomas W. Lamb, the architect, a specialist on theatre construction, believes that the theatre is a great boon to a neighborhood, whether it be a commercial one or one devoted to residential purposes.

"You have got to provide the public with amusements that are within its reach. The average man is not a spendthrift. His family, in this day of high cost of living, demands inexpensive, but clean and wholesome amusement, and the high class theatre located within his own residential zone fulfills his requirements in that particular. This accounts for the wonderful development of theatre construction and the great strides in the di-

rection of making theatres perfectly safe. "Every one of our theatres are absolutely fireproof. A. G. Patton, the engineer of the New York Fire Insurance Exchange inspects every one of them, and we get the lowest insurance rates upon all our properties. Every one of our theatres costs between \$300,000 and \$500,000, including the furnishings, so you see that just because a theatre is built outside of the big theatrical centers, is no reason it is not just as safe and as well built and as capable of giving a big, complete performance as any of those in the Great White Way.

"The wonderful successes of Marcus Loew and William Fox have led other managers into the field, and theatre construction therefore cannot be said to have reached its limit. In every one of the many little zones that are opening up in all parts of New York, larger and better theatre buildings are bound to follow sooner or later. The end is not yet. When Manhattan is surfeited with them, there will be White Ways in other boroughs. Newark is full of them, Jersey City is also developing along the same line and so I believe that one of the greatest building developments of the age will be found in theatre construction which is just beginning."

This condition, is not peculiar to New York. The same thing is happening all over the country. Little night centers are opening up in residential or semi-residential districts in almost every large city because the clean, wholesome, well conducted theatre, thanks to the moving pictures and decent vaudeville, is becoming as much a part of neighborhood social life today as the butcher and the baker are to neighborhood domestic needs. In the mean time municipalities are becoming a series of little shopping and social centers instead of one whole city surrounding a single business section and real estate values are increasing accordingly, especially here in New York.

VALUATIONS IN BROOKLYN THIS YEAR AND LAST.

The General Sentiment in the Borough Would Seem to Indicate An Appreciation of the Work of the Department of Taxes.

The severe criticisms of the assessed valuations of real property in Brooklyn during the last week for the years 1911 and 1912 are not taken very seriously by the great body of operators, brokers and real estate authorities generally in the borough. The majority of them agree with the resolution adopted by the Brooklyn Board of Real Estate Brokers, adopted awhile ago, that a majority of the valuations were fair and that the Department of Taxes would change any valuations that proved to be unfair or excessive. In a vast borough like Brooklyn, where valuations vary perceptibly in divers parts of important thoroughfares and sections of the borough the number of complaints of excessive valuations have been small in comparison to the large number of parcels involved; and, owners, brokers and dealers alike, as a general rule, take exception to the vicious onslaughts that have been made on the borough's property values; and, the general sentiment among them is that the result of the criticisms, that deal mostly in generalities, hurts the reputation of Brooklyn property and affects adversely its marketability. It is pointed out, that with a paucity of subway routes, Brooklyn real estate has shown well in the city's assets; and, that its greatest drawback in the past has been a proneness on the part of the unknowing to take Manhattan values as a criterion whereby to judge the value of Brooklyn values.

No other borough has expanded as has Brooklyn; and that its fee values have grown enormously is evidenced by what values in the outlying sections of the borough were at the time of consolidation and what they are now; and, the same may be said of values in the urban parts. The rentals of dwellings and apartments alike are considerably higher than they were a decade ago and there is a tendency toward further increment. The ramifications of the trolley system in Brooklyn and the direct connection of it with Park Row for a five-cent fare; the opening and use of the Williamsburg Bridge, with similar trolley connections as those to the old bridge; the construction of the Manhattan Bridge and the prospects of its use in the not remote future; the operation of the Interborough Rapid Transit Railroad through the tunnel to and from Brooklyn; and, the direct

operation of the Brooklyn elevated railroads across the Brooklyn and Williamsburg bridges have all been mighty factors in Brooklyn's stride forward to the goal of a greater borough of homes.

A table of assessed valuations for the year 1912 that appeared exclusively in The Record and Guide two weeks ago appears to have aroused the ire of some property owners in some sections against the lower values in other sections in which they were not personally interested; but, the testimony of the majority is that assessed valuations generally are equitable. Some real estate men, this week, commented on the fact that one of the active opponents of the tax roll is a real estate man against whom are numerous unsatisfied judgments, some of them having been obtained by other real estate men.

Significant is the fact that many representative brokers and managers of important properties uphold the work of the Department of Taxes.

Robert A. Wright, of the Bedford section, commenting on the situation, said: "The average assessment for 1911 on properties controlled by me in section 6, was 85 per cent. of their fair market value. The same statement applies to 1912. The Brooklyn League, which started a campaign of protest, discarded most of the protests received on advice of their own investigators and only handed such protests to the Brooklyn Board of Real Estate Brokers as seemed worthy of careful scrutiny by an expert in the immediate vicinity of property in question. I, myself, inspected 35 parcels and 31 of the number were without merit and on four of them a total allowance of only \$1,650 was asked. Facts are more to be desired than personal opinions, so I tell you what I found out."

Frank A. Seaver, who is very active as a broker in the Dyker Heights section of Brooklyn, said: "In the matter of the assessed valuations on properties in Dyker Heights, Bay Ridge and adjacent sections, I have found them to be in the main fair and remarkably close to what I consider the real values. I do not consider that this real value is evidenced by what properties will bring when forced on the market under the present comparatively adverse conditions. The market is just beginning to show some signs of life. There are many owners who dur-

ing the last three years have tried to sell and have been unable to obtain the prices at which their property has been assessed; but, during this same period, however, I have sold some lots at considerably more than the assessed valuations. Of course, there have been cases where the assessments have been unjust, but it seems to me that these have been so few in number as to reflect great credit on the men in the field for the Tax Department; and, I have yet to find a case of injustice which the department has not been willing to rectify."

A noteworthy comment on the matter was that of John F. James of the firm of John F. James & Sons, who said: "We have been called upon many times to pass upon valuations made by the deputies of the Department of Taxes and I must say that, with few exceptions, we have found them generally fair to the property owners. When deputies have been furnished proper proof of excessive valuations they have unhesitatingly recommended reductions. We represent hundreds of property owners and only 12 per cent. of them requested us to file protests for the reduction of the 1911 assessment and only one and three-tenths per cent. of them for the 1912 assessment. We feel that this reflects considerable credit on the Department of Taxes in view of the fact that a general revision of the valuations were compulsory under the instructions received from the main office in Manhattan. If the owners of property in Brooklyn were thoroughly familiar with the manner in which the commissioners are required by law to assess real property and would put aside the notion that the department is endeavoring to over value their holdings simply because they own them, and in addition be honest in the value of their property, we believe there would be but little complaint about excessive valuations."

George E. Lovett, a former president of the Brooklyn Board of Real Estate Brokers, a large owner of Brooklyn real estate and a broker and manager, said: "Errors were committed last year that could not be avoided, as it is impossible for an assessor to be in as close touch with valuations as an active broker; and, personally, I concede that it is as difficult to get gratuitous information from a real estate broker as from any other professional man. I hold the Department of

Taxes in high regard because of its efficiency and the ability with which it is managed. No protests have been filed in my office against the 1912 assessments."

From the Flatbush section, John C. McInerney, of the McInerney-Klinck Company, speaks as follows: "As to the assessed valuations generally in the neighborhoods in which my firm is interested I have examined carefully the assessed valuations of a great number of parcels of real estate, such as in the Flatbush, Park Slope and Bay Ridge sections; and, as the assessed valuations are based on the theory of market values I have found in almost every case the assessed valuations to be fair and just. Possibly one per cent. of same was slightly above the market value."

Christian C. Ruckert, president of the Golden Realty Company, discussing the assessed valuations for 1912, said: "For 1912 we have filed applications to reduce the assessed valuations on twenty-seven parcels. In fifteen cases the reduction asked for was small, the difference between our idea of value and that of the assessor in each case being such as might easily exist between two fair-minded persons. In twelve cases the differences are material and we feel confident that substantial relief will be obtained. Of the twenty-seven applications, twenty-two affect vacant land and five affect improved parcels. With very few exceptions each parcel of our vacant land has been assessed at or above the price which we would accept for it, or at which adjoining similar land could be purchased. We do not find that this condition prevails in the same degree with reference to our improved property. The increase in assessed valuations has been most apparent in the outlying sections of Brooklyn. This may be accounted for by the fact that values there are more variable and less stable than in the old and central sections, sufficient allowance not having been made for heavy assessments still to accrue and for local improvements in some cases made but not paid for; the fact that assessors have been influenced by sales that were made on terms amounting to little more than purchasers' options; and, by the further fact that few assessors have realized how serious has been the effect on values of the panic of 1907 and 1908, followed by the present heavy tax levy on those sections where values have not had time to solidify. I think, however, there has been no favoritism and that the tax has been levied in a spirit of fairness; but, I do hope that the tax will be lightened and so revive and sustain those forces which make values, otherwise the Department of Taxes will surely be confronted with a shrinkage of taxable values in those sections which are not blessed with exceptionally favorable conditions."

George W. Titcomb, a lawyer of extensive real estate practice, said: "So far as my experience and observation go the percentage of over-valuation by the Department of Taxes is very low, as low as could be expected if actual value be taken as the basis of assessment. Either through direct ownership or representing owners, I am in touch with a great many parcels of Brooklyn real estate; and, I have advised certiorari proceedings in only four cases, three being improved parcels and one unimproved. On the whole, I think the work of the Department in Brooklyn has been well done, particularly in the case of vacant lots."

United States Realty.

In regard to a report that W. S. Kinnear, president of the Kansas City Terminal Co., will become president of the United States Realty & Improvement Co., to succeed H. S. Black, it was officially stated yesterday that negotiations had been under way for some time to secure the services of Mr. Kinnear in this capacity and that approval of the board of directors was the only thing necessary to complete the transfer.

Mr. Black, it is known, has been anxious for some time to be relieved from the active management of the construction end of the business and believes that in Mr. Kinnear, who was formerly chief engineer of the Michigan Central Railway, he will secure the services of an able successor. Mr. Black will remain as chairman of the board of directors, and as the largest individual stockholder of the company, will retain the chief voice in its management.

In relinquishing some of his duties in the active management of the company it is Mr. Black's intention to give more of his time to his extensive railroad and mining interests.

—Building operations in Queens have reached the normal pitch which made last year the most important in the history of the borough

TAX BILL HEARING.

Real Estate Interests Oppose Sullivan-Brooks Bill at Albany.

The Senate Chamber at Albany was crowded on Tuesday when the Joint Senate and Assembly Cities Committee gave a hearing on the Sullivan-Brooks bill, which increases the tax on land and reduces it on buildings in New York City. Assemblyman Brooks gave notice of an amendment providing that the law should not be enforced unless the question of halving the tax rate on buildings in New York City be submitted to the electors of the city next Fall and a majority of those voting should favor it.

Representatives of the Allied Real Estate Interests and the United Realty Owners' Associations appeared in opposition. They declared that instead of having the effect of distributing population, the bill would have the opposite consequence, as home owners of moderate circumstances in the suburbs would be driven back to the tenements. They declared that the value of improved real estate would decrease 10 per cent. as soon as the bill became a law and that other sources of revenue for the city would have to be devised because of the reduction.

The opponents of the bill included Allan Robinson, of the Allied Real Estate Interests; William H. Williams, president of the Chamber of Commerce of the Borough of Queens; Frank C. Baker, of Brooklyn; Walter E. Warner, E. A. Treadwell and John W. Paris. Ezra P. Prentice presented a resolution against the bill from the Republican Club of New York.

Raymond V. Ingersoll, chairman of the New York Congestion Committee, urged the bill would reduce rents and encourage home ownership in New York City.

Assemblyman Brooks stated that Walter L. Durack, president of the Metropolitan League of Loan and Savings Associations; Richard M. Hurd, president of the Lawyers' Mortgage Company, and others favored the bill. Others who appeared for the bill were Dr. S. O. Knopf, of the committee on the prevention of tuberculosis; Charles T. Root, president of the United Publishing Company; F. S. Tomlin, of the Brooklyn Central Labor Union; C. M. Sheehan and F. C. Leubeuscher, of the Metropolitan and State Building and Loan Association.

Henry Bloch, of the Board of Counsel of the United Real Estate Owners' Association, the first speaker of the opposition, attacked the bill as unfair, dishonest and confiscatory. He pointed out that although the bill was introduced as a panacea or cure-all for the evils of congestion; its effect would undoubtedly be to intensify the use of land, causing more congestion; that the admitted reduction in land values throughout the city, without return or compensation to the owner would amount to a deliberate confiscation of property, penalizing those who by industry and thrift had accumulated sufficient money to own real estate.

Allan Robinson, of the Allied Real Estate Interests, introduced speakers who spoke in opposition to the bill from the viewpoint of the modest home owner, development companies, etc. Thomas Krekeler, Dr. A. Korn and others spoke in opposition to the measure. The advocates of the bill were questioned in such a way by the senators and assemblymen that it is surmised that the bill will not be reported out of committee.

Bronx Society of Arts and Sciences.

The Bronx Society of Arts and Sciences is engaged in installing a museum in the Lorillard Mansion in Bronx Park. Through the cooperation of Park Commissioner Thomas J. Higgins the large rooms to the north of the hall has been set aside for collections illustrative of the civil history of The Bronx. Historic relics of the territory including documents, utensils, furniture, Revolutionary and Civil War relics and photographs and maps of historic sites and objects are especially desired.

The Museum Committee will be pleased to receive and install subjects of historic interest either as a loan or gift and would much appreciate the aid of all interested. Communications addressed to the chairman at 258 East 138th street will receive prompt acknowledgment.

The committee is composed of Albert E. Davis, chairman; Dr. Nathaniel L. Britton, Arthur A. Stoughton, Rev. Henry M. Brown, Mrs. A. C. Fiske, John H. Denbigh, A. T. Schaulfer, Walter E. Hallott, George E. Stonebridge.

—The managers of the Long Island Railroad expect to push this year their entire project of future permanent improvements, including the biggest ones, Jamaica and South Brooklyn grade crossing removal undertakings.

NEW RICHMOND COURTHOUSE.

Reasons Which Guided in the Selection of a Site at St. George.

Carrere & Hastings, architects, have prepared tentative plans for a courthouse to be erected at St. George, S. I., upon a site adjacent to the Borough Hall. The justices of the Supreme Court have approved of the plans and also of the site, the latter having been proposed upon the advice of the architects, who also planned the present Borough Hall. A copy of a letter from the architects, in reference to the selection of the site, has been transmitted by Borough President Cromwell to the Board of Estimate. It says in part:

"In considering the best site for a public building it is most important to bear in mind the orderly development of the city, or borough, planning with regard not only to the present conditions, but with a vision of its ultimate development and growth.

"We feel strongly that not only from the utilitarian point of view it is an advantage to have important federal and municipal buildings close to each other, but from the artistic point of view a more interesting ensemble is obtained, the buildings lending character to each other, and when in juxtaposition the way is necessarily clear of other and likely to be unsightly structures and unkept grounds which interfere with the general character of the design.

"Your ferry house is the portal of the Borough of Richmond; the borough hall is the first important building of its character to have been built; the courthouse will be the next; and, in time, a federal postoffice and an art and historical museum are sure to come.

"We feel very strongly that there is no site better adapted for these buildings than that which borders the terrace wall overlooking the bay, forming a general line of development, beginning with the borough hall and finishing with the museum, all of which would be connected by a general park system, affording a most interesting and attractive landscape development.

"The lay of the land is interesting from every point of view; Jay street being lower than Stuyvesant place, making about one story difference in elevation, suggesting a practical solution of the problem or the approaches to each individual building. With the library, academy and high school so near by, this series of buildings would form, as it were, a general civic center to the Borough of Richmond.

"We fully recognize the claim which has been made for other sites in considering the location of the county court house, but we feel that a properly planned courthouse can both borrow interest from the borough hall for itself, and give interest to the borough hall in return. The site south of the library seems to us to be crowded between minor buildings, and unrelated to the borough hall. If the courthouses were placed parallel to the borough hall it would not lie well as to grades, nor would it have any relation to the streets around it. If it were placed, as has been suggested, in the present Low estate, on the top of the hill, it would be far from the civic center, inconvenient for approach from the ferry house, and unrelated to all the other public buildings of the borough. The future of that neighborhood impresses us as being more a section of the borough which should develop for residential purposes.

"If it were to be placed on the site on the west side of Stuyvesant place, as has also been suggested, we believe it would make a less good architectural composition with the borough hall and the possible future buildings already contemplated."

The architects also advocate the close proximity of these public buildings to each other on the ground of economy in construction as well as in the upkeep when once completed, especially so in the case of lighting and heating, inasmuch as these buildings might eventually be supplied from one central source or plant.

Passing of a Saratoga Hotel.

The Grand Union hotel at Saratoga, which has housed thousands of visitors from New York during the past fifty years, is to be torn down on account of the falling off in trade since horse racing was abolished. The furnishings of the hotel will be sold at auction in April and then the razing of the building will be commenced. The work will be completed in July. The stores on the Broadway side may be allowed to remain. The property is owned by the Cornelia M. Stewart estate.

LEGISLATIVE DIGEST.

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

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

Water Rates.

Mr. Crawford's and Mr. C. D. Sullivan's bill in relation to the levying and collection of water rates. (Assembly—Introductory No. 602, Printed No. 623. Senate—Introductory No. 506, Printed No. 537.) The object of this bill is to change the time for the collection of water rates in the City of New York from May first to January first. This seems to fit in better with the semi-annual collection of taxes in May and November. The bill is carefully prepared and should be favored.

Tenement Houses.

This is Senator Wagner's bill to change the definition of the term tenement house to meet the decision in the Grimmer case. (Senate—Introductory No. 570, Printed No. 603.) The Directors have acted on this bill.

Three-Family Houses.

This is the same bill as Assembly Introductory No. 412, Printed No. 424 and seeks to amend the Tenement House Law from excluding from its operation three-story, three-family houses. (Senate—Introductory No. 390, Printed No. 407.) The Committee recommended opposition to the Assembly bill and repeats the recommendation with regard to this bill.

Real Estate Law.

Mr. Brackett's and Mr. Hinman's bill to amend the Decedents Estate Law so that devisees to a brother and sister shall not lapse. (Senate—Introductory No. 513, Printed No. 544. Assembly—Introductory No. 947, Printed No. 1044.) This bill would not call for action in either way except for the fact that it will apply to Wills heretofore executed and thus may defeat the intentions of decedents who executed their Wills, understanding the law to be as it is now, under which such devisees lapse. It is recommended that if it is desired to pass a bill on this subject it be made to apply to Wills executed after the act takes effect and not to Wills taking effect after the passage of the law and that the law shall not take effect until sometime in the future.

Destruction of Real Estate Records.

Mr. McManus' bill to provide for the destruction of certain records of the City of New York. (Senate—Introductory No. 541, Printed No. 572.) This bill is loosely drawn. It appears to be a separate act when it should be an amendment to the Charter. It does not provide for publication of notice as to what records are to be destroyed. It is not expressly limited to the City of New York except in its title. The proceeding for approval does not require that there shall be disclosed to the Court any evidence as to what are contents of the papers to be destroyed.

Fire Alarm Systems.

Mr. Brooks' bill requiring the installation of fire alarm systems in factories and mercantile establishments. (Assembly—Introductory No. 336, Printed No. 338.) This bill is loosely drawn, and provides no adequate standards. This entire subject should be deferred until action is taken on the report of the Factory Investigating Commission which is about to be made.

Filing Real Estate Records.

Mr. Shlicek's bill permitting the Register in re-indexing the instruments under the block system, to omit certain records such as discharged mortgages, expired leases and assignments, etc., founded thereon. (Assembly—Introductory No. 409, Printed No. 683.) If the block index system is to be complete and reliable, it should not lie with the Register to determine what instruments may be omitted from it. His determination may be erroneous. The bill should be opposed.

Local Improvements.

Mr. McKee's bill to amend Section 434 of the Charter. (Assembly—Introductory No. 464, Printed No. 687.) This bill seeks to require that no local improvement, the cost or part of the cost of which is to be assessed, may be undertaken without action of the Local Board and petition of the owners at least ten per cent. in value of the property in the probable area of assessment. The question of the propriety of such legislation is referred to the Directors. The bill itself is faulty in

that it does not prohibit the action of the Board of Estimate without initiation of the proceeding by the Local Board. Without prohibition, the object intended cannot be accomplished.

Limiting the Height of Buildings.

Mr. Colne's bill authorizing the Board of Estimate to appoint a commission to consider the question of limiting the height of buildings and in conjunction with the Board of Aldermen to pass ordinances making such limitation. (Assembly—Introductory No. 532, Printed No. 588.) The question of the propriety of such legislation is referred to the Directors. The bill itself is in proper form, except that on Page 4, line 21 of the Print No. 588, the new word "such" should be taken out and after the word "ordinance" there should be added words "On any of these subjects."

A Dangerous Change.

Mr. Stoddard's bill to amend the Decedents Estate Law by changing the present requirement that a Will is to be subscribed at the end thereof to a requirement that it is to be subscribed at "what is intended to be" the end thereof. (Assembly—Introductory No. 750, Printed No. 806.) This is dangerous. The Court of Appeals has recently shown an intention to be reasonable in treating the question of what is the actual end of a Will and with the decisions as they are, the law should not be changed so as to make it looser. This bill should be opposed.

Clearing Up Titles.

Mr. MacGregor's bill to add to Section 1627 of the Code of Civil Procedure a new subdivision three clearing up titles in which prior to September first, 1908, the Attorney General had appeared. (Assembly—Introductory No. 787, Printed No. 844.) It has therefore been recommended that the Senate bill be approved and it is now recommended that this bill be approved.

Lien Law Amendments.

Mr. Fleck's bill to amend the Lien Law. (Assembly—Introductory No. 542, Printed No. 565.) There are parts of this bill which are very desirable and other parts the desirability of which is doubtful. One point about the bill is that it seeks to accomplish more than can probably be done without a campaign of education. It seeks to put on a parity various classes of lienors among themselves so that there will be no priority among them. If this could be done, it would be desirable. One thing that it seems to try to do is to limit liens to the amount due at the time of filing. If this is intended, then Section Three of the Lien Law should also be amended in order to make clear that the lien is only for the amount due. Except as to this latter feature, real estate owners are not much interested in the bill and it is recommended that unless action be taken on this topic that the Association take no position on the bill.

For a West Side Subway.

At a meeting of the officers and executive committee of the Seventh Avenue Association, 139 West 32d street, the following resolution was unanimously adopted:

"Resolved, That this association favors the adoption by the City of New York of the proposition for a subway construction including the Seventh Avenue Subway, made by the Interborough Rapid Transit Company and now before the Public Service Commission and the Board of Estimate and Apportionment, and that a copy of this resolution be sent to the Board of Estimate and Apportionment and the Public Service Commission." The executive committee includes Wilber C. Goodale, chairman; William Rosenbaum, John G. Thorne, Frank Scherer, Jr., Aaron Coleman, Theophile Kick, W. Irving Scott, Benjamin Freeman, Harry Buckholz, Jefferson M. Levy, John F. Baber, Robert Alexander, Jacob Bardsch, Edgar T. Smith, Louis Schrag, Bernard Courtney, L. Napoleon Levy and Joseph J. Brady.

North Shore Transportation.

A committee of the Whitestone Improvement Association has been officially informed that on or about January 1, 1913, electric trains will be running on the Whitestone and Port Washington branches of the Long Island Railroad directly through the tunnel to the Pennsylvania depot and that the elimination of grade crossings, single tracks, or any other obstacles, would delay the work. It was also definitely stated to the committee by the railroad officials that with the coming of electricity the local line would receive more frequent service to and from the city, cars being shorter and at shorter intervals.

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

Re-Construction Insurance.

The Fire Insurance rules in New York City governing the making of repairs and alterations in a building, are embraced in what is known as the Mechanics' Privilege Clause and the Builders' Risk Clause.

The Mechanics' Privilege Clause is contained in the New York State Standard Policy, which all fire insurance companies doing business in New York must use, and reads as follows:

"This entire policy shall be void, if mechanics be employed in building, altering, or repairing, the within described premises for more than fifteen days at any one time."

This clause has been interpreted in the broadest sense, so that under it, owner of a building is considered to be privileged to carry on any kind of construction or alteration, provided he observes the limit of fifteen days stated by the clause.

Owners of buildings may also have the following clause placed in their policies without extra charge:

"Permission for mechanics to be employed for ordinary alterations and repairs in the within described premises, but this shall not be held to include the constructing or reconstructing of the building or buildings, or additions or the enlargement of the premises."

The advantage of having the above clause is that the time allowed for the work is not limited to fifteen days, as stated by the Standard Policy, but is extended indefinitely, provided the changes do not conflict with the latter part of the clause.

In case the owners of buildings desire to make important alterations or reconstructions, the Fire Insurance rules require that they obtain a privilege known as the "Builders' Risk." This privilege is granted by inserting in the policy the following clause:

.....19.. Builders' risk granted for..... from date. Charge, Additional premium, \$..... (Including 15 days allowed in Standard Policy)

The cost of the "Builders' Risk" privilege is as follows, and the amount is added to the regular rate of the building:

Table with 2 columns: Building Type and Rate. Fireproof Building .15, Non-fireproof Building .25, Frame Building .25

The "Builders' Risk" privilege is granted for a specified time in days or months, but for not more than one year, unless renewed. It is charged for at "Short Rates," that is, according to a special table or tariff used by the Fire Insurance Companies, when insurance is taken out for periods less than one year.

It should be noted that if the time specified for the "Builders' Risk" includes the fifteen days allowed by the Standard Policy, then no charge should be made for the fifteen days.

If the building has an approved Automatic Sprinkler Equipment, the charge for the "Builders' Risk" is reduced by the percentage allowance fixed for the Sprinkler Equipment.

Elevator and Stairway. If the reconstruction or alteration consists of changing an elevator shaft or stairway to meet the requirements of the Building Code, the privilege will be granted without any extra charge.

Inflammables and Explosives. It should be noted that the use of inflammables or explosives are forbidden by the Standard Policy, and if it is necessary to use them in building operations, a special privilege should be secured from the Fire Insurance Companies. For this privilege the above stated charge for the "Builders' Risk" is increased to fifty cents.

Growth of Queens.

E. A. Macdougall, general manager of the Queensboro' Corporation, estimates the population of Queens Borough at 30,000 greater than a year ago, and he makes this prediction:

"When Queens has the extension of the Second Avenue elevated over the Queensboro Bridge, when subway trains are running through the Belmont Tunnel, with elevated extensions to Astoria on one hand and to Elmhurst and Corona on the other, giving actual rapid transit for a five-cent fare to all parts of the city, it is safe to predict that the population of this borough will be increased by at least 100,000 persons annually, and that Queens will see great prosperity."

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 RESOLUTIONS.

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

Local Board of Washington Heights.

AT CITY HALL, MARCH 12.

HILLSIDE AV.—Construction of a sewer bet Nagle av and Broadway. Approved.

SIDEWALK REPAIRS.—At the northwest corner of 152D ST and AMSTERDAM AV; east side of FORT WASHINGTON AV, 60 ft. north of 178th st and running north 65 ft.; west side of LENOX AV, from 145th to 146th st. All approved.

WEST 150TH ST.—Paving, from 7th to 8th avs. Approved.

Local Board of Kip's Bay.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—423 EAST 17TH ST; 609 EAST 14TH ST; 612 EAST 17TH ST; the southeast corner of 19TH ST and 2D AV; the southeast corner of 17TH ST and 1ST AV. All approved; while 610 East 16th st, 567 1st av, 903 to 907 3d av and 403 to 411 East 46th st were all laid over until the meeting of April 9.

SIDEWALK REPAIRS.—At 364 to 370 AV A; 319 3D AV; 346 EAST 16TH ST; 504 EAST 23D ST; 361 1ST AV; 334-336 EAST 26TH ST; 316 EAST 31ST ST; 322 EAST 34TH ST; 218 EAST 29TH ST. All approved; while 334 East 30th st and 334 East 31st st were laid over until the meeting of April 9.

Local Board of Murray Hill.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—57 IRVING PL.; 116 EAST 59TH ST; the southwest corner of 79TH ST and MADISON AV. All approved; while 3 5th av was laid over until the meeting of April 9.

Local Board of Yorkville.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—At 238 EAST 74TH ST; 315-317 EAST 74TH ST. There was no meeting.

Local Board of Greenwich.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—At 94 PERRY ST; 23 CORNELIA ST; and the northwest corner of BLEECKER AND COMMERCE STS. All approved; while the southeast corner of West 11th and West sts was laid over until the meeting of April 9.

Local Board of Hudson.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—At 613 to 619 WEST 39TH ST; 631 to 635 WEST 40TH ST; the southwest corner of 41ST ST and 11TH AV; 781 11TH AV; 621 to 627 WEST 40TH ST; the northwest corner of 11TH AV and 40TH ST. All approved; while 538 West 5th st was laid over until the meeting of April 9.

Local Board of Corlears Hook.

AT CITY HALL, MARCH 12.

HAMILTON ST.—Repairing SIDEWALKS in front of 33 and 35. There was no meeting.

Local Board of Harlem.

AT CITY HALL, MARCH 12.

SIDEWALK REPAIRS.—At 87 EAST 114TH ST, 1984 LEXINGTON AV, 252 EAST 117TH ST, north side of 139TH ST, commencing 145 ft. west of 5th av and running west 175 ft. All approved; while 1679 3d av and 322 East 125th st were laid over until the meeting of April 9. The application of Fredk. E. Klein, pursuant to Section 369 of the Ordinances, for permission to erect and maintain stand at premises 300 East 101st st, consent in this instance having been refused by the Alderman of the district. Laid over for two weeks.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

BROADWAY.—Pertaining to the notification of the New York Parcel Dispatch Co. that the TUNNEL UNDER BROADWAY, from Warren st south about 294 ft is the property of said company and that anyone interfering with same will be proceeded against as a trespasser. The Board of Estimate has referred the matter to the Corporation Counsel for investigation of the facts set forth in a report on the matter submitted by the Bureau of Franchises, which says that the protesting company has succeeded to the rights of the Beach Pneumatic Tube Co. and its successors which by legislative enactment secured the right to construct certain pneumatic tubes and also an underground railway. The Court of Appeals declared that the company has not the right to construct and operate a railway, but only pneumatic tubes. There is no authority for the existing tunnel, which appears to be an encroachment. No rights of use have been exercised for more than 43 years and it is possible that all rights have been forfeited. If the Corporation Counsel substantiates the above report he is authorized to take such steps as are necessary to secure THE FORFEITURE, through the ATTORNEY GENERAL, of any alleged rights remaining, as the Public Service Commission has taken POSSESSION of the tunnel in proceeding with the construction of section 2 of the Lexington av subway route.

NEW YORK RAILWAYS CO.—Statement from the company saying it has made an offer of settlement in relation to certain unused tracks of its system and the litigation begun by the Attorney General for the forfeiture of certain of its franchise rights by reason of its abandonment in certain streets in Manhattan, and requesting the views of the Board in regard to the proposed settlement. Referred to the Bureau of Franchises.

EAST 76TH ST.—Application of the 76th Street and Park Avenue Co. for permission to maintain and use a tunnel as constructed under and across EAST 76TH ST west of Park av. Granted.

N. Y. QUOTATION CO.—Furnishes data to the Board, in conformity with its resolution of Feb. 15, 1912, consisting of its certificate of incorporation, the deed under which it acquired the physical plant operated by it and map showing location of wires in the streets; also, a communication from the Postal Telegraph Cable Co. relative to its relations with the Quotation Co. All were referred to the Bureau of Franchises.

FORT GEORGE AV.—Application of the 3d Av Railway Co. for an extension of time of two years to maintain and operate an extension to its existing street surface railway upon and along FORT GEORGE AV from Amsterdam av to Audubon av. Adopted.

UNION RAILWAY CO.—Resolution of the Board of Aldermen of March 5, 1912, calling attention to the provisions of a resolution pending before the Public Service Commission for an EXTENSION of the lines of the UNION RAILWAY CO. from 129th st and 3d av and requesting the Board of Estimate to investigate the conditions so as to aid the residents of the upper part of Manhattan, etc. Referred to the Bureau of Franchises.

CENTRAL PARK AND RIVERSIDE DR.—Request from the Park Commissioner that the item of \$200,000 for repaving the roads in CENTRAL PARK and RIVERSIDE DR, contained in the departmental estimate of corporate stock requirements for the year beginning July 1, 1912, be eliminated from said estimate and that the Board take immediate action upon a request for the issue of \$300,000 corporate stock for paving roads in CENTRAL PARK, RIVERSIDE DR, 110TH ST and the CIRCLE at 79th st and 8th av. Adopted.

COURT FOR WOMEN, ETC.—Request from the Chief City Magistrate for the authorization of \$400,000 corporate stock for the erection of a COURT HOUSE and HOUSE OF DETENTION for women, in WEST 30TH ST bet 6th and 7th avs. Referred to the Corporate Stock Budget Committee.

COURT HOUSE, ETC.—Request of the Chief City Magistrate for the issue of \$450,000 corporate stock for the purchase of land and the erection of a COURT HOUSE AND DISTRICT PRISON in the vicinity of West 135th to West 145th st, adjacent to Broadway. Referred to the Corporate Stock Budget Committee.

COUNTY COURT HOUSE SITE.—Letter from the president of the City Club urging the ac-

quisition of property south of Park st in connection with the new COUNTY COURT HOUSE SITE. Referred to the Corporate Stock Budget Committee.

RIVERSIDE DR.—Report of the Comptroller recommending approval of the following contracts in connection with the FIREMEN'S MEMORIAL on RIVERSIDE DR: For furnishing lamp posts and the construction of monument proper upward from level 48.8 ft, with the exception of sculpture work, at an estimated cost of \$23,000; for furnishing the models, carving and setting of the bas-relief and seated figures, at an estimated cost of \$17,000. Both adopted.

METROPOLITAN HOSPITAL.—Report of Comptroller recommending approval of the form of final contract with J. H. Freedlander in preparing complete plans, etc., and the supervision of construction of an addition to the East Tuberculosis Infirmary, Metropolitan Hospital, under the jurisdiction of the Dept. of Charities, at an estimated fee of \$7,069.05. Adopted.

WASHINGTON MARKET.—Report of Comptroller recommending approval of the form of contract, plans, etc., and estimate of cost (\$3,000) for the installing of an electric lighting system in WASHINGTON MARKET. Adopted.

A NEW STREET.—Report of the Comptroller recommending approval of the form of contract, plans, etc., for improving the NEW STREET along the west boundary of John Jay park. Adopted.

METROPOLITAN MUSEUM.—Report of the Corporate Stock Budget Committee that the construction and equipment of a CARPENTER SHOP be included in the resolution for the construction of an extension to the METROPOLITAN MUSEUM OF ART. Adopted.

LEXINGTON AV SUBWAY.—Recommendation of the Corporate Stock Budget Committee that \$350,000 corporate stock be issued for the purchase of real estate or interests therein, necessary for the construction of the BROADWAY-LEXINGTON AV subway route in Manhattan and the Bronx. Adopted.

IMPROVEMENTS, ETC.—Communication from the Acting Corporation Counsel, transmitting copy of a proposed bill to amend section 434 of the Charter, in relation to local improvements and assessments therefor, so as to clearly place independent authority in the matter of authorizing improvements of an assessable nature in the hands of the Board of Estimate and Apportionment. Approved and filed.

N. Y. CENTRAL & H. R. R. R.—Letter from Frank S. Gardner, Secretary of the New York State Barge Canal Terminal Conference, embodying copy of preamble and resolution requesting that in the adjustment of the rights of the New York Central and Hudson River Railroad in the lands occupied by the tracks of said company on the NORTH RIVER ABOVE 65TH ST, the city shall make due and necessary reservations of rights of way, etc., for approaches to the proposed barge canal terminals to be located on said water-front. COMMUNICATION from the Acting Secretary of the North Manhattan Taxpayers' Association opposing any increase in the number of tracks of the New York Central and Hudson River Railroad Co. along the Hudson River and the granting of certain other rights and privileges to said company. Referred to a committee consisting of the President of the Board of Aldermen, the Comptroller, the Borough President and Chief Engineer of the Board.

WEST WASHINGTON MARKET.—Letter from the Commissioner of Docks, transmitting two bills prepared by the Corporation Counsel, which it is proposed to introduce in the Legislature, authorizing the Commissioners of the Sinking Fund to set aside and assign to the Department of Docks and Ferries the lands now occupied by WEST WASHINGTON MARKET, ft of Gansevoort st, North River. The Dock Commissioner requests that the Board of Estimate and Apportionment approve the bills. Laid over until the next meeting.

AN UNNAMED STREET.—Amending area of assessment in the proceeding for acquiring title to AN UNNAMED STREET adjoining Riverside drive on the east, and extending from West 177th st to Riverside drive to West 181st st at Buena Vista av. Petition was withdrawn and the proceeding is therefore dismissed.

BRONX.

EAGLE AV.—In the matter of the overhead structures maintained by the Ebling Brewing Co. across EAGLE AV bet 156th and 158th sts. Laid over for one week.

N. Y. WESTCHESTER & BOSTON.—Petition for an extension of time of six months from Feb. 2, 1912, in which to complete the construction of its railway from the north boundary of the city south to East 174th st. Final hearing on April 25, when the company will also be heard on a pending petition for a change of line.

PELHAM BAY PARK.—Board of Estimate urges the Corporation Counsel to press pending bill in the Legislature for passage, which will enable the city to enter into negotiations for the construction and operation of a railway through PELHAM BAY PARK, this in lieu of the proposed bill, previously approved by the Board, amending section 191 of the Railroad Law.

ALEX. HAMILTON HOMESTEAD.—Petition of the Washington Heights Chapter of the National Society of the Daughters of the American Revolution requesting that an appropriation be made for the acquisition and removal of the residence of ALEX. HAMILTON to a site in ST. NICHOLAS PARK. Referred to the Corporate Stock Budget Committee.

BRONX RIVER.—Endorsement by Municipal Justice Edgar J. Lauer of the request of the Bridge Commissioner for an appropriation of \$100,000 for the construction of a bridge across BRONX RIVER at East 174th st. Referred to the Corporate Stock Budget Committee.

JEROME PARK FILTER PLANT.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amend-

ed August 31, 1911, of preliminary contract for services of Hiss & Weeks, as architects, for the preparation of preliminary drawings and detailed estimate of cost, for the erection of proposed buildings for the JEROME PARK FILTER PLANT, at an estimated fee of \$6,000. Adopted.

PUBLIC SCHOOL 47.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the plans, specifications, estimates of cost and form of contract for installing heating and ventilating apparatus (\$46,000) and temperature regulation (\$4,600) in new PUBLIC SCHOOL 47, Borough of the Bronx, under the jurisdiction of the Department of Education, provided that the forms of contract are amended by inserting in paragraph "M" thereof the amount of liquidated damages per day. Adopted. Also, the report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, specifications, plans and estimate of cost (\$12,000) for installing ELECTRICAL EQUIPMENT in new PUBLIC SCHOOL 47, Borough of the Bronx, under the jurisdiction of the Department of Education. Adopted.

HERING AV.—Acquiring title to HERING AV from Bronx and Pelham Parkway South to Sackett av; to TEN BROECK AV from Bronx and Pelham Parkway South to Pierce av; and, to SACKETT AV from Williamsbridge rd to the prolongation of the east line of Newport av. Laid over for one month.

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

BROOKLYN.

JUNIUS ST.—Application of the Ice Mfg. Co. to construct, maintain and use a tunnel under and across JUNIUS ST, connecting the premises of the company with the track of the Long Island Railroad Co., located on the property of the railroad company and to be used as a means for conveying coal bet the cars of the railroad company and the plant of the petitioner. Referred to the Bureau of Franchises.

LINCOLN PL.—Petition of Wm. R. O'Brien and other property owners in LINCOLN PL, bet Albany and Troy avs, stating the maintenance of certain poles and wires are injurious to the rental value of the property and a menace and obstruction and requesting that the owners or operators of same be required to provide underground conduits and remove said conductors from the street. Report from the Bureau of Franchises stating that under sections 525 to 529 of the Charter the Board of Estimate is vested with power to require the removal of overhead conductors and the placing of the same underground, although section 469 of the Charter would appear to prohibit the Commissioner of Water Supply, Gas and Electricity from granting such a permit except to a corporation duly authorized to carry on such business. It is therefore suggested that before taking action the Board request the Commissioner of Water Supply, Gas and Electricity to furnish the following information: The names of the corporations owning the poles and wires, the number of wires and a diagram showing location of the poles; if the Board should consider it desirable to order the placing of the wires underground, whether any additional territory should be included; and as to whether or not the limit heretofore fixed by the Board in which the construction of overhead wires is prohibited shall be extended to include this territory. Adopted.

REPAVING STREETS.—Letter from the Borough President requesting authority to charge the cost of repaving the following streets to the Repaving Bond Fund: Estimated cost.

Fulton st from Reid av to Williams pl	\$53,700 00
Smith st from Sackett st to Carroll st and from 3d to 6th sts	8,400 00
9th st from Gowanus Canal to 3d av	16,400 00
Wythe av from Ross st to Rutledge st	14,800 00
Noble st from Franklin st to Manhattan av	8,500 00
Hewes st from Classon av to Wallabout pl. and Wallabout pl from Hewes st to Washington av	41,000 00

Referred to the Comptroller.

FIRE ALARM STATION.—Request of the Fire Commissioner that the issue of \$60,000 corporate stock for the erection of a Fire Alarm Telegraph Station at Eastern Parkway and Prospect Park be recertified to the Board of Aldermen. Adopted.

WILLIAMSBURG TRUST BUILDING.—Purchasing of the stone banking house on the Williamsburg Bridge Plaza, belonging to the Williamsburg Trust Co., as a place for a Magistrate's Court, etc. Referred back to the Comptroller, who acted adversely in the matter on Feb. 1, 1912. Since that time the Chief Magistrate, 2d Division, has recommended the purchase.

BOYS' HIGH SCHOOL.—Report of the Comptroller recommending approval of the form of contract, plans, etc. (as amended) for furniture for the addition to the Boys' High School by increasing the estimate for item 1 from \$1,100 to \$1,272. Adopted.

PUBLIC SCHOOL 171.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the plans, amended form of contract and specifications, and the estimates of cost, aggregating \$21,185, for furniture for new PUBLIC SCHOOL 171. Adopted.

BROOKLYN BRIDGE.—Report of the Comptroller, recommending approval of the amended form of preliminary contract for services of Frank J. Helmle, architect, for drawings, etc., of proposed SHOP BUILDING, etc., under the approach of the Brooklyn Bridge at a fee of \$1,600. Adopted.

PUBLIC SCHOOL 168.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the plans and estimates of cost, aggregating \$19,691, for furniture for new PUBLIC SCHOOL 168. Adopted.

BEDFORD AV.—Acquiring title on the east side, bet Church and Snyder avs, for playground purposes. Referred to the Recreation Committee.

MORGAN AV.—Request from the Comptroller that he be authorized to enter into a contract for the acquisition by private sale of a parcel of land required for a sewage pumping station on the EAST SIDE of MORGAN AV, bet Maspeth av and Bullion st. Adopted. The plot contains 200 sq ft, and the price agreed upon is \$32,500, to be paid from the Street Improvement Fund.

MUNICIPAL BUILDING.—In the matter of the plans of McKenzie, Gmelin & Voorhees, for the proposed new Municipal Building. Laid over for two weeks.

39TH ST FERRY.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the plans, specifications and estimate of cost (\$150,000), for the construction of a new FERRY HOUSE and coal pockets at 39TH ST, Brooklyn, under the jurisdiction of the Department of Docks and Ferries. Adopted.

QUEENS.

N. Y. & QUEENS COUNTY RY.—Communication from the College Point Committee requesting to be advised of the status of the petition of the New York and Queens County Railway Co. for a franchise to construct, maintain and operate a second or additional track bet Flushing and College Point. At the meeting of Nov. 11, 1910, a report was presented from the Bureau of Franchises, together with a proposed form of contract to govern the grant, and the matter was referred to the Franchise Committee, which Committee presented a report at the meeting of Feb. 2, 1911, recommending the franchise be granted on the terms and conditions proposed in the contract. The communication first mentioned is also referred to the Franchise Committee.

PUBLIC SCHOOL 40.—Report of the Comptroller, recommending that the resolution adopted Jan. 4, 1912, approving of the form of contract, specifications and estimate of cost (\$7,740) for installing electric equipment in new PUBLIC SCHOOL 40, Borough of Queens, pursuant to resolution adopted July 17, as amended August 31, 1911, be amended, by increasing the estimate of cost to \$9,223 to provide for awarding the contract for said work to the lowest bidder. Adopted.

NEWPORT AV.—In the matter of changing the map or plan of the city by laying out NEWPORT AV from Lincoln av to Adirondack boulevard; ADIRONDACK BOULEVARD from Newport av to Neponsit av; and, NEPONSIT AV from Adirondack boulevard to Seaside Park. Adopted, to be signed by the Mayor, AT ONCE.

NEWPORT AV, ETC.—Proposed area of assessment in the matter of acquiring title to NEWPORT AV from Lincoln av to Adirondack boulevard; ADIRONDACK BOULEVARD from Newport av to Neponsit av; and to NEPONSIT AV from Adirondack boulevard to the east boundary line of Seaside Park. Adopted. Also, the rule maps in this matter were adopted.

ATLANTIC AV.—Proposed area of assessment in the matter of acquiring title to ATLANTIC AV from the Brooklyn Borough line to Van Wyck av, excluding all land which may fall within the limits of the right of way of the Long Island Railroad Co. and all land actually occupied by railroad buildings. Laid over until the first meeting in April.

FULTON AV, ETC.—Widening FULTON AV bet Mills st and Welling st; widening MAIN ST bet Grand av and Van Alst av; widening STEVENS ST bet Fulton av and Main st, and extending GRAND AV from Main st to Stevens st. Adopted.

SEATTLE ST.—Acquiring title, from Chiches-ter to Liberty avs, where not heretofore legally acquired. Public hearing on April 18.

RICHMOND.

SEA VIEW HOSPITAL.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, plans and specifications (as amended) and estimate of cost, \$1,081,000, for work at the new Sea View Hospital, Borough of Richmond, under the jurisdiction of the Department of Public Charities. Adopted.

NEW COURT HOUSE.—Report of the Comptroller recommending approval, pursuant to condemnation proceedings, of property on JAY ST AND STUYVESANT PL, St. George, as a site for the new RICHMOND COUNTY COURT HOUSE. On Sept. 21, 1911, a communication from the President of the Borough of Richmond, relative to the acquisition of the above property as a site for the new court house in Richmond County, was referred to the Comptroller. This matter was laid over until the first meeting in April.

STATEN ISLAND RY.—Communication from the Public Service Commission enclosing certified copy of an order directing a rehearing on March 18, 1912, in regard to alterations at the CROOKS CROSSING of the Staten Island Railway Co., on the Amboy road, Giffords. The Chief Engineer of the Board of Estimate will attend this rehearing.

THE GREATER CITY.

TORRENS LAW.—Appearance of Gilbert Ray Hawes relative to registering under the TORRENS LAW titles to lands to be acquired by the city. Also, a recent communication from Mr. Hawes. On Jan. 19, 1911, a communication from Mr. Hawes, relative to said subject, was referred to a committee consisting of the President of the Borough of the Bronx, the President of the Board of Aldermen and the Comptroller, for the purpose of conferring with Mr. Hawes on this subject. The entire matter is still left with the above named committee.

INEBRIATES' HOME.—Report of the Corporate Stock Budget Committee, recommending the purchase of property in the town of SMITHTOWN, Suffolk County, New York, containing about 523 ACRES, at the rate of \$225

AN ACRE, for the purpose of a hospital and industrial colony for the care and treatment of INEBRIATES, and further recommending the issue of corporate stock in the sum of \$120,000 to provide means therefor. The matter was again laid over for one week.

REPAVING.—Report of the Chief Engineer concerning the REPAVING policy of the city as regards ALL THE BOROUGHES. Referred to a committee composed of the President of the Boroughs of Manhattan and Queens and the Vice-President of the Board of Aldermen.

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.

The Board of Estimate, at its meeting to be held in the City Hall, Manhattan, on March 21, will consider, among other matters, the following:

MANHATTAN.

7TH AV.—To establish the lines and grades of the southerly extension of 7TH AV, from Greenwich av to Carmine st; establish the lines and grades of the widening of VARICK ST, from Carmine st to Franklin st; and establish the lines and grades of the extension of VARICK ST, from Franklin st to West Broadway.

PARK AV, ETC.—Change the grades of PARK AV, from 40th st to 42d st; and of 41ST ST, from Park av to a point 78 ft. east therefrom.

WEST 47TH ST.—To alter and improve the sewer bet 10th and 11th avs.

WILLIAM ST.—That all ordinances, permits, etc., allowing stoops, steps, courtyards, areas, platforms, porches, fences, railings, show cases, bay windows, ornamental entrances, storm doors, newsstands, flower stands, or any other encroachment, either temporary or permanent, in WILLIAM ST, from its north terminal at Pearl st south to the north curb line of Beaver st bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

BARCLAY ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, showcase, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in BARCLAY ST, from the west curb line of Broadway to the east curb line of West st, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed and canceled.

PARK PL.—That all ordinances, permits, etc., allowing any stoops, steps, courtyard, area, platform, porch, fence, railing, showcase, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in PARK PL, from the west curb line of Broadway to the east curb line of West st, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

MURRAY ST.—That all ordinances, permits, etc., allowing any stoops, steps, courtyard, area, platform, porch, fence, railing, showcase, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in MURRAY ST, from the west curb line of Broadway to the east curb line of West st, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

WARREN ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or

encroachment of whatsoever nature or description, either temporary or permanent, in WARREN ST, from the west curb line of Broadway to the east curb line of West st, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

CHAMBERS ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachments of whatsoever nature or description, either temporary or permanent, in CHAMBERS ST, from the west curb line of Broadway to the east curb line of West st, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

WORTH ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in WORTH ST, from the east curb line of Broadway to the west curb line of Park Row, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

SPRING ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in SPRING ST, from the east curb line of Broadway to the west curb line of the Bowery, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

HOUSTON ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in HOUSTON ST, from the east curb line of Broadway to the west curb line of the Bowery, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

BLEECKER ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in BLEECKER ST, from the east curb line of Broadway to the west curb line of the Bowery, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

8TH ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in 8TH ST, from the west curb of 4th av to the east curb of Broadway, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

18TH ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in 18TH ST, from the west curb of 3d av to the east curb of Broadway, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, and for necessary and proper subsurface structures, be and they are hereby in all respects repealed, canceled and revoked.

28TH ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in 28TH ST, from the west curb of 3d av to the east curb of Broadway, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, be and they are hereby in all respects repealed, canceled and revoked.

59TH ST.—That all ordinances, permits, etc., allowing any stoop, steps, courtyard, area, platform, porch, fence, railing, show case, bay window, ornamental entrance, stormdoor, newsstand, flower stand, or any other projection or encroachment of whatsoever nature or description, either temporary or permanent, in 59TH ST from the east curb line of 5th av to the west curb line of 2d av, bet levels 10 ft. above the curb grade and a sufficient depth below said curb to provide proper support for the street and walk surfaces, be and they are hereby in all respects repealed, canceled and revoked.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Isham st and its prolongation, United States Bulkhead Line, West 215th st and its prolongation and Park Terrace West, this including provision for laying out an extension of Isham Park.

BRONX.

HUNTS POINT AV, ETC.—To change the grades in the street system bounded by Hunts Point av, Southern Boulevard, East 163d st, Whitlock av, Faile st, Aldus st, Whitlock av, Ludlow av, Whittier st, and Garrison av, 23d Ward.

HERKIMER PL.—To lay out the grades and lines of HERKIMER PL, from East 233d to East 235th st.

ST. RAYMOND AV.—Amending the proceeding instituted on Feb. 26, 1909, for acquiring title to ST. RAYMOND (4TH) AV, bet Protectory av and Williamsbridge rd so as to relate to ST. RAYMOND AV, from Hoguet av to Williamsbridge rd.

BROOKLYN.

GRACE COURT ALLEY.—To establish the grades of GRACE COURT ALLEY, from Hicks st to a point about 304 ft. east therefrom.

WEST 2D ST.—To lay out the lines of WEST 2D ST, from Sea Breeze av to Sheepshead Bay rd; and of ROBERGE PL, from West 3d to West 5th st, Coney Island.

20TH AV, ETC.—Acquiring title to the lands, etc., required for opening and extending of 20TH AV, from 54th st to Gravesend av; and 52D ST, from 18th av to West st.

55TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending 55TH ST, from 16th to 19th av; and 54TH ST, from Fort Hamilton av to 11th av; and from NW Utrecht av to 13th av, and from 15th av to 19th av, excluding in each case the right of way of the Long Island R. R.

BUSHWICK AV, ETC.—Acquiring title to the triangular place bounded by BUSHWICK AV, MYRTLE AV and WILLOUGHBY AV.

QUEENS.

STREET SYSTEM.—To change the grades of the STREET SYSTEM bounded approximately by Gates av, Prospect av, Putnam av, Anthon av, Catalpa av, Woodward av, Putnam av and Fairview av, 2d Ward.

HOWARD ST, ETC.—To change the grades of HOWARD ST, from Star av to Bradley av; and of BRADLEY AV, from Howard st to Greenpoint av, 1st Ward.

FINAL MAPS.—To lay out the grades of the street system known as Section 62, of the Final Maps of Queens.

RICHMOND.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Griffin st, an unnamed street, Arrietta st, Staten Island Rapid Transit Railway and the prolongation of the south line of HANNAH ST as now laid out west of Griffin st (which changes include the closing of Hannah st and Minthorne st and a modification of the grade of Arrietta st).

By the Board of Assessors.

320 BROADWAY, MANHATTAN.
PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before April 9, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BROOKLYN.

EAST 3D ST, ETC.—Sewers in EAST 3D ST, bet Beverley rd and Av C, bet Av C and Av D; and in AV C, bet East 3d st and East 4th st. Area of assessment: Blocks 5354, 5355, 5371 and 5372. List 2252.

13TH AV.—Sewer, bet 58th and 59th sts. Area of assessment: Blocks 5704 and 5705. List 2296.

ALBANY AV, ETC.—Flagging the west side of ALBANY AV, bet Eastern Parkway and Union st; and both sides bet Union st and East New York av. List 2300.

AV N.—Curbing, AV N, at the northwest corners of Ocean av and East 19th st. List 2341.

EAST 18TH ST.—Curbing and flagging bet 63d and 70th sts. List 2344.

RALPH AV.—Curbing and flagging the east side, bet Lincoln pl and Eastern parkway. List 2353.

81ST ST.—Regulating, grading, etc., bet 6th and Fort Hamilton avs. List 2261.

43D ST.—Paving, bet 13th and 14th avs. List 2303.

91ST ST.—Regulating, grading, etc., bet 1st av and Shore rd. List 2307.

13TH AV.—Regulating, grading, etc., bet 57th and 60th sts. List 2312.

20TH AV.—Paving, bet 86th st and Bath av. List 2313.

73D ST.—Regulating, grading, etc., bet 12th and 13th avs. List 2355.

79TH ST.—Grading, curbing, flagging and paving bet 19th and 20th avs. List 2360.

8TH AV.—Regulating, grading, etc., bet 50th and 61st sts. List 2371.

NOTE.—The area of assessment in the above mentioned regulating, grading and paving lists extends to within half the block at the intersecting streets except when otherwise mentioned.

EXAMINATION OF COMMISSIONERS.

MADDEN ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending MADDEN ST, bet Skillman av and Borden av, 1st Ward. Morris L. Strauss, Daniel F. Shea and Jas. H. Quinlan, commissioners in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of ex-parte motions at the County Court House, Brooklyn, on March 21, to be examined as to their qualifications by anyone interested.

SEASIDE PARK, QUEENS.—Acquiring title to the lands, etc., included within the PUBLIC PARK (Seaside Park), at Rockaway Beach, 5th Ward, as shown on a map bearing the signature of the Secretary of the Board of Estimate and Apportionment, dated July 27, 1911, adopted by the Board of Estimate and Apportionment on September 21, 1911, by a resolution which was approved by the Mayor on September 26, 1911, together with all the right, title and interest of the owners thereof in and to the lands under the waters of the Atlantic Ocean and of Jamaica Bay in front thereof, except so much of the land shown on the aforesaid map as lies within the lines of an avenue known and shown thereon as WASHINGTON AV, running across the entire length of the premises shown on said map, and which avenue is referred to in the sale of the above described premises in the action of partition entitled "H. H. Chittendon, plaintiff, against I. E. Gates and others, defendants," but including a perpetual right of way over the said strip of land lying within the limits of the said WASHINGTON AV as appurtenant to the property abutting on either side thereof. Wm. S. Cogswell, Clarence Edwards and Jno. J. Goodwin, commissioners in the above matter, will attend a Special Term of the Supreme Court for the hearing of ex-parte motions in the County Court House, Brooklyn, on March 21 to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

WEST 8TH ST, BROOKLYN.—Closing and discontinuing, from Surf av to high water line, 31st Ward. The final report of the commissioners in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 25.

The final report in each of the following proceedings will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, County Court House, Long Island City, on March 16, at the opening of Court:

LAWRENCE ST (UNOFFICIAL NAME).—Acquiring title to the lands, etc., required for opening and extending, from Flushing av to Winthrop av, 1st Ward.

17TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending, from Wilson av to Jackson av, 1st Ward.

BROADWAY, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending of BROADWAY (although not yet named by proper authority), from its present terminus south of Elizabeth st south in a straight line to Mesereau av joining said avenue at an angle of about 85 degrees, in the 3d Ward. The final report of the commissioners in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 19, at the opening of court.

WHITE ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Cook st to McKibben st, 18th Ward. The final report of the commissioners in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 19, at 10 a. m.

13TH AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 13TH AV, from 36th st to 73d st, excluding the land occupied by the Prospect Park and South Brooklyn Railroad Co., the Sea Beach Railroad Co., the Manhattan Beach Division of the Long Island Railroad and the Brooklyn, Bath and West End Railroad Co., in the 29th and 30th Wards. The final report in the above matter will be presented, for confirmation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 20, at 10 a. m.

BILLS OF COST.

GATES AV (UNOFFICIAL NAME), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Woodward av to Fresh Pond rd, 2d Ward, as amended by an order of the Supreme Court, entered in the office of the Clerk of the County of Queens, on October 19, 1910, so as to conform to the lines of said street as shown upon sections 15, 16 and 29 of the Final Maps of the Borough of Queens, as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, on March 22, at 10 a. m.

ST. LAWRENCE AV, ETC., BRONX.—Acquiring title to the lands, etc., necessary for opening and extending ST. LAWRENCE AV, COMMONWEALTH AV, ROSEDALE AV, NOBLE AV, CROES AV and FETLEY AV (although not yet named by proper authority), from Westchester av to Clasons Point rd, 24th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, part 1, of the Supreme Court, Manhattan, on March 25, at 10.30 a. m.

ANDERSON ST, RICHMOND.—Acquiring title to the lands, etc., required for an easement for sewer purposes in ANDERSON ST, bet Clinton and St. Mary's avs, 4th Ward. The bill of costs in the above matter will be presented for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 27, at 10 a. m.

An Error

made in the examination of Real Estate Title may cause the owner endless trouble and possible loss. If we examine the Title and insure it we assume all liability of the cost of litigation.

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500 Willis Avenue, Bronx

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

WEST 231ST ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 231ST ST (unofficial name) from Bailey av to Riverdale av, 24th Ward. The bill of costs in the above matter will be presented for taxation to Special Term, Part 1, of the Supreme Court, Manhattan, on March 27, at 10.30 A. M.

Change of Grade Claims.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets will present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, Manhattan, on or before March 26, at 11 a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

MANHATTAN.

WEST 177TH ST.—Bet Riverside drive and Fort Washington av. List 2482.

BRONX.

BURKE AV.—Bet White Plains rd and Bronx Boulevard. List 2515.

WEST 176TH ST.—Bet Aqueduct and Popham avs. List 2518.

BROOKLYN.

1ST AV.—Bet 50th and 60th sts. List 2476.

HEGEMAN AV.—Bet Hopkinson and New Jersey avs, etc. List 2477.

19TH AV.—Bet 79th and 86th sts. List 2478.

PRESIDENT ST.—Bet Washington and Rogers avs, etc. List 2479.

TILDEN AV.—Bet Nostrand av and Holy Cross Cemetery. List 2480.

QUEENS.

GRAHAM AV.—Bet 2d av and Academy st, 1st Ward. List 2509.

NORTH WASHINGTON PL.—Bet Van Alst av and Willow st, 1st Ward. List 2511.

SHAW AV.—Bet Jamaica and Atlantic avs, 4th Ward. List 2513.

12TH ST.—Bet Vernon and Van Alst avs, 1st Ward. List 2514.

NOTICES TO PRESENT CLAIMS.

50TH ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending 50TH ST, from Astoria av to Polk av; and 51ST ST, from the bulkhead line of Flushing Bay to a point 100 ft. south of Polk av, and from Corona av to Queens Boulevard, 2d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Robt. B. Lawrence, Wm. J. Hamilton and J. H. Quinlan, commissioners of estimate, at the Municipal Building, Long Island City, on or before March 23; and they will hear all such parties, in person, on March 25, at 10 a. m.

OLMSTEAD PL, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending OLMSTEAD PL, from Edsall av to Indiana pl; EDISON PL, from Edsall av to Indiana pl; TESLA PL, from Edsall av to Indiana pl, and RIDGEWOOD PL, from Edsall av to Myrtle av, 2d Ward. All persons having any claim on account of this proceeding must present same, in writing, to Clarence Edwards, E. C. McParlan and J. N. Booth at the Municipal Building, Long Island City, on or before March 25; and they will hear all such parties in person, on March 29, at 2 p. m.

By Comm'rs of Estimate and Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

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

MONDAY, MARCH 18.

LELAND AV, ETC.—LELAND AV, from Ludlow av to Patterson av; SEWARD AV, from Clason's Point rd to White Plains rd; and THERIOT AV, from Gleason av to Clason's Point rd. At 3 p. m.

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

WEST 138TH ST.—WIDENING, at its junction with 5th av. At 4 p. m.

HUNTERS POINT AV, QUEENS.—From Van Dam st to Borden av. (Assessment.) At 3 p. m.

TUESDAY, MARCH 19.

PATTERSON AV, BRONX.—From the bulkhead line of Bronx River to the proposed bulkhead line of Pugsley Creek. At 3.45 p. m.

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

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

OLMSTEAD AV, ETC., BRONX.—OLMSTEAD AV (formerly Av D), south of Westchester av and Jefferson st (north therefrom), bet Protective av and the bulkhead line of Pugsley's Creek; and ODELL ST (Jackson st), bet Unionport rd and Protective av; and of PURDY (WASHINGTON) ST, bet Westchester av and Protective av. At 3 p. m.

PUTNAM AV, QUEENS.—From Brooklyn Borough line to Fresh Pond rd. At 12 m.

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

MORRIS AV, BRONX.—From the N. Y. & H. R. R. to Grand Boulevard and Concourse. (Closing.) At 3.30 p. m.

WEDNESDAY, MARCH 20.

TUNNEL ST, MANHATTAN.—Easement from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av. At 3 p. m.

A NEW STREET, MANHATTAN.—Located bet Broome and Spring sts and extending from Bowery to Elm st. At 4 p. m.

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

THURSDAY, MARCH 21.

TUNNEL ST, MANHATTAN.—Easement from Broadway to north of Fairview av to the subway station at West 191st st and St. Nicholas av. At 3 p. m.

4TH AV, RICHMOND.—From Monroe av to Tompkins av. At 3 p. m.

BOSTON RD, BRONX.—Bet White Plains rd and the north line of the city. At 2 p. m.

EAST 190TH (ST. JAMES) ST, BRONX.—From Jerome av to Creston av. At 12 m.

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

By Comm'rs of Estimate and Assessment.

ROBINSON ST, ETC.—Acquiring title to the lands, etc., required for opening and extending ROBINSON ST, from Bedford av to New York av; and WINTHROP ST, from Nostrand av to Remsen av, 29th Ward. Jno. M. Zurn and David J. Hogan, commissioners of estimate in the above proceeding, have completed their amended and supplemental estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, Brooklyn, on or before March 22; and they will hear all such parties, in person, on March 25, at 1 p. m.

Jno. M. Zurn, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, on or before March 22; and he will hear all such parties, in person, on March 27, at 10 a. m.

EAST 177TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 177TH ST (although not yet officially named), from the east end of the proceeding now pending on that avenue at the Eastern boulevard to Fort Schuyler rd, 24th Ward. The commissioners of estimate and assessment in the above proceeding have completed their supplemental and amended estimate and assessment; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before March 22; and they will hear all such parties, in person, on March 25, at 3 p. m.

BRAGAW ST (UNOFFICIAL NAME), QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRAGAW ST, from Skillman av to Borden av, 1st Ward. Dennis J. Harte, Chas. A. Wadley and C. Augustus Post, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners at 166 Montague st, on or before April 2; and they will hear all such parties, in person, on April 3, at 3 p. m.

Chas. A. Wadley, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, on or before April 2; and he will hear all such parties, in person, at 166 Montague st, on April 4, at 3 p. m.

to the same must file their objections, in writing, on or before April 2; and he will hear all such parties, in person, at 166 Montague st, on April 4, at 3 p. m.

WYCKOFF AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WYCKOFF AV (unofficial name), from Brooklyn Borough line to Moffat st, 2d Ward, Borough of Queens, as amended by an order of the Supreme Court, entered in the office of the Clerk of the County of Queens on March 15, 1911, so as to conform to the lines of WYCKOFF AV, from Brooklyn Borough line to Cooper st, as shown upon Sections 15 and 30 of the Final Maps of the Borough of Queens, adopted by the Board of Estimate and Apportionment on May 21, 1909, and so as to relate to the remaining portions of said street bet Cooper st and Moffat st, which have been discontinued, but title to which became vested in the City of New York on January 15, 1907, at which time title to the full length of the street as first above stated, was vested in the city. Frank F. Adel, Wm. Breul and Michael J. Carter, commissioners in the above proceeding, have completed their supplemental and amended estimate and assessment; and all persons opposed to the same must file their objections, in writing, with the commissioners, at the Municipal Building, Long Island City, on or before April 3; and they will hear all such parties, in person, on April 8, at 2 p. m.

WEST 235TH ST, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 235TH ST from Spuyten Duyvil parkway to Riverdale av; CAMBRIDGE AV from West 235th to West 236th st; and WEST 236TH ST from Cambridge av to Riverdale av, 24th Ward, as amended by a resolution adopted by the Board of Estimate and Apportionment on June 1, 1911, and by an order of the Supreme Court, of Nov. 22, 1911, and entered in the office of the Clerk of the County of New York on Nov. 23, 1911, so as to relate to the lines of WEST 235TH ST, as shown on a map or plan adopted by said Board on April 6, 1911, and approved by the Mayor on April 13, 1911. F. W. Longfellow, C. F. Gennerich and Peter J. Everett, Commissioners of Estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the Commissioners, at 90 West Broadway, Manhattan, on or before April 2; and they will hear all such parties in person on April 4, at 3 P. M.

F. W. Longfellow, Commissioner of Assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the Commissioner, at 90 West Broadway, Manhattan, on or before April 2; and he will hear all such parties, in person, on April 8, at 3 P. M.

REAL ESTATE NEWS.

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

A Falling Off in Volume and Character of Trading—Apartment House Exchanging a Prominent Feature of the Market—Considerable Building Activity in Queens

The total number of sales reported in this issue for Manhattan and the Bronx is 66, of which 20 were below 59th street and 21 above, and 23 in the Bronx. The sales reported for the corresponding week last year were 78, of which 15 were below 59th street, 47 above, and 16 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 125 and in the Bronx 78. The total amount was \$3,185,067.

The amount involved in auction sales this week was \$982,500, and since January \$9,477,900.

\$2,000,000 Lease on Fifth Avenue.

It was learned yesterday that the Matthews Byrnes estate has completed negotiations for a new lease of the Lorraine Hotel at the southeast corner of Fifth avenue and 45th street to the Lorraine Company, the present tenant. The present lease expires on October 1st, 1913, and the rental is now \$93,500 net. The new lease is to be for a period of twenty years from the expiration of the present one at a net annual rental of a little over \$100,000. The Lorraine is a twelve-story apartment hotel covering a plot 75.5x150. The Lorraine Company was composed of Paul W. Orvis and George C. Howe. Mr. Orvis died a short time ago and the hotel has been in the market for rent for some months. Mr. Howe is now the active head of the company. The United States Trust Company acts as trustee for the estate.

Consolidation of Well-Known Firms.

Announcement was made this week by Frederick Fox & Co. that they have taken over the business of the old and well-known firm of A. M. Johnson & Co., real estate and mortgage brokers, established since 1872. The firm of Frederick Fox &

of real estate work will be handled from the new offices at 12 West 40th street, opposite the new public library. A branch office will be continued at 793 Broadway. The officers of the company will be Frederick P. Fox, Zoltan Friedman, Arthur G. Johnson, James C. Fox and L. Austin Johnson. The selling department will be conducted under the supervision of the Messrs. Johnson.

Big Trade on Riverside Drive.

Calder, Nassoit & Lanning and John H. Berry, have sold for the Orb Realty Co., the "Glen Cairn" apartment house at the northeast corner of 99th street and Riverside drive, on plot 105x140.S, a twelve-story fireproof structure which has been held at \$1,000,000. The buyer is the Norwood Park Co., which gave in part payment its holdings in the West End section of Long Branch, N. J., known as "Norwood Park," and consisting of 20 large residences and about 70 acres of land. The property was developed by the late Norman L. Monro, the publisher and was acquired by the Norwood Park Co. for cash about three years ago.

A Long Distance Trade.

Frank E. Smith has sold for the Dorchester-Riverside Co. the twelve-story apartment house known as the Dorchester at the northeast corner of Riverside Drive and 85th street, to William H. Barnard, vice-president of the Fidelity Trust Co.

In part payment Mr. Barnard gave his winter home at Aiken, S. C., known as the "Barnard Villa Place." The total amount involved in the transaction is \$1,350,000, the apartments figuring at \$1,000,000 and the Aiken property at \$350,000.

The Dorchester, which covers part of the site of the old Ely School, occupies a plot 102.2 x 125.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BLEECKER ST.—Warren & Skillin and B. H. Weisker, Jr., resold to an investor 289 Bleecker st., a 6-sty store and loft building, on plot 28x73, located 54 ft south of Barrow st. The seller acquired the property recently from Henry R. C. Watson through Warren & Skillin.

JONES SLIP.—Nicholas F. Walsh sold for the est of Acton T. Civill 3 Jones Slip, an old building, on a plot about 32x20, bought by the sellers in 1884.

ORCHARD ST.—The Rudolph Wallach Co. bought from the est of Nathan Natelson 86 Orchard st., a 3-sty building, on lot 21x60, adjoining the southeast corner of Broome st. Wetmore & Van Winkle were the brokers. The property has been leased to the East Side Club, which will make extensive alterations to the building.

WATER ST.—D. & W. Mullins sold for Leferts and Harold Strebeigh, as executors, to Joseph Ronan 665 and 667 Water st., two old tenements, on plot 36x70. The last conveyance of this property was in 1856.

10TH ST.—The Brown Realty Co. bought from Mary B. Hughes and Annie G. Boulillon, 28 and 30 East 10th st., between Broadway and University pl., a 12-sty loft building on plot 46x92. It has been held at \$400,000. The buyer gave in exchange the Melrose apartments, two 7-sty elevator structures at the northwest corner of Central Park West and 108th st on plot 100.11x100. The properties involved in the deal represent a value of about \$700,000.

10TH ST.—Daniel W. Richman resold the 8-sty mercantile structure at 31 and 33 East 10th st to a client of the Willard S. Burrows Co. The property is 44.5x94.9, and was recently acquired by the seller from Robert Shaw Minturn in an exchange involving the Horner Building, at 20 to 26 West 36th st.

11TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for William and Allan R. Hawley 48 East 11th st., a 3-sty dwelling, on lot 21.9x94.10. The buyer is J. Franklin McKean, who owns and occupies No. 50, adjoining.

16TH ST.—S. B. Goodale & Perry resold for the Flemish Realty Co. to Solomon L. Pakas the 4-sty dwelling, on lot 25x92, at 31 West 16th st. The sellers obtained this parcel last week from the Hoguet estate, in part payment for the northeast corner of Broadway and 158th st.

20TH ST.—M. & L. Hess sold for the Twentieth Street Realty Co., through Robert Colgate & Co., 45 and 47 East 20th st., a 12-sty fire-proof building, on plot 50x100, which was held at \$400,000. The site of the new building was purchased last May by the sellers from the Realty Holding Co. The building is completely rented and carries a permanent mortgage of \$240,000, held by the Ziegler est.

21ST ST.—The estate of Eugenia Broadhead sold 8 West 21st st., a 3-sty dwelling, on lot 25x92, 195 ft. west of 5th av., to E. V. Van Ingen. The buyer also owns Nos. 6, 10 and the Mohawk building at the southwest corner of 5th av and 21st st. The property at 4 West 21st st, owned by the Richard E. Mowit estate lies between the buyer's holdings. The three lots on 21st st have a combined frontage of 75 ft.

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366 FIFTH AVENUE

30TH ST.—M. & L. Hess sold for the Twenty-fifth Construction Co. to the Realty Holding Co. 133 West 30th st., an old building on lot 21x98.9x irreg. The buyer owns the adjoining property and now has a plot with a frontage of 260 ft. in 30th st, immediately adjoining the northwest corner of 6th av, which is improved with a theatre.

43D ST.—William J. Roome & Co. sold for the estate of James H. Brush the property at 536 to 542 West 43d st., a plot 50x100.5. This is the first sale of this property since 1860. The new owner will erect a building on the site which has already been leased to a well-known coffee-roasting firm.

48TH ST.—George Kraus sold for Catherine E. Lengerman to Henry Otterstedt 348 West 48th st., a 5-sty double flat, on lot 25x100.4½.

57TH ST.—G. A. Derschuch sold for Fritz Fuchs the 4-sty dwelling at 337 West 57th st., on lot 20x100. The seller recently bought the property from the estate of John J. Clancy.

LEXINGTON AV.—The Sage Foundation bought from Eliza C. Bliss, Gideon Fountain and the est of Rufus C. Reed, respectively, 6 and 8 Lexington av and 128 East 22d st., 3- and 4-sty dwellings, forming the southeast corner of these thoroughfares. The property has a frontage of 41 ft on the avenue and 95 ft in the street. The Douglas Robinson, Chas. S. Brown Co. was the broker. It is understood that the property was acquired for the purpose of establishing a permanent home for the handling of the \$10,000,000 charitable fund which Mrs. Russell Sage and her associates have created. Plans are being prepared for the new structure.

MADISON AV.—Wm. A. White & Sons sold for Sarah T. Adams to Lee Holstein the south west corner of Madison av and 30th st., a 4-sty dwelling, on lot 24.9x95. S. F. Adams, Jr., represented the seller. The property was acquired by Alice Adams in 1874 for \$50,000, and has been occupied by the family ever since. The corner was held at \$225,000. The buyer, Lee Holstein, owns the adjoining property at 112 and 114 Madison av, and now has a plot 74x95. William H. Birkmire, architect, is drawing plans for a 12-sty mercantile building estimated to cost \$325,000. Work on the new building will start at once.

WEST BROADWAY.—Leon S. Altmayer, sold for B. C. Gerken and Henry Schloendorff as executors of the est. of Ernest Korner, the 6-sty loft and office building at 143 and 145 West Broadway, between Duane and Thomas sts and one block south of the H. B. Clafin building. The property has not changed hands in over 60 years.

4TH AV.—M. & L. Hess sold for the Rodisi Holding Co., Jacob Neadle, president, to Samuel K. Jacobs 424 to 432 4th av and 49 and 51 East 29th st., being the northwest corner of 29th st, old buildings on plot 107.6x80x irreg. The buyer gave in part payment 114 West 31st st., an old 4-sty building on lot 20.10x107x irreg. The exchange involved about \$600,000.

6TH AV.—Ennis & Sinnott resold to George Ehret, 852 6th av., a 4-sty building on lot 22x59.9, adjoining the northeast corner of 48th st. Maurice W. Halpin was the broker. Ennis & Sinnott bought the property last month through Mooyer & Marston.

7TH AV.—William H. Archibald sold for W. F. O'Brien 112 7th av., a 3-sty building, between 16th and 17th sts. The buyer is interested in the adjoining property.

10TH AV.—Frederick Fox & Co. and Ames & Co. sold to the Locust Farms Co. for Henry Kimbel, 458 and 460 10th av., two 6-sty buildings on plot 49.4x100, between 35th and 36th sts.

Manhattan—North of 59th Street.

72D ST.—Earle & Calhoun sold to the Wellwyn Realty Co., William B. Symmes, pres., the three 4-sty dwellings, on plot 70x112.2, at 256 to 260 West 72d st., for Mrs. R. Vollhart, H. M. Whitney and William H. Gray, respectively. The buyer will erect on the site a modern 12-sty apartment house, with suites of 8, 9 and 10 rooms and 3 baths each.

79TH ST.—Pease & Elliman sold for Mrs. Alanson P. Enos 120 East 79th st., a 5-sty American basement dwelling on lot 18x102.2.

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86TH ST.—William W. Hall sold through L. J. Phillips & Co. 12 West 86th st, a 5-sty American basement dwelling, on lot 22x100, 215 ft. west of Central Park West. The property was held at \$87,500.

88TH ST.—Williams & Grodinsky resold 176 East 88th st, a 4-sty dwelling, on lot 17.6x100.8, to Mr. Fisher.

92D ST.—H. M. Fischer and Cohen Brothers sold for the Auerbach Realty Co. to Cohen & Morrissey 161 and 163 East 92d st, a 6-sty apartment house, on plot 42.8x100.8. The buyers own the adjoining house.

93D ST.—H. H. Hazelton and C. R. Levy bought from the American Board of Commissioners for Foreign Missions the two 3-sty dwellings at 175 and 177 West 93d st, on plot 32x65, about 68 ft. east of Amsterdam av.

97TH ST.—H. C. Senior & Co., sold for Henrietta E. Patten, the 3-sty dwelling at 161 West 97th st on lot 16.8x100.11 to a client for occupancy.

99TH ST.—Arnold, Byrne & Baumann sold for Herman Younker to the Mount Sinai Hospital 15 East 99th st, a 5-sty flat, on lot 25x100.11, located 125 ft. east of 5th av. The hospital, about six months ago, acquired through the same brokers 17 and 19, adjoining, making a plot 75x100.11. The hospital will erect on the site a pathological laboratory, which will replace the building on the 101st street end of the property.

100TH ST.—The Frank L. Fisher Co. has sold for the West Side Construction Co., Jacob Axelrod, pres., the 8-sty fireproof apartment house at 320 West 100th st, known as the Dorlexa, on plot 70x100.11. This is one of the apartments erected on the old Furniss property, and makes the third sold on that block within a week.

116TH ST.—Arnold, Byrne & Baumann sold for Lowenfeld & Prager, 232 and 234 West 116th st, a 2-sty taxpayer on plot 50x100. The building is occupied by Post Office Station 1 under a long lease.

118TH ST.—Domenick De Luise bought 322 East 118th st, a 5-sty tenement, on lot 25x100.11, from Williams & Grodinsky, who gave in part payment 409 East 117th st, a 4-sty building, on lot 16.8x100.11. Jacob Bernstein was the broker. Williams & Grodinsky have resold the 117th st house to a Mr. Shieka.

139TH ST.—Annie Howell sold 118, 120, 122, 130 and 132 West 139th st, five 5-sty double flats, each on plot 26x99.11, between Lenox and 7th avs. Mrs. Howell acquired title to the row of 8 houses at Nos. 118 to 132 in 1904 from her husband, who had owned them for some time. The present deal does not involve the 3 at No. 124 to 128.

151ST ST.—Lowenfeld & Prager bought 537 West 151st st, a 6-sty elevator apartment house known as Sovereign Court, on plot 75x99.11, from the Scheer-Ginsburg Construction Co. The plot 125x100 in the north side of 110th st, 250 ft east of Lenox av, was given in exchange.

172D ST.—Edward H. Rogers sold 507 and 509 West 172d st, a 5-sty new law house, on plot 43.9x94.6.

176TH ST.—Francis Colety sold 506 West 176th st, a 5-sty new law house on plot 44x100, near Amsterdam av. Pease & Elliman were the brokers.

AUDUBON AV.—Theodore Bertsch sold to Edward H. Rogers the plot, 26.6x95, on the east side of Audubon av, 53.5 ft. south of 185th st. The parcel figured in exchange for the 5-sty new law house at 507 and 509 West 172d st, reported sold recently.

BROADWAY.—N. A. Berwin & Co. sold for Philip Braender, to John Palmer, the Edwin, a 6-sty elevator apartment at the northeast corner of Broadway and 147th st on plot 100x125. Mr. Braender completed the house about 3 years ago and has been holding it at \$400,000. The buyer gave in part payment the property at 104 to 112 East 25th st, five 3-sty dwellings, on plot 100x100, 100 ft. east of 4th av. Mr. Palmer accumulated this plot about a year ago through the same brokers.

BROADWAY.—Max Marx bought from Charles B. Meyers the plot 100x380x irreg., on the west side of Broadway, 386 ft. north of 232d st, and extending through to Kingsbridge av. The buyer gave in part payment 134 Lawrence st, a 6-sty flat, on plot 40x100, adjoining the southeast corner of Broadway. William A. Darling & Son were the brokers.

COLUMBUS AV.—Chas. S. Kohler sold for the est. of Henry Weihler, the 5-sty double flat with store, at 786 Columbus av, on lot 25x100.

Bronx.

137TH ST.—Edward W. Browning and D. H. Jackson sold the two 6-sty apartment houses, on plot 75x100, at 635 to 641 East 137th st, to the Progress Holding Co.

137TH ST.—Edward W. Browning sold to an investor 627 to 633 East 137th st, two 6-sty new law houses, each on plot 37.5x100. They are two of a row of four similar houses, located 100 ft. west of Cypress av, acquired by Mr. Browning a couple of years ago.

141ST ST.—Ernst & Cahn and A. Mantinband sold for Albert Adler 490 East 141st st, a 5-sty apartment on plot 37.6x100.

153D ST.—A. F. Burger and J. Clarence Davies sold for C. Barnam the plot 50x100 on the north side of 153d st, 150 ft. west of Elton av, to a Mr. Adams, who will erect a 5-sty flat.

151ST ST.—A. F. Burger and J. Clarence Davies sold for the Streibigh estate to B. Benenson 362 East 151st st, a plot 50x118.

153D ST.—A. F. Burger sold for a Mr. Urstadt a plot 50x100 at 414 and 416 East 153d st to B. Benenson.

164TH ST.—Ernst & Cahn and J. J. Pittnis the 2-family house on lot 19x76, at 864 East 164th st.

169TH ST.—Harry Eckman sold to an investor 555 and 557 East 169th st, a 5-sty new-law tenement, on plot 43x99.

180TH ST.—Smith & Phelps sold the plot 50x100 in the south side of 180th st, 100 ft east of Prospect av, for improvement with a taxpayer.

205TH ST.—Hugo Wabst sold for a client the plot on the south side of 205th st, about 400 ft east of White Plains av.

ANDREWS AV.—H. N. McLernon sold for the St. John's Park Realty Co. the 3-sty dwelling at 2215 Andrews av, on lot 25x100.

AQUEDUCT AV.—William Guggolz sold to an investor through Clement H. Smith the lot 21x90x irreg at the northwest corner of Aqueduct av and West 176th st.

AQUEDUCT AV.—Chas. Edw. Jones sold for Lawrence W. Gallagher a plot 50x108x irreg on the west side of Aqueduct av, 304 ft south of Washington Bridge, to a builder who will erect a 5-sty apartment house.

BROOK AV.—Williamson & Bryan sold for the est of Louis B. Brown the block front or Brook av from Southern blvd to East 132d st, 200 ft on Brook av and 95.6 ft on Southern blvd and 132d st, to Schorsch & Co. The buyer will erect a 6-sty factory, 75x200, on the property for the manufacture of paper bags. This property has been held by the Brown family since 1861.

BRYANT AV.—J. J. Haggerty sold for Marie Baumiller, 4199 Bryant av, a 3-sty dwelling on lot 20x100.

COMMONWEALTH AV.—J. J. Haggerty sold for a client the plot 50x95, on the east side of Commonwealth av, 150 ft. north of Merrill st.

FRANKLIN AV.—The Franklin Avenue Co. sold 1412 and 1414 Franklin av, a 5-sty 20-family flat on plot 40x100, to E. Nordstrom, who gave in part payment the plot 55.6x121 at the southeast corner of Valentine av and 198th st, improved with 1 and 2-family houses. The transaction involved about \$85,000.

GRAND AV.—Charles E. Cathie sold for Mrs. Manuella Stokes 2530 Grand av, a 3-sty dwelling on plot 50x100.

HEATH AV.—Ernst & Cahn and J. J. Pittman sold to a builder for immediate improvement the plot 75x104 on the northeast corner of Heath av and 230th st.

JEROME AV.—David Lion sold for a client 17 lots on the east side of Jerome av, running through to Cromwell av, about 87 ft north of 165th st. The property has frontages of 214 ft on Jerome and Cromwell av, with a depth of 200 ft. The buyer gave in exchange the two 6-sty new law houses, on plot 75x100, at 56 to 60 West 142d st. John Oliva holds title to the Jerome av lots and John F. Kaiser to the 142d st houses.

LIEBIG AV.—Thomas J. Totten sold the plot on the southeast corner of Liebig av and 260th st, 73.9x100. The buyer will improve the site with a private dwelling.

TOPPING AV.—Mrs. Hattie L. Owens sold to Henry Hall 1069 Topping av, a 2½-sty frame dwelling, on plot 50x95.

VALENTINE AV.—Smith & Phelps sold the plot 75x100 ft on the west side of Valentine av, 150 ft north of 198th st.

Brooklyn.

BAINBRIDGE ST.—Friday & Lehmann sold 99 Bainbridge st, a 3-sty one family stone dwelling for M. L. Hoops.

CORNELIA ST.—Friday & Lehmann sold 347 Cornelia st, a 2-sty brick two family dwelling for Patrick Dolan.

FULTON ST.—Friday & Lehmann sold 2964 Fulton st, a 2-sty frame building, for William Frey.

MACON ST.—Friday & Lehmann sold 858 Macon st, a 2-sty stone 2-family dwelling for Philip Schmitt.

MARION ST.—Friday & Lehmann sold 410 Marion st, a 2-sty brick two family dwelling for A. Fenter.

MADISON ST.—John H. Gelhardt, Jr., sold for the est of Martha English 51 Madison st, near Franklin av, a 3-sty dwelling, to Mrs. Mary Mallory for occupancy.

OCEAN PARKWAY.—Friday & Lehmann sold a plot at the corner of Ocean Parkway and Lascaster av, 40x90, for Mary L. Hoops to a builder.

PROSPECT PARK, WEST.—Henry Hulbert sold the plot, 100x125, on Prospect Park West, between Garfield pl and First st, adjoining his residence, which is at the corner of 1st st. The buyer, Alfred Feltman, will erect on the site a dwelling for his own occupancy. The price paid is said to have been about \$85,000.

ST. MARKS PL.—Tutino & Cerny sold for Angelica Odasz the 3-sty 3-family brownstone house on lot 20.10x100, at 21 St. Marks pl.

6TH ST.—Henry Newman sold the 3-sty three family dwelling at 314 6th st to an investor.

9TH ST.—The L. L. Waldorf Co. sold for Thomas Henry, the stone front, two family house, 560 9th st, at the entrance to Prospect Park. The buyer will occupy the house.

EAST 15TH ST.—Friday & Lehmann sold 1557 East 15th st, a 2-sty frame 2-family dwelling on plot 40x75.

CENTRAL AV.—Friday & Lehmann sold 643 Central av, a 3-sty double brick flat for J. H. Eggo.

JEFFERSON AV.—E. Sharum sold for a client 105 Jefferson av, a 3-sty dwelling, on lot 16.8x100, near Bedford av.

KENT AV.—T. A. Baffa & Co. sold for Woolsey Carmalt, the plot having a frontage of 50 ft on the west side of Kent av, 100 ft south of North 8th st. The buyer is a produce concern, that will erect a 4-sty concrete building on the plot to be used for the handling and storing of produce.

MANHATTAN BEACH ESTATES.—Joseph P. Day sold the plot, 100x100, at the corner of Hampton and West End avs to S. Feeds.

MYRTLE AV.—Mark Rafalsky & Co. sold to an investor for the est of Louis Sylvester 364 Myrtle av.

ROCKAWAY AV.—Friday & Lehmann sold 47 Rockaway av, a 3-sty brick store property for Philip Schmitt.

5TH AV.—Tutino & Cerny sold for Joseph Dimaria, to Samuel Ringler, 4518 5th av, a 3-sty brick store and dwelling on lot 22.4x100.

6TH AV.—Thomas Rosencrans sold for Mrs. Mary Kassinger and Eugene Doherty 108 6th av, a 3-sty dwelling, to B. Sacks.

8TH AV.—Frank A. Seaver sold a plot of 4 lots at the southeast corner of 8th av and 42 st for the Invincible Realty Co. to the Norwegian Evangelical Free Church, which will put up a building for its own use.

Queens.

JAMAICA.—Mary Barker sold to Mary I. Thompson of Brooklyn a parcel fronting 100 ft on the northwest side of Pacific st and 160 ft on the east side of Prospect st.

JAMAICA.—The New York-Jamaica Realty Co. sold to Caryl Baker Bartine of Manhattan, a parcel fronting 100 ft on the east side of Grand av, Hillcrest.

FLUSHING.—Frederick J. Stegmaier sold to Benjamin H. Sweet of Manhattan, 1,189 ft on the east side of Jamaica av, adjoining the Garretson and Young farms, and a plot 817x564 adjoining land of the New York and Queens County Railway Co.

WOODHAVEN.—Friday & Lehmann sold 15 and 17 Haven pl, two 2-sty frame 4-family flats for F. C. Schrader.

JAMAICA GARDENS.—Friday & Lehmann sold a plot 50x100 at Jamaica Gardens for H. Steffens.

AMITYVILLE.—Bingham & Fitzgerald sold for C. Girard the fine country home on the east side of Clock's boulevard, long owned by E. C. M. Fitzgerald, a well-known Long Island operator. The property fronts 200 ft on the boulevard, has a depth of 500 ft and a frontage on Clock's River of 650 ft, with all water privileges.

Richmond.

WESTERLEIGH.—J. Sterling Drake sold for Robert C. Scott to William J. Davidson a plot, 40x75, on the west side of Deems av, south of Leonard av.

SOUTH NEW YORK.—J. Sterling Drake sold for Mrs. Mary E. Matthews, of Brooklyn, to Geo. J. Palmer the property known as the Purdy house at the southeast corner of Richmond turnpike and Perry av and extending through to Quinlan av. The property comprises about one acre of land with a modern house and large barns. Add Suburban.

Suburban.

GARDEN CITY, L. I.—Gage E. Tarbell sold a plot, 100x250, at the northwest corner of Stewart av and Osborne rd; also 100x150 in St. James st South, between Washington and Prospect avs; also 75x100 in the south side of Poplar st, between Washington av and Prospect av; also an irregular plot at the southwest corner of Wetherill and Westbury rds, and 100x200 in the east side of Devereux pl, between St. James st North and Stewart av.

FLORHAM PARK, N. J.—Mooyer & Marston sold for David Ely to a client the farm consisting of 12 acres, located on Hanover rd.

GREAT NECK ESTATES.—The McKnight Realty Co. sold at Great Neck Estates, a plot fronting 256 ft on Vista Drive, to E. M. Murray; also to Mrs. I. P. Roberge, three lots on Cedar Drive, and a house on Linwood av, Bay-side-Flushing, to Mrs. H. P. Burdett.

WARWICK, N. Y.—The Moran Brothers' Co. sold a tract of about 238 acres, with a large dwelling and outbuildings, situated at Warwick, Orange County, N. Y. In exchange the sellers took the two 16-family flats, on a plot 50x100, at 113 and 115 Bedford av, Brooklyn.

RECENT BUYERS.

PAUL T. ZIZINA is the buyer of 113 and 115 West 71st st, sold recently. An 8-sty apartment house is projected for the site.

THE CHARLES I. WEINSTEIN REALTY CO. is the buyer of the property at 100 to 104 Christopher st, sold recently by Jacob Kottek. Mr. Kottek made a building loan of \$28,000. The site will be improved with a flat.

MAX COHEN IS THE BUYER of the plot 62x124 on the west side of Boston rd, 119 ft north of East 166th st.

GEORGE M. CLARKE is the buyer of the 4-sty dwelling 24 East 74th st sold recently by Simon Uhlman, as trustee.

THE CLAUSNITZER CONSTRUCTION CO. is the buyer of 565 3d av, recently reported sold.

LEASES—MANHATTAN.

EDWARD HOGAN leased the 9th floor, containing 9,500 sq ft of space, in the new Woolworth Building, at the corner of Broadway and Park pl, now in course of construction, to the Merchants' Association for ten years.

ALBERT B. ASHFORTH, INC., leased for William G. McAdoo and Frederick B. Jennings the new 16-sty building nearing completion at 39 and 41 West 32d st, on plot 43x98.9, adjoining the Hotel Pierrepont, east of Broadway, to a newly formed corporation known as the New Center Co. for a term of years at an aggregate rental of about \$75,000. The lessee will occupy offices in the building and has subleased the basement, ground floor, first and sixth lofts to the John Church Co., of Cincinnati.

A. G. SPALDING & BROTHERS, who recently sold their lease at 29 to 33 West 42d st to the Pentalpha Realty Co., so that it could be incorporated in the new site to be occupied by Stern Brothers, leased from the estate of George E. Warren 520 5th av, a 4-sty building located 55 ft. north of 43d st. The property has a frontage of 23 ft. and a depth of 125 ft. The lease is from September 1. The lessees have taken temporary quarters from May 1 in 25

and 27 West 42d st, adjoining their present location. Hayes & Robertson and Frank D. Veiller were the brokers.

FRANK D. VEILLER leased for Michael Dreicer to Henri Bendel, a milliner now in 520 5th av, the property at 10 and 12 West 57th st, old dwellings, on plot 47x100, for a term of 21 years. The lessee will improve the site with a 6 or 7-sty building for his own occupancy. No. 12 was formerly owned and occupied by ex-Mayor William L. Strong.

BARNETT & CO. leased the 3-sty dwelling at 1,987 Madison av for H. Fox; also the store in 1,943 Madison av to the Manhattan Barber Co. and 1,945 Madison av to the New York Fruit Co.

G. W. BARNEY leased to the Rider Ericsson Engine Co. the store in 20 Murray st; also to Richard Frank & Co. 4 lofts in 159 Chambers st; also to Isaac Durlach the 1st loft in 199 and 201 Wooster st; also to the International Bead Co. space in 225 4th av; also to R. Ross & Son the 1st loft in 94 Warren st, to Edward A. Behringer the 2d loft, and to the Verybest Price Printing Co. the 4th loft.

THE FREDERICK T. BARRY CO. leased the store in the building at the northwest corner of Madison av and 59th st to F. E. Smith; also the store in 642 Madison av to Morris Slog; also a loft in 155 and 157 East 42d st to the O'Sullivan Civil Service School; also stores in the Hoffman Arms, 59th st and Madison av, to Marie L. Marillat, J. Mupo and Kiku Chata; also the dwelling 968 Lexington av to the Rev. W. M. Fincke, and the store at the southwest corner of 60th st and Madison av to E. B. Meyrowitz.

THE FELBEL-SPEYER CO. leased the store and basement in 1 East 46th st, and Spingarn Brothers have renewed their lease of 636 and 638 Broadway. S. M. Bondy was the broker.

JOHN J. KAVANAGH leased for Edward C. Arnold to K. S. & A. S. Ballozian, Oriental rugs, the store floor in 1,078 Madison av for a term of years.

THE CHARLES F. NOYES Co. leased the 15th floor in 160 Broadway to Hirsch, Scheuerman & Limburg.

BENJAMIN ENGLANDER leased in 135 and 137 West 27th st the 3d loft, to the Gainsboro Waist Co.; the 4th loft to Paul Kaufman and the 7th loft to Harris Miller.

J. ARTHUR FISCHER leased to George W. Cobb, Jr., the 5-sty loft building at 263 Front st; also to John P. Baxter the dwelling 767 St. Nicholas av; also to William Penn the dwelling 240 East 34th st and the 2d loft in 460 West Broadway to the Manhattan Tucking Co.

HUBERTH & GABEL leased in the American Building offices to M. Stark, the G. T. Gwilliam Co., James Donovan, the Remington Standard Motor Truck Co. and the Folberth Co.

WILLIAM SITTENHAM leased through the Douglas Robinson, Charles S. Brown Co. the 3d floor in 1 East 47th st to James K. Whitaker.

FREDERICK SOUTHACK AND ALWYN BALL, JR., leased for Robert Cohn the entire building 272 Water st, containing about 30,000 sq ft, to the New York Waste Paper Co. for a long term of years.

WILLIAM H. WHITING & CO. leased 234 Water st to the Mackay Manufacturing Co.; also the store in 66 and 68 Gold st to Solomon Barnett & Son; also the 2d loft in 101 and 103 Varick st to William J. Jeandron; also the 2d loft in 12 West Broadway to the Gem Bottle and Supply Co., and the 2d loft in 39 Beekman st to Joseph Seil & Son.

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD, INC., leased for Terry & Tench to A. J. Johnson & Sons Co., of Chicago, the 4th loft in 137 to 141 Madison av, and in the same building the 3d loft to P. Derby & Co., for a term of years; also to the Mill & Factory Sales Co. for A. A. Vantine & Co., the entire building at 12 East 18th st; also for the est of Walden Pell the store in 38 6th av to J. Ostrowicz; also in 40 6th av to M. Clevan, the store and basement, and to John G. Kerkmann for Katherine A. Kingsland the store and basement in 614 3d av.

H. C. SENIOR & CO. leased for Dr. Francis Tweddell the 5-sty American basement dwelling at 71 West 68th st, for a long term to Chas. S. Sweedy. The lease carries an option to buy.

THE DUFF & BROWN CO. leased for a term of years, the stores 1707 and 1709 Amsterdam av, for Martin Ungrich to the Geo. Glenz Meat & Poultry Co.

GEO. A. BOWMAN leased the 1st floor in 121 West 42d st to the Monash-Younger Co., steam specialists, for a term of years; also space in the same building to the Electric Fountain Co.; also through Cross & Brown the 3d floor in 136 West 42d st to Dr. Bancker, and space in the same building to D. B. Rockwell; also through the McVickar, Gaillard Realty Co. space in 131 West 42d st to C. W. Foster, and for Frank J. Cassidy space in 229 West 42d st to Captain Soyer.

THE CROSS & BROWN CO. leased the 3d floor in 136 West 42d st to William J. Kearney; also for Wm. F. Newkirk the entire building at 42 West 34th st for a long term of years to "George," dealers in men's clothing, located for a number of years at 44 West 34th st.

A. A. DECKER leased space in 6 East 42d st to Bigelow and Joslin and Waldo Brothers.

THE DUROSS CO. leased the 3d loft in 141 to 145 West 17th st to the Continental Furniture and Household Distributing Co., Inc.; also the 1st loft in the southeast corner of 18th st and 8th av to the Electric Ad-Lite Co., Inc.; also the 2d loft to the New York Ticket Co., Inc.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the entire building in 364 Washington st, corner of North Moore st, for the Henry B. Walsh est to the General Drug Co.

THE CROSS & BROWN CO. leased for a long term of years from May 1st, a large suite of offices on the 12th floor of the new United States Rubber building, now nearing comple-

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tion, at the southeast corner of Broadway and 58th st.

PEASE & ELLIMAN leased old South Church, the building of the South Reformed Congregation, at the southeast corner of Madison av and 38th st, to the congregation of the Fifth Church of Christ, Scientist. The Old South Church recently bought a site at Park av and 85th st, which they have occupied for a year. The vacated property was put on the market subject to the Murray Hill private dwelling restrictions, at \$700,000. The lease to the Scientist Church is for a term of years with a cancellation clause which would permit of immediate possession in the event of a sale of property.

THE CHARLES F. NOYES CO. leased for Frederick J. Agate the entire building at 269 South st to K. Dorfman & Son; also the store and basement in 356 Pearl st for Mrs. Josephine Gooch to John Elliott, and the ground floor in 52 John st for Charles B. Van Valen to Bauer & Doctor. All of these leases are for periods of five years.

GEO. R. READ & CO. leased to M. H. Harris, for a long term of years, the entire ground floor and basement in the southeast corner of Nassau and John sts; also for the National Railway Publication Co. to the Keystone Type Foundry, for a long term of years, the store, basement and sub-basement in 24 Park pl, and the store in 19 Barclay st; also space in the same building for the same owners to Samuel Burbank; also for B. Crystal & Son, the 4th floor in the building at 74 to 80 Washington st, for a long term of years, to F. A. Richter & Co.; also for Cornelius A. Baldwin to A. & S. Harris, the west store in 63 Barclay st; also for Hartman, Goldsmith & Co., to the Electric Press Association, for a long term of years, the 5th floor in the building at 16 and 18 Jay st; also for L. Schnurmacher to the Werba-Luescher Co., the ground floor and basement in the building at 421 and 423 East 54th st; also for Alfred Seton to the W. F. Irish Electric Co., for a long term of years, the store and basement in the building at 35 and 37 East 10th st; also 7,200 sq ft on the top floor of the building at 10 to 20 9th av to the L. J. Wing Manufacturing Co.; also space in the Corn Exchange Bank Building to David H. Miller; also space in the Manhattan Life building to Gonway, Williams & Kelly; and space in the Fourth National Bank building to the Bankers' Encyclopedia Co.

THE WILLIAM S. ANDERSON CO. sub-leased for Mrs. William S. Montgomery to Henry Wynans Jessup, the dwelling at 136 East 55th st.

WRIGHT BARCLAY leased for Theodore M. Price and Harold Moore to the Lans Curiosity Co., the building at 35 East 28th st; also to the New York Engraving Co. and Joseph Hunter, lofts in 53 East 11th st; also for P. Hopfsen's, the store in 87 Lexington av, and, with Horace S. Ely & Co., to Selma Newhouse the building at 104 East 29th st.

JAMES KYLE & SONS rented the dwelling at 135 East 58th st to Mrs. Sofie Setelius.

PEASE & ELLIMAN and Horace S. Ely & Co. leased the garage at 111 West 37th st, to William A. Scott.

CHRISTOPHER SCHIERLOH leased for the Henry Heuer est., the 1st loft in 45 Vesey st, to the Narodni Publishing Co., for a term of years.

M. & L. HESS leased for B. F. Curtis, the building at 28 East 33d st, to Henri Graux, for a long term of years. The lessee will alter the same for his business; also the loft in 30 and 32 West 15th st, to the Fred Waller Co.; also the 11th floor in 903 to 907 Broadway, to the American Oriental Rug Co.; also the 6th loft in 12 and 14 West 32d st, to Glassheim & Messer, and the front half of the top floor in 27 East 21st st, to Abraham Schnitzler.

SHELDON & BECKER leased for W. H. Washer, the store and basement in 253 West 86th st, just west of Broadway, to Louis Delemarre.

CHAS. S. KOHLER leased for D. S. K. Foote to Mme. S. Argilagos, the 3-sty dwelling at 128 West 103d st; also for the Chelsea Realty Co. to Mrs. Amalia Winkler, the 3-sty dwelling at 28 West 105th st, and for the Sheffield Farms, Slawson Decker Co. to John H. Usbeck, the single store at 811 Columbus av.

THE CHARLES F. NOYES CO. leased for Stewart Brown, pres., a portion of the 13th floor in the Broadway-Maiden Lane building to Jacobson Bros. for a long term of years at an aggregate rental of about \$50,000.

AMES & CO. have made the following leases: the store is 125 West 26th st for Philip Rothenberg to S. Strous; a floor in 407 6th av for the Variety Amusement Co. to S. H. Smith; 2 lofts in 451 7th av for Frederick Hussey to the Shubert Theatrical Co.; the store in 457 7th av for Frederick Hussey to Jas. Jarrat; a loft in 360 West 50th st for Walsh & Ives to Chas. Graf-rath; the store in 128 West 34th st for Jos. Keller to Cohn & Newman; the store in 6 West 29th st for Samuel W. Peck to the Wah Tai Co. and lofts in the same building to Henry Unaer-lender and Geo. Seymour; the basement stores in 2 and 4 West 33d st to the Colonia Tea Room and Madame Obry and the parlor floor stores to Alfred Maurice and Jessette.

CAMMANN, VOORHEES & FLOYD leased the building at 8 Cedar st for Samuel H. Ordway to Walden & Co.; also the building at 175 Front st at the corner of Burling slip for the Haynes Co. to the Atlantic Turpentine and Refining Co.; also the building at 90 Water st to George S. Wallen & Co.; also 168 Front st to H. H. Dean & Co.; also the store in 49 Vesey st to Joseph C. Mollinelli; also the store in 171 Pearl st to Joseph Despres; also the store in 90 Front st to Edward Bleeker, and the ground floor in 138 Front st to Thomas Sealey.

LEROY COVENTRY rented for Amelia W. Levinson to the Brixton Construction Co. for 5 years 310 West 87th st.

THE F. R. WOOD, W. H. DOLSON CO. leased the store in 328 Columbus av to the Sheffield Laundry; also the store in 531 Columbus av to Paul L. Bryant; also the store in 548 Amsterdam av to I. Plato; also the store in

2200 Broadway to L. Lichtman and the store in 2364 Broadway to the First Church of Christ Science.

JOHN F. JAMES & SONS leased for Frederick W. Seiler the 3-sty dwelling at 30 East 3d st to Samuel Rottenberg.

THE CROSS & BROWN CO. leased the ground floor in 318 and 320 West 48th st to the Wis-hart-Dayton Truck Co.; also the 4th floor in 315 and 317 West 47th st to Hayes & Miller.

THE ERNESTUS GULICK CO. leased to the Sperry & Hutchinson Co. and the Hamilton Corporation the 4th, 15th and 16th floors in 2 to 6 West 45th st. The two companies will give up their old quarters at 34 East 33d st and move their executive offices to the new location about March 20.

H. C. SENIOR & CO. leased for the Maze Realty Co. the store in 2644 Broadway to the Champion Laundry for a term of years.

THE DUROSS CO. leased the store in 102 7th av to Victor Lehman, and the store in 104 7th av to Jacob Falk; also the store in 241 7th av for the estate of Wm. Sshmitt to Joseph and Peter Minetto; also the store in 158 7th av to Michael Schachtel; also the store at the southeast corner of 17th st and 11th av to Pietro Mistretto, and the 3d loft in 124 and 126 West 18th st to Joseph Teiman and the Standard Braid Co.

CHARLES HARFT leased the 2d loft in 55 East 8th st to Max Ziffer; also the 3d loft in 56 East 8th st to Ruben Kaufman; also a store in 14 University pl to M. Myers; also the 1st loft in 23 University pl to the Quality Skirt Co., and the 4th loft in 61 Bleecker st to L. Ludwig.

LEROY COVENTRY leased for Hannah Lynch to Dr. A. M. Anderson the dwelling at 271 West 84th st.

D. G. DERY, silk manufacturer, now located in Greene st, leased the 1st loft in the Fourth Avenue Building, at the southeast corner of 27th st and 4th av. The lease completes the renting of the structure. Stephen H. Tyng, Jr., & Co., and Carstein & Linniken were the brokers.

WEBSTER B. MABIE & CO. leased space in 106 East 19th st, through Carstein & Linnekin, to the Bigelow Binder Co., A. Bernasconi and to Edelman & Berliner; and through the Duross Co. a floor to the Bankers' Building Bureau.

THE CHARLES F. NOYES CO. leased 2 floors in 219 Pearl st to S. Henry & Sons; also a floor in 60 John st to George J. Demarest, and space in 127 Franklin st to Michael P. Kuczor.

PEASE & ELLIMAN rented for Dr. John J. Rophwell 139 West 78th st, a 3-sty dwelling, on lot 20x100, to William P. Prent.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 1st loft in East 42d st to the Straight Filament Lamp Co.; also space in 8 East 48th st to a Dr. Gold.

LEWIS B. PRESTON leased for the New York County National Bank the corner store in the Roxborough apartment house, at the north-west corner of Broadway and 92d st, for a term of years to the United Women's Apparel Co., through George Ketchum; also the store in 2483 Broadway for 5 years to the Western Union Telegraph Co., and the store in 2485 Broadway to Claude H. Cossey, through the firm of Louis Kempner & Son.

ROYAL SCOTT GULDEN leased for a term of years the store in 31 West 44th st to the American District Telegraph Co. The company will remove their 8 West 45th st office to the new location on or about May 1. Pease & Elliman represented the owner as agents.

ROYAL SCOTT GULDEN leased the store in 71 West 48th st to A. M. Brotman.

HENRY BRADY leased for Clark & Pryor a loft in 4 East 46th st to M. Kenney; also for Margaret Hamilton the dwelling at 346 West 27th st to the Chelsea Day Nursery; also for John J. Cavanagh the dwelling at 267 West 23d st to Maude Esterbrook; also for Thomas F. Smith the dwelling at 418 West 24th st to M. Gibbs; also 432 West 22d st to Charlotte Boe; also for P. T. Clark the building at 345 7th av to M. Berger; and for Thomas Stone the dwelling at 354 West 27th st to C. Bayen.

MCCARTHY & FELLOWS leased for John H. Henshaw, as trustee, the dwelling at the south-west corner of Lexington av and 38th st, to Frida Ashforth; also the dwelling at 134 East 38th st for Mary Sherman to John Brodix.

PEASE & ELLIMAN leased for the Clark est 18 West 74th st, a 5-sty American basement dwelling, to A. S. Andrews.

THE S. H. RAPHAEL CO. leased the store in 129 West 125th st to the Broadway Electrical Supply Co.; also the top loft in 119 West 125th st to the Consolidated Building Trades Employers' Association, and the parlor floor in 72 West 125th st to a Mr. Lantieri.

HERBERT A. SHERMAN leased for Carlton Curtis and Charles and Percy Harris, as a committee for the property of Jeremiah W. Curtis, to James G. McLaughlin, the dwelling 1 East 53d st.

WILLIAM SITTENHAM leased in 51 West 37th st the store to Mrs. Anna Pfeifer; also in 56 West 37th st the store to William Hagan; also in 38 West 38th st the store to Sajuro Kondo; also in 38 West 38th st the parlor floor to Kupshik & Sourine; also in 34 West 39th st the store to Marie Boutillier, and in 34 West 39th st the parlor floor to the Charlotte Botkin Co.

NICHOLAS F. WALSH leased the store in 435 and 437 Pearl st for a term of 5 years to the Starrett & Jones Co., now located at 189 Worth st.

FREDERICK FOX & CO. leased for Joseph J. Asch, 10,000 sq. ft. of space in 23 to 29 Washington pl, corner of Greene st, to the Zeeman Fur Coat Co.; for Henry Corn 10,000 sq ft of space in 37 and 39 West 19th st to the Diamond Point Pen Co.; also, for the Sailors Snug Harbor the 1st and 4th lofts in the building at the corner of University pl and 9th st to Bernard & Sack.

THE CHARLES F. NOYES CO. leased 2 floors in 219 Pearl st to S. Henry & Sons; a

floor in 60 John st for George R. Branson to George J. Demarest, and space in 127 Franklin st for the Barron Realty Co. to Michael P. Kuczor.

THE CROSS & BROWN CO. leased a suite of 5 offices on the 9th floor of the United States Rubber building, at the southeast corner of Broadway and 58th st to Pilcher & Tachau, for a term of years from May 1, 1912.

SAMUEL H. MARTIN leased for Thomas Simpson offices in the southeast corner of Broadway and 67th st to the Charity Organization Society of the City of New York.

FREDK. SOUTHACK & ALWYN BALL, JR., leased the following: For the Astor est the 1st loft in 486 Broadway to George S. Saltzman; for the D. & L. Construction Co. the 1st loft in 12 and 14 West 18th st to Juffet & Laxer; for A. D. Juillard the 7th loft in 32 to 36 West 18th st to the Crescent Cloak & Suit Co.; also, the 9th loft in the same building to Singer Bros.; for the Mount Aetna Realty Co. the store and basement in 239 Bowery to Harry M. Heich, and for the same owners to entire building at 285 Bowery to Reiser & Tanzer.

THE DUROSS CO. leased for Dr. Andrew P. Dubben, the dwelling at 202 West 14th st adjoining the corner of 7th av, to August Huhne for a term of years. The lessor is to alter the parlor floor and basement to stores. Also, 204 West 14th st, for Mary E. Danihy to A. Glenzrock, for a term of 4 years and 2 months.

GUSTAVE BRITT leased for Mary E. Troup the 3-sty dwelling at 298 West 12th st to Harriet Roy; also, for the est of Wm. P. Woodcock 2d, 24 Bank st to Minnie Matthewson; also, for Mary Haberlein 256 West 12th st to Ermeline Alexandri & Amanda Costa; also, for Martha A. Gainés to Edward Ficke 37 Jane st, and for Elizabeth F. Cutter to Chas. L. Dixon 303 West 18th st.

REAL ESTATE NOTES.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. has been appointed agent for the building at 1 Wall st, southeast corner of Broadway, and for 74 Broadway, running through to 9 and 11 New st.

THE NEHRING CO. has been appointed agent for the Lansing Apartment House, at the northeast corner of 177th st and Wadsworth av; also the Stratford Avon, at the southeast corner of 174th st and St. Nicholas av; also the Clarand Dwellings, at the southwest corner of 174th st and Audubon av. and Reldnas Hall, at the northwest corner of 122d st and Amsterdam av.

L. J. PHILLIPS & CO. represented Adolph Lewisohn in the recently reported sale of the southwest corner of 7th av and 116th st.

GEO. F. BROWN, of the Duff & Brown Co., has been appointed receiver of the premises at 2157 Crotona av.

THE McVICKAR, GAILLARD REALTY CO. has placed \$1,600,000 in new mortgage loans on various properties.

GEO. A. BOWMAN and R. C. Voth were the brokers in the sale of a plot, 75x100, on the west side of Edgecombe av, at the intersection of 153d st if extended, to the Edgecombe Co., Inc. The buyers will build a high grade 6-sty elevator apartment house to be completed about Sept. 1.

(Continued on page 511).

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Mar. 15, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*Elizabeth st, 224-6, see Prince, 13-15.

*Grand st, 76, ns, 50 e Wooster, 25x100, 1-sty fr str; due, \$6,559.56; T&c, \$957.99; Adelaide Betz. 8,100

Kelly st (), es, 149.2 n 167th, 100x116.11 x100.7x106, two 5-sty bk tnsts; due, \$10,946.20; T&c, \$600; sub to pr mtg \$64,000; Mona Bluthenthal. 75,000

*Prince, st, 13-15, nec Elizabeth (Nos 224-6), 39.7x81.3x36.3x74.6, 5-sty bk tnt & str; partition; David Baum. 67,250

*Stanton st, 150-4, nwc Suffolk, (Nos 151-3), 66x73.6, 3, 4 & 1 5-sty bk tnsts & str; partition; Jacob Rosenberg. 81,650

*Suffolk st, 151-3, see Stanton, 150-4.

*4TH st, 387 E, ns, 90 w Lewis, 15x21.1x 12.6 x 21.1, 3-sty & b bk dwg; voluntary; Louis Israels for a client. 5,000

*48TH st, 124 W, ss, 265 w 6 av, 20x100.5, 4-sty & b bk & stn dwg; EXRS & TRSTES sale; Ess Eff Realty Co. 42,500

*50TH st, 116 W, ss, 200 w 6 av, 16.8x 100.5, 2-sty & b bk garage; EXRS & TRSTES sale; J J Sullivan. 22,600

*64TH st, 211 W, ns, 175 w 10 av, 25x 100.5, 2-sty & b fr bldg with str; EXRS sale; Alfred M Rau. 9,500

*97TH st, 48 W, ss, 340 e Col av, 20x 100.11, 4-sty & b bk & stn dwg; voluntary; bid in at \$22,000.

98TH st, 64 W (), ss, 100 e Col av, 25x 100.11, 5-sty stn tnt; due, \$27,109.05; T&c, \$1,723.38; Julia E Cameron. 28,000

*163D st, 389-91 E, nwc Melrose av, 42.10 x161.11x37.7x163.9, 3-sty & b bk & fr dwg with str & 2-sty fr dwg; exrs sale; Thos J Quinn. 11,000

*163D st E, ns, 200 e Washington av, old line, 100x169.2x100x168.11, vacant; due, \$7,366.30; T&c, \$866.64; sub to mtg \$28,000; adj to Mar 28.

*Broadway, 1627-9, swc 50th (Nos 210-2); runs s50.8xw80.2xs50xw50xn100.5 to st, xe 127.10 to beg, 3-sty & b bk loft & str bldg & two 3-sty & b bk tnsts; voluntary; Geo Crawford representing a party in int. 598,000

Bryant av, 1548 (), es, 185 s 173d, 20x 100, 3-sty bk dwg; due, \$8,627.90; T&c, \$155.02; Daisey E Booss. 9,000

*Brook av, 1220, es, 9, 1 s 168th, 25x95, 1-sty & b fr dwg; due, \$1,112.89; T&c, \$240; Annie Kelly. 4,600

Tiebout av, 2337-9 (), ws, 298.6 s 184th, 50.1x115, two 2-sty fr dwgs; due, \$7,651.92; T&c, \$351.11; sub to two mtgs aggregating \$7,000; Geo E Buckbee. 7,500

BRYAN L. KENNELLY.

Longfellow av, 1534, on map 1532 (), es, 125 n 172d, 25x100, 2-sty bk dwg; due, \$6,509.00; T&c, \$111.96; Geo S Edgell et al trstes. 5,000

HERBERT A. SHERMAN.

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

GEORGE PRICE.

*Anthony av, 2186, es, 275 n 181st, 25x 255.6 to Ryer av, x25.2x253.1, 2-sty fr dwg & vacant; due, \$2,324.65; T&c, \$559.44; sub to mtg \$5,000; Walter C Woods. 7,800

*Ryer av, ws, 275 n 181st, see Anthony av, 2186.

HENRY BRADY.

*Morris av, 2425, ws, 347.4 s Fordham rd, 25x85.11x24.11x84.3, 2-sty fr dwg; Sheriff's sale of A R T, &c. Withdrawn.

Table with 2 columns: Description and Amount. Total \$982,500; Corresponding week, 1911... 557,727; Jan. 1st, 1912, to date... 9,477,900; Corresponding period, 1911... 8,140,739

VOLUNTARY AUCTION SALES

Manhattan and Bronx.

BRYAN L. KENNELLY.

MAR. 20.

Garden pl, es, abt 678.5 s Bronx pl, 60.10 x156x28x158; vacant.

35TH st, 15 W, ns, 256.3 w 5 av; 18.9x 98.9; 4-sty & b bk dwg.

Webster av, 3125, ws, 225 n 204th, 50x 112.5; 3-sty fr tnt.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Mar 13, 1912.

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

WM. H. SMITH.

Clifton pl, ns, 550 e Bedford av, 25x100; also CLIFTON PL, ns, 575 e Bedford av, 25x100; Francis W Elder. 8,862

Clifton pl, ns, 575 e Bedford av, see Clifton pl, ns, 550 e Bedford av.

Court st (*) ws, 53 n Hamilton av, 40x 48.10; Frank C Lang, exr. 10,000

Court st, 16 (*) ws, 31 s Montague, runs w81x15xw43.6xs54xel24.6xn69 to beg; Fidelity Phenix Fire Ins Co of NY. 350,000

Dean st (*) ss, 360 e Ralph av, 20x107.2; Kings County Savgs Instn. 3,000

Pierpont st, nes, 133.3 nw Fulton, runs ne72.6xnw26.10xe80.5 to Fulton, x n 21.5xw100xs4.1xnw.09xsw75.10 x s e 53.6 to beg; Anna M Pike. 60,000

St Andrews pl, ws, 119.7 s Herkimer, 36 x85; also ST ANDREWS PL, ws, 83.7 s Herkimer, 18x85; also ST ANDREWS PL, ws, 101.7 s Herkimer, 18 x 85; withdrawn.

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

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

Slocum pl, sec 11th, 100x50; withdrawn.

Union st, ss, 80 e Nostrand av, 20 x 127.9; Ella A Timony. 1,550

W 24TH st, es, 130 n Mermaid av, 500x 118.10; Sea View Realty Co. 8,000

E 35TH st, ws, 150 n Av G, 40x100; A B Roberts. 2,600

36TH st, nes, 260 se 14 av, 20x100.2; Park Lawn Bldg & Realty Co. 4,500

64TH st (*) sws 120 se 15 av, 20x100; Eve Stevens. 3,000

74TH st, ns, 96.1 w 5 av, 200x90.6; withdrawn.

74TH st, ns, 366.10 e 4 av, 20x90.2; adj sine die.

Classon av (*) nwc Prospect pl, 100x20; Jennie K Stiefel extrx. 10,000

Flushing av (*) ns, 125 w Humboldt, 50x140.2; Eliz Froehlich. 17,000

Livonia av (*) nec Jerome, 20x100; also RAILROAD AV, ws, 50 n Weldon, 25x97.10 x25x97.5; Mary A Lang. 1,000

Montauk av, ws, 250 s Blake av, 20x100; Margt Titcomb. 1

New York av, es, 107.6 n Av H, 40x100; A B Roberts. 3,650

New York av, ws, 267.6 n Av G, 40x 102.6; withdrawn.

Railroad av, ws, 50 n Weldon, see Livonia av, nec Jerome.

JAMES L. BRUMLEY.

Hanson pl, 42 sec Ft Greene pl (No 157) 20x90, 3-sty & b bk dwg & 2-sty bk bldg on rear, exrs sale; Jno Sevier. 14,600

E 7TH st, es, 240 n Ditmas, 40x120.6; Thos J Branch. 6,150

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RECORD AND GUIDE

11 East 24th Street, New York

Dean st, swc Rochester av, 20x86.7; A B Roberts, 10,000
 63D st, nes, intersec nws 6 av, runs ne 175x100xsw75x100xsw260xsw100 x s e 360 to beg; Kathryn F Murphy, 14,350
 CHARLES SHONGOOD.
 Bradford st (*) sec Pitkin av, 25x100; Geo W Titcomb, 7,510
 Sterling st, ns, 260 w Bedford av, 160x100; adj to Apr8.
 Rockaway av, sec Bergen, 27.9x77; adj sine die.
 Shepherd av, ws, 91.1 n Atlantic av, 50 x100; Phoebus Kaplan, deft. 100
 Total\$535,873
 Corresponding week, 1911\$241,404

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

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

MAR. 16.

No Legal Sales advertised for this day.

MAR. 18.

Concord av, 431, ws, 122.5 n St Joseph or 144th, 75x110, 1 & 2-sty fr dwg & vacant; Nathan Himowich agt Christian Kjaetzer et al; Murray M Himowich (A); Albt Ritchie (R); due, \$2,205.23; T&c, \$882.60; Joseph P Day at 3156 3 av.

Crotona Park E, 1448, es, 39.10 s Wilkins av, 40.2x99.11x43.9x100, 5-sty bk tnt; Jno H Strzelecki agt Josephine M Brown et al; Emil J Villanyi (A), 40 Wall; Gustavus A Rogers (R); due, \$29,814.09; T&c, \$1,510; Joseph P Day at 3156 3 av.

MAR. 19.

Broome st, 65-9 on map 65-7, swc Cannon (No 19), 50.4x56, 2-4-sty bk tnts & str; Metropolitan Svcs Bank agt Isadore Druck et al; A S & W Hutchins (A), 84 Wm; Wm Klein (R); due, \$31,288.37; T&c, \$1,097.58; Joseph P Day.

Cannon st, 19, see Broome, 65-9 on map 65-7.

16TH st, 512 E, ss, 195.6 e Av A, 25x103.3, 4-sty bk tnt & str & 3-sty bk rear tnt; Geo P Sanborn, trste agt Vincenzo Ciuti et al; Baylis & Sanborn (A), 37 Liberty; Jno H Rogan (R); due, \$12,651; T&c, \$651.35; Joseph P Day.

137TH st, 114-6 W, ss, 191.8 w Lenox av, 41.6x99.11x—x41.7, 5-sty bk tnt; Alfred N Beadleston trste et al agt Julia M Mahoney et al; Henry C Beadleston (A); Melvin H Dalberg (R); due, \$35,966.63; T&c, \$781.21; Joseph P Day.

165TH st, 74 W, see Woodycrest av, 1046-8.

170TH st, 427 E, nec Brook av (No 1400), 100.6x51.9x100x45.7, 6-sty bk tnt & str; Eliz K Dooling agt Brook Av Constn Co et al; J Power Donellan (A), 140 Nassau; Roswell C Otheman (R); due, \$6,911.34; T&c, \$1,767.82; sub to two mtgs aggregating \$29,000. Joseph P Day at 3156 3 av.

179TH st, 855-9, see Mohegan av, 2061.

187TH st, 515-7 on map 515 W, ns, 100 w Ams av, 87.6x94.9, 6-sty bk tnt; Virginia Danziger et al exrs agt Jos King Constn Co et al; Max Gross (A), 309 Bway; Jno F Conway (R); T&c, \$99,388.59; T&c, \$1,290.10; mtg recorded Apr 1911; Joseph P Day.

Brook av, 1400, see 170th, 427 E.

Crotona Parkway, es, abt 18 n 179, see Mohegan av, 2061.

Mohegan av, 2061, nwc 179th (Nos 855-9), runs n33xw95.2xsw16.5 to Crotona Parkway xse18.3 to 179th xse88.10 to beg, 3-sty fr tnt & str; AchilleBataille exr & trste agt Lillie Carpenter et al; H A Vieu (A), 320 Bway; Alfred Steckler Jr (R); due, \$3,037.73; T&c, \$372.66; sub to a mtg of \$4,000; Joseph P Day at 3156 3 av.

Webster av, 3341, ws, 376.11 s Gun Hill rd, 25x110, 3-sty fr tnt; Annie E Burke agt Vincent Avallone et al; Austin & McLanahan (A), 135 Bway; Isham Henderson (R); due, \$7,204.60; T&c, \$301.42; mtg recorded Nov5'08; Bryan L Kennelly at 3156 3 av.

Woodycrest av, 1046-8, sec 165th (No 74), 50x100.9, 4-sty bk tnt & str; Jno F Kaiser agt Mary E Robinson et al; Appell & Taylor (A), 90 W Bway; Peter J Everett (R); due, \$13,361.02; T&c, \$—; mtg recorded Sept1'11; Joseph P Day at 3156 3 av.

MAR. 20.

Elizabeth st, see Barker av, see Barker, 3256.

109TH st, 129 E, ns, 100 w Lex av, 25x100.11, 5-sty stn tnt & str; Soc for the Prevention of Crime agt Christopher F Campbell et al; Moss, Laimbeer, Marcus & Wels (A), 299 Bway; Jos R Truesdale (R); due, \$23,325.15; T&c, \$508.52; Herbt A Sherman.

140TH st, 65-7 W, ns, 75 e Lenox av, 50x99.11, 6-sty bk tnt; Joshua Silverstein et al agt Menno Brown et al; Morrison & Schiff (A), 320 Bway; Sampson H Weinhandler (R); due, \$7,821.38; T&c, \$1,169.26; sub to mtg \$48,000; mtg recorded Jan15 '06; Joseph P Day.

172D st, 457 E, ns, 95.3 w Wash av, 45x105, 2-sty fr synagogue; Daisy L Modry agt Gussie Albert et al; L & I J Joseph (A), 135 Bway; Richd M Henry (R); due, \$8,429.80; T&c, \$603.22; Joseph P Day at 3156 3 av.

Barker av, 3256, sec Elizabeth, runs e 125x100xw25xn50xw100xn50 to beg, Williamsbridge; Anna M Hobbs et al trstes agt Richd O'Hara et al; Ronald K Brown (A), 320 Bway; Chas C Marrin (R); due, \$8,902.69; T&c, \$1,950; Chas A Berrian at 3156 3 av.

Longfellow av, 1536, es, 150 n 172d, 25x100, 2-sty bk dwg; Chas E Nixdorff agt Longfellow Constn Co et al; Gannon, Seibert & Riggs (A), 2 Rector; Maurice Deiches (R); due, \$6,519.22; T&c, \$111.96; mtg recorded May24'10; Chas A Berrian at 3156 3 av.

Webster av, 2040, es, 250 n 179th, 36.6x124.3x36.5x126, 2-sty fr dwg & 2-sty fr rear stable; Hannah W Cromwell agt Julia R Foley; Ronald K Brown (A), 320 Bway; Jno Davis (R); due, \$8,652.75; T&c, \$186.63; Geo Price at 3156 3 av.

MAR. 21.

62D st, 47-9 E, ns, 100 w Park av, 50x100.5, 4-sty bk stable; also 62D ST, 111 E, ns, 95 e Park av, 16x66.1x16x65.2, 3-sty & b stn dwg; Lizzie Hagan agt Richd Hagan et al; Chas A O'Neil (A), 293 Bway; Thos H Baskerville (R); partition; Joseph P Day.

62D st, 111 E, see 62d, 47-9 E.

94TH st, 173 W, ns, 100.6 e Ams av, 17.6x100.8, 3-sty & b stn dwg; Chas. Fecheimer agt C N Shurman Investing Co et al; Einstein, Townsend & Guiterman (A); Geo Burnham (R); due, \$4,274.37; T&c, \$275.59; sub to mtg \$16,000; Joseph P Day.

115TH st, 69 W, ns, 225 e Lenox av, 25 x100.11, 5-sty stn tnt; Isaac Heidelberg agt Arthur Schreiner et al; Mayer Kronacher (A), 256 Bway; Jas A Foley (R); due, \$11,614.02; T&c, \$324.30; sub to pr mtg \$18,000; mtg recorded Jan23'11; Joseph P Day.

103D st, 215 E, ns, 222.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Chas B Squier agt Julius Weinstein et al; Shepard & Houghton (A), 111 Bway; Henry G Gray (R); due, \$36,591.68; T&c, \$793.86; Joseph P Day.

Amsterdam av, 2525-7, es, 45.4 n 185th, 41.4x100, 6-sty bk tnt & str; Julia A Groh agt Anniren Realty Co et al; James, Schell & Elkus (A), 170 Bway; Albt R Lesinsky (R); due, \$33,963.04; T&c, \$4,645.10; mtg recorded Dec12'07; Joseph P Day.

Amsterdam av, 2529-31, es, 26.8 n 185th, 41.4x100, 6-sty bk tnt & str; Wm L Condit agt Anniren Realty Co et al; James, Schell & Elkus (A), 170 Bway; Albt R Lesinsky (R); due, \$33,905.23; T&c, \$4,652.60; mtg recorded Dec12'07; Joseph P Day.

Burnside av, 105, ns, 40.4 e Morris av, 20.2x85.6x20x88.3, 3-sty bk dwg & str; Anna G Ferris et al agt Mary E Robinson et al (Action 2); Fletcher, McCutchen & Brown (A), 76 Wm; Alfred J Talley (R); due, \$8,703.43; T&c, \$165.35; Joseph P Day at 3156 3 av.

Burnside av, 103, ns, 20.4 e Morris av, 20.1x88.3x19.10x91.1, 3-sty bk dwg & str; same agt same (Action 1); Fletcher, McCutchen & Brown (A), 76 Wm; same (R); due, \$8,696.43; T&c, \$161.91; Joseph P Day at 3156 3 av.

Forest av, 857-63, ws, 100 s 161st, 72.6x100, 2-5-sty bk tnts; London Realty Co agt Lewis Realty & Constn Co et al; Morrison & Schiff (A), 320 Bway; Isidor Cohn (R); due, \$3,491.46; T&c, \$—; Joseph P Day at 3156 3 av.

Tremont av or 177TH st E, nwc 3 av, 1.6x62.6x1.10x62.6, Mary M Barson agt Chas H Barson et al; Harold Swain (A), 176 Bway; Jno F McIntyre (R); partition; Henry Brady at 3156 3 av.

Tremont av or 177th st E, ns, 1.6 w 3 av, 53.1x72.2x64.1x62.7, 3-sty bk office bldg & str; Fredk P Forster agt Chas H Barson et al; Harold Swain (A), 176 Bway; Ogden L Mills (R); due, \$4,107.18; T&c, \$4,243.17; Joseph P Day at 3156 3 av.

1ST av, 2130, es, 88.4 n 109th, 37.6x95, 6-sty bk tnt & str; Wm L Raymond et al trstes agt Dean Holding Co et al; Wm L Raymond (A), 17 Bway; Wm Klein (R); due, \$30,380.58; T&c, \$757.89; mtg recorded June2'05; Joseph P Day.

3D av, nwc Tremont av or 177th, see Tremont av or 177th, nwc 3 av.

MAR. 22.

Cleveland pl, 19, es, 192.3 s Spring, 27x99.3, 5-sty bk tnt & str; Josiah H DeWitt gdn agt Michl Brigante et al; Cary & Carroll (A), 59 Wall; Wm S Bennett (R), due, \$28,638.70; T&c, \$1,404.92; Joseph P Day.

22D st, 132 W, ss, 425 e 7 av, 18.9x98.9, 3-sty & b bk dwg, 2-sty ext; Mayer S Auerbach agt Albt H Ammidown et al; Max Stern (A), 64 Wall Manfred W Ehrlich (R); partition; L J Phillips & Co.

57TH st, 54 W, ss, 120 e 6 av, 25x100.5, 4-sty & b stn dwg, 1-sty ext; Robt T Oliver agt Anna T Fliess et al; Goldsmith, Cohen, Cole & Weiss (A), 45 Wall; Algernon S Norton (R); partition; Joseph P Day.

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

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

College av, 1033, ws, 128 n 165th, 22x92.6, 3-sty bk dwg; Wm Dixon et al exrs agt Westown Realty Co et al; Benj G Edsall (A), 35 Nassau; Jas A Foley (R); due, \$9,721.60; T&c, \$606.35; mtg recorded Mar13'07; Henry Brady at 3156 3 av.

MAR. 23.

No Legal Sales advertised for this day.

MAR. 25.

Pike st, 64, ws, 44 s Monroe, 25x60.5x25 x59.10, 4-sty bk tnt; Eliz A Doyle agt Lillian A Wiegand et al; Joyce & Hoff (A), 258 Bway; Wm T Emmet (R); sale of dower; Joseph P Day.

Bronx ter, es, — s 224th, 39x105, Wakefield; Mutual Trust Co of Westchester County agt Alfred H Hale et al; Ferriss, Roeser & Storck (A), 165 Bway; Matthew A Henkel (R); due, \$2,485.48; T&C, \$28.18; Joseph-P Day at 3156 3 av.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

MAR. 16.

No Legal Sales advertised for this day.

MAR. 18.

Pacific st, ns, 424 e Rochester av, 16x100; Sheriff's sale of A R T, &c, which Rudolf Pauritsch had on Dec15'11, or since; Chas B Law, Sheriff; Wm P Rae.

Herkimer st, sec Rockaway av, 17.6x80; Jas E Briggs agt Edw Friedlander et al; Bloch & Hoffman (A), 364 Bway, Manhattan; Wm A Moore (R); Chas Shongood.

MAR. 19.

Pacific st, ns, 22 w New York av, 78x100; also PACIFIC ST, nes, 98.5 nw Franklin av, 45.2x90.6; also BROOKLYN AV, nwc Prospect pl, 100.7x105; Mechanics Bank, Brooklyn, agt Louis Meyer et al; Owens & Gray (A), 189 Montague; Eugene F O'Connor (R); Thos Hovendon.

60TH st, swc 12 av, 20x100; Jane E Hunter agt C Joshua Epstein et al; Henry J Davenport (A), 375 Pearl; Eugene V Brewster (R); Wm H Smith.

Gravesend av, ws, 400 s Av M, runs w 100x13.7xse6.5xe94.4xn16.8 to beg; Martin Wolpert agt Aug J Wenz et al; Jno C Kinckel (A), 371 Fulton; Geo W Martin (R); Wm H Smith.

St Nicholas av, es, 50 n Stanhope, 25x90; Martin Eichman agt Louis Leist et al; Hugo C Gollmar (A), 134 Bway; Elmer G Sammis (R); Wm P Rae.

6TH st, nes, 240 nw 2 av, 40x125.2; Lizzie L Poirier agt Eugene H Griffith et al; Bennett & Kuster (A), 170 Bway, Manhattan; Stockbridge Bacchus (R); Wm P Rae.

Pacific st, ss, 445.4 w Nostrand av, 16.2 x100; Stephen C Baldwin agt Augustus M Baldwin et al; Wm S Butler (A), 190 Montague; Maurice V Theall (R); Wm P Rae.

59TH st, ns, 180 w 16 av, 20x100.2; The Thrift agt Saml W Post et al; Francis Jordan (A), 207 Ryerson; Edw Kelly (R); Wm H Smith.

Washington av, es, 168.9 n Greene av, 50x131.4; Isidor Isaacson agt Ponce Realty Co et al; Furst & Furst (A), 215 Montague; Geo A Greene (R); Wm H Smith.

Washington av, es, 218.9 n Greene av, 50x121.6; Victor Nilson et al agt Ponce Realty Co et al; Furst & Furst (A), 215 Montague; Geo A Green (R); Wm H Smith.

MAR. 20.

Troy av, es, 102.6 s St Marks av, 50x80; Aug M Ryan gdn agt Jno F Maillie et al; Frank G Wild (A), 277 Bway; Frank X McCaffry (R); Wm H Smith.

East 35TH st, swc Tilden av, 27.7x100.1; Robt Ward agt Dorey Realty Co et al; Whitmel H Smith (A), 26 Court; Wm R A Koehl (R); Wm H Smith.

Broadway, nes, 67 se Wythe av, runs ne 33.6xse27.6xne34.11xse15.6xs64xnw49 to beg Trstes sale of the Estate of Jno G West, decd; Edwin A Watson (A), 141 Bway; F Leon Shelp, sub trste; Wm H Smith.

Church av, 235 e Rogers av, 28x124.10; Jas S Leeds exr agt Walter J Jones et al; Edwin Kempton (A), 175 Remsen; Wm W Wingate (R); Jas L Brumley.

East 16TH st, ws, 80 n White, 44x—; Mtg Securities Co of New York agt Jno Luck et al; Henry J Davenport (A), 375 Pearl; Jas C Short Jr (R); Wm H Smith.

East 15TH st, ws, 136.11 s White, 27.4x75; Helena Achlobohm et al agt Ferdinand Luck et al; Henry J Davenport (A), 375 Pearl; Cornelius L Hays (R); Wm H Smith.

Kingston av, ws, 80 n Hawthorne, 68x100; Nathan Himowich agt Wm R Golding et al; Murray M Himowich (A), 149 Bway, Manhattan; Peter W Ostrander (R); Chas Shongood.

New Lots av, ns, 212 w Junius, runs n 6.1xw20xn.02xw11xs17.2xne32.10 to beg; Henry P Journeay agt Mintz Realty Co et al; Paul Bonyng (A), 26 Exch pl, Manhattan; Henry C Turner (R); Jas L Brumley.

Sackett st, 47S, ss, 105 w Bond, 20x75; Thos Miller Jr agt Jean W Cochran et al; W W Westervelt (A), 150 Bway, Manhattan; Abr Stern (R); Joseph P Day.

MAR. 21.

St Marks av, ns, 43 e Kingston av, 20.6x105.7; Mutual Life Ins Co of NY agt Jno Schaible et al; Action No 2; Edwin Kempton (A), 175 Remsen; Alfred A Schlickerman (R); Wm H Smith.

Willoughby av, ses, 350 ne Evergreen av, 25x95; Thos Krekeler agt Jno Schauf et al; Cary & Carroll (A), 59 Wall, Manhattan; Ashley T Cole (R); Jas L Brumley.

Kenmore pl, ws, 482.9 s Clarkson av, 40 x100; Saml A Coykendall agt Tobias Greenebaum et al; Edwin Kempton (A), 175 Remsen; Isaac Sargent (R); Wm H Smith.

North Henry st, ws, 120 n Norman av, 40x100; Jno Hughes agt Becker Tank Mfg Co et al; Lester F Corwith (A), 851 Manhattan av; Leon R Jacobs (R); Wm H Smith.

6TH av, ws, 50.2 s 56th, 25x100; Eliz H Herx agt Edida Holding Co et al; S M & D E Meeker (A), 217 Havemeyer; Thos C Hughes (R); Wm H Smith.

Flatbush av, sws 165.7 se Av J, 60.7x129.9; Margt W Borland agt Thos G Carlin et al; Edwin Kempton (A), 175 Remsen; Geo F Alexander (R); Wm H Smith.

Ovington av, ns, 100 e 11 av, 40x125.3x40x124.9; Robt Tapper agt Eugene M Kramaroff et al; C C Van Valkenburgh (A), 1109 37th; Jas Gray (R); Wm P Rae.

MAR. 22.

21ST st, nes, 241.8 nw 7 av, 16.8x100.2; Wm C Koechling agt Kanturk Realty Corp et al; Chas A Furthman (A), 3 av & 148, Bronx; Geo Dewey (R); Wm P Rae.

21ST st, nes, 258.4 nw 7 av, 16.8x100.2; Same agt same; Action No 2; same (A); same (R); Wm P Rae.

21ST st, nes, 275 nw 7 av, 16.8x100.2; Same agt same; Action No 3; same (A); same (R); Wm P Rae.

Lafayette av, ns, 120 e Bedford av, 20x100; Robt J Johnston Jr agt Nettie C Graves et al; Edwin Kempton (A), 175 Remsen, R Emmet Doherty (R); Wm P Rae.

Lafayette av, ns, 140 e Bedford av, 20 x100; Carl H De Silver agt Nettie C Graves et al; Edwin Kempton (A), 175 Remsen; Chas F Murphy (R); Wm P Rae.

St Marks av, ns, 22.6 e Kingston av, 20.6x105.7; Mutual Life Ins Co of NY agt Jno Schaible et al; Action No 1; Edwin Kempton (A), 175 Remsen; Marcus B Campbell (R); Wm P Rae.

Wilson st, ss, 349 w Wythe av, runs s 75xe24xs32xw48xn110xe24 to beg; Williamsburgh Savings Bank agt Jno Moran et al; S M & D E Meeker (A), 217 Havemeyer; Geo W Gibbons (R); Wm H Smith.

West 13TH st, es, 200 n Av S, 40x100; Eagle Savings & Loan Co agt Fredk W Schuttler et al; Jas C McLeer (A), 189 Montague; Edmund J Donegan (R); Wm H Smith.

Ditmas av, nwc Ocean av, runs n75xw 131.6xs25xw3.11xsw4xs100xe105 to beg; Wm Hawkins agt R Evelyn Norton et al; Henry J Davenport (A), 375 Pearl; Francis C Koehler (R); Wm H Smith.

East 23d st, es, adj land of Geo O Walbridge 42.9x22.9x32.2x15.3; Wm Greer agt Louise Sinnott et al; Edw J Reilly (A), 142 Norman av; Wm S Butler (R); Chas Shongood.

South 1ST st, ss, 128.6 w Bedford av, 25 x100; Sheriff's sales of A R T &c which Jno White had on Aug12'09 or since; Chas B Law, Sheriff; Wm P Rae.

Van Sicklen av, nec Glenmore av, 56.3x100; Germania Savings Bank, Kings County, agt Wm L Palmer et al; Wingate & Cullen (A), 20 Nassau; Wm J Pape (R); Wm H Smith.

17TH st, nes, lots 112 to 118 map of prop of Jos Drake; also PROSPECT AV, sws, lots 154 to 163, same map; Minnie Klein agt East River Bridge & Coney Island Steam Transit Co; Saml E Klein (A), 367 Fulton; Arthur L Hurley (R); Chas Shongood.

MAR. 23.

Waterbury st, sec Maujer, runs e125xs 95xe625xn95xe25xs95xe1888xs271.3xw 676 x s61.6xw187xn106.5xw116xs5.7 x w 525.1 x n 310 to beg; also MASPETH AV, sec Morgan av, runs s — to Orient av, x — to Vandervoort av xn — to Maspeth av xw — to beg; Equitable Trust Co of NY agt Standard Cordage Co et al; Jno Quinn (A) 31 Nassau, Manhattan; Augustus Van Wyck (R); Wm H Smith.

MAR. 24.

No Legal Sales advertised for this day.

MAR. 25.

Av F, sec E 31st, 35x100; Anna Schoenfeldt et al agt Morris B Arbuse et al; Nathl Tonkin (A), 63 Park Row, Manhattan; Fred G Milligan (R); Wm P Rae.

Wants and Offers

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OF

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The Public Service Commission for the Second District has jurisdiction over more than one thousand corporations, whose capitalization totals upwards of four and a half billion dollars. Last year the Commission held 572 public hearings, covering 2,321 questions, and the number of days occupied in hearing reached a total of 285.

State Senator Murtaugh has introduced a bill for a second bond issue of \$50,000,000 to be used in building State roads. Of the first appropriation of \$50,000,000, it is said \$22,000,000 is available for work this year. Trunk lines are built and maintained at the sole expense of the State, while other roads are built at joint expense, the State taking charge of the work and paying 50 per cent. of the cost, the counties paying 35 per cent. of the cost of the roads built in the county, and the town the remaining 15 per cent. of the cost of building the roads in the respective towns. New York has about 84,000 miles of public roads, of which about 14,000 miles are improved.

The Wyckoff Heights Taxpayers' Association has made an investigation of the duplication of work by such branches of the State, city and borough administrations as the Fire, Tenement, Health and Labor departments and the building bureaus. The cost of public inspection of factories, tenements and other premises and of supervising building construction is estimated at \$2,264,000 a year. The association has submitted its views on the matter to the Board of Estimate. Associations like the Wyckoff Heights Taxpayers' Association, that back up their views with authentic information, have some excuse for existing besides that of furnishing offices to professional champions of real estate.

At a hearing before the Food Investigating Commission this week it was shown that New York City sustained a deficit of \$86,656 on its public markets in 1910. Quoting this deficit, Borough President Miller points out in a letter to The Times that in "Boston the Municipal Market nets a yearly profit of \$60,000; Baltimore, \$50,000; New Orleans, \$79,000; Budapest, in 1906, \$100,000; in Havre the net income is over 6 per cent.; in Paris in 1906 the net profit was \$1,498,241; Berlin, in 1907-8, \$100,000; Liverpool, in 1907, \$50,000; London, in 1906, \$150,000; Glasgow, in 1908, \$15,000." If Mr. Miller's plan for a market with proper transportation facilities is adopted, our deficit should promptly disappear.

Mendelssohn Hall, on West Fortieth street, is about to be razed and in its place will be erected a twenty-story theatre and office building, the theatre to be the permanent home of the Kinemacolor Theatre. The moving picture show has progressed some in mechanical quality and popular favor since prize-fights were first shown on eye-straining screens in vacant lofts.

Edward W. Browning, owner of the city's tallest loft building, a twenty-two-story structure on West Thirty-sixth street, plans to build a twenty-five-story building of the same class on West Fortieth street. The fifty-two-story Woolworth Building will, when finished, be the tallest office building in the city.

The Subway Hold-Up.

The Public Service Commission has informally approved the recent offer of the Interborough Company and submitted it to the Board of Estimate. Presumably the Board of Estimate will adopt a similar resolution of approval. In the meanwhile, however, the whole arrangement is held up by the litigation which seems to be the necessary accompaniment of the undertaking of any great public improvement in New York. Since New York first began to agitate for subways twenty years ago every plan adopted by the constituted authorities has been fought in the courts. Sometimes the fight has been successful, as in the case of the original Broadway subway, laid out by the first Rapid Transit Commission, and Broadway has been suffering ever since from the victory of its property owners. In other cases the contest was unsuccessful, as in the case of the existing subway. There is every reason to believe that the existing litigation will be unsuccessful, but it will cause delay and provide the usual petitions for fees for counsel. The delay is likely to be prolonged and serious. After the Supreme Court has rendered its decision its verdict will have to be reviewed by the Appellate Division and the Court of Appeals. Doubtless in case the decision of the Supreme Court is favorable the city authorities will feel authorized to go ahead and lay out the necessary routes and prepare the necessary contracts, but reversals of the decisions of the lower courts are so frequent that doubt must still remain until the highest court in the State has finally decided that the proposed contract will not violate the Constitution. Altogether it looks as if the term of the existing Board of Estimate would not be any too long for the purpose of putting through the proposed arrangements with the Interborough and the Brooklyn Rapid Transit. It must be remembered that there are not only legal obstacles to be overcome, but legislation to be secured; and apparently no attempt will be made to secure it at the session of the Legislature now drawing to a close.

In case the proposed contracts with the two companies should prove to be illegal, what course would the city authorities be obliged to adopt? There would be apparently only two alternatives: The city would either be obliged to make an arrangement with an operating company, which did away entirely with preferential payments, or it would be obliged to construct the new subways exclusively at its own expense. Doubtless a tremendous clamor would be heard in favor of the second of these alternatives, but its adoption would be attended with the gravest inconveniences. An independent municipal subway system would be disadvantageous and costly in almost every respect. No doubt it could be constructed at a somewhat smaller interest charge per mile of new track than will be possible under the proposed arrangement, but that would be its only advantage. The city would be obliged to build comparatively slowly because it could not afford to pledge its credit for the construction of anything like the number of new lines which are included in the present plan. The consequence would be that many sections of the city which are in dire need of additional means of communication would be arrested in their development for an indefinite period. Equally serious would be lack of close connection between the new system and the existing subways and elevated roads. The rapid transit system of the city would be divided into three parts, and any passenger who desired to travel from one part to another would have to pay two fares. The result of these two disadvantages of an independent municipal system would be disastrous. The existing congestion of population would be indefinitely perpetuated. The people of New York would be deprived of that freedom of circulation within the municipal limits which is essential not merely to its prosperity, but to its health.

The other alternative is a little but not very much better. If the city wishes to secure the co-operation of private capital in the construction of the new subway, but is not allowed to pay for it by

preferential treatment, it must be content with a much slower rate of subway construction. Neither the Interboro Company nor the Brooklyn Rapid Transit could afford to operate a subway which did not promise to be immediately profitable. On such a basis probably half the lines which it is proposed immediately to construct would have to be postponed until after the new lines were profitably operated. Under such a limitation new construction could not proceed much more rapidly than it would under municipal operation. In other respects, however, this alternative is to be preferred, because the new lines would be tied in with the existing subway and operated for a single fare as part of one system.

Either alternative is, however, utterly unattractive compared to the enormous advantages of the plan which has been gradually pieced together by Borough President McAneny and his associates. That plan provides for a maximum increase of travelling capacity at a cost which is indeed heavy, but which is small compared to the benefits. Its adoption would do more to relieve the city from the evils of existing congestion than any limitation in the height of buildings or any changes in the methods of taxation. If the various civic bodies which have been promoting the Sullivan-Brooks Bill would spend the same energy in making the public understand the great benefits which will result from the adoption of the McAneny plan as they have spent upon their project of taxation, they would be much more effectually serving the cause in which they are interested. In the absence of a very liberal policy of rapid transit construction, congestion must necessarily become worse rather than better—even though land is additionally based, and even though the height of buildings is restricted.

Taxation of Land Values.

The advocates of the increasing taxation of land values undoubtedly exaggerate the amount of the unearned increase in the price of land. By comparing the ground value of New York City of ten years ago with the current assessed valuations, an enormous increase can be figured out which superficially has not been earned by its beneficiaries. But such calculations contain many elements of error. Just in so far as a property owner fails to improve his property, he assumes charges and risks which very much diminish and frequently wipe out his profits. This statement is particularly true of the outskirts of the city. In New York, where assessed valuations and taxes are both high, there is no money to be made in holding vacant land for an indefinite period. Every lot which is worth, say, \$3,000, and which is unimproved, has annual charges against it of at least \$200, not to speak of assessments. This charge is so heavy that it usually counterbalances the increase in value. Money made in vacant land accrues to purchasers who are shrewd or lucky enough to buy at just the right moment, and who capture a quick profit. The man who buys such property and builds upon it is much more likely to benefit from an increase in value because presumably his improvement carries the cost of the land, but such a man has done something to earn his profit. Speculation in land values is, in truth, something like speculation in mining property. It has been figured that more money is spent every year in prospecting for new gold mines and in unsuccessful plans of development than is extracted from the gold mines in successful operation. In respect both to real estate and gold mines the public is dazzled by stories of huge profits made by shrewd or lucky speculators, but they do not hear of the thousands of unsuccessful prospectors or the many thousand proprietors of vacant property who wait for years for an improvement in value and finally see their profits disappear in interest charges and taxes.

A man who buys a parcel of Manhattan real estate covered with old buildings is in a better situation than the owner of vacant land, because the income from the buildings pays or helps to pay his carrying charges. But the unearned profits of such speculators are much smaller than

they seem to be. Such properties are frequently carried at a loss for many years before they can be sold at a profit, and if the profits are sometimes large, the risks and deductions are also very large. Here again the successful speculator is the man who has the wit and judgment to buy just at the right time. Such property, when it is held for many years, often eats its own head off and leaves the speculator with a small part of the increase in price. The truth is that the prevailing system of land taxation rests heavily upon the speculator in land values and forces property on the market with sufficient rapidity for all practical purposes. As a rule a city like New York is always being over-supplied with new buildings rather than under-supplied. The increased taxation of land values would not in the long run increase the supply of buildings or encourage improvements; it would merely confiscate a certain proportion of the existing price of real estate. Buildings are now being supplied faster than they can be used, because every property-owner is given a hearty interest in converting the latent value of his property into actual earning power.

The Week in Real Estate.

For some weeks past the Manhattan real estate market has appeared to be in a convalescent state, with prospects for an entire recovery in sight. This week it suffered somewhat of a relapse and fell back to a condition similar to the one it was in at the opening of the year. A considerably small number of sales was reported and the quality of business closed did not measure up to recent standards.

Lack of confidence rather than a shortage of money is apparently the main difficulty, and this trouble is likely to be accentuated rather than relieved by the unsettled political outlook and the world-wide industrial unrest manifested by existing and prospective strikes in this and other countries. Another feature which prevents any great volume of selling, especially in the midtown section, is the disinclination of owners to reduce their asking prices to any material extent. Most of them seem to feel that they will eventually obtain the figures placed on their holdings and are willing to wait for a more active season. The subway problem seems nearer a satisfactory conclusion than ever before, but there is still much to be done, and it will probably be several months before any plans are definitely settled upon. Not till this occurs will any real activity develop along the proposed routes, as operators and investors are not disposed to take things on trust any longer and the business man is even more wary. Altogether, the prospects for an active spring are not as bright as they were some weeks ago, but it does seem probable that several important questions will be settled in the next few months and that the coming fall will see the start of a more active real estate market than we have had in several years.

Spectacular deals were not much in evidence this week. Only one or two transactions reached the \$1,000,000 mark, and these were exchanges of equities that had no particular bearing on the market. South of 14th street there were very few sales, and these were commonplace in character. The midtown section was not as active as usual, but succeeding in producing a few transactions of fair proportion. The Sage Foundation completed negotiations for acquiring a new home on Lexington avenue, just north of Gramercy Park, the northwest corner of Fourth avenue and 29th street was purchased by an operator and a speculative lease was made for a long term of years on the new mercantile building and 39 and 41 West 32d street. Another interesting lease was that of 520 Fifth avenue, taken by A. G. Spalding & Bros., who recently sold their lease on 29 to 33 West 42d street, so that the property could be used as a part of the site for Stern Bros. new store. At present Fifth avenue boasts of only one other sporting goods store on its entire length. The present lessee of No. 520, has taken a lease of 10 and 12 West 57th street, and a new building will be erected there for his accommodation. No transactions of any size were closed on the East Side above 59th street, and there was no apparent demand for private houses anywhere.

A few apartment house exchanges were made on the West Side and a plot on 72d street, between Broadway and Riverside Drive, was taken by a building company as the site for an apartment house. The largest deal in this part of the city was the one by which the Norwood Park Co.

acquired the Glen Cairn apartment house at Riverside Drive and 99th street, in exchange for its holdings in the West End section of Long Branch, N. J.

Money for mortgage purposes is still plentiful at 4½ and 5 per cent, and the insurance companies are making quite a number of permanent and building loans at 5 and 6 per cent. A loan of \$2,000,000 was obtained this week by the Montana Construction Co. for a new twelve story apartment on the old Steinway Piano factory site on Park avenue, between 52d and 53d streets. This will be the first apartment house on Park avenue north of the Grand Central station, and is to be one of the largest buildings anywhere on the avenue. Plans are being prepared for a tall structure for the site of Mendelssohn Hall at 113 to 119 West 40th street, and work will probably be started next month. Plans were also filed for a twenty-five story loft building at 110 and 112 West 40th street.

A few vacant plots in the Bronx were sold to builders, but miscellaneous selling in that borough continues only in small volume. It is expected that considerable building work will be started in the next few weeks, and several large tracts held by development companies will be opened in the near future. The bill providing for the creation of a new county out of the borough was advanced somewhat this week, and it seems likely that it will pass with a referendum provision.

In Brooklyn conditions fail to show very much improvement. The district around the Atlantic avenue subway station is the only one to display any apparent life, and brokers in all parts are complaining of the lack of inquiries. Renting conditions are not good, and this, of course, accounts in large measure for the poor selling market. Continued cold weather has had a bad effect on the suburban sections, and has to a certain extent killed the prospects for an active spring.

Queens is showing a steady gain in lot selling and building operations, and all indications now point to an active season. Building operations for the past two weeks have totaled about \$1,250,000 in estimated value. The Woodhaven district seems to be more active than any other, and the Corona section is also looking up. Property in and around Jamaica is in good demand, and the Rockaways are beginning to show signs of life. Another large factory building is planned for Long Island City, and a block of dwellings is projected for Douglas Manor.

The first sign of the expected stiffening in building material prices came this week when with sales of more than 175,000 tons of Bessemer and basic pig iron the price of the latter began to advance. Heavy melting steel scrap advanced fifty cents to seventy-five cents a ton and Connellsville coke for furnace use was bought freely, even at \$2.10, an advance of twenty-five cents in a little more than a week.

Inasmuch as basic iron is used for steel making, the significance of this advance is apparent to ultimate consumers of finished steel products. That the strengthening is not confined to one department only, is shown in the fact that all raw materials used in building metals are also stiffening.

Another significant fact is that apparently very few buyers are making contracts for second quarter delivery in bars, plates, shapes, etc., in any part of the country except in the Metropolitan district. It shows that equipment companies are making their supplies go as far as possible to prevent undue alarm spreading to prospective builders.

The State Department of Public Works succeeded in breaking through the ice as far as Newburgh this week, which relieves the tension in the common brick market. No report of an advance in Portland cement was made, although it was generally expected yesterday. Most of the mills now have only two months' supply of coal and, in the event of a strike at the mines, it may mean a curtailment of manufacture.

Spring prices have not been announced yet in any building materials, as the demand has not been sufficient to permit an estimate of probable spring requirements. Wholesalers, however, declare that they are not as worried over the volume of business as over their ability to supply demands, and they are awaiting further mill advices as to stocks on hand and the outlook in the event of a general shortage of fuel, before they announce their lists to customers. Consumers may take it that prices will not be free from fluctuations between now and the middle of August and, if anything, the movement probably will be almost continuously upward.

Despite this probability, dealers are still continuing the hand-to-mouth policy of buying, although Dodge Reports show a greater volume of prospective building operations this year than last, and the plan filings in the various building departments are equal, if not in excess, of those of the same period last year.

Effects of Over Taxation.

Editor of the RECORD AND GUIDE:

Here is a short memorandum on the effects of over-taxation illustrating the points brought out in your leader entitled "A Metropolitan Tax" in your issue of March 9.

The effects of heavy taxation in the reduction of actual values are not always clearly discernible, but the fact is well known that undue assessed valuations do operate to destroy the value they apparently indicate.

An illustration is afforded by an analysis of the figures of a "loft" building recently constructed, one of the now numerous class of mercantile buildings which has been largely developed through the lower portion of the Fifth avenue section of Manhattan, and which appear to appeal to some classes of tenants and investors.

A 12-story mercantile building on a plot 62 feet by 100 feet deep is leased for a long period at a rental of \$22,000 per annum. The price is \$350,000, of which \$260,000 is placed on mortgage at the rate of interest of 5 per cent. per annum. This rental does not include taxes and insurance.

Taxation on the basis of 70 per cent. assessed valuation would be at rate in 1911.....	\$4,440
Insurance	629
Total	\$5,069
This leaves out of total rental.....	\$16,931
Interest on mortgage.....	13,000

Net revenue to investor..... \$ 3,931
Being a return on the equity of \$90,000 of 4.37 per cent.

As such an equity should produce at least 5 per cent., the real value of the property on this basis, is less than \$90,000, or \$78,600.

If the assessed value be moved up 10 per cent. the net return would be reduced to \$3,531, which capitalized at 5 per cent. results in a reduction of the equity to \$70,600.

So that for each 10 per cent. addition to the assessed valuation, this property would decline \$8,000.

A similar decrease of capitalized value would result from an equal increase of the tax rate without change in the assessed valuation. If the principle of assessment to full value be applied to such conditions, the result would be a reduction of the equity, by more than 50 per cent. to \$42,600.

So that an increase in annual taxation of \$1,830 would decrease the actual investment by no less than \$36,600 and would reduce the entire value of the property more than 10 per cent.

REGINALD PELHAM BOLTON.
New York, March 11.

Legislative Notes.

The Assembly passed the bill of Assemblyman Caughlan, giving the New York Board of Estimate and Apportionment the right to permit the extension of a surface railway line across Pelham Bay Park, in The Bronx.

By a vote of 29 to 6, the Senate passed the bill of Senator Black providing for the appointment in the First and Second Judicial departments of official referees, who should be Supreme Court justices who had served a full term of fourteen years.

A committee representing the Underwriters' Association of Brooklyn and the Brooklyn Brokers Association attended a hearing on Tuesday before the Senate Insurance Committee on a number of bills affecting insurance brokers and underwriters. One of the bills provides that the Superintendent of Insurance may revoke a broker's license for incompetency. The brokers favor this bill, in part, but they do not wish to give the Superintendent too much arbitrary power.

John W. Paris, the Long Island real estate developer, has come out strongly in favor of the Griffin bills to put the business of selling real estate bonds under the supervision of the State Banking Department. Mr. Paris is president of the Long Island Real Estate Exchange. He told a committee of the Legislature at Albany that the only objection he had to the bills was that they did not go far enough: "We would like the measures to include companies that offer mining stocks and bonds, oil stocks and bonds and other securities that are sold in great numbers and which have no substantial value."

The Stilwell bill creating the County of The Bronx was passed in the Senate to-day. The vote was 34 to 6. The measure now goes to the lower house. The bill is not to take effect until approved at a referendum of the citizens of the proposed Bronx County. Senator New-

comb expressed the belief that this referendum feature would make the bill unconstitutional. Mr. Stilwell said it would not. There are two Bronx County bills in the Assembly, neither identical with the Senate measure. One provides an advisory referendum; the other is the Stilwell bill of last year.

A public hearing was given by the Assembly Committee on Affairs of Cities in the committee room, the Assembly parlor, at the Capitol, at Albany, on Tuesday at 2 P. M. upon the bill introduced by W. W. Colne to amend the Greater New York charter relative to damages for change of grade. As the charter now stands, cases may arise where, when the grade of an old street is changed and residences left high up in the air or deep down below the new surface of the street, some of the owners may recover damages and some may not. The proposed amendment to the section of the charter in point is designed to afford equal relief where there is equal merit.

The bill of Senator Harden, requiring the Board of Estimate to lay out a new subway route in the Eastern District passed the Senate on Wednesday. The route to be followed is described as beginning at the intersection of Broadway and Union avenue to North Seventh street, or along Lafayette avenue, Bushwick avenue and Metropolitan avenue to North Seventh street; thence along North Seventh street to the East River; thence under the East River by tunnel to East Fourteenth street in the Borough of Manhattan to Union Square, connecting with the Fourth Avenue Subway at Union Square. Also beginning at the terminus of the Queensboro Bridge in Queens; thence along Jackson avenue to Vernon avenue, thence along Vernon avenue under Newtown Creek to Manhattan avenue in Brooklyn, thence along Manhattan avenue to Bedford avenue; thence along Bedford avenue to Lafayette avenue, connecting with the proposed Lafayette avenue route, thereby connecting easterly terminals of the East River Bridge.

INITIATORY POWER.

For Assessable Improvements—Estimate Board May Act in Certain Cases.

Attempts have been frequently made by bills introduced in the Legislature at the instance of the Corporation Counsel to authorize the Board of Estimate to initiate assessable local improvements. In the proposed new Charter of 1911 the sections were so drawn as to give full power to the board in this respect. A bill before the present Legislature has this object in view.

On numerous occasions the desirability of authorizing improvements considered to be of assessable character has been called to the attention of the Board of Estimate, when the initiatory action has been refused by the local boards of the districts affected, and the question has been repeatedly raised as to the power of the Board of Estimate to authorize such improvements in the absence of local board approval.

In several instances recently the advice of the Corporation Counsel has been asked, but he hesitated to reply partly for the reason that he was in doubt as to how the questions should be answered and partly for the reason that it had been planned to remove this doubt through legislation. However, in an opinion which Acting Corporation Counsel Sterling has just forwarded to the Board of Estimate, he states that the weight of evidence favors the conclusion that this body can initiate local improvements in the absence of either a petition or a local board resolution, or both; but that the doubt which remains can only be removed by a decision of the Court of Appeals.

Under these circumstances the Acting Corporation Counsel suggests that independent action on the part of the Board of Estimate in such a contingency be limited to cases "where the public health or safety is in danger," or where "great public interests may be injured" and expensive delay caused. He calls particular attention to the propriety of meeting the expense of rebuilding sewers through local assessment, instead of by issues of corporate stock, in all cases where local benefit results.

Among the matters to which this opinion particularly relates is a long standing appeal for the reconstruction of the sewer in West 47th street, between Tenth and Eleventh avenues, Manhattan; also a request for a relief sewer system in Clason avenue, Brooklyn; a sanitary sewer in Kissel avenue, Richmond; and the paving with granite blocks of Cedar avenue,

(Continued in third column.)

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	149	214
Assessed value.....	\$7,962,000	\$9,458,200
No. with consideration...	14	20
Consideration.....	\$597,950	\$487,650
Assessed value.....	\$523,500	\$486,500
Jan. 1 to Mar. 14 Jan. 1 to Mar. 10		
Total No.....	1,841	2,075
Assessed value.....	\$174,163,745	\$115,811,200
No. with consideration...	183	172
Consideration.....	\$9,767,781	\$8,617,812
Assessed Value.....	\$9,043,300	\$7,965,000

MORTGAGES

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	125	160
Amount.....	\$2,665,324	\$4,338,801
To Banks & Ins. Cos.....	31	36
Amount.....	\$3,248,000	\$2,025,300
No. at 6%.....	49	71
Amount.....	\$417,484	\$614,251
No. at 5½%.....	2	1
Amount.....	\$320,000	\$175,000
No. at 5%.....	30	47
Amount.....	\$825,000	\$2,575,350
No. at 4½%.....	16	10
Amount.....	\$588,000	\$196,500
No. at 4%.....	1	1
Amount.....	\$45,000	\$6,000
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	27	30
Amount.....	469,840	\$771,700
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
Total No.....	1,264	1,554
Amount.....	\$95,323,360	\$47,931,164
To Banks & Ins. Cos.....	271	.....
Amount.....	\$73,886,115	.....

MORTGAGE EXTENSIONS

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	34	51
Amount.....	\$1,782,000	\$2,339,200
To Banks & Ins. Cos.....	13	12
Amount.....	\$1,263,500	\$1,288,500
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
Total No.....	580	559
Amount.....	\$25,278,177	\$22,461,718
To Banks & Ins. Cos.....	194	.....
Amount.....	\$14,995,500	.....

BUILDING PERMITS

	1912	1911
	Mar. 9 to 15	Mar. 11 to 17
New buildings.....	11	22
Cost.....	\$1,288,300	\$1,802,785
Alterations.....	\$205,244	\$71,760
Jan. 1 to Mar. 15 Jan. 1 to Mar. 17		
New buildings.....	144	135
Cost.....	\$16,398,075	\$19,240,935
Alterations.....	\$2,219,090	.....

BRONX CONVEYANCES

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	126	174
No. with consideration...	10	14
Consideration.....	\$176,433	\$170,435
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
Total No.....	1,437	1,557
No. with consideration...	618	.....
Consideration.....	\$1,948,761	\$829,579

MORTGAGES

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	78	147
Amount.....	\$519,743	\$1,147,936
To Banks & Ins. Cos.....	9	14
Amount.....	\$129,100	\$123,500
No. at 6%.....	30	54
Amount.....	\$75,960	\$376,153
No. at 5½%.....	6	22
Amount.....	\$39,878	\$165,200
No. at 5%.....	18	27
Amount.....	\$263,725	\$365,800
Unusual rates.....	.....	1
Amount.....	.....	\$5,000
Interest not given.....	24	43
Amount.....	\$140,180	\$235,810
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
Total No.....	1,031	1,318
Amount.....	\$8,878,247	\$11,233,039
To Banks & Ins. Cos.....	125	.....
Amount.....	\$2,374,866	.....

MORTGAGE EXTENSIONS

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
Total No.....	8	7
Amount.....	\$210,000	\$40,500
To Banks & Ins. Cos.....	.....	.....
Amount.....	.....	.....
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
Total No.....	176	132
Amount.....	\$3,170,425	\$2,022,129
To Banks & Ins. Cos.....	43	.....
Amount.....	\$1,031,400	.....

BUILDING PERMITS

	1912	1911
	Mar. 9 to 15	Mar. 11 to 17
New buildings.....	15	19
Cost.....	\$408,650	\$260,850
Alterations.....	\$43,675	\$26,550
Jan. 1 to Mar. 15 Jan. 1 to Mar. 17		
New buildings.....	226	152
Cost.....	\$6,527,875	\$2,423,800
Alterations.....	\$305,925	.....

BROOKLYN CONVEYANCES

	1912	1911
	Mar. 7 to 13	Mar. 9 to 15
Total No.....	446	469
No. with consideration...	23	18
Consideration.....	\$229,876	\$100,456
Jan. 1 to Mar. 13 Jan. 1 to Mar. 15		
Total No.....	4,827	5,110
No. with consideration...	263	.....
Consideration.....	\$2,386,746	\$2,402,581

MORTGAGES

	1912	1911
	Mar. 7 to 13	Mar. 9 to 15
Total No.....	299	447
Amount.....	\$1,171,115	\$1,564,260
To Banks & Ins. Cos.....	64	.....
Amount.....	\$390,750	.....
No. at 6%.....	177	273
Amount.....	\$575,665	\$776,479
No. at 5½%.....	39	86
Amount.....	\$148,100	\$372,460
No. at 5%.....	69	70
Amount.....	\$388,550	\$334,513
Unusual rates.....	2	3
Amount.....	\$16,200	\$20,150
Interest not given.....	12	15
Amount.....	\$42,600	\$60,658
Jan. 1 to Mar. 13 Jan. 1 to Mar. 15		
Total No.....	3,423	4,254
Amount.....	\$13,783,791	\$14,946,189
To Banks & Ins. Cos.....	766	.....
Amount.....	\$5,413,473	.....

BUILDING PERMITS

	1912	1911
	Mar. 7 to 13	Mar. 9 to 15
New buildings.....	97	97
Cost.....	\$596,000	\$526,150
Alterations.....	\$96,460	\$59,881
Jan. 1 to Mar. 13 Jan. 1 to Mar. 15		
New buildings.....	696	611
Cost.....	\$5,565,508	\$3,976,838
Alterations.....	\$599,550	\$558,757

QUEENS BUILDING PERMITS

	1912	1911
	Mar. 8 to 14	Mar. 10 to 16
New buildings.....	97	134
Cost.....	\$327,450	\$574,640
Alterations.....	\$15,210	\$28,305
Jan. 1 to Mar. 14 Jan. 1 to Mar. 16		
New buildings.....	717	935
Cost.....	\$2,876,285	\$4,254,811
Alterations.....	\$97,032	\$158,770

RICHMOND BUILDING PERMITS

	1912	1911
	Mar. 8 to 14	.....
New buildings.....	20	.....
Cost.....	\$44,800	.....
Alterations.....	\$3,300	.....
Jan. 1 to Mar. 14		
New buildings.....	132	.....
Cost.....	\$881,435	.....
Alterations.....	\$77,160	.....

West 177th street and West 179th street, in the Bronx.

It is the judgment of Chief Engineer Lewis that, mindful of the Corporation Counsel's opinion, the only improvement named in this list which falls within the power of the Board of Estimate to undertake, is the Clason avenue relief sewer system in Brooklyn. The Chief Engineer has therefore recommended to the Board that the requests made concerning the remaining improvements be dismissed.

The Borough President of Brooklyn has been requested to submit a description of the sewers required to complete the Clason avenue relief sewer system.

Better Than the Records.

J. Wray Cleveland, secretary of the Title Guarantee and Trust Company, in speaking of general real estate conditions, said:

"I believe that real estate conditions are really better than the official records of the recorded papers would seem to indicate. It is true that conveyances for January and February show a falling off of about 13 per cent. in Manhattan and about 8 per cent. in the Bronx, and mortgages show a falling off of 20 per cent. in Manhattan and a little more than that in the Bronx. Our own business, however, for the months of December, January and February has been better than the corresponding months a year ago. The improvement with us had resulted not from large transactions, but from a number of smaller sales and a fair number of medium sized mortgages."

BUILDING SECTION

WHAT COMPETITION HAS DONE FOR LUMBER.

Of 365 Retail Dealers in the East Only 23 Have Highest Rating Today—
Can There Be Restraint of Trade When Small Companies Abound Everywhere?

By JESSE D. CRARY.

FOR forty-three years I have been connected with the lumber business of this country. For thirty-six years I have been engaged in or with the lumber business of the metropolitan district from laborer in a retail lumber yard up through various posts of trust and responsibility. I have for more than a quarter of a century, in one capacity or another, been officially and publicly identified with the trade of the East. Within the latter period I have known intimately pretty nearly every man connected with the lumber business of the metropolitan district; I have known more or less intimately pretty nearly every man in the organizations which are constituent members of the Eastern States Retail Lumber Dealers' Association, besides thousands of others—manufacturers, wholesalers, and retailers, from the Gulf to the northern border of the United States. So far as my acquaintance embraces, the dealers who are members of the constituent organizations in the Eastern States Retail Lumber Dealers' Association I have not only known them, but have known more or less about their business. I am fairly familiar with their methods; I have kept in close touch with their commercial condition and responsibilities.

So far as the hundreds of other lumbermen that I have known are concerned, I have also been in more or less intimate touch with their affairs—their aims and objects, motives, and methods for improving conditions. And with all this extensive acquaintance, which I value beyond measure, I want to state now, with all the emphasis that I can give to the statement, that there has never been any concerted effort by the manufacturer, the wholesaler, or the retailer, from the largest to the smallest, to restrain trade or interfere in any way with the natural and orderly flow of business or to commit any act whatsoever that has unnaturally or perforce increased the cost of lumber to the ultimate consumer to any extent whatsoever.

I want to further state that not only is this literally true, but in all this long period of activity the lumber trade, taken as a whole or in association, have not even had sufficient co-operation to secure for themselves a degree of prosperity or a return on their operations which in any way compares favorably with the success and wealth attained in almost every other branch of the mercantile world.

Furthermore, I want to assert that in all this long period of time there has never been any concerted effort of any kind or description to maintain a standard price that has held tight or anywhere near so. There has never been any such thing as uniformity of price in the lumber trade. Every man in the lumber trade has always known what he ought to get for lumber. Every manufacturer knows what he should get in order to get him out with a reasonable profit, and so does every retailer. But however much men may have agreed tentatively or by word of mouth or otherwise that certain prices should obtain as fair to all concerned, they have nevertheless been in every case subject to the vicissitudes of supply and demand. If the demand warranted, prices were sustained, but as was more often the case, prices have been ruthlessly cut when the supply exceeded the demand, and never in the history of the trade has there ever been, from a manufacturer or from a wholesaler, or at retail, a price on anything in the lumber line which might have been called staple. Furthermore, there has never been any successful effort to curtail production.

The curse of the manufacturing end of the business has ever been over-production. What this has meant for the ruthless cutting of our forests no man can say. I have no doubt that it has shortened the supply of stumpage by hundreds, yes, thousands of millions of feet. In the mad chase to manufacture, hundreds of thousands of trees have been cut years ahead of when they should have been, and countless millions of feet of lumber have been forced upon an unwilling

market because the mill man had to sell at prices which did not even secure a reasonable return for stumpage, to say nothing about a profit on manufacture.

In the retail end of the trade the curse has ever been competition, raw competition and bad credits. I venture to assert without fear of contradiction that the risk the average retail lumber dealer has to take in the matter of credits is greater than that in almost any other line of business, and almost the entire retail business so far as the selling end is concerned is on credit. The cash sales of the average retail lumber yard would not pay the wages of the office force.

Furthermore, there are no cycles of prosperity in the lumber business. I should say there is, on an average, about one extra good year in seven. There are about two exceptionally poor years in seven, and one of the two is exemplified in the year just past; and there are about four years in seven when the trade gets barely a fair return for the capital invested.

Few Millionaires.

Now the best evidence of this is in an analysis of the financial standing of the units in the trade. There is no better line of credits in the commercial world than that of the lumber trade, and yet, as wealth is counted now, there are no rich men in the trade. To be sure there are one or two multi-millionaires who are owners of large areas of stumpage but they should not be considered in taking into account the lumber trade because they are more nearly allied to real estate than they are to the lumber end of it; but in the trade at large, from the manufacturer down to the wholesaler and the retailer, there are hardly millionaires enough to stand up and be counted, and those that are counted rich have not made the bulk of their fortune in the lumber business. Most of our rich lumbermen have made their money either through the appreciation of real estate, or of stumpage, or in some other way than in the lumber business itself. Take any section of the country you may select, and the great majority of those engaged in the business are possessed of only moderate capital. Even in a great center like the metropolitan district there are few large operators. The great majority of retailers are small dealers. In the wholesale trade it is the same: the large wholesalers are the few, and for every big one there are a dozen little fellows. It is the same also at the manufacturing end: there are tens of big mills and hundreds of little ones.

In the States as embraced in the membership of the Eastern States Retail Lumber Dealers' Association the small dealer is the rule. The lumber business of the States of Rhode Island, Massachusetts, Connecticut, New Jersey, in the main is done by the small yards. Now we must bear in mind that you can't go into the lumber business on the same capital that you can go into the boot-and-shoe business or the drygoods business, or the meat business or most any other business. Even a lumber yard in a town of 5,000 inhabitants will carry from \$20,000 to \$30,000 worth of stock, to say nothing about the thousands of dollars which are tied up in the accounts of the builders and farmers and other customers of the vicinity.

For the purpose of giving a clear idea of the financial standing of these retail merchants who are accused by the Department of Justice of trying to restrain trade, we have been to the trouble to analyze the rating of 365 of the defendants operating in six different sections of the territory as named in the Government's petition. We say "defendants" for while, technically, the Department of Justice's petition makes only the directors of the association interested defendants, as a matter of fact, every member of these associations is, in a measure, a defendant, because it is their business which will be affected and perhaps ruined, if this suit is successful.

Now we find that out of these 365 re-

tail lumber dealers operating in New York City, the States of New Jersey, Connecticut and Rhode Island, Philadelphia, Pa., and the County of Westchester, New York, there are only 23 who have the highest rating. In addition to these 23 there are 48 more who have a rating of \$100,000 or over. In other words, there are 71 out of the total of 365 that have a rating of over \$100,000. There are 72 who rate from \$50,000 to \$100,000. There are 169 who have a rating under \$50,000.

Of this 169, 127 rate less than \$35,000; of this 127, 85 rate less than \$25,000, and 43 less than \$15,000. Of the whole lot of 365 there are 55 that have no rating at all. Now not all of these 55 are without rating because they are not entitled to it. A few, perhaps a half dozen, are not rated because they would not make a statement, but the larger part of them have no rating because their financial condition does not warrant giving it to them; and yet in the main they are honest, reliable, and have no trouble in supplying their needs.

No Restraint of Trade.

In all restraint of trade that we have ever heard of hitherto it was the "little fellow" that was crushed out, and one of the crimes which have been charged against the "trust" is that they did crush the "little fellow" out. Now if there has been restraint of trade in the lumber business among the associations which are accused, how is it that these little fellows in such great numbers exist?

The answer is perfectly simple, and it is that there is no restraint of trade whatever in connection with any branch of the lumber business.

Furthermore, during my long connection with the business, the natural flow of the business has been from the manufacturer, through the wholesaler, through the retailer, to the consumer, and this through no artificial influence, but as naturally as water flows down stream, and in no other way can the business be successfully conducted. Eliminate the retailer from the lumber business and you would produce a condition which would be intolerable. Eliminate the wholesaler from the lumber business and you would place a burden upon the retailer and the manufacturer which could not well be borne.

In conclusion, I challenge any man or set of men to contradict truthfully any of the facts above set forth, and, furthermore, what is true in the territory I have mentioned I have no doubt is true in every territory where the government has brought these suits. And then to think that thousands upon thousands of dollars must be drained from the pockets of these hundreds and thousands of small dealers to defend themselves of the charge that they are acting in restraint of trade!

Mechanics' Institute.

Enrolled at the Mechanics' Institute in West 44th street for the season of 1911-12 are 3,218 students, who are receiving technical instruction in various courses. The 126th annual report of the society was issued this week. From the historical sketch printed therein it is learned that the society was founded in 1785 and was incorporated in 1792. The first building owned by the society stood at the northwest corner of Broadway and Park place and was built in 1802; the second was built at 10-14 Chambers street in 1821, the third was built in Crosby street near Grand in 1832; the fourth, at 18 East 16th street, was purchased in 1877, and the present building, at 18-24 West 44th street, has been occupied since January 3, 1900.

The society maintains a free library and reference department, which contain nearly one hundred thousand volumes. Alexander Walker is the president and Richard T. Davies is secretary.

A GRAND DUAL SUBWAY SYSTEM FOR GREATER CITY

Assured By the Approval of the Interboro's Offer By the Public Service Board—
Now Up to the Board of Estimate—Sixty Millions of Subway Work in Hand.

BY a vote of three to two the members of the Public Service Commission approved of the latest offer of the Interborough Rapid Transit Company for the construction and operation of new subway and elevated lines, and also transmitted a letter to the Board of Estimate implying this approval. Chairman Willcox and Commissioners Eustis and McCarroll voted affirmatively, and Commissioners Maltbie and Cram in the negative. In the Board of Estimate the letter was referred to the Transit committee, consisting of Borough Presidents McAneny, Miller and Cromwell.

Chairman Willcox announced that until the legal questions raised by the three injunction suits are passed upon by the courts the commission will not be able to conclude any contracts with either the Interborough or the Brooklyn Rapid Transit.

Commissioner Maltbie in explaining his vote said:

"In voting 'no' I want to say that the proposed communication to the Board of Estimate and Apportionment is in large part a mere statement of fact and possibly such a communication, calling attention to the present situation and to the obligations incurred under the action of the Board of last July, is desirable and proper. After many months of conference last year a programme was decided upon and approved by the Board of Estimate and Apportionment. For eight months the Commission has been engaged in carrying out this program, and in accordance therewith contracts totalling many millions of dollars have been let. I cannot now vote to overturn this program or to approve the latest proposal of the Interborough Company. It has been declared by counsel to be unconstitutional, and I know of no lawyer not connected with interested parties who has rendered an opinion that the proposal is constitutional.

"Further, the proposition cannot be accepted under the Rapid Transit Act and many radical changes in the law will need to be made before the offer can be legally accepted. Aside from legal questions, the objections to the plan are many and important, but I shall not now take the time of the Commission to outline them. But I have seen no estimates that do not show a heavy financial loss to be assumed by the city."

Commissioner Cram said: "I vote 'no' because the main proposition of preferential payments I consider unconstitutional. The remaining propositions are non-statutory and under no circumstances can I vote for it. I approve of the general plan of the routes as laid out, but I cannot vote for that which I consider unconstitutional and non-statutory. This is my opinion regarding the matter, and I cannot vote for the resolution. I read the chairman's letter, which is very well written, and a statement of what has been done in the past, but I cannot vote for what I consider unconstitutional and non-statutory."

In the Public Service Board the question came up on Wednesday in the form of a letter prepared and signed by Chairman Willcox and addressed to the Board of Estimate. The contents of the letter recounts the steps that have been taken by the board thus far, sets forth clearly the whole subway situation, and implies an approval of the latest offer of the Interborough. As the document is highly important as a matter of record, besides being legally decisive, it is reproduced substantially in full, as follows:

What Has Been Done.

"In the development of comprehensive additions to rapid transit this Commission deemed it advisable to transmit to you, under date of December 20, 1910, copies of the propositions of the Interborough Rapid Transit Company, dated December 5, 1910, and June 10, 1910, for extending the city's subway system and for third-tracking and extending the elevated system operated by that company.

"In its communication the commission stated that, provided certain features not then satisfactory could be properly adjusted, it was prepared to accept such propositions and asked your honorable board to consider their general provisions.

"On January 19, 1911, and January 31, 1911, you authorized the appointment of a committee and empowered it to confer with the commission and with representatives of the companies interested, and to report.

"During the conferences that followed proposals were submitted by the Brooklyn Rapid Transit Company for the equipment and operation of rapid transit railroads and a further proposition was made

by the Interborough Rapid Transit Company, extending and amplifying the proposition of December 5, 1910. After a thorough and prolonged consideration of these propositions, and of the city's needs in connection with the general rapid transit situation, a report, dated June 5, 1911, was made to your honorable board.

"The conclusion of the conferees, as expressed in such report, was that a dual system, to be operated in part by the Interborough Rapid Transit Company and in part by the Brooklyn Rapid Transit Company, upon the terms specified in the report, would best serve the present and future needs of the city. A recommendation was made, however, of an alternative in case either or both companies declined to accept the terms and conditions set forth in the report, that is, if the Interborough Rapid Transit Company accepted and the Brooklyn Rapid Transit Company refused to accept, provision was made whereby a complete system might be operated by the Interborough Rapid Transit Company, while, if the Brooklyn Rapid Transit Company accepted and the Interborough Rapid Transit Company refused to accept, provision was made whereby a complete system might be operated by the Brooklyn Rapid Transit Company. In the event of both companies declining, the commission was to proceed with the construction of the Tri-Borough system, as planned by it.

The Negotiations.

"Your honorable board, on June 21, 1911, unanimously approved of such report, with certain minor changes mentioned in the resolutions of that date, and, following such approval, the plan was submitted to the operating companies. The Brooklyn Rapid Transit Company, under date of June 27, 1911, accepted the report with certain modifications expressed in such letter, and on June 30, 1911, your honorable board adopted further resolutions, modifying the resolutions of June 21, 1911, in the particulars therein mentioned. Under date of July 5, 1911, the Brooklyn Rapid Transit Company accepted the terms outlined in such report and such resolutions, but the Interborough Rapid Transit Company declined to accept, withdrawing its offer of December 5, 1910, as extended and amplified by its offer of March 2, 1911.

"Following the refusal of the Interborough Rapid Transit Company, conferences were resumed with that company which led to the submission of the offer of July 19, 1911. In this proposition the Interborough Rapid Transit Company offered to accept the lines proposed for operation by it in the report of June 5, 1911, but insisted upon different financial terms.

"Under date of July 20, 1911, the committee of your honorable board and a majority of the commission presented a report commending this offer of the Interborough Rapid Transit Company as a part of the dual plan for rapid transit, but your honorable board refused to accept such recommendation and adopted resolutions disapproving the report.

"On July 21, 1911, your honorable board adopted further resolutions in which were embodied your conclusions that contracts should be so drawn as to make possible a formal proposal by the Brooklyn Rapid Transit Company, or a company formed in its interest, for the equipment and operation of the entire system of new subways to be constructed by the city, and further, that contracts for construction should be proceeded with under any circumstances.

"In accordance with this program, the commission has proceeded in the awarding of contracts for construction, in the laying out of additional routes and in the preparation of a form of contract for equipment and operation.

"The commission immediately awarded

contracts for certain sections on the Broadway-Lexington avenue route and re-advertised and awarded contracts for other sections. As soon as these contracts were consented to by your honorable board, they were executed and delivered to the contractors. In this connection, it is to be noted that all sections for which contracts have been executed are capable of inclusion either in the larger Brooklyn Rapid Transit plan or in an independent system. The aggregate of contracts executed since July 21, 1911, is now \$30,719,164.54, and active work is progressing under them. Such contracts are shown in the following table:

(See table at foot of page.)

"Active construction work is under way on these contracts on the Broadway-Lexington avenue route, as well as on the Fourth avenue and Centre street contracts, which, together, aggregate \$60,000,000. In other words, while time is being taken for careful consideration of the contracts for operation, construction is proceeding as rapidly as the work itself will allow, in harmony with the action of your honorable board in July last.

"In the matter of routes, several lines, included for operation by the Brooklyn Rapid Transit Company under the resolution of July 21, 1911, had not been legalized. The commission prepared the necessary plans for these routes and the appropriate resolutions were adopted by the commission and approved by the Board of Estimate and Apportionment on the dates mentioned below. The Mayor has not, however, as yet, given his separate consent, as provided for by the Rapid Transit Act. In consequence, it has not been possible to apply to the property owners for their consents, or in the event of their refusal, to the Appellate Division of the Supreme Court in lieu thereof. This consent of the Mayor and of the property owners is a necessary prerequisite to the preparation by the commission of the contracts and plans under which construction might be begun. The routes are:

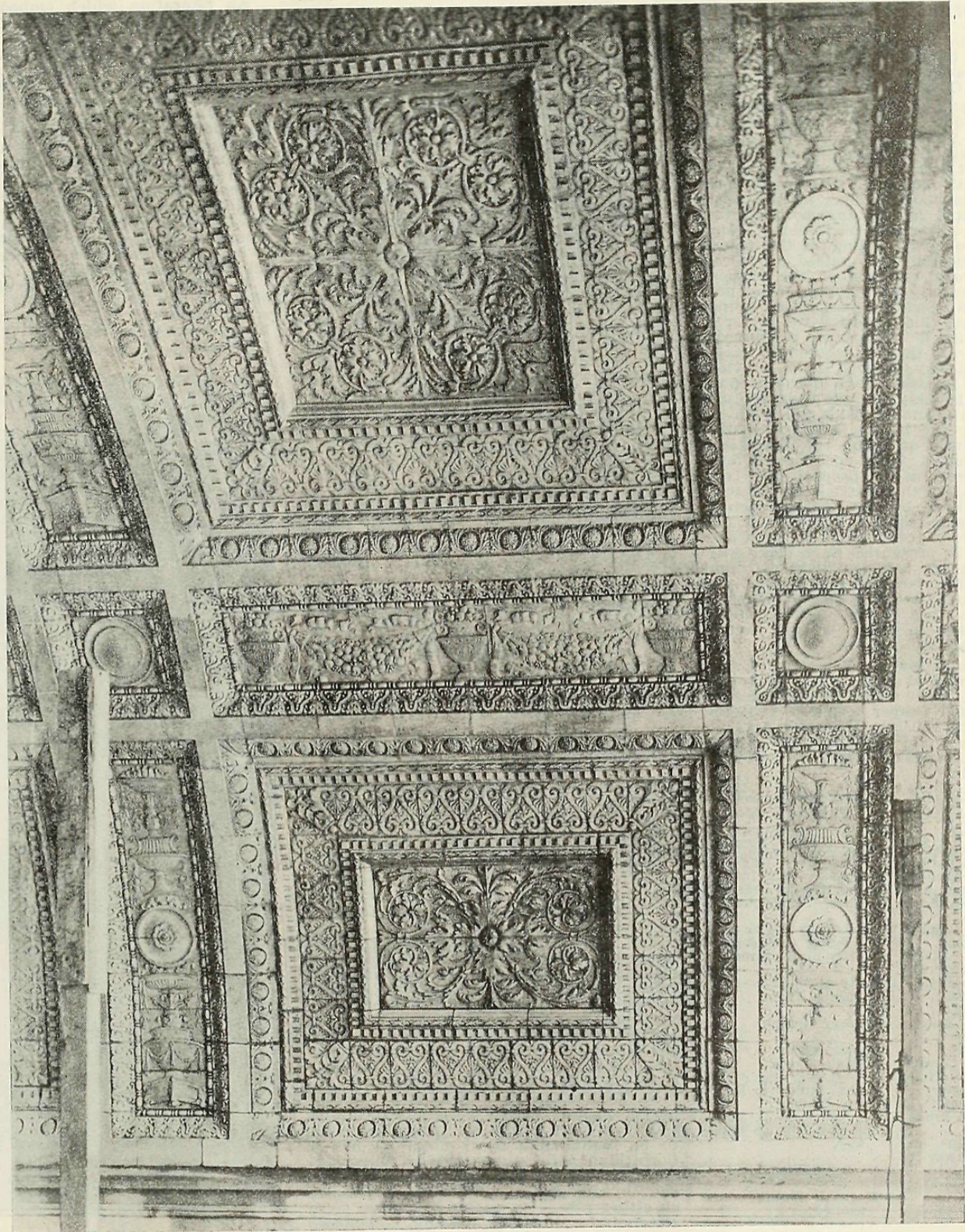
Route.	Date of Adoption by Pub. Serv. Com. 1911.	Consented to by Bd. of Est. & Appt. 1911.
Eastern Parkway, modified.	March 3	May 25
Nostrand Avenue	March 3	May 25
Livonia Avenue	March 3	May 25
Battery, East River, Atlantic Avenue	June 30	July 27
59th St., Woodside & Astoria	Oct. 10	Oct. 26
Roosevelt Avenue	Oct. 10	Oct. 26

"With reference to the proposed contract for equipment and operation it should be thoroughly understood that, as was stated by the Appellate Division of the Supreme Court in the Admiral Realty Company suit, the negotiations and conferences of the past year have been informal and nonstatutory. Legal agreements can be entered into only by following the procedure laid down in the Rapid Transit Act.

"This, briefly stated, represents the progress so far made under the program of July 21, 1911. The resolutions of that date constitute the last official expression of opinion on the part of your honorable board. So far as the record is concerned, these resolutions indicate that you would consent to contracts whereby the entire new city system would be operated by the Brooklyn Rapid Transit Company, or a company formed to carry out its proposal, although it is to be noted that the contract for section 5 of the Lexington avenue route, sent to your honorable board on July 26, 1911, has not as yet been acted upon.

"The commission is now in receipt of a communication, under date of February 27, 1912, from the Interborough Rapid

Section.	Name of Contractor.	Awarded by Commission.	Consented to by Board of Est. & Appt.	Amount of Contract.
6	Bradley Contr. Co.	July 5, 1911	July 21, 1911	\$3,634,213.50
8	Bradley Contr. Co.	July 5, 1911	July 21, 1911	3,369,484.20
10	Bradley Contr. Co.	July 5, 1911	July 21, 1911	3,253,072.80
11	Bradley Contr. Co.	July 5, 1911	July 21, 1911	3,132,195.05
13	Bradley Contr. Co.	Oct. 31, 1911	Nov. 16, 1911	4,071,416.50
17	Bradley Contr. Co.	Aug. 1, 1911	Aug. 3, 1911	2,825,740.74
12	Oscar Daniels Co.	Oct. 10, 1911	Oct. 26, 1911	3,820,129.75
15	Hagerty-Drummond Co.	Oct. 10, 1911	Oct. 26, 1911	1,961,997.00
9	Patrick McGovern	Dec. 8, 1911	Feb. 1, 1912	2,295,086.50
3	Underpinning & Foundation Co.	Jan. 12, 1912	Feb. 18, 1912	2,355,828.50
2	Degnon Contr. Co.	Jan. 24, 1912	Feb. 1, 1912	
Total				\$30,719,164.54
In addition to the above, the commission has awarded the following contract which has not yet been acted upon by your Honorable Board:				
5	Metropolitan Contr. Co.	July 26, 1911		\$2,419,127.20



Municipal Building, New York. Arch over Chambers Street

McKim, Mead & White, Architects

Thompson-Starrett Co., Builders

The Municipal Building arch over Chambers Street is of Atlantic Architectural Terra Cotta exactly matching the granite of the plain wall surfaces in color and *texture*. It is an unusually good example of the adaptability of Atlantic Terra Cotta, and effects great economy without sacrifice of architectural beauty or structural efficiency.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, N. Y

Transit Company, submitting another proposition as to the lines suggested for operation by that company in the joint report, with modified terms. From this, it is apparent that the company is again desirous of participating in rapid transit development."

A copy of the communication from the company is transmitted with the letter. The essential points of the new proposition will be found in the Record and Guide of March 2. The letter of the Public Service Commission then continues:

"The details of the terms for operation, as expressed in this later communication from the Interborough Rapid Transit Company, are, in general, similar to the terms as set forth by the conferees in the report of July 20, 1911. There are, however, certain modifications in the terms now suggested by the Interborough that are to the advantage of the city. Proceedings are now pending in the courts, in which questions are raised as to certain important features of the propositions, particularly as to preferential payments to the operating companies. It may be added that this provision for preferential payments is a part of the present proposition of the Interborough Rapid Transit Company, as well as of previous ones, and it is also a part of the proposition of the Brooklyn Rapid Transit Company. Until a final decision has been obtained from the courts, the commission does not deem it advisable to discuss such terms at length. The commission must give consideration to propositions from companies after they have been presented, as provided by law. Consequently, the commission cannot be, and is not, foreclosed from accepting a better proposition if it is presented in a legal way. The commission believes, however, that the present Interborough proposition is so advantageous to the city and to the traveling public that every proper means should be used to secure it as a part of the dual system.

"By the dual system is meant, in general, the proposed adjustment of routes as requested in the conferees' joint report, whereby, under proper forms of contract, as required by the Rapid Transit Act, additional lines would be added to the Interborough and Brooklyn Rapid Transit systems, as follows:

INTERBOROUGH RAPID TRANSIT COMPANY.	BROOKLYN RAPID TRANSIT COMPANY.
Lexington Avenue.	Extension of present Brooklyn Rapid Transit lines, including South Brooklyn lines, reconstructed.
Southern Boulevard & Westchester Avenue.	Broadway-Seventh Avenue, Battery to Fifty-ninth Street.
River & Jerome Avenue to Woodlawn Cemetery.	Fifty-ninth Street to Queens Plaza.
White Plains Road & Gun Hill Road.	Battery tunnel.
Forty-second Street, Times Square and Steinway Tunnel.	Spring Street, Nassau Street.
Steinway Tunnel extension to Queens Plaza.	Union Square to Eastern District.
Astoria line.	Fourth Avenue Subway.
Woodside and Corona, Seventh Ave., Times Square to Battery.	Centre Street Loop.
Whitehall Tunnel to Borough Hall, Brooklyn.	Flatbush Avenue connection.
Flatbush Avenue and Eastern Parkway to Buffalo Avenue.	
Nostrand Avenue-Flatbush Avenue.	
Livonia Avenue to New Lots Road.	

"Under this proposal of the Interborough Rapid Transit Company, the city would gain (1) the Seventh Avenue line to Brooklyn, (2) the Steinway tunnel, with its extensions to Times Square and to the Queensboro bridge plaza, (3) the extensions and additions to the elevated lines of the Interborough Company, (4) the White Plains road extension and (5) increased utilization of the present city-owned subway, upon which the city has already expended about \$60,000,000. Under the dual system, with a total construction cost of \$216,000,000, the city would spend for construction on lines other than the Fourth Avenue and Centre Street subways, about \$125,000,000. Under the larger Brooklyn Rapid Transit plan, the city would spend, on lines other than the Fourth Avenue and Centre Street subways, about \$145,000,000. Under the dual system, the Brooklyn Rapid Transit Company would spend \$30,000,000 in reconstructing, elevating and third-tracking its own lines and the Interborough Company would spend some \$30,000,000 on its elevated lines. Under the Brooklyn Rapid Transit plan, that company would spend to the same amount, namely, \$30,000,000.

In their joint report the conferees said, page 44:

"We are advised, also, that, in addition to the \$60,000,000 reserved especially for subway purposes, the city

can readily spare \$80,000,000 from this sum (i. e., total city credit) for use during the next five years, or \$140,000,000 in all."

It will thus be seen that the expenditure necessary for the dual system, \$125,000,000 is well within the amount then deemed available for rapid transit.

"The commission has in preparation the necessary plans and resolutions for the legalization of routes incident to the dual system. They will be submitted to your honorable board and to the Mayor at the earliest moment. This preliminary step is important, for, in the opinion of the commission, the form of contract for equipment and operation to be legally submitted to prospective operators, as required by the Rapid Transit Act, should include all routes and connections that would go to make up either the Brooklyn Rapid Transit system or the Interborough Rapid Transit system, under the dual plan, or the larger Brooklyn Rapid Transit system, or an independent system.

"If the various routes, heretofore approved by the commission and those upon which the commission will shortly transmit resolutions, are promptly legalized, the commission will proceed with the preparations of contracts for operation and with construction contracts which will be from time to time transmitted to your honorable board for consent and appropriation of the required moneys to carry them into effect."

Counselor George S. Coleman, of the commission's legal staff, has rendered an opinion that the proposed contract with the Brooklyn Rapid Transit and the Interborough would be unconstitutional. The question is, however, one to be decided by the courts. The commission's briefs in the suits brought to restrain the city from making these contracts were filed this week with Justice Blackmar in Brooklyn. In these briefs it is argued that it is within the constitutional powers of the city to lease out its lines to contractors for operation and that the contracting parties should be considered merely as subordinate agents in carrying forward "a city purpose" as defined in the statutes.

St. John's Chapel in the Way.

The decision of the Board of Estimate to widen the east side rather than the west side of Varick street, foretells the end of old St. John's Chapel, unless some special protective legislation intervenes. Once it was the intention of the city authorities to stop the improvement at Canal street; now the purpose is to extend the widening clear through to West Broadway.

The New York Central's dingy warehouse on the opposite side of the street could not be taken without the company's consent. This freight depot was erected in 1868-9. Commodore Vanderbilt was very proud of the building, which was an enormous one for its era. On the Hudson street side it has an ornamental pediment of galvanized iron that is most curiously and wonderfully composed.

St. John's Chapel was built by Trinity parish in the period between 1803 and 1807 in a part of the city then beginning to be fashionable for homes. It has a Corinthian porch supported by four massive brown sandstone columns. The churchyard, like a diminutive park, lies on either side. Its quaint oak-hewn spire rises above the surrounding tenements and workshops 214 feet high. The widening of Varick street to a width of one hundred feet will take away the most charming architectural feature of the edifice, the porch.

Elsewhere Varick street is lined on the east side with unimportant houses and shops of brick or frame, two, three and four stories high.

Big Building for Middle Broadway.

The Continental Hotel building has been entirely removed from the site it occupied for many years at the corner of Broadway and 20th street, and excavating has commenced for the twenty-story business building which Bing & Bing, owners, will erect from plans of Robert T. Lyons, architect. The building will have an "L" to 21st street, and the total ground area will be 16,000 square feet, which will make it the bulkiest building along the main thoroughfare between Union and Madison Squares.

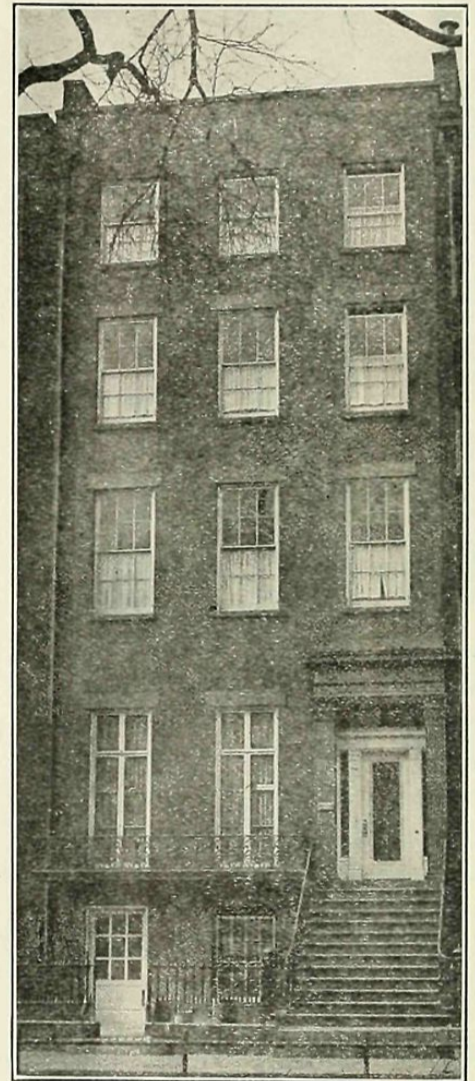
—The building operations for the Woodhaven district are larger than those of any other section in Queens. Rows of frame and brick buildings are contemplated for this district which has taken the place of the Ridgewood district, which during several years past led the borough in building activity.

PRESERVING OLD FACADES.

A Suggestive Alteration in Washington Square South—New Private Hospital.

An alteration which embodies an important example for owners of old houses in residential neighborhoods has been worked out on Washington Square, South. An old dwelling of colonial aspect has been made over into a private hospital without changing its exterior appearance. Internally it has been entirely rebuilt and set apart to a new purpose, but when viewed from the street it is contributing its part to preserve the original architectural character of the quarter. Madison Square has lost its old appearance, but that Washington Square may be long preserved, as it has been in part, and restored or improved for the other part, is a hope that has been respected in the alteration here referred to.

A better architectural result has been obtained by leaving the old front wall, stoop, balcony and railing than would have come from replacing them with a new facade of possibly cheap construc-



Wm. G. Massarene, Architect.
32 WASHINGTON SQUARE SOUTH.

tion. The old iron railing and balcony are of fine colonial design. The front door is also an interesting example of colonial design and was left for that reason. Inside the house the first story doors were fine old San Domingo mahogany. They were used in refitting the first story with pleasing effect by putting a plain trim around them without any mouldings whatever.

The house has a frontage of twenty-five feet, a depth of fifty-eight, four stories, basement and cellar. The architect tore out the interior construction—floors, partitions and roof and replaced the floors at the same levels, using eight-inch I beams and four-inch cinder concrete arches. The old wood stairs were superseded by a stairway of iron and marble and a solid brick wall was substituted for the main longitudinal partition of studding. When the pitched roof had been leveled off the attic had been transformed into a full story and on the roof a pent house was built with a glass roof under which the surgical operations will take place.

—The eighth annual convention and exposition of the National Association of Sheet Metal Contractors will be held in St. Louis on June 10 to 14.



DEPENDABILITY

When Cement is delivered in cloth sacks, the purchasers, of course, intend to return the sacks to the mill and get their money for them.

The Dependability of the cement mill should, therefore, be just as important a factor as the price of its cement.

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NEW YORK

McANENY OPPOSES TOMKINS PLAN

For the Removal of West Washington Market—United Opposition From Local Interests—Hearing on City Policy For Leasing Piers.

OPPOSITION of unexpected force was developed this week against the proposal of the Dock Department to convert West Washington Market into a steamship terminal. The Dock Commissioner is anxious to have piers of suitable length ready for the 1,000-ft. ocean leviathans soon to make their first call at this port, and he had said he did not know where the city could at once properly provide berthing facilities for steamships of the first class, on Manhattan Island, except at this place.

The site of West Washington Market is owned by the city, and therefore could be quickly utilized. A new place for the market would then have to be provided through condemnation proceedings, and if West Washington Market were moved, Gansevoort Market, its neighbor, would also have to go, it is believed. The Water Department, through its chief engineer, asserts that the high-pressure pumping station would have to make way for the steamship terminal also, but the Dock Department does not concede this.

Borough President McAneny himself came out in opposition to the Dock Department's plan and sent his engineer, Mr. Goodrich, to a hearing before the Sinking Fund Commission on Wednesday morning to express that disapproval. Commissioner Tomkins, apparently taken by surprise, then declared that upon the Borough President would rest the responsibility for the consequences if suitable piers could not be provided.

All the property and mercantile associations in that part of the city arrayed themselves against the Dock Department's plan at the hearing. More than this, they submitted a plan which they said is better than the department's, so far as it relates to this one steamship terminal. Otherwise they approved of Commissioner Tomkin's plans for harbor reorganization, including a West side elevated freight road. Their proposal is that the big piers shall be built at the foot of West 23d street, in the place of some of the abandoned ferry-slips and in the place of some adjacent piers now occupied by ocean lines which can be accommodated elsewhere.

Commissioner Tomkins' Points.

In a statement issued on Tuesday, the day before the hearing, Commissioner Tomkins explained the necessity for quick action, as he believes, by saying:

"The necessity for providing accommodations for the larger steamships now building for this port is very great. There are now nearing completion and under construction a number of ships of the 'Olympic' class, and even larger. Every one of these ships is built for the New York trade, and application has been made to berth them in lower Manhattan. Nearly a year has passed since the temporary extension was granted by the U. S. Government, and, therefore, it is now absolutely necessary to face this situation squarely.

"The city owns and has possession of the property on the North river between Gansevoort and Little West 12th streets, and this is practically the only property on the lower Manhattan waterfront which is under its control. It is set aside as a market, handling general supplies, refrigerator goods, etc., and receiving nothing from the waterfront. Formerly it was situated in front of the present Washington Market, between Fulton and Vesey streets, but the necessities of commerce compelled its removal, and it was located at its present site, from which it must again be moved. The water frontage of this market is occupied as an oyster basin, and there are three small piers utilized mostly for open wharfrage.

"The necessity of using this space between the two finest steamship installations in the harbor as a market for oysters, poultry and meats, is not apparent. Application has already been made looking toward legislation for the removal of this market, and, when this is accomplished, a basin may be dredged inland creating berths for two ships 900 feet in length. These, while not giving a permanent remedy, would afford immediate relief, and by keeping them in control of the city, would probably take care of the larger ships until better arrangements could be made.

"In the pierhead line between the Battery and Gansevoort streets there is a bow which, if straightened, would permit of constructing piers 1,000 feet long in the vicinity of Canal street, without dredging inland. It is believed that the Secretary of War will at least consent to straightening this line, and, if the railroads which now occupy much of this section can be accommodated by way of the elevated railroad, a very fine series of

steamship piers 1,000 feet long can be created in a locality where it seems most desirable.

"I have had a number of conferences with the market men, and I believe they appreciate the conditions, and also realize the advantage to them and to the city of having a market created on the easterly side of the marginal way accessible to cars of all the railroads over the proposed elevated railway. There is opportunity for constructing such a market on property which is now not improved, or used to any advantage. It is my responsibility to show plans whereby these large steamships can be accommodated and not be diverted to other ports, which are glad to provide accommodations if they can get that trade. I have done so in the only locality where they can be provided for in the near future, and with the least expense to the city.

"I appreciate the necessity of public markets, and I believe that the city should make it as easy as possible to have this market relocated. And I shall do what I can to facilitate this, but as Dock Commissioner, the matter does not come under my immediate jurisdiction.

"The cost of the improvement is estimated at \$280,000. It is my intention that these piers shall not be leased to any individual company, but shall be kept in the control of the city, for use by all of the large steamships under some form of preferential permit. I cannot say as to what extent I approve of compensating the people who have stands now in the market, but I believe that in settling this matter, careful consideration should be given to the business and equipment which they have established. Action by the Legislature as well as by the Sinking Fund Commission will be necessary, and the time for the adjournment of the Legislature is near at hand."

Why Local Interests Object.

As an answer to the Commissioner's arguments from the real estate and mercantile interests of the West Side of the city a statement has been drawn up and signed by eight different associations, namely: West Side Taxpayers' Asso., Seventh Avenue Asso., East Twenty-Third Street Asso., Chelsea Association of Merchants and Manufacturers, Greenwich Village Asso., Gansevoort Market Business Men's Asso., West Washington Market Asso., United Real Estate Owners' Asso.

The statement says in part:

"The removal of the market means the destruction of buildings owned by the city, on which we understand the city is now receiving over 25 per cent. on its investment; in addition to the market income the city receives rental from oyster boats, and other dock privileges. Then again, it is admitted it will be necessary to build a new market elsewhere at a cost of millions of dollars. As a business proposition the market should remain where it is.

"To erect the largest and most costly piers in that part of our city, which is inconvenient to reach, is a great mistake and would not benefit real estate values there.

"We believe a better and more fitting place can be found north of our Chelsea piers, to accommodate ships of 1,000 ft. and over which Commissioner Tomkins has been advocating right along.

"We suggest using the abandoned ferry of the Pennsylvania R. R. on West 23d street, together with the piers now used by the Anchor and Atlas lines, between 23d and 25th streets, and as much of the two blocks between 11th and 12th avenues, from 23d to 25th streets, as needed. On these blocks there are no improved buildings, there being only car barns and sheds, which would be inexpensive to condemn. There are also other desirable locations on the West Side, where 1,000 foot piers can be built."

Other speakers, in opposition to the Dock Department's proposals were Michael J. Horan, President Butler of the Gansevoort Market Business Men's Association, President Winslow of the West Washington Market Business Men's Association, Louis Schrag, secretary of the West Side Property Owners and Walter Stabler, comptroller of the Metropolitan Insurance Co., who represented on this occasion the Twenty Third Street Improvement Association. Mr. Stabler said the cost of building the piers compared to the cost of acquiring a new location for the market would be a trifle. He strongly advocated the 23d street location, as much superior to the site of the West Washington market. Mr. Horan assured the commissioners that all the business

interests now opposing the removal of West Washington Market, would give their unanimous support to the remainder of the plans of the Dock Commissioners if he would build his piers at 23d street instead.

On the other hand, the 23d street location was favored by representatives of the Produce Exchange and the Merchants' Association, who maintained that the foreign trade was more important to the prosperity of the city than the retention of West Washington Market in that particular spot.

City's Policy in Pier Leasing.

Dock Commissioner Tomkins and Deputy Comptroller Mathewson held a hearing on Wednesday afternoon at the City Hall on the question of the city's policy in leasing pier rights. The matter for direct consideration, a proposed lease to the Catskill & New York Steamboat Company, formed the basis for an extended discussion as to the policy of the Department of Docks in the matter of terms for the occupation of municipal piers and water front property.

The Comptroller takes the position that municipal piers should be leased for the highest revenue, and to obtain this maximum price leases should be sold at public auction to the highest bidder. The Comptroller has suggested, however, that if the highest bidder is not the most suitable tenant the award may be made to a bidder other than the highest.

The Commissioner of Docks said he recognized the desirability of large revenue, certainly revenues sufficient to make city investments self-sustaining. But he held that satisfactory rentals could be secured by proper appraisal and that leases of terms of occupancy should generally be made directly with the classes of tenants best suited for the piers in question, all these negotiations to be public, by hearings, etc., and such leases, of course, subject to the final approval of the Commissioners of the Sinking Fund. Further he said he believed, from the experience of the Dock Department, that public auction not requiring the award to the highest bidder, or rejection of all bids, would be ineffective.

Among those who supported Mr. Tomkins' view were William Hartfield, president of the Italian steamship lines; Fred B. Dalzell, president of the National Board of Steam Navigation; H. O. Nickerson, vice president of the New England Navigation Company; C. H. Callahan, for the Maritime Association; W. M. Olcott, for the Hudson River Day Line, representative of the Catskill and other night lines on the river and Sound, and representatives of the railroad companies. Mr. Tomkins will make a report to the Controller and Sinking Fund Commission recommending adoption of his method.

On Thursday afternoon at the Dock Department Commissioner Tomkins heard the views of representative citizens of the Bronx as to what they deem the best means of developing the waterfront facilities of the borough. He outlined for them his own tentative plans for the East Bronx shores, as illustrated in a large map spread upon the table before him. The map represented the East River shore from Hunts Point to Throggs Neck and showed the position of a number of open piers with accessory warehouse and factory sites, all connected by a branch railroad from the New York, Westchester & Boston, a subsidiary of the New York, New Haven & Hartford.

The Commissioner explained that a series of open piers would be of little avail as harbor facilities without a connecting railroad, and he was privileged to say that one of the great railroad systems stood ready to build this line and maintain it until the city took it under municipal control. President Miller of the New York, Westchester & Boston was present at the hearing and confirmed the Commissioner's remarks.

Unanimous approval of the plan came from the representatives of the Bronx, and they expressed appreciation of the Commissioner's efforts in behalf of their borough. They said this was the first occasion in their experience when a Dock Commissioner had ever asked the property interests of the Bronx to consult with him in regard to waterfront improvements. As the Commissioner had said that he wished to hold further hearings, to discuss other features, the representatives of the Taxpayers Alliance invited him to hold them in the Bronx at such times as he would name.

BUILDING MATERIALS.

Structural Operations Moving—Basic Iron Advances.

Common Brick Firmer—Cement Easier—Demand for Fuel Still a Serious Feature of the Manufacturing Department—Four Brick Cargoes Left.

THE advance in the price of basic pig iron to \$2.10 a ton, representing a jump of 50 and 75 cents, gave building material consumers the first definite idea regarding the trend of spring prices this week. Inasmuch as this advance occurs at the very basis of building material manufacture, consumers may expect a general stiffening of spring prices all along the line.

Basic iron is used almost primarily in structural steel-making. Therefore it was not surprising to jobbers in finished steel and shapes in this market to note a "better" undertone in structural steel prices. If the old adage of "as goes steel, so goes other building materials" holds true this year as it almost invariably has done in the past, it is safe to assume that wholesalers spring lists will show a general stiffening tendency before many weeks.

It is significant that few wholesalers or jobbers are taking protracted delivery orders. Even two per cent. premium business is taken with reluctance for longer than ninety days and the steel interests are not making boasts of buyers seeking big second quarter business. They are all apparently afraid of the effect upon prices the impending coal strike may have.

But wholesalers and jobbers are playing in better luck than some of them are apparently willing to admit. While they are complaining with considerable gusto of the slowness of March business, many of them are secretly contenting themselves with the fact that hand-to-mouth transactions are in the majority just now.

Weather conditions have been such as to prevent building operations. This has eased the demand upon retail building supply interests and they in turn have been in the market only for their immediate requirements. With the single exception of Queens borough, where unprecedented building projects are being reported, dealers are not speculating on the 1912 building movement, although in almost every case they are carrying stocks larger than they did at this time last year. This may be due to accumulation owing to the impossibility of construction work so far this year, but the fact remains that they are not anticipating higher prices by laying in emergency stocks. They apparently prefer to take a chance on the coal strike and higher prices later, rather than to load up at present price levels.

The consumer, of course, will be expected to pay the bill if the retailers are caught short and, as far as can now be seen, they may just as well figure on advance of two per cent. over current lists on deliveries during July, August and September, if a coal strike is declared.

Brick.

Common brick continues dull at \$7.25 top for Hudsons and \$7 top for Raritan. Connecticut and Long Island brick run about a quarter to a half under Hudsons. Front brick is scarce, deliveries are slow, owing to railroad congestion, but prices are steady and the inquiry good. There is little call for enamel brick just now although there is reported to be a better undertone in inquiry. Fire brick is firm, but competition is keen.

Change in Kittanning Company.

An event of considerable importance to consumers and the trade in general occurred this week when the Upper Kittanning Brick Company, moved its principal sales office to the headquarters of Houghtalling & Wittpenn, local agents for "Texture" and other Kittanning products, at 44 East 23d street. E. M. Houghtalling has been elected president and general manager of the company and C. E. Foster was elected vice president and resident director at Bradford, Pa., where the company's plants are located.

Only Four Common Brick Cargoes Left.

Although there are only four cargoes of common brick left on the market, there is no cause for alarm on the part of consumers regarding supply. The Government has blasted the ice barrier between this city and Iona Island, the War Department's naval base just above Haverstraw and the steamer Homer Ramsdell began its regular trip to Albany on Monday. While there are still miles of ice fields from six to ten inches thick in

Haverstraw and Newburgh bays, the heavy rains of this week, are expected to loosen the floes by the first of next week so that the loaded barges, caught by the ice last fall, may be reached by the towing companies.

There are 10,000,000 brick awaiting delivery to jobs in this city on this date. It would take a full week, of balmy spring weather, for going operations to consume this supply. The four unsold covered barges represent another 1,300,000 brick so there is no cause for concern regarding a shortage of brick for immediate consumption, because a week of good weather would permit barges already loaded to come in, and the supply up the river is ample for all needs.

Transactions of Hudson river brick during the week with comparisons for those of the corresponding week last year follow:

1912.		1911.	
Left over, open cargoes,	Open Covered	Left over, open cargoes,	Open Covered
March 4, none.	Sales.	March 4, none.	Sales.
Monday	Monday .....	..
Tuesday	Tuesday .....	..
Wednesday	Wednesday .....	..
Thursday	Thursday .....	..
Friday	Friday .....	..
Saturday	Saturday .....	..
	7		7

Condition of the market, strengthening. Prices, Hudsons, \$7.25 top; Raritan, \$7; Connecticut and Long Islands, \$6.75 to —. (Allow for dock, N. Y. Allow for haulage and dealers' profits.) Total covered left, 4.

1911.		1912.	
Monday	4	Monday	4
Tuesday	8	Tuesday	8
Wednesday	0	Wednesday	0
Thursday	7	Thursday	7
Friday	11	Friday	11
Saturday	3	Saturday	3
	33		33

Condition of market, keen. Available covered cargoes, 10. Quotations on covered cargoes, \$5.50 to —. Open cargoes, \$5.25 to \$5.75. Left over open cargoes, 9.

Lumber.

The following tentative figures have been given out as the lumber lift for this district per thousand feet in yard, New York. There quotations are subject to change without notice and cover goods classed as "Merchantable" under the 1905 rules of the National Association:

Long Leaf Yellow Pine.—Prices are steady and without change. Prices for delivery of material classed as "Merchantable" under the 1905 rules of the Association are as follows:

	Prices per thousand Feet in Yard.			
	New York.			
	—Length—	—Length—	—Length—	—Length—
	20 to	25 to	30 to	35 to
	ft.	ft.	ft.	ft.
2 in. wide and under				
by				
8 in. thick and under....	\$33	\$34	\$35	\$36
10 in wide				
by				
10 in. thick and under....	35	36	37	38
12 in. wide				
by				
12 in. thick and under....	38	39	40	41
14 in. wide				
by				
14 in. thick and under....	45	46	48	48
16 in. wide				
by				
16 in. thick and under....	47	48	49	50

For pieces longer than 35 ft. and less than 40 ft., add from \$4 to \$8 to base price.

Flooring.—Quarter-sawed oak flooring, A1, is \$95 per M. Selected, quarter-sawed, white-oak or red-oak flooring is \$52 per M., and common oak flooring, red or white, is \$30 per M.

Maple flooring, ¹⁵/₁₆x2 in., is \$44 for clear; \$37 for No. 1 and \$24 for factory. Long-leaf yellow-pine flooring, ¹³/₁₆x2 1/2 face, is \$55 to \$60 for A heart rift; \$49 for sap rift; \$28 to \$30 for flat rift and \$22 to \$23 for No. 1 common flat grain.

Hemlock.—Prices are firm, and without change at \$20.50 for West Virginia and \$21 for Pennsylvania.

Size.	Length			
	10 ft.	12 ft.	14 ft.	16 ft.
2x4-in.	\$23.00	\$21.00	\$21.00	\$23.00
2x6-in. to 2x10-in.	21.00	21.00	21.00	18.00
				19.00
3x4-in. to 12x12-in.	21.50	21.50	22.00	19.00
				20.00
1x8-in.	18.00	18.00	18.00	
1x10-in. & 1x12-in.	18.50	18.50	18.50	

Lath.—The price is steady. In Boston 1 1/2-in. sells at \$3.75 and 1 1/4-in. at \$3.40 @ 3.50.

Cement.

President Morron of the Atlas Portland Cement Company, in commenting upon the cement outlook said:

"The cement market at the present moment is dull, partly due to the fact that the continuance of unfavorable weather conditions throughout the country has retarded construction to a considerable ex-

tent, but it is my belief that the coming season will be one of considerable demand for cement for all classes of construction work.

"The use of concrete for general building purposes has passed the experimental stage. I believe it will not only be used in greater quantities than ever in the construction of various classes of buildings, bridges, and waterways, but will come into greater general use among the farmers of the country.

"Bids for 300,000 barrels of cement to be used in the construction of the Boston subway will be opened early in May, and contracts on the Lexington Avenue Subway are being let as the material is needed. It is said that close to 3,000,000 barrels will be required to complete the work on the Lexington Avenue line.

The Market Summary.

In all lines, generally speaking, there is a steady, slow improvement. Jobbers have been reporting a little more inquiry, although deliveries are still slow. The government succeeded in reopening navigation in the Hudson this week, thus relieving the tension in that department while the cement interests are rather courting than dreading the impending coal strike as an excuse for advancing the price of their product in this market since they all have at least a two months' supply of fuel on hand with more ordered. The strengthening of the stock market and the firmer tone in the money market, were all encouraging spring signs.

FIRE HOUSES OF BRICK.

Clay Products Interests Now Preparing to Carry Fight to Police Stations Too.

Frank M. Patterson, counsel for the brick manufacturers of New York State and of the Greater New York Brick Company, announced this week that the clay products interests of the state were preparing to carry their fight for the recognition of brick and burned clay building materials in municipal construction into the police department where bids will soon be opened for three new station houses aggregating in cost almost \$500,000. This action was decided upon following the campaign made against the city by the clay interests in protest against the construction of 21 concrete fire houses, costing approximately \$1,000,000.

In 1910 appropriation amounting to more than a million dollars was made for the erection of twenty-one new fire houses. Rhinelander Waldo was then fire commissioner. Before the bids came out for awarding, Mr. Waldo was transferred to the police department. The brick layers unions and brick manufacturers retained Mr. Patterson to see if there was not some way whereby the former Fire Commissioner's orders that the new buildings be constructed of concrete, could be set aside.

Mr. Patterson threatened injunctions against the city if the awards were made without being properly advertised and permitting proper competition, and he carried his point. Mr. Patterson asked for a hearing and one was arranged before Deputy Commissioner Phillip Farley, of Brooklyn, to whom the possibility of saving a large sum of money to the taxpayers was presented. The hearing continued for two days and the result was that proposals for the last nine of the twenty-one firehouses were opened on Tuesday and showed, according to the brick interests, that a total of \$168,000 has been saved by building these houses of brick instead of concrete. There were fourteen bidders reported for the twenty-one brick fire houses as against two for the concrete ones and on five of the twenty-one concrete houses no bids were received.

—A special committee of the Board of Estimate appointed to investigate the condition of the roads in Queens made a tour of the different leading thoroughfares last Sunday afternoon. The committee consisted of Borough President McAneny of Manhattan, President Kline of the Board of Aldermen, and Borough President Connolly of Queens. The party was accompanied by Superintendent of Highways Leavitt.

—Hartsdale is rapidly becoming a centre for club life, with the Scarsdale Golf and Country Club, the Greenacres Tea House and the Westchester Tennis Club. The Scarsdale Estates is preparing for the erection of a boat house on the lake and the installing of several more canoes.

Is Your Business Growth Stunted By Your Power Plant?

There comes a time in the natural growth of every business when more power is needed. How do you propose to get it when the time comes to you? Or has it arrived already? An addition to your present plant means additional expense, additional bother, additional floor space given over to an already expensive nuisance. Why don't you adopt the convenient, efficient and economical means of obtaining sufficient power for your every requirement?

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of every power difficulty. It is abundantly adequate to meet any demand which may ever be placed upon it—any hour—day or night. The cost of buying power from Central Station is decidedly lower than the cost of operating a private plant. And the results in efficiency are far greater. Ask for a consultation with one of our engineers. You assume no obligation.

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BROOKLYN'S SHORE ROADS.

Park Department's Most Important Work Since the Completion of Prospect Park.

The most important work attempted by the Department of Parks in Brooklyn since the completion of Prospect Park is the construction of the Shore road, fringing the New York Bay from Owl's Head at 66th street to the Government Reservation at Fort Hamilton, occupying the major portion of the Brooklyn waterfront of the bay. The total length of this improvement is approximately two and one-half miles. The principal features of the work are the construction of a granite and concrete sea wall upon a solid riprap foundation, the filling in of the areas between the wall and the adjoining uplands, the construction of a number of drives, paths, etc., the establishment of drainage and irrigation systems, the covering of the filled-in lands and adjoining slopes with topsoil, and the final creation of extensive lawns and plantations. The lines of the wall, while forming a series of graceful curves, in general follow the bulkhead line of the harbor.

A great step toward the accomplishment of this vast improvement was taken in August of last year by the award of a contract for the building of the seawall between Bay Ridge avenue and 92d street, with a total length of 7,200 linear feet, or slightly in excess of one-half of the total. The contractors began work in September, and judging from the progress already made, this contract will be completed before the expiration of the stipulated time of 250 working days.

The Shore road practically terminates at or near 66th street, as far as the true interpretation of its name is concerned. Its main roadway, however, continues to Fort Hamilton avenue. While this parkway is a part of the original Shore road improvement scheme, it is officially known as "the Bay Ridge parkway." From its junction with the Shore road, to Fourth avenue, it is confined between 66th street on the north and Wakeman place on the south, while east of Fourth avenue its southerly boundary is 67th street.

The treatment of this parkway comprises a winding driveway in the interior of the plots, flanked on either side by grassy slopes or mounds. Between First

and Fourth avenues it is fully developed, has paved walks and is adequately planted; beyond Fourth avenue its main roadway is completed and the mounds graded, but otherwise no improvements have been effected. West of First avenue it is yet to be improved along the lines of the adopted plan—a temporary roadway of moderate width forming the connecting link between the Bay Ridge parkway and the Shore road proper. The parkway is carried below First, Second and Third avenues, while it crosses Fourth, Fifth, Sixth, Seventh, Eighth and Ninth avenues at grade. Second and Third avenues are carried over the park drive by stone arches constructed some years ago. First avenue is likewise continued over the parkway by means of a granite bridge completed during the present year, and being a continuation of a long steel trestle erected by the Long Island Railroad Company over its Bay Ridge terminal.

Commissioner M. J. Kennedy, of the Department of Parks, in his annual report issued this week, when referring to the maintenance of good roads in Brooklyn and Queens, says the department has consulted with the officials of the State Highway Commission of Massachusetts, New York and New Jersey, as well as the various park departments throughout the country, relative to the construction of a pavement which would not only withstand the effect of heavy automobile traffic, but would also afford safe footing for the horse under trying weather conditions; and, while a great deal of progress has been made in the direction of solving the good roads problem, no standard specification has as yet been evolved. Under these conditions the department has not felt called upon to experiment, and the long established method of paving parkways and park roads with Hudson River road gravel has been continued. While the cost of repairs has been considerable, the department has been enabled to keep practically all its roads in good condition. The one exception has been and is the pavement of Fort Hamilton avenue, which since the closing of Fourth avenue, owing to the subway construction, has carried an exceptionally heavy traffic. The Board of Estimate and Apportionment has again and again been appealed to for funds to replace the worn-out pavement with a suitable permanent one, but no allowance was made, and at the present time the parkway under unfavorable weather conditions is almost impassable.

Perhaps your salesmen are making good—perhaps your business is bringing you good returns—is that any reason why you shouldn't help your men to do more? When business is good, push it still harder; then when dull times come, you have more assets to rely on—more lines established—a better credit to assist you and a better chance to pull through the period of depression. Don't neglect Dodge Reports at any time.

DODGE REPORTS, 11 E. 24th St., N. Y.

City Pays for Lighting Verandas.

The City Council of Mt. Cory, Ohio, has adopted a unique method of lighting the streets of the town. As an inducement the city will pay for all electricity used by its citizens on verandas and in front yards. For the purpose of defraying expenses of erecting poles and stringing wires, bonds of the municipality will be issued.—"Electrical Review."

Wall Decorations

Personal taste must decide the question of figured or plain wall paper. If a decorative result is required, a prettily figured paper is very effective; if a setting for pictures and china is wished, plain paper is in better style. Then, too much depends on the style of furniture. If massive and heavily carved, a depth of color should sustain it, and vice versa.—"Decorative Furnisher."

CURRENT BUILDING OPERATIONS

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

Architects for Prince George Annex.

Howard Greenley and Kenneth M. Murchison, associate architects, 298 Fifth avenue, have been retained as architects for the new addition to the Prince George Hotel at 16 and 18 East 28th street. The ground floor will consist of a large addition to the main lobby of the hotel, and the east wall of the present building will be taken out on this floor so as to afford a wide sweep through the entire lobby. The basement will contain a new boiler room, and store rooms. The eleven upper floors will each contain nine bed rooms and nine baths, with two lines of stairways. The addition will occupy a space of 50x100 feet, and the architectural treatment of the exterior will in a way be carried out on the lines of the present structure.

Building on Mendelssohn Hall Site.

Maynicke & Franke, 25 Madison Square north, have prepared plans for the twenty-two story commercial building which Philip Lewisohn, owner, of the Mendelssohn Hall property is to erect in 40th street through to 41st street. The building will be of the Gothic style with open lofts on each floor, and it is expected to be ready for occupancy next December. It was stated by the architects on Friday that some of the structural contracts have already been awarded.

Blum & Blum To Plan Big Apartments.

George and Edward Blum, 505 Fifth avenue, were selected architects this week for a twelve-story apartment house of the highest type, to be erected at the southeast corner of West End avenue and 101st street, on a plot measuring 100x116.10 feet, to cost about \$700,000. There will be four electric elevators. Plans will be ready for figures in about one month. Julius Tishman & Son, 299 Broadway, are the owners.

New Apartments in the Bronx.

The Weiher Construction Company, 76 East 86th street, will erect seven five-story high-class apartment houses, 48.10x88 feet in the south side of 136th street, 125 feet west of Cypress avenue to cost \$350,000. Moore & Landsiedel, Third avenue and 148th street, are preparing the plans.

CONTEMPLATED CONSTRUCTION. Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—The Montana Construction Co. obtained a loan of \$2,000,000 from the New York Life Insurance Co. this week with which to erect the 12-story block front apartment house on the east side of Park av, between 52d and 53d sts. E. Clifford Potter, 137 Broadway, is president; Rouse & Goldstone, 38 West 32d st, are the architects. The site is that of the old Steinway piano factory.

71ST ST.—Paul T. Zizina is the buyer of 113 and 115 West 71st st, and contemplates the erection of an 8-sty apartment house on the site.

79TH ST.—P. H. Ohm, 15-17 West 38th st, has completed plans for the 6-sty flat, 106.3x84.4 ft, for the City and Suburban Homes Co., 15 West 38th st, to be erected in the south side of 79th st, 541.9 ft east of Av A, to cost \$85,000.

83D ST.—Neville & Bagge, 217 West 125th st, have completed plans for the 9-sty apartment house, 50.9x86.7 ft, for the Wesley Realty Co., 135 Broadway, to be erected in the north side of 83d st, 175 ft east of Amsterdam av, to cost \$175,000.

CONVENT AV.—Chas. B. Meyers, 1 Union sq, has completed plans for seven 5-sty flats, various sizes, to be erected on the northeast corner of Convent av and 128th st, and the east side of Convent av, 50.7 ft north of 128th st, and the southeast corner of Convent av and 129th st, and the east side of Convent av, 58.8 ft south of 129th st, to cost about \$235,000. The Manchester Const Co., 198 Broadway, is the owner.

HALLS AND CLUBS.

120TH ST.—Plans are ready for bids for the 1-sty brick gymnasium, 123.6x110.10 ft., to be erected by W. W. Carman, 11 Cliff st, at 702-704 West 120th st, to cost \$30,000. L. E. Jalade, 37 Liberty st, is architect.

LEXINGTON AV.—Structural steel work is still under way for the 10-sty Y. W. C. A. at the northwest corner of Lexington av and 52d st. Donn Barber, 25 East 26th st, is the architect, and Marc Eidlitz & Sons, 489 5th av, general contractors.

HOTELS.

RIVERSIDE DRIVE.—H. Craig Severance, 21 West 45th st, is preparing plans for a 12-sty hotel to be erected at 294 Riverside Drive, adjoining the south corner of 102d st, 25.7x

107.7 ft., for the estate of Clara M. Baumgarten. The facade will be of brick, with trimmings of Indiana limestone. The cost is estimated at \$100,000. No contract has yet been issued, and further details have not been determined.

BROADWAY.—Charles H. Davis, who has a long lease of the Hotel St. Andrew at the northwest corner of Broadway and 72d st, will reconstruct the Broadway front of the building, which will include five large modern stores with an additional one, in 72d st. A cafe, lounge and dining rooms have been provided for. Mr. Davis estimates these improvements, together with the new furniture which will be installed, will total about \$225,000. An architect will be selected within a few days.

MUNICIPAL WORK.

BULKHEAD.—Estimates will be received by the Park Board, Thursday, March 21, for constructing a bulkhead along the easterly boundary of the public driveway, where required, between 165th and Dyckman sts.

SUPPLIES.—Estimates will be received by the Commissioner of Correction, Tuesday, March 19, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

ELECTRICAL EQUIPMENT.—Bids will be received by the Commissioner of Bridges, Thursday, March 21, for the electrical equipment of the 3d Av. and Willis Av. bridges over the Harlem river.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—The Sage Foundation, 105 East 22d st, has bought 6 and 8 Lexington av and 128 East 22d st, a plot fronting 41 ft. on Lexington av and 95 ft. in 22d st. On the entire site the Sage Foundation proposes to erect a business building. It will have accommodations for the officers, directors, and the departments of the Sage Foundation. The trustees are Mrs. Russell Sage, Robert W. de Forest, Cleveland H. Dodge, Daniel C. Gillman, John M. Glenn, Helen M. Gould, Gertrude C. Rice, Louise Lee Schuyler and Robert C. Ogden. Grosvenor Atterbury, 20 West 43d st, is usually architect for the society.

40TH ST.—Buchman & Fox, 11 East 59th st, have completed plans for the 25-sty loft building to be erected, on plot 50x98, at 110 and 112 West 40th st, for Edward W. Browning, 18 West 75th st.

28TH ST.—No contracts have yet been issued for the 12-sty loft, 46.7x90 ft, which the Twenty-Fifth Const. Co., 31 East 27th st, is to erect at 141-143 West 28th st, from plans by F. C. Zobel, 118 East 28th st. Estimated cost, \$180,000. Geo. Felt, is president, P. Grassi, treasurer, and Alexander Felt, secretary.

25TH ST.—Philip Braender, of 315 4th av, will erect the 16-sty loft building at 104-112 East 25th st, and not John Palmer, as recently reported. F. C. Zobel, of 118 East 28th st, originally prepared plans for a structure on this plot for Mr. Palmer, who now sells the site to Mr. Braender.

MADISON AV.—Wm. H. Birkmire, 1133 Broadway, is preparing plans for the 12-sty loft building, 74x95 ft., to be erected at 112-114 Madison av, for Lee Holstein, owner, to cost about \$325,000.

5TH AV.—Charles A. Rich, 320 5th av, has prepared plans for a 12-sty loft building to be erected by Ginn & Co., publishers, at 70 5th av and 2 to 4 West 13th st, having a frontage of 26 ft. on the avenue and 175 ft. in the street.

5TH AV.—McKim, Mead & White, 160 5th av, will take bids about April 25 on the general contract for the 12-sty office building, 60x100 ft., to be erected at 653 5th av by Levi P. Morton, 120 Nassau st.

MADISON AV.—Buchman & Fox, 11 East 59th st, will take bids about March 25 for the store and loft building, 20-stys, 144x98x100x197 ft., to be erected at the northwest corner of Madison av and 42d st, extending through to 41st st. The structure will be erected by a corporation, including C. K. G. Billings, 54 Wall st; A. N. Brady, G. O. Knapp, Geo. F. Johnson, Frederick Johnson, and Geo. F. Johnson, Jr.

PARK AV.—Smith & Judson, 271 West 125th st, have received the general contract to erect the 2-sty dance hall and cafe, 100x140 ft., at the southwest corner of Park av and 134th st for G. L. Young, 126 West 135th st. L. & J. Brandt, 271 West 125th st, are the architects.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

PROSPECT AV.—M. W. Del Gaudio, Tremont av, has plans ready for the 5-sty flat, 50x90 ft., which the P. & F. Construction Co., 663 Crescent av, is to erect at the northwest corner of Prospect av and 187th st, to cost \$60,000.

HAVEN AV.—Gross & Kleinberger, Bible House, are preparing plans for a 6-sty apartment for 42 families to be erected at Haven av and 169th st for H. L. Falk, owner.

PARK AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for two 5-sty flats, to be erected on the east side of Park av, 34 ft. south of 172d st, to cost \$65,000. The owner's name is for the present withheld.

PARK AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 5-sty tenement, 34x85.6 ft., to be erected at the southeast corner of Park av and 172d st, to cost \$35,000. The owner's name is for the present withheld.

MUNICIPAL WORK.

ERECTING WALLS.—Bids will be received by the Park Board, Thursday, March 21, for labor and materials for completely erecting and constructing wing walls to the abutment at the

Bedford Park entrance to the New York Botanical Garden, and a flight of granite steps at the new boiler house, in the Botanical Garden, in Bronx Park; also, for furnishing labor and materials for completely erecting and constructing a shelter in the Botanical Garden, in Bronx Park.

MATERIALS.—Estimates will be received by the President of the Borough of The Bronx, Wednesday, March 20, for furnishing and delivering 5,000 cubic yards of paving sand, broken trap rock stone and screenings; 75,000 gallons of emulsifying road sprinkling oil; 300,000 gallons of asphalt road oil; 100,000 gallons of tar road oil; also, March 20, for repaving with granite blocks on a concrete foundation the roadway of Webster av, from Bedford Park Boulevard to Gun Hill rd; also, for constructing a sewer and appurtenances in Barretto st, between Spofford av and Lafayette av.

STORES, OFFICES AND LOFTS.

BOSTON ROAD.—M. W. Del Gaudio, Tremont and Webster avs, has completed plans for a 2-sty brick and limestone office, loft and photo gallery, 70x100 ft., to be erected on the west side of the Boston road, 99 ft. north of 180th st, to cost \$30,000. The Taxpayers' Realty Co., 1203 Franklin av, is the owner.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

6TH AV.—Eisenla & Carlson, 51st and 3d av, Brooklyn, are preparing plans for a 4-sty tenement with stores, 40x86 ft, to be erected at the northeast corner of 6th av and 51st st. Estimated cost, \$32,000. H. Field and S. Ringler, 346 51st st, are the owners.

DWELLINGS.

UNION ST.—W. T. McCarthy, 188 Montague st, has plans in progress for six dwellings, brick, 20x52 ft, to be erected in the south side of Union st, 100 ft west of Troy av, to cost \$5,000 each. C. E. Callamant, 555 Eastern parkway, owner.

JAMAICA, L. I.—W. J. Holliday, 354 Fulton st, Jamaica, has plans for five 2½-sty residences, 23x25 ft, frame and stucco, to be erected at Jamaica Oaks, for H. R. Droot, 352 Fulton st; estimated cost, \$2,500 each.

FACTORIES AND WAREHOUSES.

KENT AV.—T. A. Baffa & Co. have leased for Andrew D Baird part of the old Chrome Steel Works, Kent ave, Hooper and Keap sts, to the Paper Working Machines Co. of N. Y. C. After extensive alterations, including the installation of a large power plant, which is to be ready May 1, they will move their entire equipment here from Manhattan.

GREENPOINT AV.—C. Bauer, 6 Bedford av, is taking bids this week on all sub-contracts for the 4-sty brick factory, 79x200 ft., to be erected on the north side of Greenpoint av, 325 ft. east of Provost st. Cost, \$50,000. Chas. M. Beirschen, on premises, is the owner.

ATLANTIC AV.—Charles Wuttke, 15 Hull st, has received a general contract to erect the 4-sty brick factory, 35x96 ft., at the southeast corner of Atlantic av and Warwick st, at a cost of \$12,000. Victor Nobis & Sons, 400 Pearl st, N. Y. C., are the owners. C. Infanger, 2634 Atlantic av, architect.

MUNICIPAL WORK.

WATER MAINS.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Tuesday, March 19, for hauling and laying and for relaying 48 inch water mains in East New York av.

SEWERS.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, March 20, for labor and materials required for constructing outlet sewers in Ocean Parkway, east side, between Av J and Av M, and in Av M, between Ocean Parkway and Coney Island av; an outlet sewer, in 21st av, from 64th st to 60th st; a sewer in West 16th st, between Neptune and Canal avs; both sides of 75th st, between 11th and 12th avs; in 19th av, between 61st and 62d sts, and an outlet sewer in 19th av, between 60th and 61st sts.

BUILDING.—Estimates will be received by the Superintendent of School Buildings, Monday, March 18, for the general construction, etc., of a portable school building as annex to Public School 97, at Benson and 25th avs, Brooklyn.

BROOKLYN.—Fire Commissioner Johnson opened bids on Tuesday, for the construction of new fire houses. Originally it had been planned to have the new fire houses built of concrete. Then bids for brick, steel and concrete construction were called for and the results showed that the lowest bids averaged from \$2,000 to \$8,000 lower than the corresponding ones for concrete construction. The lowest bids were: 160 Carlton av, bidder, George F. Driscoll, \$29,497; 124 DeKalb av, George F. Driscoll, \$27,969; 491 St. John's pl, George F. Driscoll, \$49,411; Metropolitan and Varick avs, George F. Driscoll, \$49,916; 533 Hicks st, Mitchell Construction Co., \$28,223; 12th av and 42d st, Tower Construction Co., \$40,890; Av C, between 12th and 13th sts; Richard E. Henningham, \$42,950.

STORES, OFFICES AND LOFTS.

SCHOLES ST.—Glucroft & Glucroft, 34 Graham av, will take bids on the general contract about April 1, for the 5-sty brick manufacturing building, 54x96 ft, mill construction to be erected at Scholes and Lorimer sts. Estimated cost, \$20,000. Owner's name is for the present withheld.

THEATRES.

GRAND ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a new vaudeville theatre to be erected in the

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north side of Grand st, 125 ft. east of Graham av, for Goodman & Mandel, 147 Roebling st, Brooklyn, manufacturers of men's collars. Brick and galvanized iron front, truss roof, automatic system, electric lighted throughout.

BROADWAY.—Work on the new theatre which is being erected at Broadway and Varet st, Brooklyn, is progressing rapidly. The following contracts have been awarded: iron work to the National Bridge Works, 1123 Broadway, N. Y. C.; the mason work to Thomas Deeydale; front brick to Pfothenauer Nesbit Co., 116 Nassau st, N. Y. C.; terra cotta to the New Jersey Terra Cotta Co., 149 Broadway, N. Y. C. The architect will soon be ready to take bids on opera chairs, scenery and stage curtains, chandelier work, decorations and mural paintings. Building is absolutely fireproof, with two balconies, and seating capacity of 1,000. Shampam & Shampam, 772 Broadway, Brooklyn, are the architects.

Queens.

DWELLINGS.

HICKSVILLE, L. I.—A syndicate, headed by W. F. Sheehan, of Bayside, L. I., and others, has purchased the Peter Meyer farm of 123 acres, and will divide it into plots from one-half acre up. The farm is on the Plainview crossroads, between Farmingdale and Woodbury. Dwellings will be erected.

JAMAICA, L. I.—Upjohn & Conable, 96 5th av, N. Y. C., are taking additional figures for the parish house, brick, 3-stys, 113x45 ft., to be erected on the west side of Flushing av, 300 ft. north of Fulton st, to cost \$35,000. Grace Church, of which the Rev. R. T. Homans, is pastor, is the owner.

ELMHURST, L. I.—O. Thomas, 354 Fulton st, Jamaica, is preparing plans for ten bungalows to cost \$10,500 each to be erected in Annadale Park, Elmhurst. The Stephan Building & Const. Co., 35 Willow st, Richmond Hill, is the owner and builder.

LITTLE NECK, L. I.—Guy King, 1513 Walnut st, Philadelphia, Pa., is preparing plans and will call for plans about March 22 for frame and hollow tile residence, 2½-stys, 30x60 ft., to cost \$8,000. Arthur Brave, in care of the architect, is the owner.

FOREST HILLS, L. I.—W. S. Worrall, of Corona, L. I., is preparing plans for a 2½-sty residence, 31x36 ft., for W. E. Dummond, to be erected here at a cost of \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The General Vehicle Co., 505 5th av, N. Y. C., owner, will take bids on the general contract about April 1 for the addition, reinforced concrete construction, to their factory here from plans by Harry Richards, Drexel Bldg., Philadelphia.

MUNICIPAL WORK.

BUILDING MATERIALS.—Bids will be received by the President of the Borough of Queens, Monday, March 18, for furnishing and delivering hardware, 5,000 cubic yards of sand, 125,000 gallons of asphalt road oil, light road oil and sand in the 2d, 3d, 4th and 5th Wards; also, March 18, for furnishing to the Bureau of Highways five standard ten gross tons steam road rollers.

RICHMOND HILL.—Bids were opened March 12, by the Fire Commissioner for the following fire houses: Spring st, Richmond Hill; Kerr Krankel & Co., \$49,435, low bidder; Central av, Far Rockaway, P. J. Brennan & Son, \$63,600, low bidder. Awards will probably be made within ten days.

SCHOOLS AND COLLEGES.

ROCKVILLE CENTRE, L. I.—Robertson Bros., 73 Madison st, Jamaica, submitted the lowest bid on March 12 for the brick and terra cotta library, 1-sty, 34x58 ft., to be erected here at a cost of \$10,000. Wilson Potter, 1 Union sq, N. Y. C., is the architect.

STORES, OFFICES AND LOFTS.

FAR ROCKAWAY, L. I.—Hugh Getty, Inc., 359 West 26th st, are figuring the general contract for the 3-sty fireproof brick and granite office building, to be erected at Far Rockaway, L. I., for the Commercial Cable Co.

Richmond.

MUNICIPAL WORK.

BROKEN STONE.—Estimates will be received by the President of the Borough of Richmond, Tuesday, March 19, for furnishing labor and materials required for furnishing and delivering 12,000 tons of broken stone and screenings in stone district No. 1; 12,000 tons of broken stone and screenings in stone district No. 2; 10,000 tons of broken stone and screenings in stone district No. 3.

Nassau.

MUNICIPAL WORK.

BABYLON, L. I.—Babylon taxpayers at the annual election March 19, will vote for the appropriation of \$20,000 for the purpose of paving and improving Main st.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY.—Work will start about May 1, for the two flats at Bergen and Bostwick avs, which will be erected by Doroshinsky Bros., builders, of 77 Grant av, from plans by N. Weltoff, 222 Washington st, Newark, at a cost of \$10,000 each.

CHURCHES.

ROCHESTER, N. Y.—Plans are being prepared for the erection of a church at Euclid and Roosevelt avs for the congregation of the Erwin Memorial Methodist Church. The cost has not been determined.

PERTH AMBOY, N. J.—St. Stephen's Congregation will erect a new church and parochial school at a cost of \$100,000. Joseph A. Jackson, 1123 Broadway, N. Y. C., will be the architect.

WHITE PLAINS, N. Y.—The First Baptist Church Congregation contemplate the erection of a new edifice. Address the pastor for details.

SODUS, N. Y.—Sodus is to have a new edifice. The First Reformed Church Society, which was organized only a few months ago, will erect a building of their own.

DWELLINGS.

YONKERS, N. Y.—E. Rose & Son, Elmhurst, L. I., are making plans for a 2½-sty residence, 24x33 ft., to be erected at this place by A. G. Wiegel, plumber, of 324 East 54th st, N. Y. C. Estimated cost, \$5,000.

HACKENSACK, N. J.—Contractor George Collins will shortly construct a \$3,000 dwelling for F. M. Harting on Poplar ave.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—The United States Cartridge Co., a subsidiary of the United Lead Co., 111 Broadway, N. Y. C., will erect an addition to its plant at Perth Amboy.

MT. KISCO, N. Y.—The Bedford Farmers' Co-operative Association has purchased a building site, and will erect two structures about 60x80 ft, one to be used as a general warehouse for the storage of farm material and the other for a cold storage and evaporating plant.

BOONTON, N. J.—The A. E. Norton Co., 105 West 45th st, N. Y. C., contemplate enlarging their plant here this summer.

NIAGARA FALLS, N. Y.—The Niagara Falls Linen Co., recently incorporated, will soon begin the erection of a large plant to accommodate 100 looms.

FAIRPORT, N. Y.—The Cobb Preserving Co. contemplate the erection of a new plant.

PERTH AMBOY, N. J.—The Fishbach Motor Co., of Newark, contemplate the erection of a new factory here.

GOLDEN BRIDGE, N. Y.—The United Drug Syndicate, 467 Broadway, contemplate the erection of a new plant. Gilroy & Raymond have the mason work.

HALLS AND CLUBS.

WESTFIELD, N. J.—The Westfield Golf Club Realty Co., the holding company for the Westfield Golf Club, has purchased the golf club house and course of the Riker estate and will spend several thousand dollars in improvements to the buildings and golf course. The officers of the company are: president, Harry E. Knight, of Fanwood; vice-president, E. R. Perkins; secretary, A. L. Russell; treasurer, A. D. Tuttle.

GREENWICH, CONN.—Mrs. Rebecca Witherell, of Greenwich, announced that she will erect a \$100,000 Y. M. C. A. building in this city. Plans for the structure have been prepared and adopted, and work will be started within a few weeks.

ROCHESTER, N. Y.—Plans for the Odd Fellows' Temple which will be erected at Spring and South Fitzhugh sts. at a cost of between \$75,000 and \$100,000 were adopted at a meeting of the directors of the Fraternal Building Association. Rees & Ade are the architects.

NEWARK, N. J.—The members of the New Jersey Automobile and Motor Club contemplate the erection of a first class club house. The site on the shores of Mountain Lake is predicted.

MUNICIPAL WORK.

BRONZE LADDERS, ETC.—Bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., until Tuesday, March 26, for furnishing and delivering bronze ladders, steel gratings, wrought-iron pipe railings and steel plates for the upper gate chamber of Ashokan Reservoir, at Brown's station, in the town of Olive, Ulster county.

JAMESTOWN, N. Y.—Jamestown, N. Y., has awarded \$66,996 paving bonds to Adams & Co., New York, as 4.40s on a basis of 4.37 per cent.

VERONA, N. J.—Mayor Hinck has signed the contract for paving Bloomfield av, from Verona to the Glen Ridge line, with granite block, at a cost of \$115,000. Peter and Philip Jannarone, of Belleville, have the contract. Work will start about April 1.

RED BANK, N. J.—A new fire house is soon to be erected here. Charles R. D. Foxwell is interested.

RED BANK, N. J.—The clerk has been instructed to advertise for bids for laying sewers on Locust and Bridge avs and South st. A check for \$200 must accompany each offer.

SOUTH ORANGE, N. J.—Sealed proposals will be received by the township committee of South Orange Township, N. J., until Tuesday, March 19, for the construction of certain sewers in the Hiltonia District of South Orange Township. Plans and specifications can be seen at the office of the consulting engineer, Alexander Potter, 114 Liberty st, N. Y. C.

ALBANY, N. Y.—At Albany on March 12, Senator Murtaugh introduced a bill providing that the State issue an additional \$50,000,000 for the construction and improvement of highways. Of this fund \$20,000,000 is set aside for the improvement of State highways and \$30,000,000 for county highways.

PEEKSKILL, N. Y.—Bids are being received until March 28, by the Water Board for the concrete dam construction for the proposed reservoir at Wicopee, near Tompkins Corners, Putnam Co. Plans are on file at the office of the Superintendent, Room 4, Municipal Building, Peekskill.

SODUS, N. Y.—Sodus has decided to install a system of water works, to be owned by the village. Three water commissioners will be appointed by the Town Board to take the matter in charge, and advertise for bids for a system to cost not more than \$30,000 when completed.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Bids will be opened by the secretary to the Trustees of Public Buildings, Albany, Monday, March 18, for certain items

of work in connection with the reconstruction of the State Capitol, Albany, N. Y. Franklin B. Ware, State Architect.

SCHOOLS AND COLLEGES.

SUMMIT, N. J.—A resolution calling for a \$27,000 bond issue was read at the council meeting last week. The same is to be provided for the construction of a new school building to be located in the northern section of the city.

LODI, N. J.—The school board will soon start the erection of a new school here. Ex-Mayor Zandee is a member of the board.

DENVILLE, N. J.—The Rockaway Board of Education will shortly have a special election to decide where the new school building shall be located at Denville as there are now two sites at issue.

HUDSON, N. Y.—Bids for the construction of cottages Nos. 11 and 12, at the New York State Training School for Girls at Hudson, have been received as follows: Nial Brothers, of Troy, \$53,567; Wills & Marvin, N. Y. C., \$53,945; Peter Keeler Building Co., Albany, \$53,266; Westchester Engineering Co., N. Y. C., \$54,357; Torrington Building Co., Poughkeepsie, \$56,843; Interurban General Contracting Co., N. Y. C., \$56,900; Conners Bros., Lowell, Mass., \$59,400; W. T. Behan, Troy, \$59,487; Morris Kantowitz, Albany, \$63,000.

MT. VERNON, N. Y.—The Libman Contracting Co., 107 West 46th st., are figuring the general contract for the high school building, to be erected at Mt. Vernon, from plans by Goldwin Starrett & Van Vleck, 45 East 17th st., N. Y. C. All sub bids are required by March 20.

HERKIMER, N. Y.—A call has been issued for a special school meeting for the Herkimer village school district, for the evening of March 28, to vote upon three questions. First, to expend not to exceed \$85,000 for the erection of a high school building. Two propositions will be submitted for a site.

NEWARK, N. J.—E. F. Guilbert, City Hall, has completed plans and the Board of Education will call for bids about April 1, for the 3-sty public school, 120x125 ft., 17 rooms, to be erected in Miller st, this city.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—Joseph and Angelo Piccola, of this place, will start this week the erection of a \$14,000 brick business block at Nos. 78 and 80 Pine st.

RED BANK, N. J.—A. L. Davison, carriage maker, is arranging to erect a 4-sty brick building there at a cost of \$14,000. It will be 47x96 ft.

PERTH AMBOY, N. J.—Miss Agnes Kant is planning for the erection of a 3-sty business building at the northeast corner of State and Smith sts.

NEWARK, N. J.—J. H. & W. C. Ely, Newark, have plans in progress for fire repairs to the store and loft building for W. H. Gilmore, Prospect st., East Orange, N. J. Estimated cost, \$15,000.

AMPERE, N. J.—The Crocker Wheeler Co. has plans under way and will take bids about April 15 for a new office building to be erected here.

THEATRES.

ATLANTIC CITY, N. J.—Announcement was made this week that the Philadelphia syndicate, headed by Alfred E. Burk, will start work upon the \$400,000 pier at New Jersey av within two weeks. The structure is to have a theatre with a stage larger than any in the country except that of the New York Hippodrome.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

MT. VERNON, N. Y.—Charles Birdsall, 451 S. Columbus av, has received the general contract to erect the flat and store, 4-stys, 32x80 ft., for Robert C. Ruehl, 322 S. Columbus av, at the northwest corner of S. Columbus av and Elliott st. S. A. Guttenberg, P. O. Bldg., is architect. Estimated cost, \$16,000.

CHURCHES.

40TH ST.—The Wills-Marvin Co., 1170 Broadway, has received the general contract to erect the 3-sty church and school, 54.6x92.10 ft. with extension 18.10x16 ft., at 406-412 West 40th st, for the St. Clemens Congregation, 552 West 50th st, from plans by F. J. Schwarz, Paterson, N. J. Estimated cost, \$46,000.

SOUTH AMBOY, N. J.—W. T. Hammell has the contract for painting and decorating the interior of the Methodist Episcopal Church.

DWELLINGS.

48TH ST.—C. H. Lang, 145 West 45th st, has the contract for interior changes to the 4-sty residence, 67 West 48th st, for Mrs. E. Kimball, 236 West 59th st. Chas. E. Reid and Geo. M. Spitzer, 132 East 23d st, architects.

143D ST.—Hermann Madden & Co., 103 Park av, have received the contract for alterations to the 3-sty residence 470 West 143d st for Nellie C. Bauer, 87 Hamilton av, from plans by J. H. Becker, 475 5th av.

GREAT NECK, L. I.—Weatherlow & Korn, 25 West 42d st, N. Y. C., have received the general contract to erect a terra cotta block and stucco residence, 2½-stys, for N. Victor Frohling, 114 East 28th st, N. Y. C. Thompson & Frohling, 114 East 28th st, N. Y. C., are the architects.

7TH AV.—Robert Graham, 536 East 131st st, has received the contract for alterations to the 4-sty boarding house, 2045-2047 7th av, for Wm. W. Buckley, 141 Broadway.

FACTORIES AND WAREHOUSES.

GREENWICH ST.—Maynicke & Franke, 25 Madison Sq. North, have awarded to F. D. Gheen & Co., builders, 1123 Broadway, the contract for alterations to the cold storage warehouse at 402-4 Greenwich st.

JERSEY CITY, N. J.—The general contract for the erection of a factory for the Safety Car Heating and Lighting Co. on the south side of 12th st, between Jersey av and Erie

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st, has been awarded to the Turner Construction Co., 11 Broadway, Manhattan. The building will be of brick and concrete, 5-stys, 100x100. The cost will be \$53,058.

MUNICIPAL WORK.

NEW BRUNSWICK, N. J.—The Freeholders have awarded to the Owego Bridge Co., of Owego, N. Y., the contract for constructing a Scherzer swing bridge over Cheesquake Creek at Morgan Station. Bids for this work were received last week and the Owego company's offer, \$43,250, was the lowest.

SCHOOLS AND COLLEGES.

BRENTWOOD, L. I.—McDermott & Hanigan, Inc., 103 Park av., have awarded to W. N. Flynt Co., of Morison, Mass., the contract for granite work necessary for the convent and school at Brentwood in the Pines, from plans by I. E. Ditmars, 111 5th av., N. Y. C.

STORES, OFFICES AND LOFTS.

24TH ST.—The Russo & Stola Construction & Building Co., 1123 Broadway, N. Y. C., has the contract for mason work for the 12-sty loft building to be erected at 43-7 West 24th st, from plans of Wm. H. Birkmire, 1133 Broadway, for the Rosdorf Co., 1133 Broadway, owner.

NOSTRAND AV.—M. Kleinfeld's Son Co., 188-90 Hinsdale st, Brooklyn, have received the contract for the sheet metal work and roofing for the office building for Robert Ward, to be erected on the west side of Nostrand av, near Herkimer st, Brooklyn.

RENWICK ST.—The Hudson Structural Steel Co., 136th st and Southern Boulevard, has received the contract for alterations to the 8-sty loft, 40-42 Renwick st, for A Landemann, 38 Renwick st, from plans by Stephen Gill, 157 Meserole av.

SCHENECTADY, N. Y.—Marcus T. Reynolds, 100 State st, Albany, will receive bids on the general contracts about April 1 for the 3-sty brick and stone office, 33x100 ft, with "L" 33x126 ft, to be erected at 512 State st, at a cost of \$50,000. The Schenectady Railway Co., 400 12th st, is the owner. Burtron Penoyar, in care of the company, is chief engineer.

5TH AVE.—The Northeastern Const. Co., 225 5th av, have received the general contract for alterations, changing the old residence at 601 5th av for store and loft purposes. Anson R. Flower Est. is the owner and Albert Joseph Bodker, 62 West 45th st, architect. Estimated cost, \$60,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.**Manhattan.****APARTMENTS, FLATS AND TENEMENTS.**

169TH ST, Nos. 517-519 West, 6-sty tenement, 50x68.7; cost, \$45,000; owner, Fair Deal Realty Co., 117 West 119th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 130.

71ST ST, Nos. 231-37 West, 9-sty brick apartment house, 69.8x86.2; cost, \$200,000; owner, A. Campagna Const. Co., 600 West 115th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 131.

CHURCHES.

40TH ST, Nos. 406-412 West, 3-sty church and school, 54.6x92.10, and extension, 18.10x16, slag roof; cost, \$46,000; owner, St. Clemens Church, 552 West 50th st; architect, F. J. Schwarz, Paterson, N. J. Plan No. 128. Wills-Marvin Co., 1170 Broadway, have contract.

FACTORIES AND WAREHOUSES.

99TH ST, s s, 115 w 3d av, 1-sty brick and concrete shop, 41x26, galvanized iron roof; cost, \$2,300; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 127.

MISCELLANEOUS.

120TH ST, Nos. 702-704 West, Claremont av, Nos. 602-8, 1-sty brick gymnasium, 123.6x110.10, copper and slag roof; cost, \$30,000; owner, W. W. Carman, 11 Cliff st; architect, L. E. Jallade, 37 Liberty st. Plan No. 126.

STORES, OFFICES AND LOFTS.

28TH ST, Nos. 141-143 West, 12-sty loft, 46.7x90, felt and slag roof; cost, \$180,000; owner, The Twenty-Fifth Const. Co., 31 East 27th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 125. Geo. Felt, pres.; P. Grassi, treas.; Alexander Felt, secy.

COMMERCE ST, n s, 50 w Bedford st, 5-sty loft, 24.6x74.1, tar and gravel roof; cost, \$35,000; owner, Santa De Domenico, 316 East 92d st; architect, A. Pierce, 59 Court st, Brooklyn. Plan No. 129.

29TH ST, Nos. 158-160 West, 12-sty loft, 50x88; cost, \$200,000; owner, 25th St. Const. Co., 31 East 27th st; architect, W. H. Birkmire, 1133 Broadway. Plan No. 132.

38TH ST, Nos. 29-33 West, 16-sty loft, 64x88.10, slag roof; cost, \$275,000; owner, Eli B. Springs, 34 East 37th st; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 133.

35TH ST, Nos. 3-7 West, 12-sty store and loft, 75x90.6, plastic slate roof; cost, \$200,000; owner, John J. Astor, 840 5th av; architect, F. C. Zobel, 118 East 28th st. Plan No. 134.

5TH AV, No. 601, 5-sty store and loft, 27x90, tar and gravel roof; cost, \$75,000; owner, Ida B. Flower, Watertown, N. Y.; architect, A. J. Bodker, 62 West 45th st. Plan No. 135.

Bronx.**APARTMENTS, FLATS AND TENEMENTS.**

156TH ST, s s, 175 e Courtlandt av, 5-sty brick tenement, plastic slate roof, 75x87.7; cost, \$60,000; owner, Benj. Benenson, 407 East 153d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 147.

177TH ST, s s, 88.6 e Jerome av, two 5-sty brick tenements, plastic slate roof, 37.6x70; total cost, \$60,000; owner, Plough Fox Co.,

Peter Fox, 391 East 149th st, pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 148.

180TH ST, s s, from Honeywell to Daly avs, three 5-sty brick tenements, 89.6x21, 47.6x68, 50x72; total cost, \$120,000; owner, Cross Ave. Co., Lawrence Davis, 3787 Broadway, pres.; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 149.

DWELLINGS.

WALKER AV, s s, 124.6 w Frisby av, 3-sty brick shop and dwelling, tin roof, 25x55; cost, \$5,000; owner, Albert Freyer, 1497 Zerega av; architect, Karl F. J. Seifert, 104 West 42d st. Plan No. 144.

MISCELLANEOUS.

WALES AV, s e cor 151st st, 1-sty frame stand, 14x16; cost, \$150; owner, Michael Birst, 616 Wales av; architect, Chris F. Lohse, 563 Eagle av. Plan No. 142.

STABLES AND GARAGES.

BROOK AV, e s, 448.2 s 167th st, 3-sty brick stable, slag roof, 54x112; cost, \$35,000; owner, Edw. J. Binzen, 943 Brook av; architect, M. J. Garvin, 3307 3d av. Plan No. 143.

STORES AND DWELLINGS.

KATONAH AV, w s, 25 n 236th st, two 1-sty brick stores and dwellings, tin roof, 37.6x54, total cost, \$6,000; owner, John P. Pape, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 146.

SO. BOULEVARD, e s, 86.10 n Home st, two 1-sty brick stores and dwellings, slag roof, 24.6 x70, 25.6x70; total cost, \$12,500; owner, Ferdinand Hecht, 380 Riverside Drive; architect, Norman Lederer, 1341 So. Boulevard. Plan No. 150.

STORES AND TENEMENTS.

PROSPECT AV, s e cor Tremont av, two 5-sty brick stores and tenements, slag roof, size irregular; total cost, \$110,000; owners, Friedman Const. Co., 171 Broadway; architect, H. L. Young, 67 West 125th st. Plan No. 145.

Brooklyn.**APARTMENTS, FLATS AND TENEMENTS.**

HOWARD AV, e s, 80 s Park pl, three 4-sty brick tenements, 41.11x89, tin, tar and gravel roof, 16 families each; total cost, \$54,000; owner, Schwartz & Levine, 150 Chester st; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 937.

CATON AV, n s, 52.11 w East 21st st, 4-sty brick tenement, 50.8x106.10, tin roof, 20 families; cost, \$25,000; owner, Oscar Palmleaf, 147 Hawthorne st; architects, Cohn Bros., 361 Stone av. Plan No. 982.

CATON AV, n w cor East 21st st, 5-sty brick tenement, 50.8x91.11, tin roof, 20 families; cost, \$30,000; owner and architect, as above. Plan No. 981.

SNEDIKER AV, w s, 60 s Blake av, two 4-sty brick tenements, 50x88, tin roof, 23 families each; total cost, \$50,000; owner, Snediker Const. Co., 502 Blake av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 968.

NEW LOTS ROAD, s s, 220 w Malta st, two 3-sty brick tenements, 22x75, tin roof, 6 families each; total cost, \$13,000; owner, Georgia Bldg. Co., 318 New Lots av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 963.

LEFFERTS AV, n s, 45.10 w Nostrand av, three 3-sty tenements, 20.4x55, tin or gravel roof, 3 families; cost, \$22,500; owner, Realty Associates, 176 Remsen st; architect, Benj. Driesler, 178 Remsen st. Plan No. 995.

CHURCHES.

THROOP AV, n w cor Macon st, 1-sty and balcony, brick church and school, 93x100, cement roof; cost, \$50,000; owner, Throop Av. Presbyterian Church, 1263 Dean st; architect, Jackson & Rosencrans, 1328 Broadway, N. Y. Plan No. 938.

DWELLINGS.

EAST 46TH ST, e s, 185 n Mill Lane, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$5,000; owner, Anthracite Realty Co., 350 Fulton st; architect, R. Schaefer, 1522 Flatbush av. Plan No. 945.

EAST 46TH ST, e s, 145 n Mill Lane, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$5,000; owner and architect as above. Plan No. 946.

BLAKE AV, s e cor Douglass st, 2-sty brick dwelling, 20x35, tin roof, 1 family; cost, \$3,000; owner, Latest Construction Co. (Inc.); architect, Cohn Bros, 361 Stone av. Plan No. 952.

BLAKE AV, s s, 20 e Douglass st, four 2-sty brick dwellings, 20x35, tin roof, 1 family each; total cost, \$12,000; owner and architect as above. Plan No. 953.

TROY AV, e s, 500 s Av E, 1-sty frame dwelling, 12x45, metal roof, 1 family; cost, \$500; owner, Tony Genero, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 954.

AV O, n w cor North 4th st, 2-sty frame dwelling, 25x32, shingle roof, 1 family; cost, \$3,900; owner Herman Ringelman, 24 Lake st; architect, Herman J. Pingel, 381 4th av, N. Y. Plan No. 955.

TILLARY ST, n s, 56.3 e Gold st, 2-sty brick dwelling, 16.5x54.6, tin roof, 2 families; cost, \$3,860; owner, Michael Carberry, 197 Tillary st; architect, John C. Burmeister, 416 Cornelia st. Plan No. 978.

DOUGLASS ST, e s, 180 s Blake av, eight 2-sty brick dwellings, 20x35, tin roof, 1 family each; total cost, \$24,000; owner, Latest Const. Co., Grafton st, near Blake av; architects, Cohn Bros., 361 Stone av. Plan No. 974.

ALABAMA AV, e s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, slate roof, 2 families each, total cost, \$60,000; owners, Progressive Realty Co., 318 East Houston st; architect, Koppel & Daube, 830 Westchester av. Plan No. 1047.

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BAY 17TH ST, w s, 87.3 n Cropsey av, three 2-sty frame dwellings, 17x45, tin roof, 1 family each; total cost, \$9,000; owner, Aplo Const Co., 16 Bay 31st st; architect, C. Schubert, 13th av, cor 86th st. Plan No. 967.

AV F, n s, 50 w East 95th st, two 2-sty and attic frame dwellings, 18x26, shingle roof, 1 family each; total cost, \$7,000; owner and architect, Frank P. Smith, 992 East 95th st. Plan No. 960.

RAILROAD AV, s e cor West 29th st, 1-sty frame bungalow, 24x20.6, shingle roof, 1 family; cost, \$750; owner, Chas. P. Malloy, 149 West 66th st; architect, Geo. H. Suess, 2985 West 28th st. Plan No. 993.

EAST 18TH ST, e s, 240 n Av N, 2-sty and attic dwelling, 22x30, shingle roof, 1 family; cost, \$3,000; owner, Emily R. Gibbs, 273 Adelphi st; architect, C. Whitley Mullin, 189 Montague st. Plan No. 984.

NEWKIRK AV, s s, 24.11 e East 22d st, 2-sty frame dwelling, 18x38.6, shingle roof, 1 family; cost, \$4,500; owner and architect, Wm. S. Rustin, 252 East 9th st. Plan No. 1040.

RAILROAD AV, w s, 153.10 s Jamaica av, 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$4,500; owner, Louis Walter, 6 Railroad av; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1056.

CYPRESS AV, n s, 100 e Highland av, 2-sty brick dwelling, 35.6x42.9, shingle roof, 1 family; cost, \$5,000; owner, John Offerman, Offerman Building; architect, Byron P. Wilson, 1910 Prospect av. Plan No. 1029.

JEROME ST, e s, 20 s Ridgewood av, four 2-sty brick dwellings, 18x40, tin or gravel roof, 1 family each, total cost, \$14,000; owner, Frank Richards, 23 Schenck av; architect, Wm. B. Ellis, 105 Glen st. Plan No. 1030.

EAST 22D ST, w s, 233.4 n Voorhies av, eight 2-sty and attic frame dwellings, 22x48, shingle roof, 2 families each; total cost, \$48,000; owner, John Calendo, 6323 New Utrecht av; architect, Hurtung & White, same address. Plan No. 1026.

EAST 22D ST, w s, 133.4 n Voorhies av, two 2-sty and attic frame dwellings, 22x48, shingle roof, 2 families each, total cost, \$12,000; owner, John Calendo, 6323 New Utrecht av; architect, Hurtung & White, same address. Plan No. 1027.

EAST 29TH ST, w s, 640 n Av F, four 2-sty brick dwellings, 17.6x32, slag roof, 1 family; cost, \$20,000; owner, Hab Bldg. Co., 1508 Kings Highway; architect, Adam E. Fischer, 23 Park Row, N. Y. Plan No. 1028.

FACTORIES AND WAREHOUSES.

VARICK ST, w s, 109.7 s Metropolitan av, 1-sty brick store-house, 50x40, gravel roof; cost, \$6,000; owner, Pure Oil Co., 17 Battery pl, N. Y.; architect, Thos. Bennett, 3d av and 52d st. Plan No. 944.

SMITH ST, w s, 60.6 s Luqueer st, 2-sty and basement brick light manufacturing factory, 60.6x60, gravel roof; cost, \$8,500; owner and architect, John Gibbons, 502 Court st. Plan No. 979.

3D AV, w s, 25.2 n 36th st, 1-sty brick stor age, 21.6x95, slag roof; cost, \$4,500; owner, Chas. Randel, 964 3d av; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 973.

DE KALB AV, n w cor Steuben st, 100x100, 1-sty storage shed, 80x34, slag and cinder roof; cost, \$400; owner and architect, Samuel Weill, Steuben st and DeKalb av. Plan No. 996.

SHEPPERD AV, w s, 91.1 n Atlantic av, 2-sty brick factory, 38x90, tar and gravel roof; cost, \$10,000; owner, American Numbering Machine Co., 291 Essex st; architect, Richard A. Wright, 350 Fulton st. Plan No. 1007.

BLEECKER ST, n s, 220 e Hamburg av, 1-sty brick electric truck storage, 27x47, felt and slag roof; cost, \$1,750; owner, North American Brewing Co., Hamburg av and Greene av; architect, ——. Plan No. 1039.

LIBERTY AV, s w cor Sheffield av, 1-sty brick cold storage house, 96.6x85.4, — roof; cost, \$15,000; owner, Piel Bros., Liberty av cor Georgia av; architect, Hubert Drosser, 417 East 57th st, N. Y. Plan No. 104.

5TH AV No. 98, 1-sty brick storage, 20x25, tin roof; cost, \$300; owner, Bergen Impt. Co., 656 Union st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 1035.

MISCELLANEOUS.

DICKINSON ST, s s, 1,000 e Vandevort av, 1-sty frame lumber shed, 20x12, tar roof; cost, \$700; owner, Jaeger Lumber Co., 1105 Metropolitan av; architect, Geo M Monroe, 1481 Flatbush av. Plan No. 1043.

OCEAN BOARDWALK, s s, 80 w Hendersons walk, 1-sty frame suit room and bathing pavilion, 11.6x34, iron roof; cost, \$200; owner, Fredk Henderson, Surf av and Hendersons walk; architect, Jas A McDonald & Con, Surf av and West 24th st. Plan No. 1046.

25TH ST, n s, 100 w 3d av, 1-sty steel gas works, 20x12, iron roof; cost, \$200; owner and builder, Gaston A Bronder, 309 Bway, N Y. Plan No. 1021.

STABLES AND GARAGES.

LINWOOD AV, e s, 162.6 s Sutter av, 1 and 2-sty stable and shed, 37.6x16, tin roof; cost \$500; owner, Esther Dooney, 206 Osborne st; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 994.

STORES AND DWELLINGS.

DEAN ST, n e cor Buffalo av, 1-family store and dwelling, 16x20, tin roof; cost, \$800; owner, Bertha Gruser, 1936 Fulton st; architect, Graham M. Polly, 1510 Fulton st. Plan No. 1016.

14TH AV, n w cor 56th st, 3-sty brick dwelling and store, 20x71.6, slag and gravel roof, 2 families; cost, \$10,000; owner, Harris Welner, 1311 49th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 998.

14TH AV, w s, 20 n 56th st, two 3-sty brick dwellings and stores, 20x55, slag and gravel roof, 2 families; cost, \$20,000; owner, Harris Welner, 1311 49th st; architects, Shampan & Shampan, 772 Broadway. Plan No. 997.

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AV U, n e cor East 14th st, 2-sty and extension brick dwelling and store, 40x52, flat roof, 2 families; cost, \$6,000; owner, Jos. B. Silman, 16 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 992.

NEPTUNE AV, n w cor West 15th st, 1-sty brick store and dwelling, 19.7x50, tar and gravel roof, 1 family; cost, \$2,200; owner, Anziato Anzolone, 2808 West 15th st; architect, Geo H Suess, 2985 West 28th st. Plan No. 1024.

STORES AND TENEMENTS.

NEW LOTS ROAD, s e cor Williams st, 3-sty brick store and tenement, 22x63, tin roof, 6 families; cost, \$7,500; owner, Georgia Bldg. Co., 318 New Lots av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 962.

NEW LOTS ROAD, s w cor Malta st, 3-sty brick store and tenement, 22x75, tin roof, 6 families; cost, \$7,500; owner and architect, as above. Plan No. 964.

STORES, OFFICES AND LOFTS.

3D AV, e s, 49.4 s 79th st, 1-sty brick store, 20x90, tar and gravel roof; cost, \$4,500; owner, Herman Peterson, 7902 3d av; architect, Harry Rocker, 9709 4th av. Plan No. 1045.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Putnam av, s e cor Buchanan av, 3-sty brick tenement, 20x60, tin roof, 3 families; cost, \$4,000; owner, Paul Stier, 2402 Hughes st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 545.

RIDGEWOOD.—Seneca av, s w cor Stephen st, 3-sty brick tenement, 22x85, tin roof, 6 families; cost, \$8,000; owners, Siegfried Schmidt & Henry Holterman, 1810 Weirfield st, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 546.

RIDGEWOOD.—Seneca av, w s, 22 S. Stephen st, 3-sty brick tenement, 26x78, tin roof, 6 families; cost, \$8,000; owners, Siegfried Schmidt & Henry Holterman, 1810 Weirfield st, Bklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 547.

RIDGEWOOD.—Seneca av, w s, 74 N. Stephen st 3-sty brick tenement, 26x80, tin roof, 6 families; cost, \$8,000; owners, Schmidt & Holterman, 1810 Weirfield st, Bklyn; architects, Louis Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 548.

DWELLINGS.

SPRINGFIELD.—Hook Creek, w s, 568 N. Rockaway Turnpike, 3 1-sty frame Summer cottages, 22x16, shingle roof, 1 family; cost, \$1,500; owner, Samuel Amite, 1131 Pacific st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plans No. 541-2-3.

RIDGEWOOD.—Dill pl, w s, 112 S. Charlotte pl, 2-sty brick dwelling, 22x37, tin roof, 1 family; cost, \$3,000; owners, Burkhard & Burkhard, 235 Norman st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 549.

WOODHAVEN.—Boyd av, s w cor Syossit st, 4 2-sty frame dwellings, 20x57, shingle roof, 2 families; cost, \$17,600; owner, William J. Hickey, Inc., 64 Gold st, Manhattan; architect, William J. Hickey, 64 Gold st, Manhattan. Plans No. 554, 555.

COLLEGE POINT.—14th st, e s, 235 S 7th av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,200; owner, Gottlieb Deity, 3d av and High st, College Point; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 556.

WOODHAVEN.—Johnson av, w s, 506 S Jamaica av, 5 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, \$17,500; owners, Gatehouse Bros, Inc., Wm. P. Gatehouse, Pres., 58 Sheppard av, Brooklyn; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 557.

WOODHAVEN.—Johnson av, w s, 466 S Jamaica av, 2 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, \$7,000; owners, Gatehouse Bros., Inc., Wm. P. Gatehouse, Pres., 58 Sheppard st, Brooklyn; architects, Chas. Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 558.

ELMHURST.—Chicago av, w s, 25 N. Grove st, 4 2-sty frame dwellings, 19x30, shingle roof, 1 family; cost, \$7,200; owner, A Schrott, Prospect st, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plans No. 559, 560, 561, 562.

ELMHURST.—Hunt st, s s, 95 E Van Dine st, 6 2-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$18,000; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plans No. 563, 564, 565, 566, 567, 568.

RICHMOND HILL.—Greenwood av, w s, 500 N. Broadway, 2½-sty frame dwelling, 18x55, shingle roof, 2 families; cost, \$2,600; owner, Mary F. Williams, 1338 Wyckoff av, Ozone Park; architect, Robert H. Mowrey, 1338 Wyckoff av, Ozone Park. Plan No. 569.

ANNADALE PARK.—Titan av, s s, 98 W. Otis av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$1,600; owner, Stephen Building & Construction Co., 35 Willow st, Richmond Hill; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 552.

FOREST HILLS.—Colonial av, e s, 50 S. Fife st, 2½-sty brick dwelling, 36x31, tile roof, 1 family; cost, \$6,500; owner, W. E. Drummond, Forest Hills; architect, W. S. Worrall, Jr., 13 W. Jackson av, Corona. Plan No. 571.

BAYSIDE.—3d st, e s, 126 n Ashburton av, three 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$9,600; owner, Hansen Realty Co., Bayside; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 589-90-91.

JAMAICA.—Scutt pl, s s, 192 w Vine st, two 2-sty frame dwellings, 18x24, shingle roof, 1 family; cost, \$2,800; owner and architect, William Volk, 228 New York av, Jamaica. Plan No. 599-600.

WINFIELD.—Wood st, w s, 96 w Columbia st, two 2-sty frame dwellings, 14x34, shingle roof, 1 family; cost, \$3,000; owner, Cruser Construction Co., Washington st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 592-3.

JAMAICA.—Prospect st, w s, 96 n Pacific st, 2-sty frame dwelling, 14x34, shingle roof, 1 family; cost, \$2,000; owner, William Cruser, Washington st, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 594.

RICHMOND HILL.—Jefferson av, w s, 274 n Fulton st, 2-sty frame dwelling, 18x38, shingle roof, 1 family; cost, \$2,500; owner, G. F. Purser, 3 Standard pl, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 595.

WOODHAVEN.—Canal st, w s, 250 Grafton av, 2-sty brick dwelling, 20x51, tin roof, 2 families; cost, \$2,500; owner, Carmino Cello, Grafton av, Woodhaven; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 596.

JAMAICA.—Nostrand pl, n s, 225 w Vine st, two 2-sty frame dwellings, 18x24, shingle roof, 1 family; cost, \$2,800; owner and architect, William Volk, 228 New York av, Jamaica. Plan No. 597-8.

WEST ROCKAWAY.—Ontario st, w s, 280 s Newport av, 2½-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, A. H. Strong, Brooklyn. Plan No. 581.

WEST ROCKAWAY.—Dakota st, w s, 60 n Neponset av, 2½-sty frame dwelling, 24x27, shingle roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, A. H. Strong, Brooklyn, N. Y. Plan No. 582.

WEST ROCKAWAY.—Ontario st, w s, 100 n Neponset av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, West Rockaway. Plan No. 584.

WEST ROCKAWAY.—Ormande st, w s, 100 s Newport av, 1½-sty frame dwelling, 30x28, shingle roof, 1 family; cost, \$2,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, West Rockaway. Plan No. 584.

WEST ROCKAWAY.—Ontario st, w s, 100 s Neponset av, 2½-sty frame dwelling, 23x32, shingle roof, 1 family; cost, \$3,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, L. I. Plan No. 585.

WEST ROCKAWAY.—Ontario st, e s, 160 s Newport av, 2½-sty frame dwelling, 23x32, shingle roof, 1 family; cost, \$3,500; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, L. I. Plan No. 586.

WEST ROCKAWAY.—Ontario st, w s, 284 s Washington av, 2-sty frame dwelling, 38x28, shingle roof, 1 family; cost, \$4,000; owner, Neponset Building Co., 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, L. I. Plan No. 587.

ROCKAWAY BEACH.—South Fairview av No. 47, 2-sty frame dwelling, 16x20, shingle roof, 1 family; cost, \$3,000; owner, Mrs. Carrie Gill, 484 Boulevard, Rockaway Beach, architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 588.

ROCKAWAY BEACH.—Division av, w s, 175 n Boulevard, 2-sty frame dwelling, 16x22, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Lucia Schmidt, No. Division av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 572.

GLENDALE.—Nichols av, e s, 450 n Woodhaven av, 2-sty brick dwelling, 20x35, tin roof, 2 families; cost, \$2,500; owner, Joseph Borst, 114 Wyckoff av, Brooklyn; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 573.

CORONA.—McKinley st, e s, 160 n Park av, 2½-sty frame dwelling, 17x33, shingle roof, 1 family; cost, \$3,000; owner, James Callan, Jefferson st, Corona; architect, William E. Helm, 881 50th st, Brooklyn. Plan No. 574.

UNION COURSE.—4th st, n s, 375 e Shaw av, 2-sty frame dwelling, 18x41, tin roof, 1 family; cost, \$2,400; owner, William Klein, 125 3d st, Union Course; architect and owner, —. Plan No. 580.

DOUGLAS MANOR.—Ridge rd, s s, 110 e Centre Drive, three 2½-sty frame dwellings, 36x26, shingle roof, 1 family; cost, \$22,500; owner, Madsen Wistoff Construction Co., 16th st, Kissena park, Flushing; architect, Louis Wistoff, Kissena Park, Flushing. Plan No. 577-8-9.

FLUSHING.—16th st, e s, 240 s Laburnum av, two 2½-sty frame dwellings, 26x30, shingle roof, 1 family; cost, \$10,000; owner, Madsen Wistoff Construction Co., 16th st, Flushing; architect, Louis Wistoff, Kissena Park, Flushing. Plan No. 575-6.

CORONA.—McKinley st, e s, 180 n Park av, 2½-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$3,000; owner, James Callan, Jefferson st, Corona; architect, William Helm, 81 50th st, Corona. Plan No. 602.

JAMAICA.—State st, n s, 80 e Parkway av, 2-sty frame dwellings, 23x25, shingle roof, 1 family; cost, \$2,500; owner, H. R. Brott, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 603.

JAMAICA.—Parkway av, w s, 100 s State st, 2-sty frame dwelling, 23x25, shingle roof, 1 family; cost, \$2,500; owner, H. R. Brott, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 604.

JAMAICA.—Queens av, e s, 100 n State st, two 2-sty frame dwellings, 23x25, shingle roof, 1 family; cost, \$5,000; owner, H. R. Brott, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 605-6.

JAMAICA.—Fern av, w s, 260 s Pacific st, 2-sty frame dwelling, 23x25, shingle roof, 1 family; cost, \$2,500; owner, H. R. Brott, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 607.

NEW NETHERLANDS.—Zoller st, e s, 325 n Sideway st, 2½-sty frame dwelling, 21x30, shingle roof, 1 family; cost, \$3,000; owner, Peter Wallace, 179 Monitor st, Brooklyn; architect, John M. Baker, 21 Jackson av, Long Island City. Plan No. 608.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Hamilton av, s e cor 13th st, 3-sty brick factory, 100x39, tar and gravel roof; cost, \$15,000; owner, J. M. Leahy, premises; architect, John M. Murphy, 20 E. 42d st, Manhattan. Plan No. 570.

MISCELLANEOUS.

RIDGEWOOD.—Old Fresh Pond rd, w s, n w cor Edsall av, frame fence 10 ft high 99 ft long to enclose moving picture show; cost, \$200; owner, Harry Buckley, 164 Foxhall st, Brooklyn. Plan No. 551.

RIDGEWOOD.—Old Fresh Pond rd, w s, n w cor Edsall av, 1 sty frame enclosure and lobby for Moving Picture Show, 18x27, tin roof; cost, \$200; owner, Harry Buckley, 164 Foxhall st, Brooklyn. Plan No. 550.

LONG ISLAND CITY.—Queens av, w s, facing railroad tracks, 1 frame fence, 125x18; cost, \$200; owner, Long Island Bill Posting Co., 13 Queens st, Long Island City. Plan No. 553.

MIDDLE VILLAGE.—Katherine pl, s s, 100 w Fifth av, erect green house, 10x45; cost, \$150; owner, Henry Lowenhaupt, premises. Plan No. 601.

STABLES AND GARAGES.

LONG ISLAND CITY.—Vernon av, w s, bet Rogers and Harsall st, 1 sty frame temporary stable, 27x72, tar and gravel roof; cost, \$6,000; owners, Bradley Construction Co., 1 Madison av, Manhattan; architect, Stephen N. Hopkins, 4th av and 3d st, Brooklyn. Plan No. 544.

Richmond.

DWELLINGS.

OLD TOM RD, s w, 75 w Wilson st, Dongan Hills, S I, 2-sty frame dwelling, 26x28; cost, \$2,450; owner, Nellie Eltgen, Dongan Hills; architect and builder, A De Roche, Richmond, S I. Plan No. 78.

JEFFERSON AV, n e, 425 e Richmond rd, Dongan Hills, S I, 2-sty frame dwelling, 19x24; cost, \$1,650; owner, Adam Marks, Dongan Hills, S I; architect, Jas E Grunert, 2010 Richmond rd, Grant City. Owner builds. Plan No. 79.

SCHOOL ST, n s, 45 e Sharratt, Pleasant Plains, 2-sty frame dwelling, 20x24; cost, \$1,400; owner, Martin Olsen, Tottenville, S I; architect, Royal Paget, Tottenville, S I. Owner builds. Plan No. 81.

BRITTON AV, s e, 100 s Clove av, Stapleton, 1½-sty frame dwelling, 18x36; cost, \$1,800; owner, Alex Willshaw, Stapleton; architect, Anthony Buttermark, Stapleton. Architect builds. Plan No. 82.

SOUTHFIELD BLVD, e s, 200 s Guyon av, Oakwood Heights, S I, 1½-sty frame dwelling, 18x30; cost, \$2,000; owner, Marie Freund, Oakwood Heights S I; architect, Herman Freund, Guyon av, Oakwood Heights, S I. Architect builds. Plan No. 83.

HOLTER ST, s s, 100 e Herbert st, Prince Bay, S I; —sty frame dwelling; cost, 250; owner, A F Traub, Prince Bay, S I; private plans; builder, Klem & Co, Hugnot Park, S I. Plan No. 87.

RICHMOND RD, n s, 200 e Central av, Richmond, S I, 2-sty frame dwelling, 24x30; cost, \$2,500; owner, Mrs A Hoverkamp, Richmond, S I; architect, F B Berberick, Crescent av, Rosebank, S I; builder, Geo. Hoverkamp, New Dorp Manor, Richmond. Plan No. 86.

LOUIS AV, n s, 100 w Orient av, 2-sty brick dwelling, 26x32; cost, \$6,800; owner, R H Schile; architect, Otto Loeffler; builder, W C Sterner. Plan No. 88.

HAMILTON AV, e s, 306 s e S R R av, 2-sty frame dwelling, 28x36; cost, \$3,400; owner, W F White; architect, Jas E Grunert, 2010 Richmond rd, Grant City, S I; builder, E Springman. Plan No. 89.

CAMERON AV, s s, 100 w Old Tom rd, South Beach, 2-sty frame dwelling, 22x30; cost, \$2,000; owner, J Rudmayer, South Beach, S I; architect, C Curry, South Beach, S I; builder, Geo Hoverkamp. Plan No. 91.

CRESCENT AV, n s, 50 w Beechwood av, New Brighton, 5 2-sty frame dwellings, 22x30; cost, \$3,300 each, total \$16,500; owner and architect, Henry F Comtors, Richmond ter, New Brighton. Owner builds. Plan No. 92.

FACTORIES AND WAREHOUSES.

MONTGOMERY ST, e s, 180 n Turnpike, Tompkinsville, 1-sty brick warehouse, 30x50; cost, \$2,700; owner, N Y Tel co, Tompkinsville; architect, J King Wright, c Telephone. Owner builds. Plan No. 90.

MISCELLANEOUS.

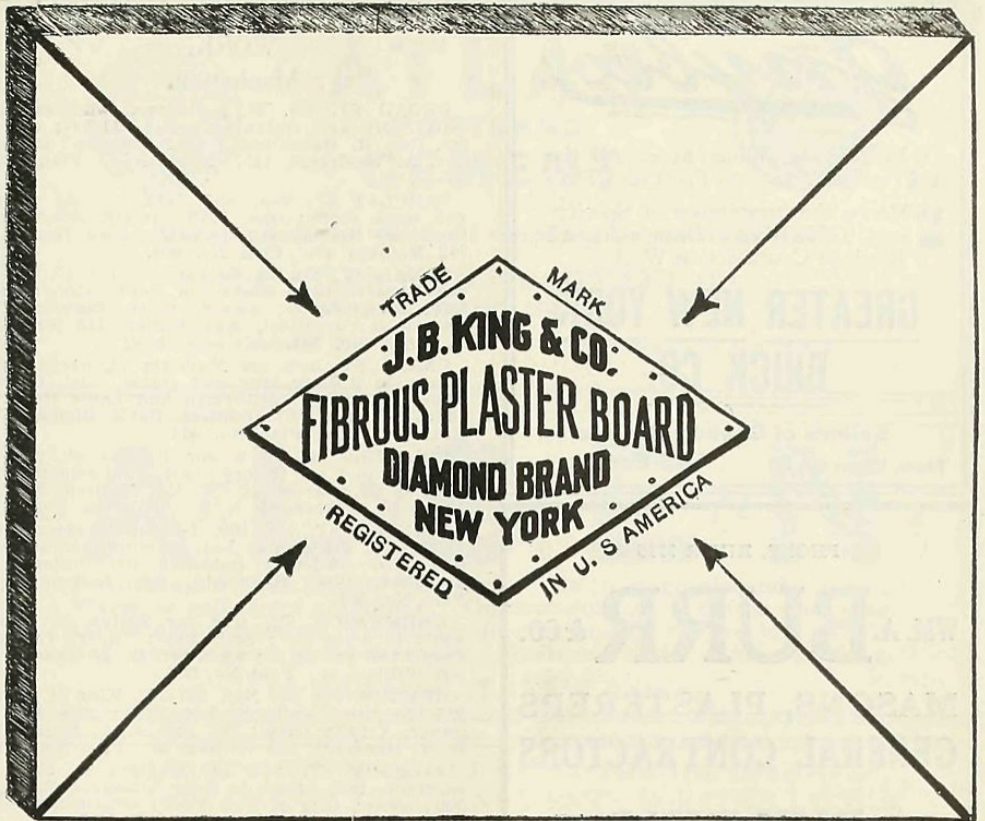
WYMAN AV, w s, 200 Southern blvd, Great Kills, S I, 1-sty frame boathouse, 22x32; cost, \$300; owner, Chas & Henry Blush, 210 Woodburn st, Bklyn, N Y; architect, private plans; builder, Chas Paul, Great Kills, S I. Plan No. 84.

BOARD WALK, n s, 900 e Sand st, Richmond, S I, 1-sty frame booths, 93x50; cost, \$2,800; owner, S I Beach Land Co, South Beach, S I; architect, Edw H Skinner, South Beach, S I. Owner builds. Plan No. 85.

CENTRAL AV, n s, 150 e Garretson av, Dongan Hills, 1-sty frame wagon shed, 19x19; cost, \$50; owner, Hy Holterman, Dongan Hills; builder, Chas Holterman, Dongan Hills; private plans. Plan No. 93.

STABLES AND GARAGES.

RICHMOND RD, n s, 300 w Four Corner rd, Dongan Hills, S I, 1-sty frame garage, 12x20; cost, \$200; owner, Edward Gummel, Dongan Hills, S I; private plans. Owner builds. Plan No. 80.



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Manhattan.

BROAD ST., No. 39, partitions, windows, to 5-sty store and restaurant; cost, \$1,500; owners, Geo. R. Hazeltines & Co., premises; architect, A. Vendrasco, 1457 Rosedale av. Plan No. 535.

BARCLAY ST., Nos. 36-8, tank to 5-sty store and work shops; cost, \$276; owner, Benzinger Bros., 36 Barclay st.; architect, John Hanson, 712 Madison av. Plan No. 604.

CANAL ST., No. 59, Orchard st., No. 15, windows, partitions, toilets, to 4-sty store and loft; cost, \$7,000; owner, Edith Epstein, 35 Nassau st.; architect, Max Muller, 115 Nassau st. Plan No. 534.

CANAL ST., n w cor Mulberry st, partitions, toilets, to 2 5-sty lofts and stores; cost, \$300; owner, Samuel J. Silberman and Louis Rubinstein, 83 Canal st.; architect, David Bleier, 545 East 139th st. Plan No. 571.

COLUMBIA ST., s w cor Broome st, posts, columns, to 1 sty factory; cost, \$75; owners, R. Hoe & Co.; architect, N. K. Vanderbeek, 22 Morse pl, Englewood, N. J. Plan No. 536.

CLINTON ST., No. 100, 1-sty rear extension, 17.10x11.4, windows to 3-sty dwelling and store; cost, \$750; owner, A. Goldstein, 100 Clinton st.; architect, Wm. Huenstein, 925 Jackson av. Plan No. 601.

GREENWICH ST., n e cor Spring st, alter walls to 5-sty loft; cost, \$900; owner, Trinity Corp., 187 Fulton st.; architect, R. J. Mansfield, 135 William st. Plan No. 596.

GREENWICH ST., Nos. 567-573, King st., Nos. 115-128, alter walls to 5-sty loft; cost, \$900; owner, Trinity Corp., 187 Fulton st.; architect, R. J. Mansfield, 135 William st. Plan No. 595.

JACKSON ST., n w cor Madison st, change entrance, iron beams to 6-sty school; cost, \$2,500; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 598.

LEROY ST., No. 60, partitions, toilets, windows, to 5-sty tenement; cost, \$5,000; owner, James Corneval, 254 Washington st.; architects, Horenburger & Bardes, 122 Bowery. Plan No. 526.

MAIDEN LA., Nos. 15-19; JOHN ST., Nos. 18-22; erect bridge, windows, to 20-sty store and office; cost, \$600; owner, Maiden Lane Realty Co., 15 Maiden la.; architect, H H Holly, 39 W 27th st. Plan No. 591.

MORTON ST., No. 64, partitions, windows, to 5-sty tenement; cost, \$1,500; owner, Simon Levy, Seabright, N. J.; architect, Geo. Dress, 1436 Lex av. Plan No. 574.

NASSAU ST., Nos. 68-70; JOHN ST., No. 34; partitions, alter entrance, show windows, to 12-sty store and office; cost, \$3,000; owner, Anna K Sheldon, c Geo Read & Co, 20 Nassau st.; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 582.

ORCHARD ST., Nos. 43-5, stairs, partitions to 7-sty tenement; cost, \$100; owner, Rose Horowitz, 196 Prospect Park West; architect, H. Zlot, 230 Grand st. Plan No. 603.

PARK ROW, Nos. 83-89; NORTH WILLIAM ST., Nos. 29-31; alter partitions, windows, to 2 2-sty stores and lofts; cost, \$2,000; owner, City of New York; architect, Chas E Miller, 111 Nassau st. Plan No. 578. J Schindelar, 15 New Chambers st, has contract.

PRINCE ST., No. 5, new oven, walls, ceilings to 3-sty store and dwelling; cost, \$300; owner, Marie De Matteo, 5 Prince st.; architect, L. A. Sheinart, 194 Bowery. Plan No. 563.

RENWICK ST., Nos. 40-42, tank, to 8-sty loft; cost, \$800; owner, A. Landemann, 38 Renwick st.; architect, Stephen Gill, 157 Meserole av. Plan No. 540.

RIDGE ST., No. 28, partitions, windows, to 4-sty tenement; cost, \$1,200; owner, Mary Carroll, premises; architect, O. Reissmann, 30 1st st. Plan No. 584.

ST. MARK'S PL., No. 71, partitions, windows to 4-sty tenement; cost, \$200; owner, Anna Goldstein, 71 St. Mark's pl.; architect, Morris Schwartz, 194 Bowery. Plan No. 558.

VARICK ST., No. 18, toilets, partitions to 4-sty tenement; cost, \$100; owner, Estate John H. Miller, 205 Hewes st, Brooklyn; architect, Chas. H. Richter, 68 Broad st. Plan No. 562.

WATER ST., No. 299, toilets, partitions, windows to 8-sty office and factory; cost, \$150; owner, Thomas B. Maguire, 66 Madison st.; architect, John J. Delehanty, 696 2d av. Plan No. 557.

WEST WASHINGTON PL., No. 121, 1 sty rear extension, 8.6x4.6, wall, windows, to 3-sty residence; cost, \$375; owner, Mrs. C. S. Davidge, 121 West Washington pl.; architect, W. F. Wallace, 202 W. 182d st. Plan No. 542.

WASHINGTON ST., Nos. 465-467, alter hatchway, new elevator shaft to 5-sty storage; cost, \$5,000; owner, Edward Emerson, 332 Spring st.; architect, F. Jacobsen, 132 West 23d st. Plan No. 607.

WASHINGTON PL., Nos. 23-29, partitions, windows, to 10-sty loft; cost, \$1,000; owner, J. J. Asch, S. Norwalk, Conn.; architect, R. J. Mansfield, 135 William st. Plan No. 529.

4TH ST., Nos. 186-192 West, Barrow st., Nos. 3-13, erect studio on roof, skylights, doors to 7-sty loft; cost, \$3,500; owner, Michael Hallanan, 191 9th av.; architect, P. C. Hunter, 191 9th av. Plan No. 594.

7TH ST., No. 83 East, partitions, windows, to 4-sty tenement; cost, \$200; owner, Lena Jacobowitz, 92 St. Nicholas av.; architect, O. Reissmann, 30 1st st. Plan No. 550.

9TH ST., No. 28 E; UNIVERSITY PL., No. 29; cut doors, iron girders, to 1- and 4-sty hotel; cost, \$2,000; owner, Trustees of Sailors' Snug Harbor, 31 Nassau st.; architect, Geo Provot, 104 W 42d st. Plan No. 587.

10TH ST., No. 40 West, 1-sty rear extension, 23.8x3.8, alter roof, beams to 2-sty stable; cost, \$4,000; owner, Chas. A. Keck, 148 West 36th st.; architect, H. E. Sholl, 603 7th av, Astoria, L. I. Plan No. 606.

10TH ST., No. 263 East, partitions to 5-sty store and tenement; cost, \$1,500; owner, H. Goldman, 263 East 10th st.; architect, Wm. Huenerberg, 925 Jackson av. Plan No. 600.

16TH ST., No. 623 East, toilets, partitions, to 5-sty tenement; cost, \$500; owner, Isaac Cohen, 229 E. 12th st.; architect, O. Reissmann, 30 1st st. Plan No. 551.

17TH ST., Nos. 33-7 East, 18th st., Nos. 38-44 East, walls, stairs, ceilings to 7-sty store, office and workrooms; cost, \$1,918; owner, Edward W. C. Arnold, West Islip, N. Y.; architect, S. E. Gage, 340 Madison av. Plan No. 565.

20TH ST., Nos. 18-22 West, 19th st., No. 23 West, pent house, tank to 1-sty store and loft; cost, \$500; owner, H. C. Lytton, 110 5th av.; architect, E. C. Maxwell, 143 Liberty st. Plan No. 559.

20TH ST., Nos. 26-28 East, partitions, windows, toilets, to 2 4-sty cafe and loft; cost, \$8,000; owner, Conrad Czarra, 1267 Broadway, and Rough Rider Realty Co., 149 Broadway; architect, Wm. C. Frohne, 31 East 27th st. Plan No. 527.

21ST ST., No. 54 W, bake oven, smoke pipe, to 9-sty store and loft; cost, \$1,000; owner, Henry Corn, 347 5th av.; architect, Daniel F. Mangin, 644 W 44th st. Plan No. 585.

21ST ST., Nos. 30-32 E, tank, to 8-sty store and lofts; cost, \$1,800; owner, Estate B Fischer, 190 Franklin av.; architect, The Rusling Co, 39 Cortlandt st. Plan No. 568.

21ST ST., No. 324 W, partitions, windows, to 4-sty tenement and store; cost, \$600; owner, City of N. Y.; architects, Harrison & Sackheim, 230 Grand st. Plan No. 569.

22D ST., No. 38 East, walls, beams, show windows, to 4-sty dwelling; cost, \$450; owner, Thomas J. Fogarty, 252 W 71st st.; architect, Robert Alexander, 130 W. 24th st. Plan No. 549.

22D ST., Nos. 20-26 West, partitions, windows, to 16-sty store and loft; cost, \$600; owner, Carl A. Jacobs, 12 W. 83d st.; architect, E. C. Maxwell, 143 Liberty st. Plan No. 538.

23D ST., No. 424 E, alter stairs, doors, to 2-sty wagon room and loft; cost, \$250; owner, Fredk W Daub, 75 1st av.; architect, W Kurtzer, 192 Bowery. Plan No. 590.

24TH ST., Nos. 27-35, partitions, windows, to 11-sty lofts; cost, \$5,000; owner, Andrew J. Kerwin, Jr, 1133 Bway; architect Wm H Birkmire, 1133 Bway. Plan No. 577.

25TH ST., Nos. 45-51, partitions to 11-sty loft; cost, \$5,000; owner, Building Engineering Co, 1133 Bway; architect, Wm H Birkmire, 1133 Bway. Plan No. 576.

25TH ST., No. 167 West, 1-sty brick rear extension, 20x38.9, partitions, toilets, steel girders to 5-sty store and dwelling; cost, \$1,200; owners, Emma C. Horn & Lina Ettlinger, 265 7th av.; architect, Geo. M. McCabe, 96 5th av. Plan No. 564.

27TH ST., Nos. 144-152 W, two pressure tanks to 12-sty store and loft; cost, \$3,000; owner, People's Co-operative Property Co, 144 W 27th st.; architect, J R Spelman, 125 E 23d st. Plan No. 592.

28TH ST., No. 418 West, alter partitions, stairs, floors to 4-sty school; cost, \$4,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 599.

33D ST., No. 326 East, toilets, partitions, to 4-sty tenement; cost, \$500; owner, Adolph Volke, 326 E. 33d st.; architect, Harry Zlot, 230 Grand st. Plan No. 552.

33D ST., No. 27 West, 1-sty rear extension, 25 x28.4, to 3-sty store and loft; cost, \$1,000; owner, W. W. Astor Estate, 23 West 26th st.; architects, Eberle & Demner, 1269 Broadway. Plan No. 602.

34TH ST., No. 247 West, partitions, windows, to 3 1/2-sty store and dwelling; cost, \$500; owner, Jane E. Stewart, 54 E. 53d st.; architect, Chas. Pace, 37 E. 28th st. Plan No. 537.

34TH ST., No. 42 West, windows, partitions, to 5-sty store; cost, \$565; owner, Louisa Pollack, Pittsdale, Mass.; architect, J. Wolf, 103 Park av. Plan No. 533.

34TH ST., No. 243 W, partitions, steel beams, to 3-sty residence; cost, \$3,000; owner, Rebecca Geason, 384 49th st, Bklyn; architect, P E Macdonald, 146 E 34th st. Plan No. 588.

34TH ST., No. 42 W, erect sign to 5-sty store and loft; cost, \$200; owner, I H Sulzbacher, 210 W 110th st.; architect and builder, Strauss & Co, 442 W 42d st. Plan No. 583.

36TH ST., Nos. 141-145 W, partitions, windows, to 22-sty loft; cost, \$600; owner, E W Browning, 18 W 75th st.; architect, Wm A Laval, 139 W 24th st. Plan No. 579.

38TH ST., No. 337 W, partitions, window, to 4-sty show and office; cost, \$3,000; owner, Wm H Dawnz, 59 W 87th st.; architect, J J F Gravigan, 1123 Bway. Plan No. 575.

38TH ST., 431 West, chimneys, cut windows, to 5-sty tenement; cost, \$3,000; owner, Conrad Alheidt, 305 W. 52d st.; architect, John H. Knubel, 305 W. 42d st. Plan No. 539.

42D ST., Nos. 135-7 East, Lexington av., Nos. 395-7, fire-escapes, piers, toilets to 5-sty hotel; cost, \$5,000; owner, W. H. Reynolds, 261 Sterling pl; architects, Kirby & Petit, 103 Park av. Plan No. 608.

43D ST., No. 474 West, cut windows, to 4-sty store and tenement; cost, \$10; owner, Mary E. Carroll, 337 W. 55th st.; architect, M. E. Liebhaber, 13 E. 113th st. Plan No. 541.

45TH ST., Nos. 2-6 West, windows, partitions, to 16-sty office and loft; cost, \$1,500; owner, T. A. Sperry, 34 W. 33d st.; architect, Charles H. Richter, 68 Broad st. Plan No. 525.

46TH ST., Nos. 1-5 E; 5TH AV., Nos. 563-569; install mezzanine to 2- and 3-sty stores and offices; cost, \$400; owner, 5th Av & 46th St Co, 569 5th av.; architect, Chas I Berg, 331 Mad av. Plan No. 581.

47TH ST., Nos. 167-179 West, 7th av., Nos. 701-709, sign to 11-sty theatre and office; cost, \$475; owners, Columbia Building & Theatre Co., 701 7th av. Plans No. 548.

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48TH ST. 67 West, columns, girders, piers, to 4-sty dwelling! cost, \$5,500; owner, Mrs. E. Kimball, 236 W. 59th st; architects, Chas. E. Reid & Geo. W. Spitzer, 132 E. 23d st. Plan No. 556.

57TH ST. No. 106 West, rear extension, 15x 33, show windows to 5-sty dwelling; cost, \$1,500; owner, W. M. Leslie, 307 West 89th st; architect, G. W. Spitzer, 500 5th av. Plan No. 605.

61ST ST. No. 11 E, partitions, windows, to 5-sty dwelling; cost, \$1,000; owner, John T. Pratt, premises; architect, Chas. A. Pratt, 11 E 24th st. Plan No. 566.

92D ST. No. 16 East, partitions, windows, to 4-sty dwelling; cost, \$12,000; owner, Wm. E. Orr, 50 W. 76th st; architects, Ewing & Chappell, 345 5th av. Plan No. 524.

106TH ST. Nos. 129-149 West 107th st, Nos. 122-142 West, 5-sty rear extension, 15x18, to 5-sty home for the aged; cost, \$15,000; owners, The Little Sisters of the Poor, 135 W. 106th; architect, Raymond F. Almirall, 185 Mead av. Plan No. 554.

109TH ST. 77 East, partitions to 5-sty tenement; cost, \$1,500; owner, Pauline Calser, 1198 Clay av; architect, A. Balschun, 462 E. 137th st. Plan No. 546.

125TH ST. Nos. 256-8 West 124th st, Nos. 243-9 West, partitions, windows, to 2-sty restaurant; cost, \$2,000; owners, Hayman & Dazler, 26 Union sq; architect, J. J. Thurner, 798 Crescent st Long Island City. Plan No. 531.

133D ST. No. 26 W, partitions, windows, toilets, to 5-sty tenement; cost, \$1,000; owner, Emma Britz, 2527 3d av; architect, J. Ph. Voelker, 979 3d av. Plan No. 567.

143D ST. No. 470 West, change entrance, stoop, windows, stairs to 3-sty dwelling; cost, \$1,000; owner, Nellie C. Bauer, 87 Hamilton av; architect, J. H. Becker, 475 5th av. Plan No. 560.

AV A, No. 69, partitions, windows, to 4-sty store and tenement; cost, \$500; owner, Gustav Rheinauer, 31 E. 126th st; architect; Oscar Lowinson, 18 E. 42d st. Plan No. 532.

AV D, Nos. 11-13, partitions to 6-sty tenement; cost, \$50; owner, A. Michelson, Coytesville, N. J.; architect, Frank Straub, 18 East 42d st. Plan No. 561.

AMSTERDAM AV. Nos. 1121-1127, toilets, partitions, windows, to 2-sty store and offices; cost, \$500; owner, J. J. Johnson, 101 W 107th st; architect, Herman Goldberg, 2968 Briggs av. Plan No. 572.

BROADWAY, Nos. 1690-1696 53d st, No. 207 West, steel girders, columns, show windows, piers, to 2 7-sty tenements; cost, \$24,000; owner, Broadway and 53d Street Co., 215 W. 51st st; architects, Bernstein & Bernstein, 24 E. 23d st. Plan No. 555.

BROADWAY, Nos. 156-158, partitions, windows, to 6-sty store and office; cost, \$5,000; owner, Estate D. H. Haight, premises; architect, J. H. Knubel, 315 W. 3d st. Plan No. 530.

BROADWAY, Nos. 135-137, cut openings, elevator shaft, to 14-sty office; cost, \$3,500; owner, Title Ins Co, 135 Bway; architect, M. P. Scaver, 322 5th av. Plan No. 586.

LENOX AV. No. 229, partitions, windows, toilets, to 4-sty dwelling and store; cost, \$12,000; owner, Bernhard Goldman, premises; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 580.

LEXINGTON AV. Nos. 29-37, 24th st, No. 140 East, skylights, doors, alter stairs to 2-sty store and studio; cost, \$7,000; owner, C. C. Johnston, 1170 Broadway; architect, M. C. Merritt, 1170 Broadway. Plan No. 597.

LEXINGTON AV. No. 223, stairways, partitions, to 3-sty store and apartments; cost, \$400; owner, Henrietta Bagg, 26 W. 46th st; architect, J. H. Friend, 148 Alexander av. Plan No. 545.

LEXINGTON AV. Nos. 18-20, toilets, partitions, to 5-sty store and offices; cost, \$1,500; owner, H W & J De Forrest Bros, 132 E 23d st; architect, C H Dietrich, 30 1st st. Plan No. 573.

1ST AV, e s, bet 26th and 28th sts, balcony extension, 156x81, to 4-sty hospital; cost, \$3,000; owners, Board of Bellevue and Allied Hospitals, 26th st and 1st av; architect, Paul Meyer, Bellevue Hospital. Plan No. 553.

3D AV, n w cor 93d st, toilets, partitions, windows, to 5-sty store and tenement; cost, \$300; owner, Anna Ruppert, 1116 5th av; architect, Paul W. Gussow, 186 E. 116th st. Plan No. 543.

3D AV, No. 166 East, store front, partitions, to 4-sty tenement; cost, \$1,500; owner, Missionary Society of the Most Holy Redeemer, 173 E. 3d st; architect, Henry Regelmann, 133 7th st. Plan No. 547.


5TH AV, n e cor 113th st, partitions, windows, toilets to 5-sty store and tenement; cost, \$400; owner, Samuel H. Fink, 2 West 89th st; architect, Oscar Lowinson, 18 East 42d st. Plan No. 593.

7TH AV. Nos. 2045-47, partitions, windows, toilets, to 4-sty boarding house; cost, \$2,000; owner, Wm W Buckley, 141 Bway; architect, J C Cocker, 2017 5th av. Plan No. 570. Robert Graham, 536 E 131st st, has contract.

7TH AV. No. 284, stairs, partitions, to 4-sty tenement; cost, \$200; owner, Louise E Croley, Cornish, N H; architect, J H Knubel, 305 W 43d st. Plan No. 589.


9TH AV. No. 804, partitions, windows, stairs to 4-sty store and dwelling; cost, \$800; owner, Mrs. C. K. Lippmann, 50 Central Park West; architect, C. B. Meyers, 1 Union sq. Plan No. 544.

11TH AV. No. 508, partitions, windows, toilets to 5-sty store and loft; cost, \$1,800; owner, Sebastian Dormmuller, 500 11th av; architect, J. Ph. Voelker, 979 3d av. Plan No. 528.



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149TH ST, Nos. 514-516, new storm fronts, new columns, new beams, etc., to two 5-sty brick stores and tenements; cost, \$2,000; owner, Albert L. Lowenstein, 12 West Fordham road; architect, S. B. Ogden, 530 Brook av. Plan No. 104.

159TH ST, No. 451, new toilet to 3-sty frame store and dwelling; cost, \$100; owner, Henry Phillips, 59 West 46th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 103.

169TH ST, n s, 216 ft. East Boston rd, 3-sty brick extension, 22x96, new partitions, etc., to 3-sty brick ball room; cost, \$35,000; owners, McKinley Square Casino Co., W. H. Weissager, 601 East 156th st, Pres.; architect, Wm. G. I. Roeder, 1123 Broadway. Plan No. 98.

BRONX BOULEVARD, w s, 584 s Gun Hill road, 2-sty frame extension, 50x60, to two 2-sty frame shops; cost, \$300; owners, H. H. Vought & Co., Station pl; architect, C. DeWitt Vought, 56 Crary av, Mt. Vernon. Plan No. 101.

BRONX BOULEVARD, w s, 200 s 233d st, 1-sty frame and glass extensions, 40x14, 40x76, to 1-sty frame greenhouse; cost, \$2,000; owner, Wm. Nilsson, on premises; architects, Lord & Burnham Co., 1133 Broadway. Plan No. 106.

CRESTON AV, w s, 210.4 s 182d st, move 3-sty frame dwelling; cost, \$3,000; owner, Peter Quinn, 109 Varick st; architect, Frederick Jaeger, 441 Tremont av. Plan No. 102.

DUNCOMB AV, e s, 150.11 s Elizabeth st, new area wall to 3-sty brick stable; cost, \$250; owners, General Bakery Co., 62 Cedar st; architect, C. B. Comstock, 23 East 26th st. Plan No. 105.

MORRIS AV, No. 593, new door to 1-sty frame storage; cost, \$50; owner, Gaetano Defiglio, 251 East 150th st; architect, T. J. Cunningham, 648 Jackson av. Plan No. 107.

TREMONT AV, No. 737, new doors, new partitions, to 5-sty brick stores and tenement; cost, \$200; owner, Ignatz Modry, 140 East 74th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 97.

WEST FARMS ROAD, w s, 82.11 n Rodman pl, 1-sty frame extension, 32.4x24.6, to 2-sty frame slaughter house; cost, \$300; owner, J. C. Green, 178th st and Watson lane; architect, B. Ebeling, 1136 Walker av. Plan No. 99.

3D AV, w s, 111.1 n 156th st, 1-sty frame extension, 15x14.6, to 2-sty frame store; cost, \$275; owner, A. H. Levy, 1893 7th av; architect, Joseph Marks, on premises. Plan No. 100.

Brooklyn.

BARBEY ST, n e cor Fulton st, new show windows, &c; cost, \$300; owner, Fred Dantzscher, on premises; architect, Wm B Ellis, 105 Glen st. Plan No. 1031.

COURT ST, No. 120, new plumbing, etc.; cost, \$175; owner, Michael Shannon, 50 8th av; architect, Thos. A. Crowley, 186 Atlantic av. Plan No. 950.

CHARLES ST, No. 9, new wash-tubs, etc.; cost, \$60; owner, Rosa Donangelo, 235 York st; architect, Thos Neely, 5 East 167th st, Bronx. Plan No. 941.

ELTON ST, No. 100, repairs, plumbing; cost, \$150; owner, Elton Realty Co., 100 Elton av; architect, Jacob Schlesinger. Plan No. 1003.

FULTON ST, Nos. 316-318, new columns, etc.; cost, \$150; owner, Morris Cinberg, 256 Georgia av; architects, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 961.

FULTON ST, No. 2067, new extension, 5.10x 8.11; cost, \$160; owners, Henry Miles & Sons, 2073 Fulton st; architects, Daniel W. Gleason, 164 Hull st. Plan No. 969.

FULTON ST, No. 2458, new sky signs; cost, \$150; owner, Donato Rubbe, 2334 Pacific st; builder, Jordan-Jordan, 154 Duane st, N Y. Plan No. 1049.

GOLD ST, n w cor John st, 1-sty brick extens, 43.4x97.1; cost, \$20,000; owner and architect, Edison Elec Ill'g Co, 360 Pearl st. Plan No. 1038.

HENDRIX ST, No. 527, new foundation, etc.; cost, \$3,000; owner, David Hyman, 551 Rendrix st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1017.

HERKIMER ST, n s, 274.6 n Ralph av, new walls &c; cost, \$1,500; owner, Rt Rev. Chas E McDonnell, D D, 367 Clermont av; architect, Reily & Steinback, 481 5th av, N. Y. Plan No. 1037.

HALSEY ST, s e cor Central av, store, etc.; cost, \$350; owner, Solomon Kahn, 157 Covert st; architect, Fredk. J. Dassau, 1373 Broadway. Plan No. 991.

HOYT ST, No. 76, new leader, &c; cost, —; owner, Chauncey R E Co, 187 Montague st; builder, —. Plan No. 1036.

LINWOOD ST, No. 583, 2-sty frame extension, 19x9; cost, \$1,500; owner, Esther Dooneif, 206 Osborne st; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 977.

LOMBARDY ST, No. 8, new stairway, etc.; cost, \$25; owner, Daniel E. Baussman, 147 Kingsland av; builder, Peter C. Baussman, same address. Plan No. 957.

LUQUEER ST, s s, 20 w Hamilton av, new toilet compartment; cost, \$125; owner and builder, Catting Estate, 66 Luqueer st; builder, —. Plan No. 956.

MONTAGUE ST, Nos. 177 and 179, new roof; cost, \$3,000; owner, Brooklyn City Safe Dep Co, on premises; architect, Gillespie & Carrel, 1123 Bway, N. Y. Plan No. 1032.

NAVY ST, e s, 125 s Lafayette av, new sinks and tubs; cost, \$150; owner, Teresa Mazzillo, 231 Navy st; architect, Louis Sessler, 169 5th av. Plan No. 1033.

SANDFORD ST, No. 155, new store front, &c; cost, \$150; owner, Angelo Giammarino, on premises; architect, Chas P Cannella, 60 Graham av. Plan No. 1022.

STATE ST, No. 192, dividing rooms, etc.; cost, \$1,100; owner, Francis D. Mullin, 190 State st; architect, Morgan Const Co., —. Plan No. 985.

WINTHROP ST, s s, 1.050 w Albany av, 2-sty brick extens, 26.8x51; cost, \$25,000; owner, City of N Y (Dept Charities); architect, Frank J Helmle, 190 Montague st. Plan No. 1019.

YORK ST, No. 192, new plumbing; cost, \$60; owner, Rosa Donangelo, 235 York st; architect, Thos Neely, 5 East 167th st, Bronx. Plan No. 942.

YORK ST, No. 190, new plumbing; cost, \$60; owner and architect as above. Plan No. 943.

SOUTH 3D ST, No. 290, 1-family dwelling; cost, \$100; owner, Morris Slinger, 290 South 3d st; architect, Henry N. Entleeh, 29 Montrose av. Plan No. 986.

SOUTH 5TH ST, n s, 100.3 e Bedford av, add new story to present building; cost, \$3,000; owner, Simon W. Farber, 143 South 5th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 970.

N 7TH ST, No. 102, new gas fixtures; cost, \$75; owner, Dr. Patrick Murray, 478 Classon av; architect, Max Cohn, 280 Bedford av. Plan No. 1053.

EAST 10TH ST, e s, 114 n Av K, new sewer; cost, \$75; owner, Walter Van Bogart, 1079 East 10th st; architect, Geo. J. Daruss, 973 Gravesend av. Plan No. 1001.

EAST 10TH ST, e s, 180 n Av K, new sewers; cost, \$75; owner, Wm. A. Middleton, 1069 East 10th st; architect, G. J. Darro, 258 Webster av. Plan No. 1000.

18TH ST, No. 538, new bathrooms; cost, \$200; owner, Joseph E. Waldron, 175 Hall st; architect, Wm. J. Ryan, 162 Ryerson st. Plan No. 1012.

22D ST, No. 146, 1-sty brick extension, 12.6x 12.8; cost, \$1,000; owner, Ricco Ayoglia, 705 4th av; architects, Hartung & White, 6323 New Utrecht av. Plan No. 958.

22D ST, No. 206, new windows, etc.; cost, \$250; owner, Mark Montano, on premises; architect, David A. Lucas, 98 3d st. Plan No. 965.

BAY 22D ST, e s, 22 s Bath av, new sinks and tubs, &c; cost, \$175; owner, Chas Jacobs, 163 Bay 26th st; architect, Jos Simon, 18th av and 86th st. Plan No. 1023.

E 23D ST, e s, 100 s Clarendon rd, move building, &c; cost, \$35; owner and builder, Floyd Moore, 464 E 21st st. Plan No. 1054.

37TH ST, No. 331, new partitions, &c; cost, \$1,000; owner, Solomon Frummer, 8815 Bay 15th st; architect, S Millman & Son, 1780 Pitkin av. Plan No. 1048.

50TH ST, n s, 200 w 9th av, new plumbing; cost, \$250; owner, Coste Volpe, 863 50th st; architect, John C. Wandell Co., 4-5 Court sq. Plan No. 1011.

55TH ST, No. 330, new toilet, etc.; cost, \$200; Albert J. Anderson, 187 Montague st; architect, Walter M. Bustin, 174 8th av. Plan No. 966.

BEDFORD AV, No. 642, new walls, etc.; cost, \$600; owner, Eliz. Mubie, on premises; architect, Emil J. Meisinger, 394 Graham av. Plan No. 975.

BOWERY, n w cor Murray's walk, raise roof; cost, \$150; owner, Mary Freeman, 117 Smith st; architect, M. Heckler, 2802 Railroad av. Plan No. 1008.

BROADWAY, No. 770, new show windows, etc.; cost, \$250; owner, Carl Bauer, 738 Broadway; builder, Henry M. Entlich, 29 Montrose av. Plan No. 959.

BROADWAY, No. 580, remove partitions, etc.; cost, \$1,000; owner, Benj. Jacobs, 91 Leonia st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1009.

BROADWAY, No. 1323, new windows; cost, \$350; owner, Estate C. Hemken, 1566 Flatbush av; architect, Erico Holmgren. Plan No. 1013.

BROADWAY, s s, 40 West Havemeyer st, 1-sty brick extension, 17.10x10.6; cost, \$5,000; owner, Germania Real Estate & Improvement Co., 1566 Flatbush av; architect, Harold G. Dangler, 215 Montague st. Plan No. 935.

BROADWAY, e s, 203.10 s Greene av, new store front, etc.; cost, \$1,000; owners, Isador Lyon and ano., 592 Willoughby av; builder, —. Plan No. 936.

BWAY, No. 916, new roof sign &c; cost, \$200; owner, Max Flegenheimer's Sons, on premises; builder, Strauss & Co, 442 West 42d st. Plan No. 1012.

CLERMONT AV, w s, 195.5 s Fulton st, 3-sty brick extens, 25x100; cost, \$10,000; owner, Michael F Marlborough, 470 Clermont av; architect, Voss & Lauritzen, 65 DeKalb av. Plan No. 1020.

DEKALB AV, No. 962, add new story to present building, etc.; cost, \$1,500; owner, Harris Sweryn, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 951.

DE KALB AV, No. 929, new windows, etc.; cost, \$500; owners, Hyman Rifkin & ano, 237 East 6th st, New York; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 972.

FLATBUSH AV, No. 834, new store front, &c; cost, \$200; owner, Kenlex Realty Co, 7 Willow st; builder, Jos M Newman, 548 Macon st. Plan No. 1025.

GRAND AV, No. 612, extension; cost, \$1,200; owner, Louis Peccolo, 622 Grand st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1004.

HARRISON AV, No. 152, 1-sty frame extension, 7x4.6; cost, \$200; owner, Jas. P. Toosiny, 773 Prospect pl; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 971.

KENT AV, s e cor Hooper st, raise roof, etc.; cost, \$250; John T. Perkins, owner and builder, on premises. Plan No. 983.

MEEKER AV, No. 194, new doors, etc.; cost, \$50; owner, Mary Werner, 207 Meeker av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 976.

MONTROSE AV, No. 222, new extension; cost, \$3,000; Ignazio Digiovanna, 170 Johnson av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 980.

MORGAN AV, No. 22, new walls, &c; cost, \$300; owner, Calogeros Saaturro, on premises; architect, Chas P Cannella, 60 Graham av. Plan No. 1018.

MORRY WALK, s e cor Surf av, new porch, etc.; cost, \$260; owner, Mary Cortney, West 15th st and R. R. av; builder, Chas Bason, 2966-8 West 30th st, C. I. Plan No. 939.

PALMETTO ST, n w cor Manhattan Beach R. R., new stores, etc.; cost, \$375; owner, Charles Lanjahr, —; architects, Edwd. Rose & Son, Elmhurst, L. I. Plan No. 1014.

ST MARK'S AV, No. 100, new plumbing; cost, \$160; owner, Est John D Anderson, 950a Greene av; builder, Jas McGunness, 105 Ft Greene pl. Plan No. 1051.

ST MARK'S AV, No. 102, new plumbing; cost, \$80; owner and architect as above. Plan No. 1052.

ST. MARK'S AV, s s, 120 w Nostrand av, stairway altered and building raised; cost, \$3,000; owner, Chas. E. Morse, 688 St. Mark's av; architects, John Thatcher & Son, 60 Park av. Plan No. 1006.

STONE AV, No. 548, new partitions, etc.; cost, \$500; owner, Fannie Weissman, 548 Stone av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1010.

SUMNER AV, No. 55, new plumbing, etc.; cost, \$60; owner, City of New York (lessee), on premises; architect, —. Plan No. 948.

SURF AV, n s, opposite e s West 10th st, new store fronts; cost, \$300; owner, Nathan Small, 124 East 11th st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 990.

THROOP AV, w s, 60 n Middleton st, 1-sty brick extens, 40x44.8; cost, \$1,500; owner, August H Tiegler, 270 Heyward st; architect, A H Schlaibler, 65 Schaeffer st. Plan No. 1041.

3D AV, e s, 80 n 26th st, erect flue; cost, \$100; owner, Brooklyn Heights R. R. Co.; architect, Wm. S. Boyd. Plan No. 1005.

5TH AV, n e cor 46th st, new store front; cost, \$200; owner, Herbert J. Callister, 4521 5th av; architect, M. Falkenberg, 765 43d st. Plan No. 999.

5TH AV, No. 98, new toilets, etc.; cost, \$500; owner, Bergen Improvement Co., 656 Union st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1002.

16TH AV, w s, 90 n Binson av, new plumbing, etc.; cost, \$135; owner, C. W. Congdon, 1819 Newkirk av; architect, Chas. Bort, Jr., 8438 18th av. Plan No. 949.

Queens.

FLUSHING.—Broadway, n s, 310 e Whitestone av, 2-sty frame extension on rear, 18x10, tin roof; cost, \$1,000; owner, John D. Wells, Jr., 72 Whitestone av, Flushing; architect, Milton F. Duflocq, 68 Barclay st, Flushing. Plan No. 139.

UNION COURSE.—Jamaica av, s e cor Rector st, 1-sty frame extension, 6x10, gravel roof; cost, \$50; owner, Henry Mollenhauer, Jr., premises. Plan No. 141.

FAR ROCKAWAY.—Grandview av, e s, 300 n South st, 2-sty frame extension on east and west sides, 19x15, shingle roof; cost, \$2,500; owner, Edward Roche, Far Rockaway, L. I.; architect, owner. Plan No. 142.

FLUSHING.—Broadway, No. 66, erect new stairway, install elevator and other repairs; cost, \$2,200; owner, Frank L. Jockers, 14th st and Mitchell av, Flushing. Plan No. 143.

WHITESTONE.—21st st, s s, 53 East 7th av, repair extension; cost, \$60; owner, Achilles Van Den Dreische, 33 West 21st st, Whitestone. Plan No. 140.

Richmond.

BRITTON ST, s s, 400 e Bway, West New Brighton; cost, \$200; owner, Chief Beggin; private plans; builder, John J. Murphy. Plan No. 55.

BEACH ST, s s, 600 e Prince Bay av, Prince Bay; cost, \$700; owner, A Ferraris, Prince Bay; builder, W S Holbert, Huguenot Park. Plan No. 50.

CENTRE ST, e s, 250 Arents av, Tottenville; cost, \$400; owner, J B Wood, Tottenville. Owner builds. Plan No. 53.

FRANKLIN PL, s s, 300 e Manor rd, West New Brighton; cost, \$250; owner, Victor Halston, West New Brighton; builder, Tony Forlenzo, Castleton Corners. Plan No. 51.

ROE ST, w s, 125 s Castleton, West New Brighton, S I; cost, \$150; owner, Thos M McGuinness, West New Brighton; architect, E A Deppe. Architect builds. Plan No. 54.

SAND LAKE & BOARD WALK; cost, \$150; owner, Mrs Ed Gardner; private plans; Benj Bemert, builder. Plan No. 57.

VAN DUZEN ST, No. 580; cost, \$50; owner, A. J. Schmeil; private plans. Owner builds. Plan No. 56.

BOULEVARD, s s, 500 e Sand la, South Beach; cost, \$800; owner, S I Beach Land Imp Co, South Beach. Owner builds. E H Skinner, mgr, South Beach. Plan No. 52.

RICHMOND RD, e s, 100 w Centre st; cost, \$300; owner, Richmond Engine Co; builder, Henry Kressin. Plan No. 58.

ST PAUL'S AV, n s, opp Clinton av; cost, \$300; A Phingst, lessee; builder, Conrad Larsen. Plan No. 59.

Personal and Trade Notes.

HAROLD HALL, architect, has moved his office to 244 Fifth avenue.

NAVIGATION on the Hudson River was opened to Poughkeepsie this week.

ROBERT N. CLEVERDON, architect, 41 Union sq, will remove to 4 East 42d st about April 1.

TROWBRIDGE & ACKERMAN, architects, of 118 East 28th st, will move their offices on April 1 to 62 West 45th st.

HERMAN LEE MEADER announces the opening of offices at 178 Fifth avenue, New York City, for the general practice of architecture.

THE RUMOR this week that McKim, Mead & White, architects, of 160 Fifth avenue, would soon move their offices further uptown, is denied.

AMBROSE B. STANNARD, builder, of the St. James Building, 1133 Broadway, has leased a suite of offices on the eleventh floor of the new United States Rubber Co.'s building now under course of erection at Broadway and 58th st.

McCRUM-HOWELL COMPANY, the vacuum cleaner concern, is in the hands of Federal receivers on proceedings begun in Philadelphia and Chicago in the name of A. E. Pfahler, of Philadelphia, who holds \$310,300 in stock of the concern.

NEW YORK CHAPTER is compiling a list of consulting, heating and ventilating engineers throughout the country and would be glad to receive from any source the names and addresses of such engineers. These should be sent to the secretary of the chapter, Joseph Graham, 154 Nassau st, New York.

THE TREACY IRON WORKS, INC., Diamond and Calyer sts, Brooklyn, announce a change of corporate name to Heberd & Wenz, Incorporated. The management and control of the company will remain in the hands of Henry Wenz, president and treasurer, and Edgar Z. Heberd, secretary.

GEORGE W. TILLSON, consulting engineer to the president of the Borough of Brooklyn, delivered a lecture on "Comparison of Pavements," at Columbia University on March 11, in connection with the graduate course in highway engineering. John R. Rablin, chief engineer of the Metropolitan Park Commission, of Boston, lectured on "The Construction and Maintenance of Park Roads," on March 15.

CHARLES THOMPSON HARVEY, builder of the first elevated railroad on Ninth avenue, and of the Sault Ste. Marie Ship Canal connecting Lakes Superior and Huron, died March 11 after a brief illness at the Hotel Calumet where he resided. On the day of his death he was to have gone before the Public Service Commission to submit patent devices for the new elevated lines to be constructed. Mr. Harvey was born in Westchester, Conn., eighty-three years ago.

Varying Their Work.

George F. Johnson, Jr., and Leopold Kahn, who have commissioned Schwartz & Gross to prepare plans for a twenty-story office building to be erected on the Martin restaurant property, have been partners heretofore in a number of important operations, but these have been for big apartment houses. This will be the first commercial skyscraper to be erected by them. Together they built the "Chatsworth" at the corner of Riverside Drive and 72d street and also the "Hendrick Hudson" at the corner of Cathedral Parkway and the Drive. For the latter they received a prize from New York Chapter of architects.

Both Mr. Johnson and Mr. Kahn have in the meantime carried on separate operations. The former is a brother of Frederick Johnson, also a notable apartment house builder, and both are members of the old firm of George F. Johnson & Sons, which is one of the very few building firms which have continued to do business under their own names as partners, instead of reorganizing into a corporation.

The new building will be a near neighbor and mate for the "Croisic," and also an architectural counterbalance for the new skyscrapers going up on the east side of Madison Square. There will be stores and lofts, but no office floors in the new building. Construction work will begin next May.

Bridge Builders' Bill Protested

The City of New York, through Corporation Counsel Archibald R. Watson, filed an answer in the United States District Court in the Pennsylvania Steel Co.'s suit against the city to recover an alleged balance due on the plaintiff's contract for building the Queensboro Bridge. In this answer the city not only denies that there is any balance due the Pennsylvania company but asserts that the city has a counterclaim of \$2,890,087.94 for alleged breach of contract. The answer asserts that "the bridge built by the plaintiff, as a performance of the contract alleged in the complaint, was not such a bridge as the plaintiff agreed to build; that the bridge constructed by the plaintiff never did and will not sustain the loads required by the contract and specifications, and plaintiff has failed to perform the terms of the contract or to comply therewith.

The municipal engineers of Greater New York are planning to visit Staten Island in a body some time in May for the purpose of examining its fine pavements, its methods of sewer construction, which, in some respects, have not been duplicated elsewhere; its refuse destructors, which are of the most improved type used in this country, and the improvements connected with the St. George ferry approaches.

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RECORD AND GUIDE

Building Trades Wages, 1912.

Prevailing Rate of Wages—Issued by the New York Building Trades Council. Headquarters, Brevoort Hall, 154 East 54th st, New York City. 'Phones 3349-3521 Plaza. This schedule is based on 8 hours work per day, from 8 A. M. to 5 P. M., except on Saturday, when work in the Building Trades ceases at noon. Compensation for a practical foreman ranges from fifty cents to one dollar per day over and above schedule as shown. Any person desiring the services of a Union Mechanic, Helper or Laborer connected with the Building Trades can engage the same through the above office upon application. All recognized Legal holidays and Sundays are to be figured at "double time": Asbestos workers, boiler felters, pipe coverers, insulators, \$4.50; asbestos workers' helpers, \$2.80; blue stone cutters, flaggers, bridge and curb setters, \$4.50; blue stone cutters' helpers, \$3; boiler makers and iron ship builders, \$4.25; boiler makers' helpers, \$3.50; carpenters and framers, \$5; cabinet makers, \$5; cement and concrete masons, \$5; cement, concrete and asphalt laborers, \$3; derrickmen and riggers, \$4; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; elevator constructors' helpers, \$3.20; electrical workers, \$4.50; electricians' helpers, \$2.20; electrical fixture workers, \$4.50; engineers, stationary, \$4.50; engineers, portable hoisting, etc., \$27.50 weekly, by the day, \$5.50; granite cutters, \$4.50 yard, bridge, \$5; house shorers, mover and sheath piler, \$3.75; house shorers' helpers, \$2.65; housesmiths and bridgemen, \$5; ironworkers, \$5; ironworkers' apprentices, \$3; ironworkers' helpers, \$3.50; metallic lathers, \$5; marble cutters and setters, \$5; marble carvers, \$5.50; marble polishers, \$4; marble sawyers, \$4.25; marble bed rubbers, \$4.50; marble cutters' helpers, \$3; on derrick work, \$3.75; mosaic workers, \$4.50; mosaic workers' helpers, \$3; machine stone workers, \$4; machinists of all description, \$5; paper hanger, price list;

plate and sheet glass glaziers, \$3.50; plasterers, plain and ornamental, \$5.50; plasterers' laborers, \$3.25; plumbers and gas fitters, \$5.50; painters, \$4; decorators and gilders, \$4.50; riggers on machinery, dynamos, boilers, etc., \$4; roofers, tar, felt, composition, damp and water-proofers, \$4; rockmen, \$2.50; rock drillers and tool sharpeners, \$3.75; sheet metal workers, coppersmiths, tinsmiths, metal roofers, \$4.75; slate and tile roofers, \$5; steam and hot water fitters, \$5.50; steam fitters' helpers, \$3; tile layers, \$5; tile layers' helpers, \$3; tunnel and subway constructors, \$3.75; upholsters of all description, \$4.50; wood lathers, \$5.

U. S. Standard Flange Schedule.

Under the auspices of the American Society of Mechanical Engineers, the National Association of Master Steam and Hot Water Fitters, and the American Society of Heating and Ventilating Engineers, a new schedule of standard weight and extra heavy flanged fittings and flanges, to be known as the 1912 U. S. Standard, has been designed for the higher steam pressures that are being carried. The new schedule is printed in pamphlet form and copies may be had by addressing either of the organizations above mentioned.

Where Public Docks Are Needed.

Between the Brooklyn Bridge and the Gowanus section in the neighborhood of 30th street, South Brooklyn, there are practically no docks open to general public use. This has worked much hardship

on that large part of Brooklyn fronting on this section of the water-front. Since much of this property under private control is occupied by adequate piers, the relief immediately necessary and much demanded can best be obtained, Commissioner Tomkins believes, by the city buying not only the property but also the improvements thereon and converting them into public or open docks. The Commissioner has just submitted a request for a corporate stock appropriation of \$380,000, with which to build two piers and acquire sites hereafter to be selected.

—Members of the South Brooklyn Board of Trade have issued a call for a mass meeting at Prospect Hall on April 10 to discuss the project to develop the South Brooklyn waterfront. Other boards of trade that will take part in the meeting are the West End Board of Trade, the Citizen's Association of Bay Ridge and Fort Hamilton, the McKinley Park Board of Trade, the Erie Basin Board of Trade, the Sunset Park Property Owners' Association and several other civic associations.

—At Great Kills, S. I., a newly formed association of property owners is very active. Committees have been appointed on railroads, water-supply, gas and electricity, and beautification of the village. A. Had-dock is the president. Great Kills has a population of 2,000 and is going ahead.

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REAL ESTATE NOTES.

(Continued from page 537.)

THE BRUNSWICK BOOK CO. is the lessee of the corner store in the Hotel Lorraine, at the corner of 5th av and 45th st. The Douglas Robinson, Charles S. Brown Co. was the broker.

THE DUROSS CO. has opened a suburban department at 156 Broadway, in charge of J. P. Whelan, who until recently had an office at Yonkers.

THE MONTANA CONSTRUCTION CO. obtained from the New York Life Insurance Co. a building loan of \$2,000,000 for the improvement of the block front on the east side of Park av, between 52d and 53d sts. Plans for the new building were recently filed by Rouse & Goldstone, the architects. The present building was occupied for many years by Steinway & Sons as a piano factory.

THE CROSS & BROWN CO. has been appointed agent of the 4-sty building at 12 West 36th st.

THE ROBERT W. HAFF REALTY CORPORATION has moved its offices from 1328 Broadway to the Empire Building, 71 Broadway, corner of Rector st.

GEO. A. BOWMAN was the broker in the sale of 1994 Madison av for David M. MacLetchie to Samuel Green. Title passed this week.

FREDERICK FOX & CO. have been appointed renting agents for the new 12-sty mercantile building just completed by the Stone Construction Co. at 29 to 33 West 35th st; also by A. T. W. Pilgrim for the 10-sty mercantile building at 54 East 11th st.

JOHN F. DOYLE, JR., William H. Mills and Philip B. Jennings have been elected members of the Real Estate Board of Brokers.

WILLIAM R. MOORE, for the last 10 years with James A. Dowd, has opened an office at 814 6th av for the transaction of a general real estate business.

THE REAL ESTATE BOARD OF BROKERS has passed a resolution favoring the opening of 7th av from 11th to Varick st, and the widening of Varick st as proposed by the resolution passed by the Board of Estimate and Apportionment.

THE LOUIS BECKER CO. has been appointed agent for the new building now in the course of construction, on a plot 100x125, at the northwest corner of 157th st and Amsterdam av.

THE D. H. JACKSON CO. has opened a real estate office at 135 Broadway.

CHAS. EDW. JONES was the broker in the sale of 3 lots on Aqueduct av opposite Washington Bridge recently reported sold by the Aqueduct-Boscobel Co.

DOUGLAS L. ELLIMAN & CO. have been appointed agent for the new 9-sty apartment house known as the "Surrey" at 122 to 128 East 82d st by the Franenbe Realty Co., Samuel Herzog, pres.

LEASES—BRONX.

S. ALVIN PIZA leased for L. Guttag to the Hygrade Wine Co. the building at 2899 3d av for 15 years at an aggregate rental of \$120,000; also sublet for the Hygrade Wine Co. the north half of the store for 5 years to the Acker, Merrill & Condit Co., represented by Albert B. Ashforth.

D. A. TROTТА leased for Charles V. Halley and another for a term of years the vacant lot, 25x100, at the northwest corner of Pelham and Crotona avs, opposite the plaza recently acquired by the city for park purposes. The lessee is Spero Farlekas, who will improve the site at once for business purposes.

HENRY PURDY leased for James S. Campbell, as receiver, the dwelling at 1976 Hughes av to Andrew Flynn, and 741 Crotona Park North to Patrick Murphy.

JACOB LEITNER leased for W. Burland to David Eisler, for amusement purposes, the upper floors, containing about 21,000 sq. ft., in 809 Westchester av for 15 years at an aggregate rental of \$151,250.

LEASES—BROOKLYN.

JOHN E. HIGGS, of the firm of T. A. Baffa & Co., leased to the Paper Working Machines Co., of Manhattan, a part of the old Chrome Steel Works, at Kent av, Hooper and Keap sts, Williamsburg. After extensive alterations the lessees will move their entire plant from Manhattan to these quarters.

READ & MERRILL, of Washington, builders of concrete houses, leased the residence of the late Bishop A. N. Littlejohn at 179 Joralmon st, to be used as offices.

CHARLES E. RICKERSON rented 126 Park pl, between 6th and 7th avs, a 3-sty dwelling, for a client to Mrs. Martha A. Smith; also 134 Ft. Greene pl, between Fulton and Hanson pl,

a 3-sty dwelling, for a client to Mrs. Mary Lawrence Yates for a term of years.

JOHN F. JAMES & SONS leased for J. C. Wemple the top loft in the factory building at 33d st and 4th av to Mr. D. Harris & Co., of Manhattan, manufacturers of shirts.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, L. I., for Elizabeth F. Beers a cottage on Neilson av to J. B. Rosenberg, and for Arnold L. Oppenheimer a cottage "Coral" on Ocean av to Roy Foster; at Cedarhurst, L. I., for Henry Geidel a cottage on Washington av to Frank Cadden; at Woodmere, L. I., for C. Frederick McAvoy a cottage at the corner of Irving pl and Cedar lane to Mrs. Marcus Michaels; and at Arverne, L. I., for Henry Hart a cottage on Meredith av to Ida Mayer.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, L. I., for M. Fanny Norton the cottage "La Vista" on Atlantic av to Meyer L. Robbins; and for Simon Meyers a cottage on Broadway to Louis Steinberg; at Arverne, L. I., for H. & A. Levy a cottage on Jessica av to Samuel Bayer.

THE LEWIS H. MAY CO. leased for A. I. F. Buxbaum a cottage at the corner of Broadway and Lawrence av, Lawrence, L. I., to Mrs. Sarah Hess.

Surveying for a New Street.

The Topographical Bureau of Queens is making a survey and placing stakes for the laying out and grading of Roosevelt avenue, the street through which the proposed extension of the subway will come from Thompson avenue. It will extend from Queens Boulevard to Flushing, eighty feet wide, crossing the meadows and passing through Elmhurst, the Barclay-Dugro tract and the Cord H. Meyer tract.

After the damage maps have been prepared commissioners in condemnation proceedings will be appointed. The borough authorities are desirous of having the street opened as soon as possible in order to provide a route for the subway extension.

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.

MAR. 9, 11, 12, 13, 14 & 15.

- 9 Arthur, Danl V—Acker, Merrill & Condit Co.432.17
9 Abend, Harry—A Baumstein.48.96
11 Allison, Elwood C—S J Goldman.105.96
11 Augustine, Robt A—Musical Courier Co.183.96
11 Abercrombie, Chas—same.53.65
12 Adams, Jno E—R H Donnelley.103.05
12 Arnold, Robt L—Ludwig, Baumann & Co.42.21
12 Adams, Walter C—E Rothstein.586.91
12 Same—same.586.91
12 Same—same.586.91
12 Same—same.586.91
12 Abrahams, Paul M—L Flato.63.81
12 Avarello, Vincenzo—G B Raymond & Co.624.59
12 Alexander, Henri P—E Martin.291.70
12 Abt, Arthur L—J Schwartz et al.285.41
13 Adams, Louis—S Share.209.72
14 Appell, Aaron—Casperfield & Cleveland.62.32
14 Appell, Edw & Katherine—J Bloch.319.67
14 Acker, Isaac—W Scott.costs, 153.00
14 same—same.138.70
14 Allerton, Byron D—E Dorsey.26.29
14 Appelgate, Chester A or Wm C—N Y Tel Co.112.11
15 Alaway, Henry—C Culpepper.87.79
15 Agnew, Saml admr—N Y Central & Hudson River R R Co.13.17
15 Adler, Moe O—N Y Tel Co.52.26
15 Avram, Elias H & Isidore Schneider—M W Herbst.29.21
9 Byrne, Ellen—O Stevenson.131.81
9 Bowne, Saml B & Madeline E—M Francolina.59.71
9 Beck, Robt—A R Concersano.175.35
9 Bogy, Bernard F—Auto Supply Co.72.52
11 Bogert, Jno L & Louise M Harding*—E H Gillespie.112.34
11 Baker, Geo H—S Frank.76.81
11 Benson, Chas—S Pearson & Son.75.00
11 Buchsbaum, Morris—E M Speer.362.15
11 Barbasch, Hyman—J Barbasch.65.00

- 11 Blum, Jos—F B Lindsay.40.64
11 Blake, Lawrence—Aluminum Rawhide Artificial Limb Co.78.63
12 Beese, Otto F—F J Newcomb Mfg Co.419.25
12 Bernstein, Jacob—J Auerbach, costs.23.13
12 Bernstein, Annie—B Marnov et al, costs.68.00
12 Berry, Chas S—Improved Office Partition Co.180.41
12 Bookhout, Raymond C, Carl W Buck* & Minnie F Cumming*—Acker Merrill & Condit Co.214.55
12 Bettinger, Wm—United Stores Realty Co.92.99
12 Block, Nelson—Richardson & Boynton Co.169.15
13 Berney, Louis & Morris Butinsky—A Samuels.31.00
13 Bogue, Arthur H—A Morgan.63.61
13 Braun, Fred E—S G Condit.69.41
13 Bennett, Jas B—M Meyers et al.43.66
14 Bahr, Edw D* & Dominick Santry—M Helfstein.192.47
14 Bell, Frank B—Keville & Quaid.costs, 85.90
14 Bonfrisco, Thos—Jos Doelger's Sons.663.23
14 same—same.507.03
14 Bierman, Fredk—J C Fargo.costs, 125.41
14 Byzer, Nathan—L Scheidecker.71.79
14 Bankow, Rolat C—G Van Bühren.costs, 118.10
14 Berlin, Beatrice—l Bleich.costs, 23.26
14 Blume, Diedrich—Louis Meyer Co.61.68
15 Bassford, Wm—American Newspaper Publishers Ass'n.451.41
15 Burke, Anna A* & Chas A Sullivan—E Pierce.393.16
15 Brown, David—P Peholsey.372.67
15 Bhont, Jafy & Jno Scarboukh—Peoples, &c.1,000.00
15 Becker, Emelia—Charter Constn Co.71.93
15 Battista, Jno—M Rizzo.33.05
15 Brooks, Jno B—M Lisson.20.06
15 Benaim, Jacques—N Y Tel Co.32.47
15 Bensamer, Edmund—J Levin et al.31.22
15 Betwinich, Louis—I Rodstein & Co.11.41
15 Buniwitz, Sarah—A Safró.233.69
15 Bimberg, Harry & Bernard K*—N Y Tel Co.23.99
15 Bayard, David—N Y Tel Co et al.23.32
15 Bernstein, Abr—N Tennenbaum.44.65
15 Brand, Wm & Morris Renner*—L Horowitz.92.25
15 Berger, Saml & Morris Renner*—the same.98.15
15 Bennet, Jno F—W R Maloney Jr et al.50.05
15 Biddulph, Michl F—H Hollander.155.08
15 Bohnet or Bohnert, Marie & Karoline Lutz admrs—W M Hoes.2,013.80
9 Chambers, Sidney C—A S Bacon.costs 571.67
9 Clark, Francis A—W A Schumacher.costs 69.23

- 9 Cimino, Nicholas—E S Lowenthal.69.86
9 Cummins, Wm & Jos B Reichmann—E C Goshorn.27,500.00
9 Cornell, Chauncey L—T M McCarthy et al.814.11
11 Casey, Gerald P—J Brodie.43.27
11 Centner, Conrad & Hyman Meyersohn—E McConnell et al.1,840.57
11 Chase, G—B Pifferling.161.94
11 Cooper, Jacob B & Louis Levin—C Chatsinoff.124.72
11 Collins, Chas W—M Penders.1,294.20
12 Carr, Jno C—H L Judd Co.242.55
12 Cory, Elie—Oscar Schegel Mfg Co.82.37
12 Carlos, Abr—J Johnson.59.72
12 Same—same.59.73
12 Campbell, Jas A—L R Lord et al.228.85
12 Coyte, Harry W—Bway Auto Accessories Store Inc.83.21
12 Curry, Thos M—Ostrander Fire Brick Co.61.39
12 Clark, Jno G & Albt W Fisher—Broadway Auto Accessories Store, Inc.51.98
12 Cohen, Israel—S Jarmulowsky, costs.109.40
12 Carr, Benj J—F Nahodze.99.07
13 Cantwell, Jno M—Broadway Automobile Exchange.188.28
13 Chadwick, Jno A & Wm A McCoduck—Delaval Separator Co.104.80
13 Cameron, Alexander, Jr—Sheffield Farms Slawson Decker Co.172.76
13 Clausen, Rosie—I A Krulwitch.131.14
13 Connolly, Jno T—J Rellasdorf.742.42
14 Croffey, Kathryn admrx—City of N Y.costs, 148.85
14 Calligary, Alex—S Schlesinger.79.61
14 Copenhag, Chas E & Frank Bennett—J H Lane & Co.4,137.18
14 Cohen, Amelia—J Hein.26.52
14 Cohen, Max or Mandel—I Berk.124.65
14 Cahill, Phillip—H L Hirschberg.335.93
14 Carroll, Danl J—O Dever.28.25
14 Carroll, Kerwin F—J Danahy.289.85
14 Cully, Jas S & Edw J Farrell—B Farrell.495.02
14 Cathcart, Jos M* & Jno Kissell—Cuba Cigar Co.32.01
14 Caracena, Fernando—J Caracena.costs, 144.61
15 Cogswell, Laura E—Charter Constn Co.100.61
15 Clark, Florence & Ranne Schneider*—N Y Tel Co.22.15
15 Clark, Walter J—L Barth et al.77.38
15 Coyle, Oliver I—C Mishkit.77.77
9 Dineson, Louis A—Bigelow Varnish Co.26.81
11 Daniels, Edw C—F Pender.103.09
11 Dolan, Alex & Walter S Thomson—People, &c.2,000.00
11 Durnin, Jno—Frank P Hayes Co.30.95
12 Danziger, Edw—W B A Jurgens.82.81
12 Davids, Chas H—F W Schweis.99.19
12 Dillon, Isidor—M Soadeon.25.06
12 David, Henry—A C Adrian.30.32
12 Dobroff, Abr—Stern & Fund.142.26
12 Daussa, Luis A—H Steiner et al.62.47
12 De Carlo, Jas—Sigmund Krauter, Inc.88.51

- 12 Drungold, Paulding L—Saks & Co 89.07
 12 D'Angelo, Agnostine—Title Guar & Trust Co. 19.41
 13 Duross, Chas E—City of N Y. 262.00
 13 Dorsey, Emily—D B Allerton, costs. 12.31
 13 Dugan, Jno—R Ogradnitsky 25.00
 13 Derby, Warren E—F Victor & Achjhelis 13,093.42
 13 Dougherty, Jno—A F Cook 47.41
 13 Dauria, Enrico & Bastania—P B Coates & Co. 44.41
 14 D'Assoli, Wm R—G Foerster et al. 32.43
 14 Dineen, Richd B—A B Jeykll costs, 69.25
 14 Davis, Geo H—Stern Bros & Co. 34.32
 14 De Siano, Amerigo—Victor Co. 167.70
 14 Dougherty, Susan—E Wawe. 684.84
 14 Domenik, Paul—Gross, Engel & Co. 27.74
 15 De Ventura, Jean B, Jules S De Ventura & Hyman D Buegeleiser—N Y Tel Co. 21.39
 15 Deady, Danl J—F M Applegate. 309.84
 15 Di Benedetto, Angelo—C Vetrano et al. 28.72
 15 Drda, Leo F—Holuh Dusha Co. costs, 27.98
 15 De Flories, Angele—A Frankenberg. 262.22
 15 Daussa, Louis—C Vogt Jr et al. 868.92
 15 Davis, Bernard—Goldner & Goldberg. 245.41
 15 Daycocks, Wm H Jr—F K Randall. 101.75
 15 Dooley, Jno J—M Alexander et al. 86.11
 11 Edwards, David W—E L Crawford et al. 89.69
 11 Ebbert, Milton R—R Ireland. 1,017.28
 11 Edwards, Chancellor W & Jas D—H Glasser. 522.75
 12 Enos, Chas H, exr—L B Leavitt. 9,226.60
 12 Edmonds, Louis—Oriental Vermin Exterminating Co. 134.48
 12 Elliott, Grace C—Russell Embroidery Co. 39.40
 14 Estees, Wm—M Foerschner. 118.79
 14 Epstein, Morris—M Vogel 114.65
 14 Elfand, Benj—G S Males 113.16
 15 Epstein, Jos I & Alfd Levine—E Reensberg & Sons 41.91
 9 Freitag, Henry—J Cane & Sons. 117.87
 9 Fiero, Danl—Piel Bros. 64.40
 9 Flaherty, Patk—Owens & Co. 108.18
 11 Fellerman, Wm—M Zimmermann Co. 50.91
 11 Fishler, Jacob—P Rogoff. 34.65
 11 Fuerstein, Saml—Geo Liss & Co. 39.78
 11 Foley, Jay W—C Leopold et al. 84.31
 11 Freedman, Jos—L Cohen. 42.05
 12 Friedman, Louis & Herman Greenstein—Van Zandt, Jacobs & Co. 52.37
 12 Farjean, Albt—Indian Territory Illuminating Co. costs, 1,186.64
 12 Farnham, Chas W—W Meyer. 73.90
 12 Forth, Arthur—L Le Grand. 29.11
 12 Freitag, Henry—F E Rosebrock Co. 174.35
 12 Fisher, Jno T, Robt C, Thos R & Edw M—Y H Capsute. 2,653.32
 13 Firaldo, Giacoma & Nunzia Mirenda—S Garlock 34.31
 14 Fanning, Wm—H Heim. 119.41
 14 Freedman, Jos—Griffin Roofing Co. 81.87
 14 Feinberg, Herman & H Feinberg & Fishman, Hyman—A S Underhill. 205.41
 13 Freiman, Henry, Jr—O N Freidenrich 234.31
 13 Feltman, Josephine—M Prockew. 64.65
 15 Fumo, Phillip—Lion Brewery of N Y 364.11
 15 Friedman, Frank—Jno Wanamaker, N Y 309.45
 15 Freeman, Alfd—A Forman 11.41
 15 Flynn, W J—F A Bingham, costs, 82.65
 9 Co—P Warny 342.91
 9 Ghidner, Peter—A Anderson. 102.42
 9 Glaser, Jno L—Jno B Watkins Co. 446.22
 9 Gifford, David W—H B P Wrenn. 131.81
 9 Greeves, Jas W—Inter Boro Cigar Co. 182.93
 11 Greenberg, Bessie & Jno—Sladen Iron Works Co. 12.91
 11 Gordan, Nathan & Leopold Schlessel—Metropolitan Electric Protective Co. 60.22
 11 Gunderson, Albt—C Mossler. 151.06
 11 Greenberg, Gertrude—A L Rosenthal et al. 52.41
 11 Gonetz, Gettel—J Rosenbaum. 62.72
 11 Goode, Martha G—J Brodie. 56.86
 11 Gorman, Francis J—same. 42.46
 11 Gillies, Geo M—Doubleday, Page & Co. costs, 109.74
 11 Garfield, Simon—K Settel. 29.56
 11 Ginty, Jno, adm—Wannemacher & Weis Co. costs, 108.18
 11 Goluboff, Jacob—Funk & Wagnalls Co. 28.97
 12 Gordon, Ike—Thibaut & Walker Co. 107.29
 12 Glantzberg, Ernst—H Ringrose. 64.65
 12 Gainsforth, Sarah A—J W Brannan et al. costs, 58.35
 12 Gumpel, David L—F B Abbery. 92.74
 13 Gridley, Willis T—Lawyers' Title Ins & Trust Co. 29.41
 13 Gage, Jas P—H B Crisman. 83.91
 13 Gubitosi, Jas—M Ladidus 40.12
 13 Given, Jno T—American Grondel Co. 97.47
 13 Geiger, Nathan—Arrowsmith Mfg Co. 29.31
 13 Gottschalk, Nancy E—N Seidenberg 424.41
 13 Glickman, Moses N & Julius B Garfunkel—M Krupp 649.39
 14 Greenwald, Louis—City of N Y. 143.97
 14 Gibson, Tobias R or Richd T—G Baumann 1,653.00
 14 Gammon, Chas E—City of N Y. costs, 107.85
 14 Greenberg, Aaron—J J Bakerman] 368.34
 14 Gerson, Benj—J Silberman 398.86
 14 Garson, Abe—E Maloy costs, 283.89
 14 Glassman, Saml—R Herold 72.63
 14 Goldstein, Katherine & Morris Epstein—D Rogeff 25.00
 15 Gunn, Robt—E Carr 34.31
 15 Gilmore, Barney—R C K Fox. 59.87
 15 Goldberg, Meyer & Abr Greenberg—A L Convisser 115.61
 15 Ghent, Wallace A—Brentmore Realty Co. 71.84
 15 Gravany, Louis—United Dressed Beef Co of N Y 125.98
 15 Gordon, Saml & Chas—P Schor. 126.67
 15 Greenberg, Harry & Gustave L Morgenthau—People, &c. 500.00
 15 Gluck, Saml & Harry Rothstein—B Fink 41.66
 15 Gray, Wm D* & Merrill R—M Streep et al. 114.22
 15 Gerstein, Louis—N Y Tel Co. 26.67
 15 Golder, Wm—N Y Tel Co. 37.70
 15 Gagliardo, Nanjamin—N Y Tel Co. 15.50
 9 Horwit, Haiman—A H Joline et al. costs, 111.88
 9 Hildreth, Willard A—W J Salomon. 27.61
 9 Horn, Beckie—H Leibowitz, costs. 71.95
 9 Holland, Geo—R E McGahan. 398.97
 9 Hellman, Paul—Jno C Orr & Co. 1,533.63
 11 Hirsh, Simon—S Brener. 317.22
 11 Harris, Harry—A A Winkler. 229.22
 11 Helfrich, Frank J & Mary E Helrich—B M L Bates et al. 61.65
 11 Hefferman, Frank—S Abramson et al. 75.00
 11 Hobby, Wm—Braunworth Weis Co. 279.50
 12 Handelson, Reuben* & Morris—R H Donnelley 35.91
 12 Horst, Geo—E Bonimo 159.91
 12 Hogan, Jno—W Balfour et al. 269.83
 12 Honz, Anna—F Kramek 266.22
 12 Hornbrock, Jno H—F W Whitridge. costs, 108.88
 12 Holden, Lawrence C—H T Alexander & Co. 24.83
 12 Harris, Chas K—E Laska. 637.17
 12 Huber, Chas D—Hannis Distilling Co. 348.49
 13 Hasbrouck, C D & Anna C—C C Elston 122.75
 13 Holland, Alice M, exr Arthur G Holland, Lexington Laundry, Inc, Eliza Dora Ford & Hugh C Ford—S E Gill 970.85
 13 Hutten, Wm, Rose, Louis & Malvina—C B Sexton 168.75
 13 Hathaway, Ewen—Lloyd Constn Co. 191.81
 13 Heer, Lawrence—Reorganization Co. 1,530.47
 13 Hyde, Chas H—K Hogan. 145.72
 13 Hasselman, Fredk R—R Marckese 47.46
 14 Hess, Ludwig—Max Rosner Co. 42.01
 14 Harrington, Mary E extrx & Thos Conville Brewing Co—Empire Trust Co. 45,621.17
 14 Handelman, Philip—H Shulof & Co. 85.51
 14 Hoffman, Christian* & Rudolph—Leonard Lewis Co. 121.01
 14 Hamilton, Benj F—D A Dobie. 351.76
 14 same—same 419.81
 14 Hearn, Geo A, Arthur A H Hearn, Geo C Schenck & Herbt S Grimes—E Hicks 393.13
 14 same—S B Hicks 5,179.63
 14 Hare, Geo H—Berkshire Industrial Farm 245.17
 15 Hiscock, Jeanette S—F A McKenzie. 65.42
 15 Hunter, Ralph W & Tracy W Miller—H W A Dixon et al. 80.73
 15 Hairstein, Jno W* & Thos G—N B Endicott et al. 40.84
 15 Hawes, Jno J—Oppenheim Collins Co. 76.49
 9 Jones, Harold—Diehl Mfg Co. 40.61
 12 Jacoby, Rachel—N Y Edison Co. costs, 109.38
 13 Jergens, Andrew & Chas H Geilfus—P R McCargo 92.35
 13 Jacobsen, Clara—H Staruss. 3,697.12
 13 Jones, Sarah M—T P Hall. 59.40
 13 Johnston, Jas R—G C Herrel. 55.11
 15 Jaquin, Alfd L—A H Green Co. 83.64
 15 Jenkins, Helen D—Automobile Owners Supply Depot. 462.40
 15 Jersawitz, Nathan—A Jacobs. 317.15
 15 Jones, Wm—M Klaw et al. 32.31
 9 Katona, Jno—S Schoop, costs. 108.18
 9 Klein, Isaac—D Siegel. 45.74
 11 Kelly, Jno T—Rockton Constn Co. 18.00
 11 Kennedy, Jas—F Gass. 326.97
 11 Kahn, Victor—N Y Pattern & Model Co. 119.41
 11 Kobler, Gustave O—Novelty Wire Co. 80.78
 12 Kutner, David—M Bernstein. 39.41
 12 Keltz, Jacob—American Glue Co. 28.91
 12 Kenney, Jno J—Board of Education costs, 66.85
 12 Knox, Nicholas—D Amabile. 36.72
 13 Kossack, Wm—B H Marks. 81.35
 13 Koch, Ike—Reaser Furniture Co. 82.12
 13 Kieley, Timothy J—J Rosenthal. 119.42
 13 Kraft, Alex—A Gerson 108.12
 13 Kaster, Jno H Jr—H T Dakin. 317.16
 14 Kauffmann, Fredk—B B Marco. 178.11
 14 Kessell, Jno—Cuba Cigar Co. 32.01
 14 Kahl, Mary—H Von Lubkin et al. 82.66
 14 Kronengold, Philip—H B Alexander & Son 41.46
 14 Kanner, Harry—F W Geiler. 119.49
 14 Kracke, Edw A—Knickerbocker Trust Co. 6,405.11
 15 Krekey, Caroline or Mrs J—Wood & Selick 119.61
 15 Kleinbaum, Isaac—Berg Bros. 165.49
 15 Kasper, Harris—Bigelow Varnish Co. 34.41
 15 Kiefhaber, Ernest & Fritz Hoernberg—M A Hannan. 222.84
 15 Keahon, Andw V—J F Hannigan. 112.22
 15 Kaplitz, Leo—L Cohen. 70.66
 9 Letzter, Sarah—S Simons et al. 186.91
 9 Lightfoot, Wm B & Jas E Price—Rahway Natl Bank. 1,967.13
 9 Same—same. 3,909.24
 9 Lookstein, Max F—P Koster. 25.00
 9 Lookstein, Max F—L Berger. 25.00
 11 Lettiere, Antonio—Henry Steers Inc. costs, 10.18
 11 Lapoint, Wm W—G B Redford. 118.07
 11 Lordan, Jno J—U S Realty & Impt Co. 75.03
 12 Linza, Salvatore—H Kasminsky. 145.01
 12 Lange, Henry F—Piel Bros. 182.13
 12 Laubentracht, Geo—Southern Cotton Oil Co. 42.31
 12 Lewis, Ralph—H Hertzberg. 145.31
 12 Lyons, Robt T—G Y Bauche. 215.56
 12 Linch, Geo M, recr—O W Ziener. 3,632.90
 12 Luck, Frank—R H Donnelley. 45.41
 12 Leder, Philip—E Kaufman et al. 161.70
 12 Levy, Mitchell—F Selig. 74.31
 12 Lederer, Walter S—D Heinrich. 470.56
 12 Lessen, Isidor—C Ironson 679.40
 12 Lloyd, Walter J—B Levi. 85.19
 12 Lee, Geo A—A A Moran. 30,590.18
 12 Lichtenstein, Henry & Wm Kashnar—R Venock 29.31
 13 Laffel, Jno & Jos Morgenstein—J Narzisenfeld 61.10
 13 Lehnert, Michl—F V Smith Constn Co. costs, 108.45
 13 Lehnert, Chas—F V Smith Constn Co. costs, 149.25
 13 Lerner, Jacob & Selde—S Back. 99.69
 13 Lesser, Monae, Jr—Eofinger Bros. 19.23
 13 Logemann, August—C S Dixon. 51.56
 14 Loewenberg, Simon—J G Anderson. 264.63
 14 Lemberg, Leon & Sophie—Dime Savgs Bank of Brooklyn 1,119.40
 14 Lowenstein, Lena—City of N Y. costs, 132.85
 14 Lind, Fredk Sr gdn—City of N Y. costs, 115.03
 14 Levine, Albt—G Foerste et al. 35.05
 14 Lynch, Marion J—E H Hufnagel, Inc 50.10
 14 Levenson, Morris—I Wachter. 33.95
 15 Levey, Irene—Jno Wanamaker N Y. 1,443.75
 15 Lamison, Jasvin V—C A Riegelman. 111.91
 15 Litwak, Julius, Nathan Lipner & Saml Rosenbaum—S Strausberg 177.03
 15 Liess, Elsie—Geo A Feld Co. 372.96
 15 Levine, Alfred—E Rosenberg & Sons 41.91
 15 Lynch, Wm J—N Y Tel Co. 17.26
 15 Lazarus, Wm & Martin Buchner—J Goldberg et al. 87.75
 15 Lasher, Wm E—T P Parkes. 196.53
 15 same—Seneca Distributing Co. 501.88
 15 Lowenhaupt, Walter J—S S Koffler. 668.97
 9 Mustacchi, Leone—G Sandias. 1,706.00
 9 Massara, Peter—A Zuvcca et al. 125.00
 9 Messimer, Hillary C—Knickerbocker Garage. 91.43
 9 Manning, Theo J—P J Little. 279.22
 9 Miller, W Herbt—T Shaw, costs. 12.41
 9 Marcus, Bernard—J Lichtenberg. 434.72
 9 Mestaniz, Emma M L—G Scharnberger. 88.61
 9 Mard, Signey J—S Hoffman. 93.41
 11 Meek, Wm M—R Rosenberg. 149.15
 11 Montague, Gilbert, H recr—J Larkin. costs, 86.52
 11 Same—Fifty-fifth St Co, costs. 115.32
 11 McHeffey, Jas H—Equitable Trust Co of N Y. 148.37
 11 McGrath, Jas F—same. 139.61
 11 Mestaniz, Emma M S—Pierce, Butler & Pierce Mfg Co. 1,083.60
 11 Maguire, Geo—H Acher. 112.06
 11 McMenamy, Thos—Geo Liss & Co. 57.02
 11 McEwan, Wm J—J Brodie. 47.16
 11 McDonnell, Jos E—J Brodie. 48.21
 11 Meek, Fred & Benj Hart*—F Pender. 87.48
 11 McCord, Ira L—Frankfort Marine Accident & Plate Glass Indemnity Co of Frankfort-on-the-Main. 1,027.18
 11 Same—same. 1,228.98
 11 McKegney, Geo B—Natl Casket Co. 274.96
 11 Moore, Jane L—M Brubhoff. 26.21
 12 Miller, Gordon D—City of N Y. 814.80
 12 Morrison, Harry L—Herring Hall Marvin Safe Co. 40.41
 12 Martin, Jno T—A Levy 2,161.64
 12 Martin, Frank R—G E Mertz. 239.92
 12 McCord, Ira L—Frankfort Marine Accident & Plate Glass Ins Co of Germany. 1,027.07
 12 Michalofsky, Joe—N Fischer. 41.65
 12 Manning, Laura—F Weber. 430.12
 12 Modersohn, Ernest A—Piel Bros. 36.81
 12 Mensching, Jno J—J D McLaughlin 324.31
 12 Menton, Jno H—Royal Chemical Works 51.16
 12 McEvoy, Hugh J—R T Erennan. 67.52
 12 Molloy, Frank W—J B McCoy & Son 204.73
 12 Mortimer, Wm—I Cahn 300.81
 12 Mendel, Abe or Abraham—M Weinberger. 988.41
 12 McArdle, Katherine J—J M Stoddard et al. 441.20
 12 Melbon, Peter F—Board of Education costs, 68.65
 12 Mesthene, Emanuel—J Booras. 652.81
 13 Monahan, Patk—Lawyers' Title Ins & Trust Co. 39.37
 13 Moder, Thos—P A Kaufman. 178.75
 13 Moscowitz, David—M Allerhand. 27.51
 13 Markowitz, Louis—Michigan Commercial Ins Co of Lansing, Mich. 68.40
 13 Murphy, Dennis F—Lillibridge, Weeks Thurlow Co. 99.31
 13 Markowitz, Louis—Colonial Assurance Co of N Y. 108.78
 13 Same—Georgis Home Ins Co of Columbus, Ga. costs, 68.40
 13 Markowitz, Louis—Fire Assn of Phila. costs, 68.40
 13 McKellop, Mary—Harper & Bros. 11.73
 13 Magill, Walter F—McKinley Storage & Van Co. costs, 32.41
 13 Muller, Franz—City of N Y. 43.62
 13 Mennes, Achille—G Scriwa. 589.88
 13 Mittell, Henry J—J Klaber. 26.31
 13 Marcosis, Nicholas—Joe H Krenrich Commission Co. 81.04

- 13 Mintzer, Aaron—H L Rathoff et al, costs, 40.58
- 13 Morris, Isaac—American Hebrew Pub Co, 68.22
- 13 McCarthy, Wm D—G B Albro, 291.73
- 13 Manfredi, Dante—B Sinigalls, 102.92
- 14 Mancicelli, Jno & Guistina Brigotti—Nestar Co of N Y, 165.35
- 14 Montgomery, Jno H—N E Peck, 313.17
- 14 McDonough, Jno—J C White, 88.70
- 14 Mulligan, Wm G—J B Burggraf, 126.95
- 14 Mager, Herb W—S Jacobs, 41.06
- 14 Menton, Jno H—H Von Glahn et al, 294.73
- 14 Milner, David—B Rosenfeld, 84.92
- 14 McCarthy, Thos—D Paulos, 119.41
- 14 Minsky, Jos—H Hurowitz, 100.02
- 14 Martin, Geo W—H Vossnack, Jr, Inc, 216.45
- 14 Menkem, Galatea M extr—R B Aldcroft Jr, costs, 128.17
- 15 Meeks, Geo W—M J Drummond, costs, 25.65
- 15 Murphy, Jas M—W H Edward, costs 111.10
- 15 McDonough, Chas J—W H Siegman, 731.53
- 15 MacMillan, Jeanette O—Brentmore Realty Co, 142.20
- 15 Mahoney, Fredk—City of N Y, 36.65
- 15 Melker, Fanny—Jefferson Bank, 836.59
- 15 Markowitz, Louis—Colonial Assur Co of N Y, costs 108.78
- 15 Mannix, Simon—Wm A Miles & Co, 181.61
- 15 Muller, Jno E, Jr & J Tarantous & Co—J de W Warner et al, 115.07
- 15 Mayfer, Harry—S Shanker, 66.65
- 15 McCormick, Stephen—E C Hazard, costs 78.82
- 15 McKillipl, Chas A—Atlantic Bottle Co, 143.99
- 11 Norton, Mary A—M Kull & Son, 89.84
- 11 Nicholas, Wm E—F E Turner Jr, 168.95
- 11 Nathanson, Jno & Max Sokoloff—E Greenbaum Co, 38.76
- 12 Norris, Benj F—City of N Y, 32.65
- 12 Noethiger, Jno A—the same, 53.17
- 12 Naumann, Martin E—E Nikolai, 1,080.93
- 14 Nemerowsky, Heress gdn—J R Roosevelt et al, costs, 68.36
- 14 Neier, Harry D—H J Koehler Sport-ing Goods Co, costs, 108.28
- 15 Newton, Viva exr—N Y Central & H R R Co, costs 350.00
- 15 Neithardt, Ernest—N Y Tel Co, 20.65
- 15 Nierenberg, Tobias—Hamilton Dairy Co, 72.21
- 15 Nelter, Florence extr—W A Ferguson, costs 406.41
- 15 Neiringer, Meier L—S Neiringer, costs 117.22
- 9 Ottenheimer, Sidney—R Loewenthal, 170.43
- 9 O'Connor, Chas—E B Bruch, 22.98
- 11 Ohlenschlager, Henry—Sonn Bros Co, 303.94
- 11 O'Sullivan, Michl A T—J Brodie, 48.21
- 11 O'Shea, Jno T—same, 41.76
- 12 Olson, Jno E—American Laundry Machinery Co, 226.25
- 13 Olinger, Mary & Max—J E Farrell, 169.41
- 15 O'Neill, Morgan—J Guzy et al, costs 32.65
- 15 Oberglock, Wm—City of N Y, 428.17
- 15 O'Neil, Bernard F—Natl Reserve Bank of City of N Y, 48,655.95
- 15 O'Keefe, Michl—N Y Tel Co, 20.30
- 11 Pisculli, Dominick—Park Drug Co, 17.69
- 11 Pollock, Harry—Equitable Trust Co of N Y, 210.66
- 11 Perry, Eugene F, atty—F H Osborn atty, costs 76.25
- 11 Polansky, Jas—M Zimmermann Co, 72.34
- 11 Phillips, Lewis—American Radiator Co, 323.69
- 11 Porter, Wm R—J Brodie, 46.98
- 11 Peules, Jno & Louis Speropolis—S Fink, 121.91
- 12 Paranzino, Frank & Anibele Fanelli—A Meyers, 621.40
- 12 Parce, Walter A—F G Blumenstock et al, 938.29
- 12 Page, Chas E—W B Walker, 69.41
- 12 Same—same, 69.41
- 12 Same—same, 69.41
- 12 Same—same, 131.91
- 12 Phillips, Louis—G F Hoffman et al, 26.64
- 12 Pearsall, Wallace W—Piel Bros, 39.86
- 12 Pilar, Antony—S Litz, 109.26
- 12 Palash, Morris—Geo Sachs & Co, 317.19
- 12 Painter, Maud N—Judkins & McCormick Co, 217.55
- 13 Politziner, Morris & Jos—City of N Y, 264.41
- 13 Plate, Ernest—City of N Y, 317.27
- 13 Prague, Meyer—Independent Order of Ahawas Israel, costs 296.03
- 13 Pfister, Walter S—A J G Witier, costs, 452.40
- 13 Pell, Osgood—Lichtenstein Millinery Co, 162.15
- 13 Pattison, Nelson M—J A Kuck, 170.91
- 13 Pfeiffer, Anna—S Friedenstein, 94.31
- 14 Pasarolli, Antonio—Francis H Leggett & Co, 153.41
- 14 Person, Geo W—J C Cochran, 35.50
- 14 Peet, Frank M—Hudson Trust Co, 1,908.60
- 15 Payne, Clarence—A Wrinberg et al, 127.91
- 15 Polisena, Onofrio & Antonio Lerz—N Y Tel Co, 41.24
- 15 Prieone, Jas—People, & c, 100.00
- 15 Pasfume, Philip & Rocco Musoroffe—same, 500.00
- 15 Plate, Ernest—City of N Y, 224.68
- 15 Post, Walter S—N Y Tel Co, 44.10
- 12 Quitman, Max D & Oscar J Hochstadter—C W Pope, 235.01
- 9 Reader, Athole B—J B Haggin, costs, 218.45
- 9 Roberts, Frank W—V Loewers Gamb-rinus Bwy, 364.35
- 9 Reiss, Chas E—C Schwartz, 834.43
- 9 Rossi, Michele—L Fried et al, 107.88
- 11 Rhodes, Fred D—West St Impt Co, 243.09
- 11 Rieger, Geo—Sonn Bros Co, 43.16
- 11 Rogers, Saml—I Lyttan, 1,119.88
- 11 Ross, Alex & Walter S Thomson—People, & c, 2,000.00
- 11 Rossi, Pietro & Michele*—G Loffrede et al, 133.91
- 11 Reilly, Jos F—O McCauley, 352.56
- 11 Ryder, Jas J—J Brodie, 67.12
- 11 Reynolds, Thos L—M Strompf, 46.62
- 11 Rigney, Jno E—Equitable Trust Co of N Y, 77.78
- 12 Rosenthal, Chas—R H Donnelly, 31.18
- 12 Reiner, Saml & Saml Karasick—C Schatzabel et al, 29.71
- 12 Roth, Jno Jr—F W Whitridge, costs, 108.88
- 12 Roth, Jno Jr—F W Whitridge, costs, 108.88
- 12 Rockstroh, Chas F—E Shafer, 126.66
- 12 Rosenstein, Aaron J—Hencken & Wellenbrock Co, 1,460.78
- 12 Ritter, Jos F—E Bachmann, 629.27
- 13 Raikin, Isaac—Danzig & Eisenberg, 87.77
- 13 Reich, Jos—City of N Y, 264.41
- 13 Same—same, 264.41
- 13 Riess, Chas E C—J Lynch, 1,104.00
- 13 Rollmann, Jno—M J O'Brien et al, 20,860.14
- 13 Reiss, Emilie R—F W De Voe & T C Reynolds Co, 96.31
- 13 Rosenzweig, Bernard—A Linter, 160.48
- 13 Rutenberg, David S—N Y Central & Hudson R R Co, costs, 108.13
- 13 Reda, Frank—W W Farley, costs, 124.23
- 14 Rock, Ellen—Central Cigar Mfg Co, 70.01
- 14 Rodgers, Jno C—City of N Y, costs, 153.00
- 14 Ryan, Annie—J C Smith, costs, 70.55
- 14 Robbins, Jacob—I Kashare, 594.73
- 15 Reif, Jacob—R J Evans, 254.40
- 15 Roberts, Irving—Lawyers Title Ins & Trust Co, 106.61
- 15 Rapoport, Jacob—A Geiger, 998.12
- 15 Rubenstein, Isidor & Jennie Morris—J Fine, 60.85
- 15 Rubenstein, Isidor, Jennie Morris & Tillie—M Feifer, 112.15
- 15 Raudenbush, Wallace G—A B Mayer et al, 1,571.18
- 15 Rock, Benj H—Troy Electric Co, 102.90
- 15 Rudman, Jno—E J Lederle et al, costs 68.95
- 15 Rosenzweig, Joe, gdn—L L Fruzski, costs, 108.98
- 15 Reid, Ralph H—E F Keating Co, 1,753.93
- 9 Schulties, Chas—Ragus Tea & Coffee Co, 81.69
- 9 Sanchiz, Carl N—N Kraus, 61.61
- 9 Silverstein, Jacob—M J Wolf, 44.41
- 9 Silverberg, Edw J—S Tytle, 30.72
- 11 Sternlicht, Harris & Jacob Scheer—A Mittleman, 326.87
- 11 Stillman, Jno—B Newburger, 48.41
- 11 Smith, Frank G—E Olson, 36.66
- 11 Sweeney, Geo W—J Brodie, 46.92
- 11 Strain, Chas F—J Brodie, 48.52
- 11 Schwartz, Jos—Alfred Peats Co, 171.17
- 11 Senator, Hugo—B S Deutsch, 59.72
- 11 Stein, Isaac—B Hirschhorn, 61.91
- 11 Sutter, Jno—Emil Fleisch & Son, 48.52
- 11 Shill, Moses S—H Klingenstein et al, 550.89
- 12 Snyder, Adam G—S Deimel, 97.91
- 12 Shanski, Jos—J H Corn, costs, 40.65
- 12 Schavrien, Isaac V—A Bachrach, 1,080.33
- 12 Schwaid, Josiah J—R H Donnelly, 25.51
- 12 Saffel, Otto—J Seeman et al, 52.10
- 12 Salzman, Sophie—M I Weisman, 34.94
- 12 Sorlin, Victor—R H Donnelly, 25.51
- 12 Short, Henry W—M Rosenberg, 64.41
- 12 Selis, Adolph—E M Kaempfer et al, 220.56
- 12 Schlessinger, Louis—International Gas & Elec Fixture Co, 236.94
- 12 Sanger, Harold H—Eppens Smith Co, 105.17
- 12 Schmidt, Wm & Fred—E Beber, 503.41
- 12 Same—same, 67.41
- 12 Schlessinger, Max—International Gas & Elec Fixture Co, 77.33
- 12 Shlemen, Sam—L Greenberg, 29.65
- 12 Schitzman, Saml—D Richtman, 260.00
- 12 Schwartzreich, Celia—H Meltzer, 29.72
- 12 Scheier, Jno H—Kammerman & Co, 146.81
- 13 Sattorwhite, D Cummins—Melink Mfg Co, 32.31
- 13 Shapiro, Hyman, Philip Liberman—City of N Y, 59.41
- 13 Shaw, Percy L—T Anastasio, 33.40
- 13 Short, Thos H—J Ehrlich & Sons, 907.41
- 13 Sobel, Becky—F Feig, 1,235.72
- 13 Stein, Jos, gdn—M Meisner, costs, 114.95
- 13 Shapiro, Saml—I Rubenstein, 106.65
- 13 Schulman, Isidore—H Bronner, 235.14
- 13 Smith, Etta—N Y Importation Co, 262.36
- 13 Sartorius, Otto & Warren Lutz—same, 108.75
- 13 Sandford, Wm P—C H Evans & Sons, 61.94
- 13 Schiff, Sarah G—T L D Copeland, 301.83
- 13 Shannon, Wm J—F Cocheo, 240.65
- 13 Schinkel, Chas G—Christian Schumacher & Otto Meder, exrs—L E Hoffstaetter, 6,795.00
- 14 Siegel, Herman A—Coleate & Co, 25.67
- 14 Sullivan, Cornelius D—City of N Y, costs, 140.85
- 14 Saks, Wm—J Schaeffer et al, 70.09
- 14 Springer, Jno H—C A Springer, 7,271.85
- 14 Soter, Efstraty Jr—Francis H Leggett & Co, 44.56
- 14 Stiano, Ralph—J P Mersereau, Inc, 107.05
- 14 Silberman, Louis—Francis H Leggett & Co, 34.67
- 14 Schieb, Henry Balthasar Machse & Louis Ehli—Figge & Hutwelker Co, 94.68
- 14 Schieb, Chas H—J K Larkin et al, 292.16
- 14 Short Richd D—F A Deal, 86.51
- 14 Schult, Gustave H—E L Heebner, 443.41
- 14 Seeley, Geo C—Putler Bros, 207.73
- 14 Slutzky, Isaac—S Kaplan, 119.41
- 14 Santry, Dominick—M Helstein, 192.47
- 14 Swan, Hector D—J E Thompson, 53.82
- 15 Simson, Louis M—L J Fishel, 1,711.18
- 15 Schiff, Israel, Max & Saml—M J Kramer, 118.63
- 15 Slevin, Edw D—R Waldo, costs, 106.70
- 15 Sofranski, Sol—N Y Tel Co, 48.84
- 15 Sasserath, Kaufman—same, 31.71
- 15 Steigner, Helen B—A Nicolardis, 47.52
- 15 Seldner, Saml—E W Dunstan Co, 66.33
- 15 Schlanowsky, Anna & Moses—A B Simonds et al, 59.41
- 15 Schwartz, Louis—R J Evans, 120.40
- 15 Sullivan, Chas A—E Pierce, 393.16
- 15 Schwartz, Mollie—U Dollinger, 126.15
- 15 Same—same, 214.65
- 15 Scanlon, Jno F—Atlantic Bottle Co, 44.91
- 9 Thistle, David—C G Bartine et al, 158.37
- 9 Tager, Marcus S—H Marcus et al, 545.48
- 11 Tanzer, Alb—G R Bourke, 59.70
- 11 Tooker, Jos H—H R Limburg, 1,586.25
- 11 Tocci, Carmela—T Palumbo, 90.16
- 11 Toole, Lela B—N Y Livery & Auto Co, costs 113.30
- 11 Traver, Mary C—M J Lyons, 112.42
- 11 Temmler, Frank W & Chas J Koehler—K Zoerb, 39.11
- 11 Thompson, Jas—J Brodie, 67.02
- 12 Tyroler, Rudolph E—S R Getlar et al, 47.96
- 12 Tankham, Edw C—E Reid, 74.15
- 12 Tauber, Rosie—J Pesek, 400.00
- 12 Tomlinson, Wm—M E Knibbs, 185.81
- 12 Tevis, Wm S—T D Rambaut, 5,873.08
- 12 Same—G M Coffin, 2,984.59
- 13 Turkowsky, Walter G—C Turkowsky, 1,250.00
- 13 Thomas, Chas E—Nason Mfg Co, 818.55
- 13 Tannenbaum, Morris—H Rosenfeld, 53.15
- 13 Tribelhorn, Ernest—L G Duquet, 197.58
- 13 Townsend, Ferdinand C & Jacob A Janin, trstes—India Wharf Brew-ing Co, et al, costs, 168.75
- 13 Thompson, Albt & Addie M—E Brad-ley Currier Co, 275.36
- 14 Traynor, Jas & Israel Unterberg—S Jablow et al, 124.85
- 15 Thompson, Jos H, Jr—McGraw Pub Co, 723.12
- 15 Tarlow, Sam—H Schmalwitz, 39.41
- 15 Terhune, Thomas A—J E Pates & Co, 144.00
- 15 Thomas, Chas E—Eicc Light Engi-neering Co, 97.16
- 9 Uhlendorf, Wm—G Variaba, 2,027.79
- 11 Ursiti, Giovanni—Ernst Bros, 1,368.28
- 15 Ury, Felix—A Lubetkin et al, 279.97
- 9 Valentine, Jno J—G Hildebrand, costs 5,457.36
- 9 Valdes, Chas—T Senior et al, 2,078.78
- 9 Same—A Senior, 578.78
- 12 Vacatura, Carlo—Sigmund Krauter Inc, 79.62
- 12 Veltry, Dominick—H Kasminsky, 158.41
- 13 Vairetta, Angelo & Luigi Pittelli—People, etc, 2,000.00
- 13 Volk, Albt A—City of N Y, 264.41
- 15 Vanoni, Fredk L—N Y Tel Co, 126.74
- 9 Whitbeck, Henry M—F J Morrissey, 287.20
- 11 Weisbecker, Arthur—K Daly, 10,488.88
- 11 Wege, Henry L Jr—R Bennett, 189.14
- 11 Wiley, Elbert M—J S Davis, costs 63.52
- 11 Wittenberg, Wm R—J Brodie, 43.25
- 11 Wallace, Theo T—E M Wallace, 601.80
- 12 Wasserman, Hyman—M S Yockhel-son, 29.65
- 12 Wyatt, Merritt T—M Belitzer, 957.00
- 12 Weiman, Emma H—R J Hickson et al, 120.21
- 12 Wing, Harry—J Rayvid, 81.51
- 12 Wohlrab, Richd—W Greenberg, et al, 64.69
- 12 Wallace, Thos G—J Wilson, 184.31
- 13 Wilner, David—K Eisenbud, 40.41
- 13 Werner, Morris—M Davidson, 74.65
- 13 Wood, Rawson L, trste—T Simpson, costs, 523.43
- 13 Warantz, Isidor, Minnie Warantz & Jos Wolk—H Lewkowicz, 66.70
- 13 Wald, Saml & Saml Keltz—S Cook, 114.23
- 14 Wynkeep, Danl W—Marsellus Pitt Co, 1,270.19
- 14 Wechsler, Nathan—L Lerher, 224.65
- 14 Whitson, Frank L—L Gintel, 2,652.70
- 14 Williams, Edw B—B C Fairchild, 59.23
- 14 Whittemore, Anson H—R Halladay, 51.91
- 14 Warren, Wm—H Block, 20.00
- 15 Wolf, Wm—Ferdinand Gutmann & Co, 31.66
- 15 Wise, Harold M—Pannure Realty Co, 188.32
- 15 Wolfson, Jos—S Berman, 895.17
- 15 Wong, Wing—R J Hahn, 301.97
- 9 Youmans, Alfred—Realty Adv & Sup-ply Co, 329.31
- 14 Yanella, Felix—J M Fornes et al, 192.23
- 9 Zimer, Abr—H B Claffin Co, 334.91
- 11 Zanic, Nicholas—Rentiel Consn Co, 102.87
- 13 Zeltner, Jos—I Frank, 76.47
- 15 Zinser, Louis W—A L Rosenthal et al, 271.48

CORPORATIONS.

- 9 Associated Contractors & Builders Inc & Bernard Davis—Peter H Reilly & Bro Co, 356.03
- 9 Advertising Press Co—C Hugues, 400.00
- 9 Aronson Realty Co—Press Pub Co, 160.92
- 9 Beck Co—J Kaufmann, 3,412.99
- 9 Same—same, 1,313.06
- 9 Briggs Avenue Realty Co—L H Leopold et al, 98.72
- 9 City of NY—M Paffs, 500.00
- 9 C R Teaboldt & Co—Auto Supply Co, 68.97
- 9 Same—E M Boreum, 3,566.10
- 9 Jas McDonnell Co & Allen Dangre-mond Co—Eck Dynamo Motor Co, 713.85

9 Hasbrouck Piano Co—Chas Ramsey Co.	127.97	9 Magnesia Cement Co—F M Smith et al.	64.51	9 Miller & Hirschowitz Co—F Hirschowitz.	112.41	9 Nassau County Impt Co—City N Y.	27.80	9 Natl School of Art—same.	38.65	9 New Era Land Impt Co—same.	38.65	9 Neff Engineering Co—same.	33.67	9 New Ams Post Card Co—same.	38.65	9 N Y Asiatic Trading Co—same.	217.76	9 N Y Blind & Transom Adjuster Co—same.	78.45	9 N Y Echo Printing Co—City of NY.	33.67	9 N Y Theatrical Stock Exchange—same.	20.74	9 N Y Vaudeville Contract Co—same.	38.65	9 North American Selling Co—same.	217.76	9 North African Exploration Co—same.	217.76	9 North American Wine & Liquor Co—same.	34.67	9 North British Securities Co—same.	20.75	9 Novelty Clothing Co—same.	27.76	9 Read Realty Co—Tisdale Lumber Co.	5,634.10	9 Same—G A Cooper.	5,923.36	9 Rosenfeld Realty Co—R W Herschman et al.	3,246.33	9 Rountree Realty Constn Co & Moses E Rountree—L E London.	484.06	11 City of N Y—C Hamburger.	382.82	11 Co-operative Twenty-five Cent Stores—M J Kraus & Co.	422.66	11 Llewellyn Realty Co—G Steinman.	90.10	11 Purcell Mfg Co—J Fowl.	100.77	11 T J Nolan & Co—H J Prashker et al.	90.43	11 Honduras Syndicate—I W Hein.	198.20	11 American Tooth Powder Co & Robt R Lawson Co—Van Buren & N Y Bill Posting Co.	1,845.56	11 Fitzhenry Co—F Day.	87.66	11 Brooklyn Unique—A H Levy et al.	77.51	11 Mercedes Repair Co—F Chemelik.	225.65	11 Chas E Monell Co—City of N Y.	66.50	11 Midway Constn Co—same.	46.60	11 Manhattan Match Distributing Co—same.	74.49	11 Metaphone Co—same.	2,008.89	11 National Truck Co—same.	22.87	11 Narragansett Worsted Co—same.	98.35	11 National Trading Co—same.	24.93	11 Oishel Realty Estate Co—same.	38.65	11 "Only"—same.	38.65	11 Prairie Du Chien Exploration Co—same.	23.72	11 Parish Machine Co—same.	28.70	11 Pan Hel Co—same.	38.65	11 Patton Commercial School—same.	38.65	11 Palaca Garage Co—same.	28.70	11 Park Hill Lowerre Realty Co—same.	217.76	11 Orator Corset Cover Co—same.	20.74	11 S G Painter Realty & Securities Co—same.	38.65	11 Magnesia Cement Co—S Kirsch.	523.65	11 Thomas Flyer Renting Agency—R H Donnelly.	101.21	11 Penn Amusement Co—R Waldo.	59.72	11 Herhtens Amusement Co—R Waldo.	64.72	11 New York Veal & Mutton Co—I Dunbar.	114.95	11 Bermuda Atlantic Steamship Co—C P Notman et al.	6,283.20	11 Century Brick Co—E M Houghtaling et al.	288.06	11 Brooklyn Union Elevated R R Co—J Goldstein.	150.00	11 I X L Baker Supply Co—Victor Chemical Works.	328.71	11 Little Giant Controller Mfg Co—Rider & Driver Pub Co.	45.64	11 Allenhurst Garage—N Y Coach & Auto Lamp Co.	31.86	11 Associate Contractors Builders, Inc & Bernard Davis—S Denier.	218.34	11 Progress Auto Storage & Supply Co—R M Hollingshead Co.	52.41	11 G B Treolar Co—E D Faulkner.	1,301.87	11 Thos Ward Coal Co—A Behn, costs,	107.25	11 Maxwell-Briscoe Motor Car Co—M Rodriguez.	225.00	11 D H Corey, Inc—Jno Adams Thayer Corp.	126.29	11 Buchanan Realty Co—A Rosenbaum.	934.60	11 Imperial Art Co—Jacob Weiss & Thos Le Martyne—E Rosenstein.	534.02	11 Mercury Realty Co. Max Monfried & Saml Brenner—Title Guar & Trust Co.	330.72	11 Gerard Bldg Co, Emil Eiber & Peter N Gardner—S C Master.	280.53	11 N Y Beer Pump & Faucet Co—City of N Y.	54.57	11 N Y & N J Adjustment & Advice Co—same.	24.72	11 N Y Leasing Co—same.	42.62	11 N Y Trim Co—same.	42.62	11 North River Woodworking Co—same.	50.59	11 N Y Raw Hide Pulp Board Box Co—same.	168.00	11 N Y Fruit Laboratories—same.	62.52	11 Official Golf Record Pub Co—City of N Y.	78.45	11 Olinville Realty Co—same.	38.65	11 One Hundred and Sixty Ninth Street Constn Co—same.	38.65	11 Oriental Commercial Agency—same.	38.65	11 Original N Y Night Patrol—same.	38.56	11 Owners Garage Co—same.	38.65	11 Cradel Light Co—same.	38.65	11 Oxford English Opera Co—same.	38.65	11 Ozobalm Mfg & Importing Co—same.	217.76	11 Placerita Mining Co—same.	118.25	13 N Y Addressing & Mailing Despatch—F G Blumenstock et al.	30.91	13 Only Car Distributing Co—Van Dyck Churchill Co.	35.91	13 City of N Y—H Clark.	382.45	13 Acme Sand & Gravel Co—G Duetermann.	34.41	13 Fairview Constn Co & Ferdinand Marx—Thos C Edmonds & Co.	326.99	13 Knickerbocker Motion Picture Co—E I Standish.	59.67	13 E C Hazard & Co—A S Patterson.	527.96	13 Board of Education of the City of N Y—H McLaughlin.	1,805.84	13 Fitzhugh Smith Co—L Squires.	502.41	13 Same—same.	27.41	13 White Star Transfer Co—J De Angelis.	34.41	13 Thomas Mfg Co—Stern Bros.	681.51	13 Hartford Garage Co—Diamond Rubber Co of N Y.	183.89	14 Mining Supply Co—R A Berger et al.	132.40	14 Interborough Taxicab Co—H C Kinnerdervatter.	3,109.82	14 City of N Y—J B Burggraf.	2,191.25	14 Fort Washington Constn Co—Voska Fleosch & Sidlo.	1,138.96	14 Jno Langley Co—Wheeling Corrugating Co.	101.21	14 Robt T McMurray & Bro—Keenan Structural Slate Co.	730.51	14 Reinitz Imperial Laundry Co—E V Kohnstamm et al.	1,126.37	14 Elevator Operating Controller Co & Universal Safety Car Controller Co—D M Shea.	2,087.83	14 City Suburban Operating Co, Henry F Clinton, Albt Hughes & Robt Appleton—Seacoast Bank.	47.30	14 Wm Baldwin Jr Heating Co—Union Radiator Co.	327.07	14 Sherman Securities Co—European American Bank.	5,687.38	14 McCaffrey Water Motor & Power Co—European American Bank.	5,790.35	14 Van Courtlandt Realty Co—H Handy.	968.83	14 Pelham Park R R Co—H Burke.	500.00	14 same—B Burke.	200.00	14 A Warren Constn Co & Abr Warren—Pfortenhauer & Nesbit Co.	323.78	14 same—same.	472.61	15 New York City Interborough Ry Co—D Moynahan.	30.05	15 North Side Iron Works, Inc—M A Hannan.	29.38	15 S C Marin Co—City of N Y.	235.67	15 Otsego Realty Co—same.	38.65	15 Orkston Scenic Constn Co—same.	40.64	15 Steerz Transportation Co—same.	311.29	15 Mussgiller Mangels Co—same.	715.30	15 Manhattan Grill & Fret Works Co—same.	214.38	15 Mohr Specialty Co—same.	36.65	15 Monarch Fire Appliance Co—same.	40.14	15 Metropole Importation Co—same.	45.60	15 Peerless Brick Co—same.	217.66	15 Pitkin Supply Co—same.	38.65	15 Platinachrome Co—same.	66.50	15 Paramount Constn Co—same.	121.72	15 Prosperous Bldg Co—same.	118.25	15 Paint, Rock, Coal & Lumber Co—same.	615.79	15 L D Oden Embalming Instit—same.	58.55	15 Arthur Pryor Band Co—same.	28.70	15 Universal Flag Co—George Fickelson.	69.12	15 Ramilana Realty Corp—Lawyers Title Ins & Trust Co.	166.41	15 Greater N Y Sign Board Co—N Y Tel Co.	27.60	15 American Auto Top Mfg Co—P Overhage.	42.57	15 Jos Meyer & Son, Inc—M Posnick.	42.37	15 Furrer Constn Co—N Y Tel Co.	59.81	15 Justus Frankel Co—same.	136.81	15 Board of Education of City of N Y—B P Wilson.	1,019.08	15 Brill Contracting Co—E D Vock.	387.71	15 Greurer Mines Co—Wall St Exch Building Asso.	420.41	15 Landay Bros, Furriers, Inc—R J Anderton.	39.02	15 West 139th Street Realty Co—Cumberland Trust Co.	816.92	15 E I DuPont De Nemours Powder Co—J H McClarkin.	275.40	15 Hess Tucker Langhans Co—J W Erickson et al.	120.22	15 Jos Saunderson, Inc—West Side Bank.	3,470.00	15 Acme Marble Co, Jos Ingro & Salvatore Senator—J A Pisani et al.	564.10	15 Richmond Light & R R Co—M R Healy.	1,633.21	15 Sillon Constn Co, Bernard London & Jos Silverson—Kertscher & Co.	2,153.13	11 Bernard, Baruch—H Scherl & ano.	501.90	12 Brotman, Benj, an infant by Moses as gdn—H Holzberg.	108.35	12 Blake, Lawrence—Aluminum Rawhide Artificial Limb Co.	78.63	12 Brennan, Jas H—J F Ebeling.	39.01	12 Bishop, Chas T—B J Conroy.	133.55	12 Benjamin, Morris & Abr—A Rosenberg & ano.	282.90	12 Billi, Giuseppe an infant by Giovanni—J Harris.	106.85	12 Bliesman, Fredk as exr Katharine—Anna Schwab.	525.00	7 Conroy, Dennis P—Cranford Co.	107.33	7 Chinnock, Albt L—P Arzberger & Co.	43.71	7 Croley, Jno F—H J Cornell.	580.36	7 Same—same.	541.41	8 Cohn, Saml G—Thos G Knight Co.	1,508.99	8 Campbell, Saml—Hindley & Pendleton Co.	86.34	9 Caplin, Saml—Levy Bros China Co.	154.44	9 Carnet, Isidor—A Kreindels.	113.50	9 Cohen, Aaron—M Simon.	42.15	11* Cohen, Morris—Public Co-op Assn.	122.25	11 Constantine, Robt D—N B Simon.	86.80	12 Cohen, Isidor—M Mandel.	377.64	12 Caulfield, Thos J—S Matkoff & Co.	146.45	13 Cohen, Philip—Van Zandt Jacobs & Co.	48.75	13 Columbine, Mille—W N Columbine.	32.40	13 Coleman, Jno C—B J Conroy.	16.74	13 Campbell, Jas A—L R Lord & ano.	228.85	13 Cuccia, Frank A—L Lipskin.	240.42	13 Cohen, Benj—H Hauptman.	106.75	7 Dwyer, Martin J—H Frier.	17.48	7 Duggan, Dorothy F & Cornelius—Wm B Anderson as admr.	119.90	8 Davis, Jacob—I Lewis & ano.	106.88	8 Dalury, Chris—Rudolph Wurlitzer Co.	761.55	8 Dragonetti, Julius—J McGrath.	449.00	8 Dixon, Thos—Godfrey Keeler Co.	226.42	9 Dix, Edw S—J Walters Thompson Co.	81.85	9 Dean, Geo W—L Erody.	30.22	9 Deamond, Hyman—S Miller.	57.53	11 D'Angelo, Agostine—Title G & T Co.	19.40	12 Daycock, Wm H Jr—F K Randall.	101.75	12 Doremus, Jas M—J F Schmadeke.	64.90	12 D'Estre, Chas T as admr Elsie—J H Ernst.	106.82	13 Dubroff, Jacob S & Sadie—1st Natl Bank, Jamaica.	217.09	13 Di Ginito, Raffael, an infant by Genaro as gdn—J J Dunn.	22.23	8 Eastment, Geo H—T Richards Co.	43.20	8 Erving, Wm—E Hanson.	760.60	8 Emmons, Stephen A—Godfrey Keeler Co.	226.42	13 Edwards, David W—E L Crawford & ano as exrs.	89.89	7 Fry, Jno C & as exr John C—Wm B Anderson as admr.	119.90	7 Fry, Wm H & as exr John C—same.	119.90	7 Fry, Laura B, & as exrtr John C—same.	119.90	7 Fry, Beatrice, Philip J, Edwin H & Eliz D—same.	119.90	7 Fry, Wm H & Philip J, as exrs, &c, Thos H—same.	119.90	7 Fry, Virginia P & Wm H, as admrs Geo W—same.	119.90	7 Folger, Lawrence S—Title Guar & Trust Co.	53.35	7 Foster, Thos—Gertrude L Foster.	63.47	8 Friedman, Isaac & *Wm, or Friedman Bros—M Doob Sons & Co.	80.57	8 Feinman, Abr—M B Israelsky.	116.90	9 Ferber, Cecelia—Henry Marcus Iron Works.	274.40	12 Fryer, May C R—J F Schmadeke.	32.40	12 Force, Garfield—W Bates.	34.82	13 Forth, Arthur—L Le Grand.	29.11	13 Fitzjohn, Fred—R J Hellawell.	113.90	13 Fox, Abr & *Pincus—Wallace Wall Paper Co.	467.63	13 Frew, Alex—Mary McQuade & ano.	243.93	13* Friedman, Louis—Van Zandt, Jacobs & Co.	52.37	7 Getter, Morris—S Frank.	289.40	7 Greenwald, Saml—A Cypress.	113.36	8 Goebeler, Jno F—Bklyn Daily Eagle.	130.00	8 Gibitosi, Jas—M Lapidus.	40.12	8 Greenberg, Isaac—P Epstein.	183.12	8 Garfield, Simon—C Ormowitz & Bro.	60.12	8 Grister, Joe—same.	60.12	8 Garfield, Simon—S S Kogan.	189.41	9 Greave, Virginia, an infant, by Edw H Walker as guardian—City of N Y.	123.97	9 Gavin, Wm M—N Hockman.	31.30	9 Galbally, Mary E—Gracie Abrams & ano.	75.00	9 Griffin, Jos T—Theodosia W Vail.	164.17	9 Same—same.	59.40	11 Gonman, Francis J—J Brodie.	42.46	11 Goode, Martha G—the same.	56.86	11 Greenberg, Sarah—H F Sammis.	1,584.08	11 Gremsky, Nathan—H Blume.	107.65	11 Grynkewich, Elias—American Cash Register Co.	77.24	11 Garfield, Simon—K Settel.	29.56	12 Garrick, *Jos W & *Jas H & Jos W—Hammerschlag Mfg Co.	82.91	12 Gilman, Theophilus—J J Donohue.	102.84	13 Glickman, Moses N—M Krupp & ano.	649.39	13 Garfinkel, Julius B—the same.	649.39	13 Gunderson, Albt—Mulroy Distilling Co.	151.06	13 Greenstein, Herman—Van Zandt Jacobs & Co.	52.37	13 Gelis, Adolph—B M Kaempfer & ano.	220.56	13 Giraldo, Giacoma—S Garlock.	34.31
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Borough of Brooklyn.

7 Altschuler, Shulem—Burns Bros.	374.40	9 Albers, Edw—N Y Tel Co.	25.29	9 Abramowitz, Rose—S Blich.	42.90	12 Andrews, Henrietta G—G W Hall.	208.86	12 Auditore, Frank & Jos—C J Smith.	15,149.85	13 Austin, Isabella D—B J Conroy.	62.97	7 Bailey, Chas D—F W Barclay.	26.40	7 Basile, Filippo—F Rotolo.	139.18	8 Brown, Frank A—E E Overpeck.	142.33	8 Boniello, Salvatore—E Braun & ano.	84.55	8 Blank, Nathan—F W Benecke.	26.90	8 Boyte, Phil—G Hyams.	44.91	8 Bulbassio, Geo—Rudolph Wurlitzer Co.	761.55	9 Byrnes, Perry—G W Lounsbury.	113.30	9 Brvson, Robt H—Henry Marcus Iron Works.	274.40	11 Brickman, Gezel—W Pesselnik.	275.40	11 Burton, Millicent—L Burton.	97.77	11 Bell, Theobald—E Wax.	224.40	11 Bastress, Jno E—F C Callen.	627.81	11 Black, Louis or Louis Black & Bro—L Farber.	420.77
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7 Hurliman, Eliz F & Gustav A—Wm B Anderson as admr.....119.90	8 Rochlitz, Leo—L E Salas67.27	9 Read Realty Co—G A Cooper.....5,923.36
7 Herrnstorf, Jno—Title G & T Co.....119.40	9 Rolfen, Arne—F Mathisen.....108.30	9 Same—Tisdale Lumber Co.....5,634.10
8 Harmon, Wm E & Clifford B—Borough Development Co.....2,015.79	9 Rosenthal, Hyman—Thos G Knight Co.....1,338.97	9 Stockton Supply Co—N Y Tel Co.....75.79
8 Holst, Christ—Greenpoint Glass Co.....136.90	11 Rapisarda, Gaetano—S Fuchs.....247.94	9 Sulzer's Sea Beach Palace Co—same.....63.45
9 Hagen, Thos—Bell Fireproofing Co.....79.96	11 Ryder, Jas J—J Brodie.....67.12	9 Stupel & Caplin—Levy Bros China Co.....154.44
11 Howitz, Henry J—Jno C Orr Co.....133.23	11 Remsen, Wm H—C E Robertson.....786.04	9 Schult Cafe & Restaurant Co—F H Legett & Co.....118.99
11 Hofertz, †Wm W—American Stopper Co.....17.42	12 Rasch, Lena M—Ridge of Bklyn Realty Co.....124.10	9 Stanislaw Realty Co—Thos G Knight Co.....1,338.97
11 Hannon, Patk J—J Daly.....1,156.60	12 Rosenthal, Chas—W Meseritz.....26.22	11 Araho Constn Co—A Anacivonte, Jr.....324.55
11 Hickey, Patk E—same.....1,156.60	12 Rourke, Fredk W—J C Neu.....341.75	11 Behrens Pharmacy (a corp)—J Wyeth & Bro (Inc).....76.74
11 Haight, Geo F—L I Automobile Machine & Plumbing Co.....228.72	13 Rountree, Moses E—L E Landon.....484.06	11 Curtin Bldg Co—Bell Fireproofing Co.....300.85
11 Hauser, Karl—W Bierschenk.....123.57	13 Rounree, Moses E—Powell Engine Corp.....140.29	11 Richmond Light & R R Co—J Hochberg.....2,041.00
11 Heiferman, Frank—Abrahamson & Potter.....75.00	13 Ryan, Jno—Geo H H C Braun Co.....120.45	11 Sutter Avenue Constn Co—L Farber.....420.77
13 Hillery, Frances—Howell-Demorest Co.....267.06	13 Rosenzweig, Bernard—A Linter.....160.49	11 Smith, Scott & Co—J Daly.....1,156.60
13 Huss, Eugene H—C Kuehn & ano.....107.25	13 Rochstroh, Chas F—Eliz Shafer.....126.66	12 A J Koehler Sporting Goods Co—H Jacobs as admr.....6,507.95
8 Johnson, Conrad—M Tuch.....36.21	7 Stephens, Arrie—J H Papio.....34.40	12 American Home Made Bread Co—Hammerschlag Mfg Co.....82.91
12 Johnson, Axel—R J Graves.....219.00	7 Simons, Jos—J F Conran as trste.....375.95	12 American Mfg Co—City of N Y.....1,477.99
13 Jones, Sarah M—T P Hall.....59.40	7 Steinberg, Sarah—J Roth & ano.....830.17	12 Cohen & Kaplan—M Mandel.....377.64
7 Kleeman, Abr—L Lamb.....31.38	7 Steinman, Ignatz—S Frank.....214.40	12 Mountain Lakes (Inc)—M H Taylor.....308.90
9 Kaskell, Marks—T E Tack & ano.....119.88	8 Sommers, Jacob—F Uhl.....90.40	12 Peoples Surety Co, N Y—Metta Schroeder.....125.95
11 Klein, Chas W—Rohe & Bro.....196.19	9 Schlitz, Geo—N Y Tel Co.....18.95	12 Rountree Realty Constn Co—L E Landon.....484.06
12*Kaplan, Emma & Jno—M Matkoff & Co.....146.45	9 Schwartz, Herman—same.....67.70	12 Thomas Realty Co—Mary T Lloyd.....764.19
12 Kelter, Boruch—S Bernstein.....147.90	9 Slee, John B—Henry Marcus Iron Works.....274.40	12 same—W T Lloyd.....330.69
12 Krinsky, Philip—S Lindenman et al.....112.40	9 Stupel, Frank—Levy Bros China Co.....154.44	13 Walter A Reynolds & Co—Johnson Bros.....200.17
12 Koepfel, Geo—Thos G Knight Co.....325.29	11 Smith, Chas D & Walter L—J Daly.....1,156.60	13 Brooklyn Fireproof Sash & Door Co—J Spector.....32.86
13 Knight, Richd H—Realty Dealers.....84.40	11 Scott, Edw J & Jno R—same.....1,156.60	13 Century Brick Co—E M Houghtaling & ano.....288.06
13 Klein, Isaac—D Siegel.....45.74	11 Spener, David—R F Randall as trste.....257.40	13 Friedman & Greenstein—Van Zandt Jacobs & Co.....52.37
13 Kramer, Geo—H Bauning.....157.90	11 Shindel, Beckie—C C Limbarth.....110.05	13 Giraldo & Miranda—S Garlock.....34.31
13 Kovinski, Wm I—E J Bates & Co.....357.03	11 Scanlon, Jos—Jesse Winne.....103.27	13 Standard Oil Co N Y—Jno Moore, an infant.....3,133.25
13 Keiller, Emma J—J J O'Mara.....80.83	11 Siegel, Benj—J Rautkopf.....29.24	
13 Kohler, †Mary—Howell-Demorest Co.....267.06	11 Schlossberg, Noah—L Levine.....101.80	
13 Koss, Julius—Van Zandt & Jacobs Co.....25.66	11 Sweeney, Geo W—J Brodie.....46.90	
7 Lehman, Chas F—J T Stanley.....34.36	11 Scala, Salvatore—E McCarthy.....3,672.12	
7 Lafrosia, Peter—A D Newman.....111.92	11 Schwencke, Wm H—American Cash Register Co.....90.00	
7 Lock, Gustav—P O'Connor.....95.97	11 Smith, Wm E—E Greenfield's Sons.....35.43	
7 Lampinaw, Emil—F W Randall.....35.42	11 Schultz, Jno—German American Ins Co.....190.36	
8 Lullmann, Jno & Henry—A Oeding.....173.15	12 Schmidt, Anna C—Ridge of Bklyn Realty Co.....124.10	
8 Lee, A Rogers—G E Walter.....742.46	13 Schratwieser, Cath M—Denman & Davis.....798.27	
9 Lawrence, Kath G—N Y Tel Co.....28.80	13 Shannon, Wm J—F Cocheo.....240.65	
9 Leibert, Alfred—same.....25.25	13* Sullivan, Thos—P Nauman.....22.40	
11 Laubentracht, Geo—Public Co-op Assn.....122.25	13 Schmidt, Chas F—State Comr of Excise.....1,820.97	
12 Lowerre, Wm W—E C Wright as exr.....141.95	13 Stackhouse, Oswald—J McGowan.....102.90	
12 Leventhal, Saml E—Gerhard Mennen Chemical Co.....23.53	13 Sylvester, Jno F—C T Schlick.....60.49	
13 Landau, Max—Franklin Bwg Co.....453.40	7 Tymecki, Stella—W Schultz.....154.40	
13 Langston, Fredk B—J P Duffy Co.....77.68	9 Trinborn, Wm—Bklyn Union Coal Co.....35.02	
13 Loricchio, Demetrio—State of N Y.....1,000.00	8 Tenny, Wm A—Acme Bldg Co.....113.78	
7 McNally, Patk—Alart & McGuire Co.....351.62	9 Tibbets, Henry B—North Western Electric Equipment Co.....1,980.52	
7 Maher, Lawrence J—A D Newman.....329.16	11 Thompson, Jas—J Brodie.....67.02	
7 Mona, Frank—D T Merritt et al.....88.60	7 Vestuto, Matteo—F Rotolo.....139.18	
7 Mullins, Danl J & †Tillie—O C Reith.....149.40	7 Volpe, Antonio—S S Duberstein.....113.21	
7 Meister, Louis D—Palmer-Price Co.....27.51	11 Van Houten, Everitt—C E Robertson.....786.04	
7 Milewski, Mary A—K Januczewski.....128.90	12 Ventimiglia, Leonard—S Matkoff & Co.....146.45	
8 Merksamer, Julius & Leo—F O'Donohue.....1,637.35	12 Voorhees, Fredk M admr Fredk M—City of N Y.....105.97	
8 Martino, Phillip—H Warnken.....816.75	8 Whitbeck, Henry M—F J Morrissey.....286.20	
8 Madama, Giuseppe—C Vascellaro.....30.70	8 Wrotzlaver, Naftel—H Schiff et al.....36.53	
8 McCoy or McKay, Robt A—J Hoch.....30.29	9 Whittaker, Jno—Jno Auer & Sons.....273.44	
8 McCormack, Mary—G Kurtz & ano.....128.60	9 Wasel, Frank H—Amer Tube Works.....1,389.56	
9 Meister, Jno—A G Mayersburg.....42.32	9 Same—same.....2,888.66	
11 McEwan, Wm J—J Brodie.....41.76	9 Wasel, Frank H & Julius H—same.....1,389.56	
11 Monfried, Saml—Title G & T Co.....330.72	11 Wolfson, David—W Salmon.....60.86	
11 McNamara, Jos—Title G & T Co.....54.40	11 Wetter, Leo—W Bierschenk.....123.57	
11 McLaughlin, Thos & *Annie—same.....45.40	12 Wagner, Harry—Annie Field.....63.90	
12 Marshall, Eugene G—American Metal Ceiling Co.....412.10	12 Wagner, Annie—same.....350.99	
12 Moore, Florence E—City of N Y.....68.97	12 Walton, Edw T—M H Mensch.....89.42	
12 McConnell, Almira E—E C Wright as exr.....141.95	13 Walkin, Minnie—H L Bedford.....86.40	
12 McKane, Geo N—F Loeser & Co.....547.66	7 Yules, Jno—Motor Finance Co.....638.34	
13 Manny, Jos & Nat—J McKenna.....486.16	8 Zirrih, Maximillian—Sarah B Sokal.....136.90	
13 McGoldrick, Jno—Jere Murphy.....312.00	8 Zimmer, Jno P—Bklyn Union Coal Co.....209.58	
13 McKenzie, Mary—State of N Y.....1,000.00		
13 Mengis, Morris C—J G Roberts & ano.....117.00		
13 same—Adams Grease & Oil Co.....25.65		
13 Miranda, Nunzio—S Garlock.....34.31		
13 Nostrand, Harry R—G B Glover.....60.90		
8 Nost, Wm—H N De Lesser.....2,376.25		
7 O'Malley, Hugh—Morse Dry Dock & Repair Co.....88.53		
8 O'Brien, Nan—Mary E Delap.....70.52		
9 O'Meara, Raymond T—G A Bergen.....100.16		
11 O'Shea, Jno T—J Brodie.....41.76		
12 Offerman, Jno, Carsten & Theo—Ridge of Bklyn Realty Co.....124.10		
13 Omdal, Julius—C Kuehn & ano.....107.25		
7 Pierce, Cath E—D Rook.....19.40		
7 Polowczyk, Anton & Josefa—Maria Schilling.....214.40		
8 Pietsch, Wm L—R Magaw.....106.96		
8 Perkins, Jos J—G F Elliott & ano as exrs.....294.35		
11 Porter, Wm R—J Brodie.....46.98		
12 Praisner, Sol—Gerhard Mennen Chemical Co.....23.53		
13 Pedersin, Jno S—L Michel Bwg Co.....106.82		
13*Parmer, Lewis—H L Bedford.....86.40		
13 Parker, Judson—R C Lianan.....106.90		
7 Quartin, Hyman—S Goldstein.....92.27		
7 Rex, Hubert & Chas M—Long Island R R Co.....462.20		
7 Rudeger, Eugene A & Jno M—J S Coleman & ano.....302.65		
7 Ryan, Jos B—Cath Russell.....59.40		
7 Ratner, Chas—H B Clafin Co.....214.41		
7 Rook, David—A Wohl.....112.74		
7 Rolf, Christian—O Stiefel.....87.40		
7 Rathner, Jos—A Follender.....108.67		
8 Riley, Jno J—Powell Engine Corp.....90.60		
8 Reilly, Edw—T Richards Co.....43.20		

SATISFIED JUDGMENTS.

Manhattan and Bronx.

MAR. 9, 11, 12, 13, 14 & 15.

Alessandro, Luigi—A Marchesini; 1912.....1,631.87
Arnone, Salvatore G—Dimock & Fink Co; 1911.....277.90
Ayres, Saml L & Saml W Bridges—A Roth; 1912.....268.68
Alessandroni, Cesare—B Bartholomew; 1907.....230.11
*Barrett, Wm M—T H McCarthy; 1910.....2,345.45
Banker, Lester A—M M Machol; 1910.....94.34
Boomer, Alex H—J S Bordeaux; 1912.....2,133.88
Brinckman, Henry—M E Scheiblich et al; 1911.....29.79
*Badalamenti, Salvatore & Pasquale Prestigicomo—F Aiello; 1912.....505.40
*Barth, Bernard & May Golden—People, &c; 1912.....500.00
Burton, Chas L—T J Pergament et al; 1907.....459.65
Barrett, Wm M—L C Hebbard; 1909.....32.31
Same—T F Wagner; 1910.....145.00
Bozzo, Natale—W R Fair et al; 1912.....68.60
Coleman, Jno S, Danl S & Edw—A Weinrib; 1911.....86.38
Same—same; 1911.....86.38
Same—same; 1910.....2,022.97
Coleman, Jno S, Danl J & Edw, also Coleman Realty Co—A Weinrib; 1910.....1,478.55
Cammann, Herman W & Minnie Reuter—W J Overocker; 1912.....277.65
Conero, Antonio—J W Stotts; 1911.....188.48
Clancy, Frank J—G W Williamson et al; 1902.....36.71
Cohn, Philip—C F Lang et al; 1910.....122.17
Crook, Moe—S Ashner; 1911.....118.57
Coleman, Jno S—O E Short; 1912.....60.13
Same—W Donat; 1911.....21.20
Coleman, Jno S, Danl J Jr & Edward—T H Hoy; 1911.....115.71
Same—T Hoy; 1911.....118.00
Same—T W Hoy; 1911.....115.16
Same—J S Hoy; 1911.....300.46
Coleman, Jno S, Danl J & Edw—N Y Tel Co; 1911.....330.31
Cohn, Philip—E Resnek et al; 1909.....938.40
*Diamondstein, Mendel—M Coleman; 1908.....5,231.44
Dixon, Thos J—International Heater Co; 1912.....50.33
De Coppet, Fredk, Robt S Barclay, L Casimer D Coppet & Ernst H De Coppet—H H Cone et al; 1910.....107.22
*Engel, Martin—City of N Y; 1910.....59.67
Eichler, Philip—Equitable Trust Co of N Y; 1911.....617.91
*Fiordino, Marcellina & Thos Rosson—People, &c; 1911.....1,000.00
Fabien, Remy—M A Cowley; 1910.....1,397.67
Feit, Hyman—A H Joline et al; 1908.....32.65
Guigliano, Frank S—H Green; 1910.....35.46
Goldman, Sadie, Frank Frankel & Jacob I Frankel—A Cahn; 1911.....171.52
Guggolz, Chas, Wm Guggolz Constn Co & Sophia Halpin—W Buess; 1912.....264.02
*Gabler, Jno C—J Levin et al; 1910.....1,885.80
*Gumley, Jno & Wm Rosborough—People, &c; 1907.....1,000.00
Greenberg, Bessie & Jno—Sladon Iron Works Co; 1912.....12.91
Hyman, Louis—A Baum; 1911.....27.76
Heidelberg, Edwin H—Broad Exchange Co; 1903.....323.91
Haffen, Jno M & Fitz Herbert Agard—Peoples, &c, 1911.....1,000.00
Hirsch, Chas J—G M Minzesheimer et al; 1910.....109.25
Horton, Jeanette—C F Kehoe; 1910.....269.56
Haberman, Rosie—O W Vanderbosch; 1912.....109.82

CORPORATIONS.

7 Algonquin Realty Co—D Soladino.....13,136.70
7 Arabo Constn Co—Metropolis Securities Co.....3,773.98
7 Brooklyn Citizen—W H Cain.....402.33
7 *Bklyn Constn Co—Pennsylvania Cement Co.....84.67
7 Fox Sales Co—H C Stinner.....38.41
7 Knights of Pythias Temple Assn—Jennie Branscomb.....125.40
7 Schult Cafe & Restaurant Co, doing bus "Red Mill"—A Luchow.....261.06
7 Windsor Bldg Co—Pennsylvania Cement Co.....84.67
8 Bethel Garage—T Richards Co.....43.20
8 Coburn Constn Co—Thos G Knight Co.....1,508.99
8 Cosgrove Bros—Geo Wiederman Elec Co.....59.73
8 Dixon & Emmons—Godfrew Keeler Co.....226.42
8 Wood, Harmon & Co—Borough Development Co.....2,015.79
9 Empire Grill Co—Aloise Molis as admtrx.....104.88
9 Empire Grill Co—S Martelli.....420.52
9 George, Alexander Co—Peoples Bank of Buffalo.....568.03
9 Same—same.....82.43
9 Grove Constn Co—M Urbanowitz.....112.00
9 H B Tibbets & Co—North Western Electric Equipment Co.....1,980.52
9 John F Beck Co—Ridgewood Times Printing & Publishing Co.....65.65
9 Lovell Publishing Co—West Envelope Co.....586.58
9 Mining Supply Co—R A Berger & ano.....132.40
9 Metropolitan Hotel Supply Co—Minnie L Scharf, an infant.....107.33
9 Resident Constn Co—Kings Co. Mtg Co.....3,172.73

Hogan, Ann—J Reilly; 1910.....	825.99
Hovens, Allen E—Ed Harmon & Co; 1912.....	115.00
Hendelman, Wm—Mutual Trading Co; 1910.....	309.43
Ingraham, D Phoenix—Realty Records Co; 1912.....	197.15
Jacobs, Aaron—City of NY; 1910.....	57.00
Klauer, Jno A—A Ottenberg; 1893.....	277.00
Kulinski, Jno—H Lobel; 1910.....	12.48
Kramer, Jno & Maria—H A Goidel; 1912.....	40.35
*Kaplitzky, Hyman—N Y Tel Co; 1912.....	26.17
*Lechnyr, Wm—M Germansky; 1908.....	27.22
Lefy, Isadore M—R J Lasker; 1908.....	17.65
Lippman, Jacob—Northern Bank of N Y 1911.....	606.51
Levenstein, Abr Saml Vogel & David H & Henry Rossoff—B Goldfein; 1912.....	273.50
Landau, David—R Siegel; 1907.....	84.41
*Levenstein, Abr—B Goldfein; 1912.....	273.50
Miller, Wm S & Buel C Haff—N Y Tel Co; 1911.....	43.70
McCullagh, Jas—M Power; 1912.....	4,200.00
McGaug, Edw—C Lengyel; 1912.....	635.88
McCready, Robt W—A Mugler; 1911.....	193.68
Mulhall, Jno T—P A Meagher; 1912.....	251.41
*Morton, J Hatfield—J Stern et al; 1907.....	2,532.69
Percival, Kath C & Jno Donohue—A Weinreb et al; 1912.....	1,126.06
*Paterson, Arthur & Park J Frawley—People, &c; 1911.....	500.00
Ranft, Jno—A Tesman; 1912.....	242.13
Razzano, Vincenzo & Pasquale Curzio—C M Altieri et al; 1911.....	322.01
Rosenberg, Louis—D S Lande; 1912.....	600.00
Razzano, Vincenzo, Pasquale Curzio & Jno J Foley—Klenert & Rosenbluth, Inc; 1911.....	343.16
Romanelli, Frank & Maggie—East River Natl Bank; 1908.....	2,075.83
*Robinson, Mary E—German Exchange Bank; 1907.....	4,049.96
*Same—same; 1907.....	8,065.93
*Same—same; 1907.....	4,026.84
Scheier, Jno H—A Kaufman; 1911.....	39.41
Seemeyer, Ernst—Henry Eggers & Co; 1909.....	64.41
Scharf, Jacob—Jacob Possner Inc; 1911.....	199.46
Schultz, Adolph & Chas A Conrath—Buchhalter & Caneva; 1912.....	174.72
Tobin, Joshua F—L C Brown; 1906.....	35.21
*Weir, Levi C, pres—T C McCarthy; 1905.....	2,659.27
Viele, Mollie S—H Gottlieb et al; 1911.....	50.41
Van Wagoner, Alvil O—C Whitaker; 1909.....	34.91
Weir, Louis C—L J Wolff et al; 1908.....	104.31
Weil, Dora—C H Nolte et al; 1910.....	46.55
*Weir, Levi C—J Jonasson; 1908.....	1,759.58
Weir, Levi C—H Sabin; 1906.....	354.41
*Zimmerman, Carl J—J Krulish; 1906.....	550.58
Zemek Jno—F Westheimer et al; 1908.....	48.21

CORPORATIONS

Westchester Elec R R Co—P Lyons; 1909.....	100.00
Sun Constn Co—Parshelsky Bros; 1911.....	30.75
Cranford Co—C Frazzetta; 1912.....	882.45
Mosler Safe Co—N Bjur; 1911.....	115.00
Paul, Saml & Chelsea Exchange Bank—W W Farley; 1912.....	1,820.97
Reliant Realty & Constn Co—N Y Tel Co; 1912.....	52.26
Wyanoak Co—D Garabant et al; 1912.....	79.30
*Nora Constn Co—M Capobianco; 1912.....	410.08
F H Schule Co—C Hummel & Sons; 1911.....	81.66
Lodgerwood Mfg Co—O R Whitney; 1911.....	1,161.30
Rainier Motor Truck Co—H Sigb; 1911.....	25,145.85
James Vacuum Goods Co—J Marx; 1912.....	823.15
Malle Little Grip Co Inc—Hecht Stern & Co; 1912.....	317.70
*Same—H C Horowitz; 1912.....	376.12
Prudential Ins Co of America—T M Pouch; 1912.....	2,102.84
Wm B Riker & Son Co—F F Sherman; 1912.....	2,642.86
W C Hamilton Constn Co—F C Havens; 1911.....	1,182.60
*Gingold Realty Co—G E Walter; 1911.....	536.37
*Same—same; 1911.....	840.44
Sprossig Storage Warehouse Co—J Leitner; 1912.....	370.24
Rex Baking Co—C A Thomson Machine Co; 1911.....	106.59
Sun Constn Co & Benj Nieberg—S M Israel; 1911.....	324.46
*Same—Parshelsky Bros, Inc; 1911.....	343.37
*Same—H Glasser; 1911.....	326.90
Sun Constn Co, Lents Holding Co & Benj Nieberg—M Horowitz; 1911.....	546.40
*Same—Jno Simmons Co; 1911.....	498.98
Sun Constn Co, Benj Nieberg & Samuel Augenblick—H Glasser; 1911.....	333.04
Sun Constn Co, Benj Nieberg, Jos Casin & Max Faas—Wheeling Corrugating Co; 1911.....	165.95
Sun Constn Co, C N & S A Constn Co, Chas Nieberg & Benj Nieberg—Colwell Lead Co; 1911.....	339.10
*Sun Constn Co—I Schneider; 1911.....	294.80
*Sun Constn Co & Benj Nieberg—M Klein; 1911.....	223.41
*Same—S J Friedland; 1912.....	181.08
*Same—Glokner & Blue Co; 1911.....	177.86
Berney Estates Co—Pelmer & Singer Mfg Co; 1912.....	87.08
*Same—same; 1911.....	125.84
Mercury Realty Co, Max Monfried & Saml Brener—Title Guar & Trust Co; 1912.....	330.72
National Surety Co—A Pittala; 1912.....	8,158.27
U S Tungsten Mining & Products Co—National Bank of N Y; 1911.....	1,679.91
*City of N Y—A Duffy; 1911.....	2,603.60
*Duntley Mfg Co—J J Crawford; 1912.....	78.22

Borough of Brooklyn.

MAR. 7, 8, 9, 11, 12 & 13.

Augenblick, Saml—H Glosser; 1911.....	333.04
Bloom, Nathan—Bernstein & Bernstein; 1906.....	179.65
Breuer, Saml—Title Guar & Trust Co; 1912.....	330.72
Cohn, Philip—Cath F Lang; 1910.....	122.17
Campbell, Arthur—W Weiss & Co; 1911.....	68.83
Dixon, Thos L—S H Miner; 1912.....	1,528.89
Emmons, Stephen A—S H Miner; 1912.....	1,528.89
Ellis, Matthew—Henry Flaacke's Sons; 1904.....	670.29
Fixler, David—E W Butcher, Jr, as trste 1912.....	164.21
Goldman, Fanny—S Goldbaum; 1911.....	119.40
Hein, Fred—J S Lengs Son & Co; 1911.....	99.40
Henninger, Albt—J S Sills et al; 1912.....	1,566.45
Johnson, Roland R—J Worth; 1910.....	94.40
Kerr, Jas U S—Title Guar & Trust Co; 1911.....	45.34
Laws, Henry H—J E Nitchie; 1910.....	254.40
Levy, Hannah—Brooklyn, Queens Co & Sub R R Co; 1911.....	108.22
*Meyerowitz, Michl—L Ross; 1912.....	787.10
Meyhew, Wm—Luther & Olsen; 1911.....	137.65
Mayhew, Wm—H Wilberg; 1911.....	72.30
Morreale, Pietro—Bond & Mtg Guar Co; 1911.....	1,004.01
Mayersohn, Maurice—L P Schein; 1912.....	111.90
Moore, J Clifford—Sohl & Doscher; 1912.....	50.35
Monfried, Max—Title Guar & Trust Co; 1912.....	330.72
Nieberg, Benj—Jno Simmons Co; 1911.....	498.89
Nieberg, Chas & Benj—Colwell Lead Co; 1911.....	379.10
Nieberg, Benj—H Glosser; 1911.....	333.04
Nieberg, Benj—M Horowitz; 1911.....	546.40
Nieberg, Benj—Parshelsky Bros Inc; 1911.....	343.37
Robinson, Alfred J—J L Bickford; 1909.....	5,039.57
Robinson, Alfred J & Emma L—J L Bickford; 1912.....	140.55
*Same—same; 1911.....	156.17
Rubin, Rachel & Isaac—M Funk; 1907.....	59.40
Somerville, Edw L—S H Miner; 1912.....	1,528.89
Siebert, Jacob—Saks & Co; 1910.....	93.59
Shorrock, Jno W—J Moffett; 1908.....	88.13
*Same—W T Diegendorf; 1904.....	164.21
*Stark, David—E W Butcher, Jr, as trste 1912.....	164.21
*Ursino, Rocco V & Mary—F Spina; 1911.....	454.71
Wilner, Sarah—S Goldbaum; 1911.....	119.40
*Werbelovsky, David—City of N Y; 1911.....	55.00

CORPORATIONS.

Horn-Benson Realty Co—J L Boscff & ano; 1911.....	732.74
Horn-Benson Realty Co—J L Bosch; 1911.....	350.40
Somerville Realty Co—S H Miner; 1912.....	1,528.89
W C Hamilton Constn Co—F C Haven 1911.....	1,182.60
Automatic Vending Co—Lena Berman (infant); 1911.....	400.00
*Same—same; 1912.....	86.35
C N S A Constn Co—Colwell Lead Co; 1911.....	379.10
Himmelstein & Arker Co—L P Schein; 1912.....	111.90
Mercury Realty Co—Title Guar & Trust Co; 1912.....	330.72
N Y, N H & H R R Co—Sarah A Carlin as admtrx; 1911.....	15,236.43
*Same—same; 1911.....	55.63
Sun Constn Co—Parshelsky Bros (Inc); 1911.....	30.75
*Same—same; 1911.....	343.37
*Same—M Horowitz; 1911.....	546.40
*Same—H Glosser; 1911.....	333.04
*Same—Colwell Lead Co; 1911.....	379.10
*Same—Jno Simmons Co; 1911.....	498.89
*Same—H Glosser; 1911.....	326.90
Lentz Holding Co—Jno Simmons Co; 1911.....	498.89
*Same—M Horowitz; 1911.....	546.40

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

MAR. 8 & 9.

No Judgments in Foreclosure Suits filed days.

MAR. 11.

5TH ST. 22 E; Metropolitan Savgs Bank agt Philip Wolfman et al; A S & W Hutchins (A); David C Hirsh (R); due, \$14,493.88.

MAR. 12.

121ST ST. ns, 350 W Ams av, 25x100.11; Henry Kern agt Emma G Townsend et al; A Stern (A); Eugene M Robinson (R); due, \$6,373.42.

103D ST. ns, 222.6 e 3 av, 37.6x100.11; Chas B Squier agt Julius Weinstein; Shepard & Houghton (A); Henry G Gray (R); due, \$36,147.23.

MAR. 13.

72D ST. ns, 290 e 3 av, 75x102.2; Ellmont Realty Co agt Ramilana Realty Corp et al; Herman Goldman (A); Abr Stern (R); due, \$52,236.04.

Burnside av, ns, 20.4 e Morris av, 19.1x 94.1; Anna G Ferris et al agt Modena Realty Co; Fletcher, McCutchen & Brown (A); Alfred J Talley (R); due, \$8,389.33.

Burnside av, ns, 40.4 e Morris av, 20.2x 85.6; same agt same; same (A); same (R); due, \$8,389.33.

MAR. 14.

No Judgments in Foreclosure Suits filed this day.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAR. 9.

44TH ST. 110 W; Harriet S James agt Theo Liebler, Jr, et al; T A Leary, atty.

169TH ST. 979 E; Amaelia Schaff agt McKinley Square Casino Co et al; A & H Bloch, attys.

113TH ST. 112 E; Sara Cohn agt Marian Guthman et al; S Hoff, atty.

Grand st. 60; Emilie Ultard agt View Realty Co et al; Putney, Twombly & Putney, attys.

Prince st. 131-135; Jno A Stewart, et al agt Master Builders Realty & Constn Co et al; Philbin, Beekman, Menken & Griscom, attys.

22D ST. ns, — e 9 av, 22x49.4; Katharine T Moore agt Mary K Bernstrom et al; F L M Holt, atty.

Lot 93 amended map of Bronxwood Pk; Bernard Meyer agt Orvetta S Stilwell et al; H P Lippold, atty.

MAR. 11.

172D ST. ns, 25 e Longfellow av, 75x 100; Wm R Rose agt Edwin M Friedlander et al; B G Paskus, atty.

Longfellow av, ws, 150 n 172d, 100x100; two actions; Wm R Rose agt Benfra Realty & Holding Co et al; A L Rose, atty.

131ST ST. ss, 430 e 7 av, 20x99.11; Rebecca Schwabach agt Marion Levy et al; Rose & Putzel, attys.

Longfellow av, ws, 100 n 172d, 50x100; Wm R Rose agt Benfra Realty & Holding Co et al; A L Rose, atty.

So Boulevard, ss, 225 e St Anns av, 100x 138.2x100x115.7; Margt Smyth agt Henry Brinckmann et al; F Thorn, atty.

Lot 390 map of Seton Homestead, Bronx; also LOTS 15 & 16 blk C map of portion of Matson S Arnow estate, Bronx; three actions; Geo E Buckenham agt Wm A Mallett et al; R H Arnold, atty.

Concord av, 327-29 & 351; Carl Ernst et al agt Trebor Realty Co et al; A O Ernst, atty.

Manhattan av, ws, 48.5 s 121st, 15x80; Mutual Life Ins Co of NY agt Clara S Knight et al; F L Allen, atty.

MAR. 12.

Front st. 359 & South st. 382; Auguste Gahren agt Clarence Cohen et al; A Cohen, atty.

Lot 88, south 1/2, map of Arden property, Bronx; Walter W Taylor agt Leo Levinson et al; De La Mare & Morrison, attys.

Lot 63 & south 1/2 lot 1, map of Arden property, Bronx; same agt Edw M Salvatore et al; De La Mare & Morrison, attys.

Lots 355, 356, 373, 436 & 437, map of Arden property, Bronx; same agt Chas C Watkins, Jr, et al; De La Mare & Morrison, attys.

Lots 460 & 461, map of Arden property, Bronx; same agt Speculative Realty Co et al; De La Mare & Morrison, attys.

Block 39, map of Pelham Park, Bronx; same agt same; De La Mare & Morrison, attys.

Lots 125, 340, 357, 358, 363, 366, 371, 372 & 471, map of Arden property, Bronx; same agt Spencer Blake Realty Co et al; De La Mare & Morrison, attys.

59TH ST. ns, 140 e Mad av, 50x100.5; Germania Life Ins Co agt Anna K G Pearsall et al; Dulon & Roe, attys.

Carpenter av, sec 235th, 27x105; also CARPENTER AV, nec 234th, 25x105; Northern Bank of N Y agt Max Germansky et al; amended; Breed, Abbott & Morgan, attys.

Railroad av, ns, adj land of Wm Adee, runs n41.6xw100xs144.9xe100 to beg; also RAILROAD AV, ns, adj land of Thos Gore, runs n145.4xsw60xs147.6xne60 to beg; also 3D ST, ss, 50 e Washington av, 50x100; also UNION AV, nes, intersects nws New Haven Railroad av, 50x87; Commercial Finance Co et al agt Wm A Mallett et al; C W H Arnold, atty.

Amsterdam av, ws, 259.10 n 175th, 199.10 x100; Hudson Mortgage Co agt Gingold Realty Co et al; E A Landauer, atty.

Bradhurst av, 126; Henry Walz agt Bertha Levy et al; Appell & Taylor, atty.

Riverside dr, sec 97th, 107.6x71.11x irreg; Mitchell B Bernstein agt Monomoy Co et al; Kurzman & Frankenheimer, attys.

Lots 89 & 594, map of Arden property; Walter W Taylor agt Oscar D Weed et al; De La Mare & Morrison, attys.

167TH ST. ss, 100 W Ams av, 25x85; Chas D Edmonston agt Chas P McKenna; Car-rington & Pierce, atty.

119TH ST. 15 W; Rosine Massett agt Nathan Rubenstein et al; Baylis & Sanborn, attys.

MAR. 13.

Hone av, 1525; Benj F Levy trste agt Herman Tuchman; J B Baer, atty.

Lots 2 to 8, map of Mt Hope, Bronx; Henry Iden et al agt Eva W Bailey et al; Salter & Steinkamp, attys.

Union av, 827; The Greenwood Cemetery agt Goldhill Realty Co et al; Miller, King, Lane & Trafford, attys.

Creston av, es, 205.2 s 189th, 70x95; Adie B Seligman et al agt Jas T Doyle et al; S Wechsler, atty.

122D st, ss, 100 w Ams av, 100x90x irreg, except parts released; Hannah Silverstone agt Isaac Ruppert; A F Silver-story, atty.

171ST st, ns, 100.2 e 3 av, 55.1x117.4; Realty Business Corp agt Chas Bjorkegren Inc et al; A E Root, atty.

116TH st, 151 E; A Gertrude Cutter agt Louisa Rosenheimer et al; F M Tichenor, atty.

97TH st, ns, 200 w 2 av, 25x100.11; Geo H Coutts agt Sallie Weil et al; F G Wild, atty.

115TH st, 350 W; Bankers Trust Co trste agt Jno G Herring et al; Alexander & Green, atty.

Water st, 653; American Mortgage Co agt Wm Frieder et al; M S Borland, atty.

East Houston st, ss, 80 e Goerck, 20x75; also HOUSTON st, ss, 80 w Mangin, 20x75; Robt R Moore, chamberlain of City of NY agt Ceres Realty Co et al; C B Campbell, atty.

12TH st, ss, 200 e 5 av, 25x103.3; David Glucksman agt Jos Ravitch et al; J A Seidman, atty.

MAR. 14.

139TH st, ss, 175 w Bway, 125x99.11; Flora E Morrow agt West One Hundred & Thirty Ninth St Realty Co et al; Pressinger & Newcombe, attys.

25TH st, ns, 177.6 w 9 av, 22x98.9; Jno Reynolds agt Margt Mullaney et al; J A Seidman, atty.

Charles st, 88; Rose Lieber agt Henry Schultz et al; Goldsmith, Rosenthal, Mork & Baum, attys.

117TH st, 420-22 E; two actions; Chas H Lowerre et al agt Sunflower Realty & Security Corp et al; Cary & Carroll, attys.

121ST st, ns, 67.9 e St Nich av, 17x100.11; Sigismond Levy agt Neil A Flannery et al; S W Stern, atty.

St Ann's av, 111; Stephen J McCarthy agt Jonas Weil et al; Clarke & Clarke, attys.

MAR. 15.

Sheridan av, nwc 163d, —x—; Herman D Junge agt Briggs Avenue Realty Co et al; J F Fress, attys.

184TH st, ns, 245.11 w So Boulevard, 25 x125.3; Ferdinand Daehne et al agt Francesca Giallorenzo et al; J J Weiss, atty.

3D or Fordham av, es, 35 sw Spring pl, 40x70; Harlem Savgs Bank agt Henry I Smith et al; E S Clinch, atty.

117TH st, 424 E; Beatrice W Miller extrx agt Sunflower Realty & Security Corp et al; Cary & Carroll, attys.

153D st, 449 to 453 West; Title Guar & Trust Co agt W Axelrod Realty Co et al; H Swain, atty.

51ST st, ns, 256.3 e 2 av, 18.9x100.5; Robt B Johnston trste agt Saml G Goldsmith et al; Pettrech & Seybel, attys.

3D or Fordham av, sec Spring pl, 35x70; Harlem Savgs Bank agt Emilie W Kerr et al; R S Clinch, atty.

Ridge st, 149; Bridget A Smith agt Michl Kramer et al; Goldfogle, Cohn & Lind, attys.

1ST av, 415; Danl Drubacher agt Julius Braun et al; Deyo & Bauerdorf, attys.

Jesup pl, es, 205.10 n 170th, 50x104.10; Ellen Althaus agt Cornelius Long et al; H C Knoepfel, atty.

Riverside Drive, es, 140.5 s 73d, 37.7x85.5 xirreg; Angie M Booth agt Manhasset Development Co et al; Greevey & Rogers, attys.

1ST av, 413; Danl Drubacher agt Julius Braun et al; Deyo & Bauerdorf, attys.

118TH st, 235-7 E; Wm M Reed agt Epstein Cohen et al; Wilson, Barker & Wager, attys.

LIS PENDENS.

Manhattan and Bronx.

MAR. 9.

148TH st, ns, 245.3 e Morris av, 25x133.2; Lillian Lipstadt agt Biondi Holding Co et al; foreclos of transfer of tax lien; A S Aaronstamm, atty.

148TH st, ns, 220.3 e Morris av, 25x133.2; Lillian Lipstadt agt Biondi Holding Co et al; foreclos of transfer of tax lien; A S Aaronstamm, atty.

MAR. 11.

7TH av, nwc 123d, 100.11x200; Edna Egan agt Jno H Springer Realty Co et al; specific performance; M Sulzberger, atty.

134TH st, ss, 438 w 5 av, 25x99.11; People State N Y agt Harrison M Stewart; notice of levy; C S Whitman, atty.

Allen st, sec Stanton, 43.1x75; Abr Schreiber agt Ignatz Jacobson; notice of levy; J S Holtzman, atty.

17TH st, 143 W; Peter Thielman agt Coffey Realty Co et al; action to foreclose mechanics lien; B J Kelly, atty.

MAR. 12.

132D st, ns, 150 e 8 av, 15x99.11; Jno J Bradley et al agt Harry C Burdick; notice of attachment; D J Gladstone, atty.

116TH st, 11-13 W; Danl A Doran et al agt Mitral Realty & Constn Co et al; action to declare deeds void; S B Pollak, atty.

Lot 19 blk 2846 sec 11 Tax map of Borough of The Bronx; Elway Co agt Mary M Kelley et al; foreclosure of tax lien; H Swain, atty.

Seton av, ws, 325 s Randall av, 75x100; Peter L Brokaw agt Seton Constn Co et al; action to foreclose mechanics lien; F Eder, atty.

145TH st, ss, 389.7 e Willis av, 37.6x100; also 145TH ST, ss, 436.2 e Willis av, 37.6x100; Henry Green agt Christian Jacobs et al; action to set aside two deeds; J W Bryant, atty.

82D st, 331; Wolf Hertz Oltarsh agt Jos Rosenzweig et al; action to set aside transfer, &c, J Sapinsky, atty.

MAR. 13.

80TH st, 175 E; P & F Cordin of N Y agt Madison Building Co et al; action to foreclose mechanics lien; Phillips & Avery, attys.

163D st, ns, 200 e Washington av, 100x169.3; Chas Habersaat Jr agt Bronx Opera House Co; notice of levy; H A Callan, atty.

100TH st, 206-08 E; People of The State of NY agt Louis Segelbohm; notice of levy; C S Whitman, atty.

11TH st, 509 E; People of The State of N Y agt Saml Schoenfeld et al; notice of levy; C S Whitman, atty.

MAR. 14.

Maiden la, 126; also BEEKMAN ST, nes, adj land of Jas B & Walter B Townsend, 25x66.8; also PEARL ST, 230 & 281; also DUANE ST, 60; Jas W Adams agt Leo N Pettit et al; partition; Wood, Cooke & Seitz, attys.

Decatur av, ws, 400.9 nw 195th, 24.1x95.3 Nathan Kauffmann et al agt Jas J Phe-lan Co et al; foreclosure of transfer of tax lien; E Jacobs, atty.

East Broadway, 280; also CHERRY ST, 270; also CHERRY ST, 298-304; Frances Appel agt Abr Kommel et al; partition; S Greenbaum, atty.

MAR. 15.

Grand av, sec Evelyn pl, 50x100; Wm A Schumacher agt Andw T Doyle et al; action to declare deed void; H Dubinsky, atty.

Courtlandt av, es, 50 n 151st, 25x100; Emma Boehme agt Peter A Wirsing et al; action to recover possession; Booth & Ellis, attys.

Hoe av, es, 125 s 173d, 75x100; Hudson Wood Working Co agt East 167th Street Realty Co et al; action to foreclose mech lien; A Goodman, atty.

Borough of Brooklyn.

MAR 6.

Bedford av, ws, 146.11 n Newkirk av; runs w88.7xnw7 inches xnw20xn5.6xe100 to Bedford av xs22 to beg; Merchants' Co-operative Mortgage Co agt William Lovell et al; Henry Weismann, atty.

Bedford av, ws, 168.11 n Newkirk av, 22x100; same agt same; same atty.

17TH st, sws, 193 nw 7 av, 18x100; Flora L Davenport agt James Campbell et al; H J Davenport, atty.

Greenmore av, sec Essex; runs e100xs30 xw100 to st xn— to beg; Henry Compton & ano agt Louisa Sturm et al; B R Duncan, atty.

Greenpoint av, ss, 116.5 w Humboldt; runs s102.8xw25xn101.9 to av xe— to beg; Ernest A Rink & ano agt David Saks et al; J Siegelman, atty.

Sutter av, nec Hunterfly rd, 76.10x360.5; Title Guarantee & Trust Co agt Grafton Realty & Improvement Co et al; J L Goodwin, atty.

Marlborough rd, es, 140 n Av I, 20x75; Frank M Nevins & ano as exrs agt Edwin G Jackson et al; J L Goodwin, atty.

MAR. 7.

Varet st, ss, 25x100, being lot 270 in section 10, on map of property, in the village of Williamsburgh, made by Alex Martin; Matilda E Stohlmann agt Morris W Fischer et al; E Kempton, atty.

Sheephead Bay rd, sws, 60.4 se E 15th, runs se112xsw236.2xe66 to N Y & Manhattan Beach R R xsw129xw344.10xne 42.9 to beg; Henry H Pike & ano as trste agt Emily Corrodi et al; E Kempton, atty.

Dahlgren pl, ne 90th, 100x125; Anthony Mannino, infant, agt Carmela Mannino et al (partition); R A Reudich, atty.

Hudson av, es, 277 s Tillary, 28.1x100; Lena Ricci agt Frank Tartaglia et al; ½ int; Chas Clark, atty.

50TH st, sws, 260 se 11 av, 20x100.2; Franklin Trust Co agt Harriet A Kerby et al; Cary & Carroll, attys.

E 19TH st, ws, 143.7 n Dorchester rd, 40x100; Robert L Waterbury agt Bessie M Mowatt et al; J T Ackerman, atty.

6TH av, ses, 80.1 ne 20th, 19.11x60; Jno L Brevoort agt Thomas Rutyan et al; De Witt V D Reilly, atty.

12TH st, 349, 353-5; also DOUGLASS ST, 377-81; also DEGRAW ST, 678; also ADAMS ST, 236; also ST MARK'S AV, 109;

also STERLING PL, 183-7, 193-201; also PARK PL, 208-12; also FLATBUSH AV, 375-79; also 6TH AV, 102; Arch C Shens-ton agt Walter H Bennett et al; Shens-ton & Harding, attys.

Elery st, ns, 100 e Throop av, 50x100; Trustees of the 1st Unitarian Congrega-tional Society of Brooklyn agt Benj Feinstein et al; J L Goodwin, atty.

40TH st, ns, 316.8 e 5 av, 16.8x100.2; Meyer Goldstein agt Thos Orr et al; I I Kremer, atty.

Harrison pl, ss, 200 w Porter av, 25x100; Bond & Mortgage Guarantee Co agt Calogero, C Giambalvo et al; E Kempton, atty.

Harrison pl, ss, 100 w Porter av, 25x100; same agt Giuseppe Infranca et al; same atty.

Greenwood rd, ss, 60 w E 31st, 20x100; Congress Brewing Co (Ltd), agt Wm C Eifels et al; Caldwell & Holmes, attys.

Chauncey st, ns, 80 e Howard av, 26x100; Jacob Harris agt Chas Wildstein et al; H I Barnett, atty.

62D st, ns, 340 e 13 av, runs n25 to land of New York & Sea Beach R R xe100xs25 to st xw100 to beg; Geo Potts Jr agt Maria Hargrave et al; Watson & Kristel-ler, attys.

Clinton st, ws, at intersection of nes Hamilton av, runs nw72.5xne— to Hunt-ington st xe24 to Hamilton av, the beg; Henry P Journeay agt Farrar Tilney et al; Paul Bonyng, atty.

Chauncey st, ss, 112.6 e Patchen av, 18.9 x100; Benj Gramer agt Louisa Dose et al; Isaac Sargent, atty.

41ST st, nes, 220 se 14 av, 19.8x100.2; Marguerite M Henderson agt Ponce Realty Co et al; Gross & Surpluss, attys.

Henry st, nwc Carroll, runs ne50xnw 104xne50xnw25xsw100 to Carroll xse129 to beg; Helen Hegerty agt Mary Ellen Mc-Connell; specific performance; S I Frank-enstein, atty.

MAR. 8.

Atlantic av, ss, 180 e Beach 42d, 70x100; Jennie Heyman & ano agt Alphonzo Munger et al; J W & C J McDermott, attys.

Dover st, ws, 208 n Hampton av, 60x100; Dora D Floyd agt Cross, Austin & Ireland Lumber Co et al; N B L Cosel, atty.

Nostrand av, ws, 200 n Av H, runs n20x w68.2xse24.5xe54.1 to beg; Anna M Finn agt Fannie E Cross et al; H Golstein, atty.

70TH st, ns, 390 w 15 av, 40x100; Robert Clelland agt Fredk G Brinkmann & ano; A W Duckworth, atty.

Plot begins at the Atlantic Ocean at the division line bet lot 16 & old lot 19E on map of common lands of the town of Gravesend, runs n— to Surf av xe212 to land of New York & Sea Beach RR Co xs— to Atlantic Ocean; James E Morey et al agt Chas L Feltman et al (to recover pos-session); A A Wray, atty.

Union st, ss, 57 e Brooklyn av, 28.6x120; Wm E Curtis as trste agt Wm Crook et al; Cary & Carroll, attys.

73D st, ns, 85.10 e 4 av, 20x100; Rexer Realty Co agt Theodora L Turner; D F Manning, atty.

94TH st, ss, 100 w Fort Hamilton av, 20x100; also 94TH ST, ss, 120 w Fort Ham-ilton av, 20x100; also 94TH ST, ss, 140 w Fort Hamilton av, 20x100; also 94TH ST, ss, 160 w Fort Hamilton av, 20x100; also 94TH st, ss, 180 w Fort Hamilton av, 20x100; also 94TH ST, ss, 200 w Fort Ham-ilton av, 20x100; also 94TH ST, ss, 220 w Fort Hamilton av, 20x100; also 94TH ST, ss, 240 w Fort Hamilton av, 20x100; Geo W Smyth agt Heinemann Improvement Co et al; S F Strongin, atty.

Ocean pkway, ses, at intersection of ss Ocean Court, runs e135.7xs3.5xsw86.7xnw 130 to pkway xne47.10 to beg; Jno Dam-mann agt Ernest Holtgrove & ano; A C Asche, atty.

E 29TH st, es, 220 n Newkirk av, 20x100; Aaron H Rosenberg agt Rose A Tucker et al; Gross & Sneudaira, attys.

Sackman st, 280 & 282; Isaac Slater agt Michelina Shimko; specific performance; Morris & Saml Meyers, attys.

43D st, nes, 200 se 16 av, 40x100.2; Louise Miller agt Sadie K Earle et al; Jas Moffett, atty.

MAR 9

Av J, sec West, runs e160xs100xe40xs80 xw100xs80xw100 to West n260 to beg; also WEST ST, es, 300 s Av J, 40x100; Richard G Babbage agt Martense Realty Co et al; F M Sanders, atty.

MAR. 1.

Vandyke st, nes, 90 se Van Brunt, 20x100; Norman F Lancashire as committee agt Albt C Frank et al; H Weismann, atty.

Rochester av, ws, 20 n Lincoln pl, 20x94; Chas H Barney & ano agt Harry C Partridge et al; E Kempton, atty.

Lorimer st, nws, 105 ne Marcy av, 20x100; Maria W Ferry agt Celia Edman et al; E Kempton, atty.

Evergreen av, sws, 144.6 nw Covert, 19.6x75.1x17.10x75; Franklin Trust Co agt Annie Garcia et al; E Kempton, atty.

Christopher av, ws, 200 s Newport av, 25x100; Eliz Choules agt Barnet Tannen-baum et al; M V Dorney, atty.

E 38TH st, ws, 260 s Av J, 40x100; Nathan Rinkel agt Saml Sulsky; J J Baker-man, atty.

St Andrews pl, ws, 83.7 s Herkimer, 13 x85; Jas J Dugan agt Francis T Heaney et al; Tuttle & Coughlan, attys.

St Andrews pl, ws, 101.7 s Herkimer, 18 x85; same agt same; same attys.

Brooklyn av, es, 20 s Lincoln pl, 20x95; Hannah McLaren et al as exrs agt Eastbrook Constn Co et al; G E & E C Brower, attys.

MAR. 12.

E STH st, ws, 200 s Av O, 40x120.6; Cumberland Realty Co agt Av O Realty & Constn Co et al; Alger & Simpson, attys.

E STH st, ws, 240 s Av O, 40x120.6; same agt same; same attys.

E STH st, ws, 280 s Av O, 40x120.6; same agt same; same attys.

E STH st, ws, 400 s Av O, 40x120.6; same agt same; same attys.

E STH st, ws, 440 s Av O, 40x120.6; same agt same; same attys.

E STH st, ws, 320 s Av O, 40x120.6; same agt same; same attys.

E STH st, ws, 360 s Av O, 40x120.6; same agt same; same attys.

De Kalb av, ss, 396 e Nostrand av, 20.9 x100; Mary C Dimond agt Benj du Molin et al; A C Fullman & ano, attys.

Morgan av, ws, 110 n Lombardy, 20x115; Nathan Kauffman & ano agt Margt Garity et al; E Jacobs, atty.

54TH st, e cor Fort Hamilton av, 263x104.2x273.3x101.10; Jno S Campbell agt Thos Smith Constn Co & ano; Herbt Reeves, atty.

Boerum st, ns, 50 w Humboldt, 25x73; also LORIMER ST, es, 40 n Stagg, 40x60; also LORIMER ST, nec Stagg, 40x60; Benj Farr agt Elias Heit et al; to set aside conveyances; Goetz & Jacoby, attys.

4TH st, 478, 480, 482 & 484; Patk Molloy et al agt Delia Smith et al; partition; Clarke & Clarke, attys.

Thames st, ns, 150 e Porter av, 25x100; Title Guar & Trust Co agt Carmela Moschetti et al; E Kempton, atty.

Lots 567 to 576, 577 to 590, 594 to 601, 602 to 610, 611 to 635, 829 to 833, 834 to 836, 837 to 844 on map of property of the Bensonhurst Land Co, said map filed in the office of the Register of Kings Co as map No 1404 on Nov 7, 1902; Co-operative Building Bank agt Milton S Kistler et al; Lexow, MacKellar & Wells, attys.

11TH st, ss, 226.3 e 3 av, 18.9x100; Mary F Noe agt Ella L Drescher et al; Eastman & Eastman, attys.

MAR. 13.

E 19TH st, es, 260 n Av W, 40x126.6; Cath Haas as extrx agt Caroline C Kowenhoven et al; E Kempton, atty.

3D av, es, 40 n 12th, 19.6x75; Millais L Jackson as gdn agt Wm H Winchester et al; Eastman & Eastman, attys.

3D av, sec Prospect av, 55.2x100; Peter A Turgeon agt Ferd Meyerhofer & ano; to foreclose mechanic's lien; J C Warren, atty.

Howard av, es, 100.3 s Blake av, 40x100; Simon J Harding et al agt Abr Meltzer et al; Gilbert Elliott, atty.

Park pl, ss, 308 e Albany av, 19x127.9; Wm Herod agt Everett R Harris et al; C S Taber, atty.

Washington av, es, 207.2 s Greene av, 54.4x120; Jas McLoughlin agt Pastime Operating Co et al; J H Winans, atty.

Rodney st, ns, 144 e Bedford av, 22x100; Park Mortgage Co agt Isaac Rosner et al; Fettretch & Sybel, attys.

Rogers av, ws, 31.11 s Hawthorne, 30x96; Edw W K Whiting et al as trstes agt Mary L Doody et al; J L Goodwin, atty.

Broadway, ss, 135.8 w Brooklyn & Jamaica Plank rd, runs w121.8 to land of W H Reid xs78.2 to Brooklyn & Jamaica Plank rd xel06.10xn— to beg; Brenton H Collins agt Fredk A Reid et al; J M Wainwright, atty.

74TH st, ss, 401.3 e 5 av, 20x148.11x20x148.10; Jas Conway agt Fred W Saunders et al; Webber & Webber, attys.

Johnson av, ss, 125 w Varick, 20x100; Herman Weiss agt Meridan Building Co et al; Jacob A Wolf, atty.

Quincy st, ns, 62 w Franklin av, 33x100; Gertrude E Naylor agt Chas A O'Malley Co et al; Frank L Entwisle, atty.

62D st, sws, 160 se 4 av, 20x100; Albt T Bass agt Anna Mohrmann et al; E Kempton, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

MAR. 11.

Colonial pkwy, late Edgecombe av, ws, intersects cl of 153, if extended, runs s75xw100xn75xcl100 to beg; Chelsea Realty Co loans Edgecombe Court Co Inc to erect a —sty bldg; 11 payments, 70,000

Christopher st, 100-04; Jacob Kottek loans Chas I Weinstein Realty Co to erect a 6-sty tenement; — payments, 28,000

Park av, es, whole front bet 52d & 53d, 200.10x184.9x irreg; N Y Life Ins Co loans Montana Constn Co to erect a 12-sty apartment; 12 payments, 2,000,000

30TH st, ns, 75 e 7 av, 75x98.9; Metropolitan Life Ins Co loans Polo Constn Co to erect a 12-sty loft; 9 payments, 290,000

MAR. 12.

Vyse av, swc 181st, 25x100; Peter Otten loans Wm F & Minnie L Smith; to erect a —sty bldg; — payments, 10,000

MAR. 13.

Mullner av, es, 200 s Brady av, 25x100; Elisha W McGuire loans Fredk L Hahn; to erect a 2-sty dwg; — payments, 3,500

Mullner av, es, 100 s Brady av, 25x100; same loans same; to erect a 2-sty dwg; — payments, 4,000

St Peters av, es, 125 n Maclay av, 50x98; Richd W Horner, atty, loans Eliz C Fonda & Wm Heinrich; to erect two 2-sty dwgs; — payments, 10,000

Tinton av, ws, 90 s 165th, 53.8x109.7; Manhattan Mortgage Co loans Cloff Co; to erect a 5-sty apartment; 11 payments, 37,000

MAR. 14.

Intervale av, sec 165th, 86.5x20.3; Saml Cowen loans Benfra Realty & Holding Co to erect a —sty bldg; — payments, 3,000

MAR. 15.

Union av, es, 66.2 s Westchester av, 100x110.9; Greenwich Mtg Co loans Benenson Realty Co to erect two 5-sty tenements; 12 payments, 45,000

ATTACHMENTS.

Manhattan and Bronx.

MAR. 7.

Schneider, Elizabeth M; Herman Heydt; \$870.80; J W Hill.

MAR. 8 & 9.

No Attachments filed these days.

MAR. 11.

Storms & Co; Buffalo Forge Co; \$971.87; Escher & Fox. Storms & Co, Inc; Johnson Service Co; \$3365; J P Donellan.

MAR. 12 & 13.

No Attachments filed these days.

CHATEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR. 7, 8, 9, 11, 12 & 13.

Bedford Park Construction Co., 189th st, nec Cambrelling av., American Mantel Mfg Co. Mantels. \$312 Frank, M. D. 55 W 140th..Consolidated G Co. Ranges. 72 Lenz Realty Co. swc Amsterdam av & 175th st..Century Gas & Electric Fix Co. 1,625 New York Athletic Club. 58th & 59th sts & 6th av..Consolidated Gas Co. Ranges. 237 O'Brien, D F. 570 W 183d..Consolidated G Co. 19 Ranges. Pocano Realty Co. swc 183d st & 3d av ..Fiske Fixt Co. Chandeliers. 425 Pocano Realty Co. swc 183d st & 3d av ..Fiske Fixt Co. Chandeliers. 265 Patalis, Jas. 126 W 66th..Consolidated G Co. Broilers. 55

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAR. 7, 8, 9, 11, 12 & 13.

Hazel Constn Co. E 35th st nr Church av..Oliver B Taylor (Inc). Ranges. \$440 Highgrade Constn Co. 20th av nr 61st st ..Hudson Mantel & Mirror Co. Buffets. 90 Parker & Lepofsky. Glenmore av cor Crystal st..Wm Kerby. (R) 538 Same. 41st st nr 13th av....same. (R) 693 Smith, Wm & Robert. 39th st, nr 9th av.. Southard Robertson Co. Ranges. 104

MECHANICS' LIENS.

Manhattan and Bronx.

MAR. 9.

Audubon av, sec 170th, 25x95; Geo A Turley agt Morris Simon Constn Co (67). 325.00

Same prop; same agt same (68). 1,000.00

Same prop; same agt same (69). 723.00

138TH st, 428-46 E; Edwin C Worns agt Llewellyn Realty Co (70). 83.49

Audubon av, sec 170th, 25x95; I W & C Horn Co agt Morris Simon Constn Co (71). 500.00

Broadway, sec 43d, 104x194; A Schwoerer & Sons Inc agt Mary A Fitzgerald & Broadway, 43d St Bldg Co; renewal (72). 1,179.15

113TH st, 66 E; Chas Milika agt Morris Lazarus & Hyman Cesler (73). 31.00

Audubon av, sec 170th, 25x95; Jackson's Mantel & Grate Works agt Morris Simon Constn Co (74). 650.00

Sedgwick av, ws, 867.3 n 176th, 75x82.5; Colwell Lead Co agt Plympton Constn Co; renewal (75). 665.71

24TH st, 251-55 W; Warren Bros Co agt Jeanne A'Arc Home for French Emigrant Girls & Benedetto & Egan Constn Co (76). 1,657.00

STH av, 2545; Hyman Baumgarten agt Geo Kitt (77). 32.80

169TH st, 779 E; Robertson & Conry agt McKinley Square Casino Co & Anthony Roth (78). 78.60

MAR. 11.

Renwick st, 38-42; M F Westergren Inc agt A Luedemann & Grand Central Bldg & Constn Co; renewal (80). 594.00

5TH av, 548; Wallace S Clarke agt Isabella A Robey & J C Vreeland Bldg Co (81). 76.20

Audubon av, sec 170th, 25x95; Henry Hell agt Morris Simon & Morris Simon Constn Co (82). 150.00

Riverside dr, 550; Ludwig Levitt & Son agt Wm J Merritt (83). 60.00

113TH st, 230 W; Edw R Hotaling agt M R L Bldg Co & Irving Axelrod (84). 25.85

138TH st, ss, 175 e Lenox av, 50x99.11; Wakeham & Miller agt African Methodist Episcopal Church of Harlem (85). 20,815.92

170TH st, 514 W; J V Koudela agt Morris Simon Constn Co & Morris Simon (87). 125.00

Aqueduct av, 1492-94; Noonan & Price Co agt Towanda Constn Co & Jos Gallo & Jos Laguidara (88). 1,580.00

172D st, 575 W; H W Werner agt Rotterdam Holding Co & E George (89). 25.00

50TH st, 339-51 W; Pelham Operating Co agt N Y Polyclinic Medical School & Hospital & F R Rosoff & Tackard & Co; renewal (90). 164.00

171ST st, ns, 100.1 e 3d, 55x120.1; Herman Kues et al agt Chas Bjorkegren Inc (91). 1,250.00

Westchester av, swc Bergen av, 70.11x181.3x irreg; Jos Elias agt Richd Seigman & J Clarence Davies & Robt Isele; renewal (92). 580.02

MAR. 12.

Broadway, nwc 46th, 47.8x103.3; Chas W Barnett agt Madrid Co, Emily E Ward & Jno B Mantell, trstes, &c (93). 67.95

116TH st, 75-9 E; Annie Wiederman agt Max Heller, Saml Edelstein & Katz & Dages (94). 135.00

Burke st, nec Wallace av, 100x100; Pizzutiello Co agt Madison Constn Co & Indiana Cut Stone Works (95). 300.00

19TH st, 151-3 W; Raisler Heating Co agt One Hundred Fifty-One West Nineteenth St Co (96). 3,275.00

Brook av, es, 104.7 s 159th, —x100; Alberta Blechner, Inc, agt St Peter & St Paul's Roman Catholic Church (97). 1,475.00

Audubon av, sec 170th, 25x96; Harry Wolfson et al agt Morris Simon Constn Co & Simsky & Gold (98). 172.00

142D st, 605 W; same agt Emkaar Realty Co & Simsky & Gold (99). 398.00

Water st, 314-6; Fordham Stone Renovating Co agt McAuley Mission & Donald Mitchell (100). 2,413.00

32D st, 9 W; David Fessler agt Margt I Hoyt, Timothy D Healy & Healy's Restaurant Co & Frank Seery (101). 125.00

Bathgate av, nec 191st, 164x55; Candee, Smith & Howland Co agt Fordham University & Thos J Reilly Co (renewal) (102). 1,288.91

Brook av, es, 104.7 n 159th, 85x135; same agt St Peter & St. Paul's Roman Catholic Church; Thos J Reilly Co (renewal) (103). 3,886.33

Fulton av, 1465-69; Alfd S Hoyd agt Morris Frankel (104). 72.80

Northern av, 63; Jno Bergfalk agt Kiely Constn Co; Martin Weschler (106). 159.50

170TH st, 514 W; Mollot Bros agt Morris Simon Constn Co & Morris Simon (107). 764.00

Bathgate av, nec 191st, 164x55; Jno Pinches Co agt Fordham University & Thos J Reilly Co (renewal) (108). 4,214.72

MAR. 13.

Central Park West, 151; Harry R Roe-der agt Lenox Realty Co (renewal) (109). 485.70

Lorillard pl, 2385-89; Victor Soderstrom agt Furlong Tompkins Co (110). 70.50

19TH st, 151 W; Monroe M Golding agt 151 W 19th St Co & Central Carolina Constn Co (111). 3,558.44

96TH st 50 W; Henry L Rausch agt Mary & C H Youngman (112). 307.10

225TH st, 841 E; Giovanni Budetti agt Jno Maier (113). 125.00

Beaumont av, 2304; Lawrence Rizzo agt Montefiore Building Co (114). 663.50

152D st, 319 E; Nathan Klein agt Mechelina Cantasano & Nicholas V Cantasano (115). 16.35

Kenmare st, swc Mulberry, 91x35x irreg; Frank Angelli agt Michl Brigante (116). 687.00

MAR. 14.

Forest av, sec 166th, 150 x 102.7; Standard Plumbing Supply Co agt Amolsky Constn Co & David Amolsky (117). 3,811.60

Westchester av, 2311-15; Paul Daniel agt Glover Constn Co (118). 500.00

170TH st, 514 W; Jno H Moyer agt Morris Simon or Morris Simon Constn Co (119). 18.50

Kenmare st, swc Mulberry, 35x91; Delon Walnik Co agt Michl Brigante (120), 950.00
18TH st, 119 E; Fischer Heinrich Iron Works agt Geo Pollinger & Goldstein & Spiegel (121), 115.00
Bleecker st, 170; Fullerton Electric Co agt Estate of N Low Corp & Otto Melin (122), 127.75

MAR. 15.

Riverside dr, nec 151st, 103x145; Dene-mark & Morris agt Sillon Constn Co; renewal (123), 450.00
1ST st, 3-5; Thos F Maguire agt Anah E S Tillson (124), 335.00
Tyndall av, nwc Mosholu av, 35.4x2.2x irreg; Unionport Lumber & Mfg Co agt Mrs Walter Kelley & Jas H Walsh (125), 371.16
3D av, swc 183d, 50x100; Louis Marks agt Pocano Realty Co (126), 85.00
Westchester av, swc Bergen av, —x—; Wm Klein agt Richd Seigman & J Clarence Davies & Robt Isele; renewal (127), 244.65

Borough of Brooklyn.

MAR. 7.

Union av, 232; Terker Iron Works agt Carolina De Crescenzo \$25.00
Park av, 546-60; Acme Metal Ceiling Co agt Brooklyn City R R Co, Wm McGeary & Washington Athletic Club 339.92
57TH st, ns, 140 e 7 av, 140x100.2; Peter Ollikainen agt York Penn Co. 262.50

MAR. 8.

72D st, ns, 100 e 8 av, 200x100; Charles Sirota agt Gerber Constn Co & Max Gerber. 150.00
Warren st, 523; Balthasar E Gfroerer agt Nicola Bazza. 52.00
Montague st, 191 (cor Montague & Court st), 50x100; Feinberg & Feinberg agt Hamilton Trust Co, American Forge & Iron Works & Otto Luetke. 108.00
Grant sq, 35; Joseph Rosenberg (Inc) agt Rudolph Jacobs. 602.00

MAR. 9.

E 10TH st, es, 100 s Av K, 100x260; Reuben Goldstein agt Royal Homes Co; Gallagher & Lambson & Shields Realty Co. 40.00
St Mark's av, 388, 392, 396 & 400; Congress Varnish Co agt Penn Liberty Co & Topal Bros. 45.55
83D st, ss, 120 w 24 av, 180x100; Hayden Cement Block Co agt O L & W G Perfect Contracting Co. 268.50

MAR. 11.

16TH st, ss, 203.10 w 4 av, 40x100; Wolf Weber agt Himmelstein & Arker, Morris Fine & Morris Baskin. 55.00
Saratoga av, 618; Sarah Edelstein agt Saratoga Improvement Co, Pearl Bernstein & I Glickman. 123.75
5TH av, swc 10th, 20x70; Harry Bloom agt Adolph Ohlbaum & Garrett Moore & Son. 20.00

MAR. 12.

Vermont st, ws, 150 n Blake av, 50x87; Tema Kramer agt Wolf Sigel & Marin-Sigel Realty & Constn Co. 350.00
Lott av, es, from Watkins to Stone avs, 200x125; Interborough Contracting Co agt Eastern Woodworking Co & Henry Preston. 173.55

MAR. 13.

Pitkin av, swc Snediker av, 50x100; Curtis Bros Lumber Co agt Anthony Dobkowski & Jos Gurski. 546.50

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAR. 9.

Matilda pl, 4438-44; H W Johns-Manville Co agt Amelia R Muller et al; Feb20'12. 777.00
223D st, ns, 381 e White Plains rd; Dante G Crisonino agt Morris Impt Co et al; Feb26'12. 667.00
Charlton st, 34-40; H Krantz Mfg Co agt New York City Mission Tract Soc et al; Mar5'12. 350.00

MAR. 11.

184TH st, 520 W; Bockman & Shepard agt W 184th St Constn Co et al; Sept28'11. 202.03
Fox st, nwc Westchester av; Estate of S Weinstein agt Jas Butler Inc et al; Feb 27'12. 1,660.00
21ST st, 27 E, C E Halbach & Co agt Estate of Simon B Haberman et al; Feb 28'12. 400.00

MAR. 12.

Westchester av, 2311-15; Wm G Kinney agt Glover Constn Co et al; Mar4'12. 213.75
58TH st, ss, 250 w 11 av; Ronald McAdam agt Theodore Eltz Co et al; Dec1 '11. 2,091.00
57TH st, ns, 100 w 11 av; Browe & Tindel agt same; Dec1'11. 260.00
Westchester av, 2311-15; Paul Daniel agt Glover Constn Co et al; Feb15'12. 710.00

Newton av, es, 169.7 s 256th; National Fire Proofing Co agt Henry Kiess et al; June13'11. 182.44
6TH av, nwc 30th; Centurian Concrete Steel Co agt Greeley Square Amusement Co et al; Mar4'12. 4,118.73

MAR. 13.

4TH av, swc 20th; Timothy T Kieley et al agt Jno Doe et al; Mar12'12. 75.00
Faile st, ws, 260.5 n Aldus; Emil Kuehn agt Mary O'Shaughnessy et al; Feb28'12. 9.20
Attorney st, 13-15; Ida Lerner agt Saml Levy et al; Feb29'12. 59.00

Crotone av, es, whole front, bet Garden & Grote; Dilizia & Co, Inc, agt Sass-Cal Realty & Constn Co et al; Jan3'12. 450.00
Brook av, es, 77.7 s St Paul's pl; Reliance Fireproof Door Co agt Kitchen Improvement Co et al; Jan20'12. 100.00
221ST st, ns, 230 e Barnes av; Nicolaus Liess agt Dante Quimpeatrice et al; Apr 11'11. 40.00
Same prop; Francesca Merendino agt same; Feb6'11. 3,134.00
Same prop; David Shapiro agt same; Feb9'11. 67.85

56TH st, 118-22 W; Quinn Bros Building Co agt Jno S Coleman et al; Dec27'09. 870.00

173D st, 463 E; Herman Negrenn agt Francis J McCovey et al; Dec22'11. 102.67
Webster av, ws, 225.3 n 179th; Meyer B Gruznskie agt Gerard Building Co et al; Nov11'11. 1,700.00
Kelly st, 971; Sam Rappaport agt Burnet Weil Constn Co et al; May11'11. 310.00
St Mark's pl, 45; Louis Kleinfeld agt Nathan E Broder et al; Feb21'12. 31.50
6TH av, 159; Frank J Tyler agt Louise Throckmorton et al; June9'11. 55.00

MAR. 14.

221ST st, ns, 225 e Barnes av; Jas H Ceburre agt Dante Impeatrice et al; Feb 8'11. 110.00
Bailey av, nwc 231st; Oswald Pratti et al agt Martin Weber Constn Co et al; Jan 10'12. 55.00
Brook av, 1416; Dawson Title Co agt Kitchen Impt Co et al; Mar11'12. 105.00
Bleecker st, nwc Sullivan; Natl Column Co agt Estate of N Low et al; Feb16'12. 602.00
So Boulevard, 418-20; Wm Heyman agt Anton Heiss et al; Aug15'10. 640.32

MAR. 15.

Brook av, es, 114.7 n 170th; Morris Janiger et al agt Kitchen Impt Co et al; Mar 11'12. 100.00
134TH st, 539 E; Merris Hochberg agt Constantine Riegger et al; May8'11. 75.00
Same prop; same agt One Hundred & Thirty-Fourth St Co et al; May15'11. 75.00
Same prop; Jas Prezioso et al agt same; July20'11. 510.00
41ST st, 40 E; Roddis Lumber & Veneer Co agt Chas M Warner et al; Nov25'11. 2,274.20
Amsterdam av, nwc 156th; Moritz Arnstein agt Audubon Impt Co et al; Aug 22'11. 206.00
4TH av, sec 21st; Levenson Wrecking Co agt J H & C K Eagle et al; Feb16'12. 1,460.24

Borough of Brooklyn.

MAR. 7.

Fulton st, 1542; E J O'Brien & Bro (Inc) agt Pasquale Sandoro & Rosie Carfora; Nov29'11. 325.00
Hendrix st, ws, 100 n Livonia av, 40x 100; Joseph Steffans agt Arbuckle Realty Co; Peoples Trust Co & Robt Ward, Jr; Jan31'12. 350.00
49TH st, ss, 200 e 18 av, 108x100; Antonio Cervadoro agt Forrest Constn Co; Jan25'12. 117.09
W 15th st, 2906; Robt J Rofrano & ano agt Vincenzo Tria & Marie C Fanelli; Mar4'12. 85.00
W 15TH st, 2906; Albro J Newton Co agt Vincenzo Tria & Marie C Fanelli; Feb 9'12. 444.58
Sutter av, ss, from Pine to Crescent 200x100; Keshin Blitstein agt Hiller Constn Co & Louis Wallin; Aug12'11. 140.00

MAR. 8.

Dwight st, es, from William to King, 200x100; Audley Clarke Co agt Patrick Hayes & Ostor E Olsen; Feb29'12. 6,772.12
Dwight st, es, from William to King; 200x100; Ridgewood Iron Works agt Patrick Hayes; Feb27'12. 2,450.00

MAR. 9.

No Satisfied Liens filed this day.

MAR. 11.

S Oxford st, 69-71; Saml Rothaus agt Clarence P Browning, Henry B Mahn, Jno W Nudgett & Danl Quigley; Nov10'11. 225.00
Same prop; same agt same; Nov22'11. 225.00
Same prop; same agt Clarence P Browning & Danl Quigley; Oct16'11. 225.00
64TH st, ns, 180 e 14 av, 20x100; Guiseppe D'Alessio agt Carlos & Maria Sudero; Feb 13'12. 620.00
Same prop; D A Zicardy Trim Co agt Guiseppe D'Alessio & Carlo & Maria Sutura; Feb8'12. 185.70

Rapelya st, ns, 96.6 e Hamilton av, —x —; Kirchner & McShane agt Estate of Jno Keegan & Jas Kane Co; Jan29'12. 350.00
Washington st, 261; Meyer Topol agt Gustave Schurrin & Alter Hershkowitz; Nov 25'11. 150.00
Same prop; same agt same; Nov25'11. 40.00

57TH st, ns, 420 w 8 av, 140x100.2; Jas A Bua agt York Penn Co; Oct31'11. 68.60
W 3D st, 2750; Brooklyn Lumber Co agt Mesody Attias; Aug 9'10. 129.85

MAR. 12.

Pacific st, 1356; Standard Fireproof Sash & Door Co agt Addison Realty Co; Aug11'11. 124.00
Av H, nec E 35th, 100x107.6; Mennie Schwartz agt Jno J Smith & Horace Landi; Nov20'11. 20.00
Av H, nec E 35th, 100x107.6; Francesco Alfino & ano agt same; Nov20'11. 61.50
Av H, nec E 35th, 100x107.6; Rocco Ciani & ano agt same; Nov20'11. 28.25
Av H, nec E 35th, 100x107.6; Crispino Alfino & ano agt same; Nov20'11. 54.00
Av H, nec E 35th, 100x107.6; Salvatore Grillo & ano agt same; Nov20'11. 24.00
49TH st, ss, 200 e 18 av, 120x100; Geller Floor & Wall Paper Co agt Forrest Constn Co; Jan26'12. 94.00
49TH st, ss, 200 e 18 av, 120x100; Allsop Heating Co agt Forrest Constn Co & Robt Ward Real Estate Co; Dec6'11. 925.00

Varet st, sec Graham av, —x—; Martin Schaefer agt State Bank & Geo B Martin; Feb15'12. 167.50

49TH st, ss, 200 e 18 av, 115x100; Audley Clarke Co agt Forrest Constn Co; Jan24 '12. 443.26

49TH st, ss, 200 e 18 av, 115x100; Frendenburgh & Lounsbury agt same; Jan12 '12. 170.30

Sterling pl, ns, 125 e Howard av, 20x57 Bernstein Bros agt Sam Levin; Jan30'12. 188.00

8TH st, wc 5 av, 32x64; Frank D Creamer & ano agt Michaels Bros & A W Todebush Co; Oct26'11. 195.30

8TH st, wc 5 av, 32x64; David Greenberg agt same; Oct30'11. 125.00

8TH st, wc 5 av, 32x64; Wm Henninger agt same; Nov1'11. 125.00

8TH st, wc 5 av, 32x64; Michl J O'Hara agt same; Nov3'11. 116.00

8TH st, wc 5 av, 32x64; Jas H Harn-den Co agt same; Oct30'11. 333.83

8TH st, wc 5 av, 32x64; Jno Popke & ano agt same; Oct 25'11. 955.80

MAR. 13.

8TH st, wc 5 av, 32x64; Jas J Ryan & ano agt Michaels Bros & A W Todebush Co; Oct28'11. 150.00

8TH st, wc 5 av, 32x64; Harry Kavshansky & ano agt same; Nov1'11. 240.00

8TH st, wc 5 av, 32x64; E J O'Brien & Bro agt same; Oct24'11. 545.00

8TH st, wc 5 av, 32x64; Isaac Kazdin & ano agt same; Oct28'11. 240.00

8TH st, wc 5 av, 32x64; A Enteman Inc agt same; Oct27'11. 205.00

8TH st, wc 5 av, 32x64; Louis Bossert & Son agt same; Oct25'11. 417.12

8TH st, wc 5 av, 32x64; Chas Reno agt same; Dec8'11. 70.00

8TH st, wc 5 av, 32x64; Schratweiser Fire Proof Constn Co agt same; Oct27'11. 336.75

20TH av, swc 63d, 82.6x90; Bell Fireproofing Co agt Himmelstein & Arker Co; Jan25'12. 62.70

16TH st, sws, 203.10 nw 4 av, 39.6x103; Bell Fireproofing Co agt Himmelstein & Arker Co; Jan25'12. 40.00

ORDERS

Borough of Brooklyn.

MAR. 7.

E 35TH st, es, 280 n Church av, 200x80; Hazel Constn Co on Title Ins Co of N Y to pay Spalt Plumbing Supply Co. 250.00

MAR. 8.

53D st, swc 11 av, 220x100; L W Beveridge (Inc) on Robt Ward, Jr, & Louis F Hollenbach to pay Jno A Driscoll. 1,100.00

St John's pl, ss, 180 e Classon av, 100x 105; Glaton Holding Co on U S Title & I Co to pay Smyth Donegan Co. 150.00

MAR. 9.

No orders filed this day.

MAR. 11.

Mermaid av, ns, bet W 32d & W 33d, —x—; McFerran Bldg & Realty Co on Home Title Ins Co & Home Mtg Investment Co to pay Tony Ferrante. 1,200.00

MAR. 12.

Chester st, es, 100.3 n Livonia av, 150x 100; Kramer Constn Co on Pauline Constn Co to pay Bella Litwak. 150.00

MAR. 13.

Eastern pkway, ss, 71 e Hopkinson av, 50x100; A Caplan Constn Co on United States Title Guaranty Co to pay Construction Material & Coal Co. 734.53

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. LXXXIX No. 2296

New York, March 16, 1912

(36) 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.

30-17	523-29	1250-77	1606-48 & 50	1982-71
61-15	588-54-56	1253-4	1609-52	1994-16
107-5	595-61	1265-73	1621-68½	2053-99
146-26	625-33	1312-49½ & 52	1623-40	2054-53-55
194-31	629-42	1327-37	1631-24	2062-1
251-25	640-20-21	1328-5-7	1657-6-7	2070-21
253-109	643-31 & 33	1359-10	1684-5	2117-1
254-28	724-27	1361-3	1727-69-72	2139- pt lt 271
299-32	806-6	1365-45-46	1739-60-2	
302-30	818-18	1376-7	1752-16	
334-5	838-1	1378-67	1768-63	WILLS
385-40	840-23-24	1381-17	1776-43	1060-47
390-58	851-13	1397-3½-4	1783-7	1128-12
413-4	880-88	1404-10½	1827-5	1202-20
425-19	920-61-62	1418-31	1835-60½-61	1204-1-4
431-12	930-44	1430-15	1849-20	1327-19
436-12	937-4	1435-21	1853-41 & 52½	1341-3
447-8 & 48	1048-47½ & 53	1445-45	1872-60	1386-63
452-55	1052-37	1446-38	1891-43, 66½ & 68	1395-30½
466-16 & 21	1122-6	1466-1¾	1920-43½	1432-20½
468-50	1159-50-51	1498-37	1929-24-31	1554-32 & 34
500-1	1227-21	1503-28	1942-57	1753-35-36
501-24	1233-58	1561-47	1965-62	1904-21
504-27	1239-58-59	1596-67	1976-18-19	1925-8
507-3	1248-29			

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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the 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
ano—another
av—avenue
admr—administrator
admtr—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
arty—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
impi—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

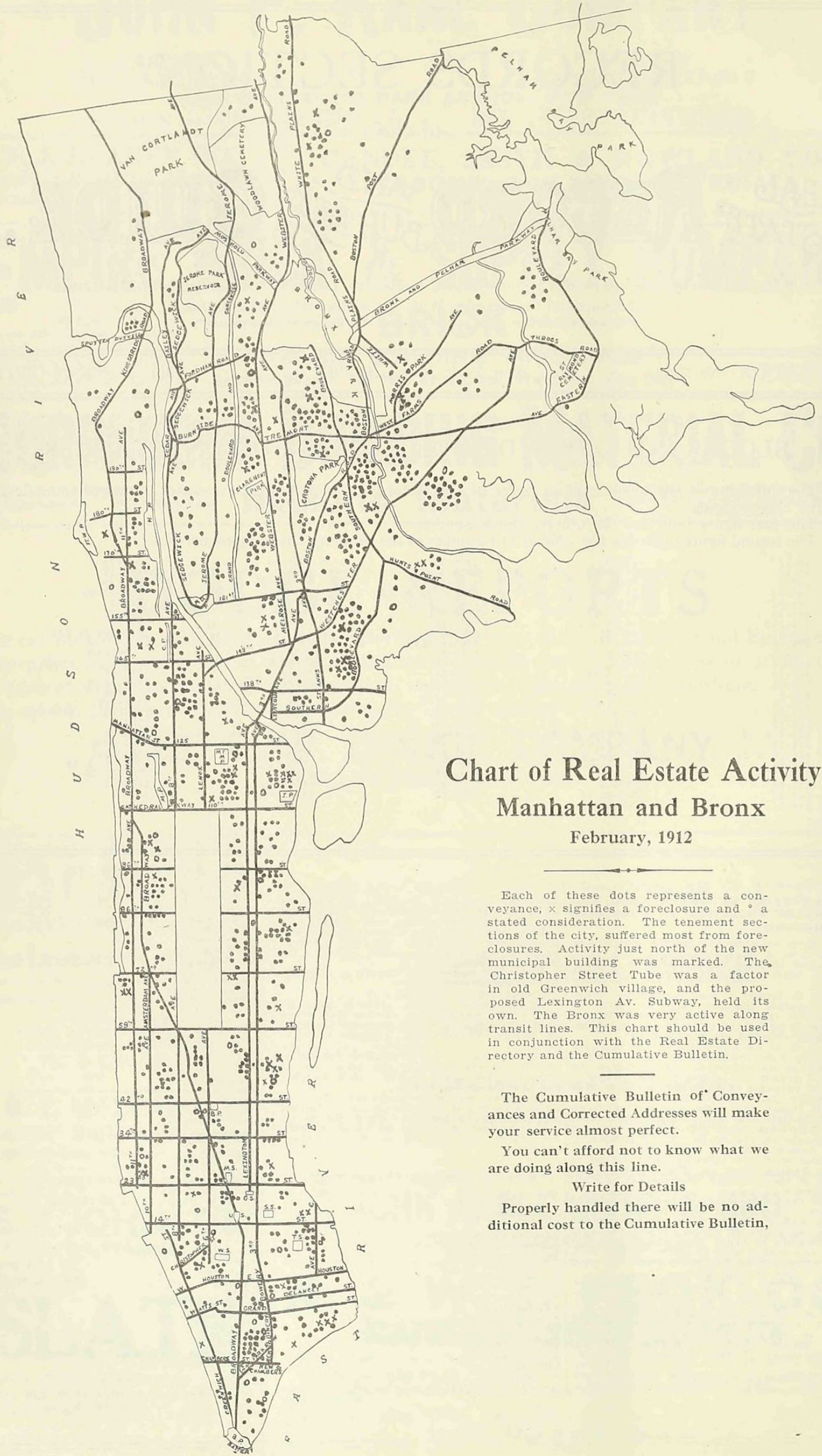


Chart of Real Estate Activity Manhattan and Bronx February, 1912

Each of these dots represents a conveyance; x signifies a foreclosure and ° a stated consideration. The tenement sections of the city, suffered most from foreclosures. Activity just north of the new municipal building was marked. The Christopher Street Tube was a factor in old Greenwich village, and the proposed Lexington Av. Subway, held its own. The Bronx was very active along transit lines. This chart should be used in conjunction with the Real Estate Directory and the Cumulative Bulletin.

The Cumulative Bulletin of Conveyances and Corrected Addresses will make your service almost perfect.

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Write for Details

Properly handled there will be no additional cost to the Cumulative Bulletin,

60TH st, 347 E (5:1435-21), ns, 125 w 1 av, 25x100.5, 5-sty bk tnt & str; Sarah Gluck to Seal Realty Co, 74 E 92; mtg \$15,000; Mar11; Mar12'12; A\$10,000-18,000. O C & 100

61ST st, 5 E (5:1376-7), ns, 150 e 5 av, 50x100.5, 4-sty & b bk dwg; Wm B Isham & ano EXRS Wm B Isham deed to Pembroke Jones, at Wilmington, NC; Mar14 '12; A\$210,000-240,000. 275,000

64TH st, 232 E (5:1418-31) ss, 155 w 2 av, 25x100.5, 6-sty bk tnt & str; Buchanan Realty Co to Iversen & Case Realty Co, 35 Nassau; B&S; mtg \$27,500; Mar1; Mar8'12; A\$12,000-32,500. nom

64TH st, 4 E (5:1378-67), ss, 120 e 5 av, 30x100.5, 5-sty bk dwg; Chelsea Realty Co to Howard Carroll, 4 E 64; mtg \$150,000 & AL; Feb21'10; Mar12'12; A\$125,000-215,000. O C & 100

64TH st, 4 E; Howard Carroll to Caroline S Carroll his wife, 4 E 64; B&S & C a G; Feb27; Mar12'12. O C & 100

68TH st, 236-S W (4:1159-50-51), ss, 425 w Ams av, 50x100.5, vacant; Mary A McHugh indiv & EXTRX Jno J McHugh to Thos F Devine, 327 W 85; Mar12'12; A\$16,000-16,000. O C & 100

69TH st, 59 W (4:1122-6), ns, 125 e Col av, 20x100.5, 4-sty & b stn dwg; Jno MacGregor & ano heirs Robt S MacGregor to Gregor A MacGregor as TRSTE, of Bklyn; mtg \$25,000 & AL; June20'07; re-recorded from Jan23'08; Mar12'12; A\$18,000-36,000. nom

69TH st, 59 W, & all other R, T & I in estate of Robt S MacGregor; deed of trust; same to same as TRSTE; June20'07; Mar12'12. nom

69TH st, 121 E, (5:1404-10½) ns, 245 e Park av, 20x100.5, 5-sty bk dwg, 3-sty ext; Andw G Agnew to Geo B Agnew, 9 W 56; B&S; mtg \$26,000; Feb28'11; Mar13'12; A\$35,000-P50,000. nom

71ST st, 310 E (5:1445-45), ss, 175 e 2 av, 25x100.4, 5-sty bk tnt & str; Fanny Gruen to Bernhard Mayer, 41 E 72; mtg \$16,000; Mar8; Mar11'12; A\$9,000-23,000. O C & 100

71ST st, 407 E, (5:1466-13½) ns, 94 e 1 av, 19x102.2, 4-sty bk tnt; Edw J Mooney, son of Thos Mooney to Eliz Jefferson, 407 E 71, daughter of Thos Mooney; QC; Feb29; Mar8'12; A\$5,500-10,000. nom

72D st, 340 E (5:1446-38), ss, 350 e 2 av, 16.7x102.2, 3-sty & b stn dwg; Louis Karmiohl to Jacob Karmiohl, 340 E 72; mtg \$7,000; Mar12; Mar14'12; A\$6,500-10,000; nom

75TH st, 231 E (5:1430-15), ns, 230 w 2 av, 25x102.2, 4-sty bk tnt; Solomon Hudes & Rose his wife to Ida H Hudes, 15 E 99; ½ pt; AT; AL; Nov2'11; Mar12'12; A\$11,000-16,000. nom

77TH st, 251 E (5:1432-20½), ns, 80 w 2 av, 25 x 100, 5-sty stn tnt & str; Ephraim Ward heir Abr Ward to Esther Michael, 253 E 48; AT; Mar8; Mar12'12; A\$11,000-25,000. O C & 100

79TH st, 225 W (4:1227-21), ns, 284 w Ams av, 16x102.2, 4 & 5-sty bk dwg; Omar A Jenks to Eliza Bump, at Johnsbrough, Warren Co, NY; AT; mtg \$22,500; June15 '10; Mar11'12; A\$14,000-23,000. O C & 100

86TH st, 301 W, see West End av, 541.

86TH st, 274 W (4:1233-58), ss, 140 e West End av, 20x102.2, 5-sty bk dwg; Kate A Johnson to G De Wayne Hallett, 128 W 85; mtg \$21,000; Mar14'12; A\$18,000-33,000. O C & 100

89TH st, 327 W (4:1250-77), ns, 351 w West End av, 22x75.8, 4-sty stn dwg; Kenneth McL Bissell et al to Eliz M Geiger, 327 W 89; Feb10; Mar11'12; A\$15,000-32,000. nom

89TH st, 327 W; Jno D Marsh to same; Nov3'11; Mar11'12. nom

91ST st, 63 E (5:1503-28), ns, 190 e Mad av, 19.8x100.8, 3-sty & b stn dwg; Louise P Sanchez to Eugene Sanchez, 63 E 91; mtg \$16,000; Mar12'12; A\$17,000-25,000. nom

92D st, 292-4 W (4:1239-58-59), ss, 150 w Bway, 75x135.10x75.2x140.10, with all title to lane in rear, 2 6-sty bk tnts; Lee C Simpson to Sperry Realty Co, 2 W 45; AT; QC; Mar8; Mar11'12; A\$80,000-230,000. nom

99TH st, 114-6 W, (7:1853-41) ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Chas N Wright to Brown-Weiss Realities, 61 Park row; mtg \$47,750; Jan26; Mar8'12; A\$28,000-50,000. nom

99TH st, 114-6 W; Brown-Weiss Realities to Brown Realty Co, 63 Park row; mtg \$47,750; Mar7; Mar8'12. O C & 100

99TH st, 114-6 W (7:1853-41), ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Brown Realty Co to Sarah Weiss, 602 St Nich av; mtg \$46,000; Mar8; Mar14'12; A\$28,000-50,000. O C & 100

99TH st, 146 W (7:1853-52½), ss, 294.2 e Ams av, 15.4x82.3x15.4x81.6, 3-sty & bk tnt & str; Jno Marcato to Kathleen G Marcato his wife, 146 W 99; mtg \$7,500; Mar14'12; A\$6,000-8,000. O C & 100

100TH st, 72-4 W, see Col av, 815.

101ST st, 48 E (6:1606-50), sec Mad av, (No 1465), 75x25.11, 5-sty bk tnt & str; Abr Levine to Fannie Gell his daughter, 48 E 101; AL; Mar12'12; A\$23,000-35,000. nom

101ST st, 52 E, (6:1606-48) ss, 100 e Mad av, 25x100.11, 5-sty bk tnt & str; Jos L B Mayer to Fanny Gruen, 401 E 52; mtg \$30,000; Feb26; Mar8'12; A\$10,000-22,000. nom

101ST st, 244 W (7:1872-60), ss, 100 e West End av, 25x100.11, 5-sty stn tnt; Cathinca B Guernsey to Henry C Cope-land, 242 W 101; Mar14'12; A\$20,000-39,000. nom

103D st, 153 E (6:1631-24), ns, 95 e Lex av, 24.6x100.11, 4-sty stn tnt; Emanuel I Silberstein ref to Ellsworth M Taylor, 314 W 100, as COMM L Osborne Taylor; FORECLOS, Mar7; Mar11'12; A\$10,000-16,000. 12,000

104TH st, 46 E, see Madison av, 1529.

105TH st, 321 W, (7:1891-43) ns, 100 e Riverside dr, 23x100.11, 5-sty stn dwg; Chas B Barkley to Gladys E Brower, 300 Central Park W; mtg \$33,500; Mar12; Mar13'12; A\$20,000-42,000. O C & 100

106TH st, 322 W, (7:1891-66½) ss, 61 e Riverside dr, 39x30.11, 5-sty bk dwg; Ward Brower to Chas B Barkley, 22 E 47; Mtg \$30,000; Mar12; Mar13'12; A\$19,000-35,000. O C & 100

106TH st, 238 W, (7:1877) ss, 225 w Ams av, 150x100.11; asn rents to secure \$11,888; Raymore Realty Co, 238 W 106 to Jacob W Solomon, 70 E 96 & Chas Berlin, 70 E 96; Apr11'11; Mar8'12. nom

107TH st, 205 E, (6:1657-6) ns, 125 e 3 av, 25x100.11, 4-sty bk tnt & str; David Shafran to Henry M Mayper, 16 E 87; mtg \$16,750; Dec28'11; Mar13'12; A\$9,000-16,500. nom

107TH st, 207 E, (6:1657-7) ns, 150 e 3 av, 25x100.11, 4-sty bk tnt & str; David Shafran to Henry M Mayper, 16 E 87; mtg \$16,750; Dec28'11; Mar13'12; A\$9,000-16,500. nom

111TH st, 253 W (7:1827-5), ns, 92 e 8 av, 36x100.11, with AT to alley on ns to 8 av, 6-sty bk tnt; Annie E Mingus to Fannie Druck, 225 W 110; mtg \$49,000 & AL; Mar7; Mar12'12; A\$23,000-52,000. nom

112TH st, 307 E (6:1684-5), nes, 100 e 2 av, 25x100.11, 1, 2 & 3-sty bk church; Church of Our Lady of Mt Carmel to Giuseppe G Zibelli, 211 E 115, & Giuseppe Zibelli, 160 S 10 av, Mt Vernon, NY; mtg \$5,000 & AL; Mar11'12; A exempt-exempt. 6,000

113TH st, 76-S, on map 76 W (6:1596-67), ss, 75 e Lenox av, 50x100.10, 6-sty bk tnt; Isabella M Pettet to Abr Shapiro, 291 Henry; AL; Mar13; Mar14'12; A\$30,000-85,000. O C & 100

116TH st, 4 E, (6:1621-68½) ss, 85 e 5 av, runs s50xse35.10xw75.8 to st, xw25 to beg, 3-sty bk str; Wm Cohen to Barnet Kimler, 26 E 116; ½ pt; mtg \$19,000; Mar7; Mar8'12; A\$13,500-17,000. O C & 100

118TH st, 209-11 E (6:1783-7), ns, 137.6 e 3 av, 37.6x100.10, 6-sty bk tnt & str; Saml S Koenig ref to Jennie Lewis, 1 E 107, & Anna Weinstein, 18 E 107; mtg \$34,000; FORECLOS, Feb16; Feb21; Mar11'12; A \$15,500-44,000. 500

118TH st, 76-S E, see Park av, 1674.

120TH st, 118 E (6:1768-63), ss, 215 e Park av, 25x100.10, 5-sty bk tnt; Harry W Mack ref to Kath Elias, 332 E 50; FORECLOS, Mar5; Mar11; Mar12'12; A\$11,000-23,000. 20,400

121ST st W, ns, 325 w Ams av, see Ams av, 1309.

123D st W, nwc 7 av, see 7 av, 2062-70.

123D st E (6:1771), ss, 50 w cl Old Post rd, also 211.1 w 3 av, strip 0.3x71.10; D Seymour Willard EXR Maria L Sauberielle to Christian Dages, 174 E 123; Q C; AT; correction deed; Nov29'11; Mar11'12. nom

123D st E (6:1771); same prop; Fredk C Wagner EXR same to same; QC; AT; correction deed; Nov2'11; Mar11'12. nom

123D st E (6:1771) same prop; Edith L Collins known as Marquise Maleissye to same; QC; AT; correction deed; Nov9'11; Mar11'12. nom

123D st E, (6:1771) same prop; Marquise Charlotte de Sters to same; QC; AT; correction deed; Jan25'11; Mar11'12. nom

123D st E (6:1771) same prop; Eduard Souberbielle to same; QC; AT; correction deed; Feb23; Mar11'12. nom

127TH st E, nwc Mad av, see Mad av, 1994.

128TH st, 170 E, (6:1776-43) ss, 138.9 w 3 av, 19.3x99.11, 3-sty & b bk dwg; Manton M Wyvell ref to Rachel Stern, 40 E 60; FORECLOS & drawn; Feb28; Mar8'12; A\$7,500-8,500. 6,800

130TH st, 64 W, see Lenox av, 390-8.

136TH st, 122 W (7:1920-43½), ss, 240 w Lenox av, 15x99.11, 3-sty & b stn dwg; Jno J Myers to Frank Lockwood, at Plainfield, NJ; mtg \$11,000; Oct24'11; Mar14'12; A\$6,600-9,000. nom

137TH st, 286 W (7:1942-57), ss, 166 e 8 av, 15.6x99.11, 4-sty bk dwg, 1 & 3-sty ext; Louis Kean to Louis Kean, a corpn; mtg \$14,000; Dec5'07; Mar12'12; A\$7,500-13,000. nom

138TH st, 519 W, (7:2070-21) ns, 262.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Jas A Foley ref to Harry Horwitz, 86 W 119; mtg \$38,000; FORECLOS & drawn; Mar7; Mar8'12; A\$15,000-39,000. 12,000

142D st, 56-60 W (6:1739-60-62), ss, 225 e Lenox av, 75x99.11, 2 6-sty bk tnts; West Bronx Realty Co to Jno Oliva, 94 Baxter; mtg \$64,000; Mar8; Mar9'12; A \$18,000-76,000. O C & 100

147TH st, 471 W, see Ams av, 1761.

153D st W, cl (if ext), Colonial Pkway, see Colonial Pkway, ws, at cl 153d.

157TH st W (8:2115-14), ss, 200 e Bway, 75x99.11, 6-sty bk tnt; re judgt; Security Bank of N Y to Sun Constn Co, 302 Bway; Feb26'12; Mar9'12. A\$48,000-P58,000. nom

158TH st W, nec Bway, see Bway, 3800.

Av C, 19 (2:385-40), ws, 40.2 n 2d, 20.1 x52.2, 3-sty bk tnt & str; Abram S Jaffer to Julius Stoloff, 314 E 4; mtg \$10,000; Mar8; Mar9'12; A\$10,000-11,000. O C & 100

Av D, 29-31, (2:373) asn Rents to secure note of \$150; Louis Segelbohm to Frank Gens, 204 W 119; AT; Feb27; Mar13'12. nom

Amsterdam av, 1309, (7:1965-64) es, 75.8 s 125th, 25.2x100, 2-sty fr dwg; A\$19,000-19,000; also 121ST ST W, (7:1976-18 & 19) ns, 325 w Ams av, 50x100, vacant; A\$34,000-34,000; Jno Townshend to Emma G Townshend; ½ pt; B&S; Dec12'05; Mar8 '12. nom

Amsterdam av, 1761, (7:2062-1) nec 147th (No 471), 24.1x100, 5-sty bk tnt & str; Richd M Henry ref to Danl Coffey, 469 W 166; mtg \$24,000; FORECLOS Feb1; Mar1; Mar13'12; A\$30,000-52,000. 62,000

Broadway, 3800, (8:2117-1) nec 158th, 99.11x125, 6-sty bk tnt; Robt Burns Realty Co to Marie N Hoguet, 152 Riverside dr; mtg \$250,000; Mar7; Mar8'12; A\$102,000-263,000. O C & 100

Colonial pkway, 339 (Edgecombe av), (7:2053-99), ws, 124.11 s 150th, 25x100, 2-sty & a fr dwg; Edna M Stoecker to Jacob Herb, 1061 St Nich av, & Bertha H Heintz, 558 W 161; mtg \$7,500; Mar7; Mar9'12; A\$8,000-8,500. O C & 100

Colonial pkway (Edgecombe av), (7:2054-53-55), ws, at cl 153d, if ext, runs s 75xw100xw75 to said cl, xel100 to beg, vacant; Saml Green to Edgecomb Court Co, inc, 99 Nassau; Feb7; Mar9'12; A\$30,000-30,000. nom

Columbus av, 815 (7:1835-60½-61), sec 100th (Nos 72-4), runs e99.6x100.11xw24.6 xw75xw75 to Col av, xn25 to beg, 2 5-sty bk tnts, str on cor; Jno B Bogner, 74 W 100, to Minna wife said Jno B Bogner, 74 W 100; mtg \$45,000; Mar9; Mar11'12; A \$44,700-66,000. nom

Haven av, ws, abt 60 n 172d if ex, see Riverside dr, es, 822.6 s 177.

Lenox av, 390-8 (6:1727-69-72), sec 130th (No 64), 99.11x85, 1-sty bk str; Jas R Roosevelt et al TRSTES Wm Astor deed for Jno J Astor to Cathleen Turney at Wheelock Mansion, 158th & N R; AL; Mar13; Mar14'12; A\$87,500-95,000. O C & 1,000

Lenox av, 390-8; Cathleen Turney to Max Marx, 419 Convent av; mtg \$60,000; Mar14'12. O C & 100

Lexington av, 715 (5:1312-52), es, 60.5 s 58th, 20x65, 3-sty stn tnt & str; Albt S Batchelor to Israel O Blake, 995 Mad av; C a G; mtg \$20,000; Dec23'11; Mar14 '12; A\$18,000-24,500. nom

Lexington av, 715, (5:1312-52) es, 60.5 s 58th, 20x65, 3-sty stn loft & str bldg; U S Trust Co of NY EXR & TRSTE; Josephine Lazarus to Albt S Batchelor at Concord, NH; Dec23'11; Mar13'12; A\$18,000-24,500. 28,750

Madison av, 1529, (6:1609-52) sec 104th (No 46) 17.7x70, 3-sty bk tnt & str; Rose G Lewin to Isaac Lipschitz, 1 E 106; AL; Mar8; Mar8'12; A\$12,500-18,000. O C & 100

Madison av, 1994 (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; Garfield Building Co to Edgecomb Court Co, 99 Nassau; mtg \$12,000; Mar8; Mar9 '12; A\$11,000-15,000. O C & 100

Madison av, 1994; Edgecomb Court Co, to Saml Green, 2039 Bway; mtg \$12,000; Mar8; Mar9'12. O C & 100

Morningside av, 6 (7:1849-20), es, 75.3 s 115th, 43.5x56.3x36.11x79.2, 5-sty bk tnt; Max Amberg to Simon Anhalt, 6 Morningside av; Mar6; Mar12'12; A\$19,000-32,000. nom

Madison av, 1465, see 101st, 48 E.

Madison av, 778-80 (5:1381-17), ws, 60.5 n 66th, 40x80, 10-sty bk tnt; 780 Madison Av Co to Hanover Impt Co, 49 Wall; mtg \$145,000; Feb15; Mar14'12; A\$90,000-225,000. O C & 100

Park av, 1674 (6:1623-40), swc 118th, (Nos 76-8), 25.5x89.6, 4-sty bk tnt & str; Sophia Mayer to Fannie M Korn, 911 Park av; mtg \$17,000; Mar11; Mar12'12; A\$14,500-26,000. O C & 100

Park av, 1050 (5:1498-37), ws, 75.8 s 87th, 25x80.11, 5-sty bk tnt & str; Anna C Wiener to Ella L Murphy, 19 W 26th, Bayonne, NJ; AL; Mar12'12; A\$21,000-29,000. nom

Park av, 1050 (5:1498-37), ws, 75.8 s 87th, 25x80.11, 5-sty bk tnt & str; Ella L Murphy to Harris Mandelbaum, 12 W 87; mtg \$29,000; Mar12'12; A\$21,000-29,000. O C & 100

Park av, 1050 (5:1498); re legacy, &c; Richd G & Anna C Wiener heirs Alfred W Wiener to Ella L Murphy, 19 W 26, Bayonne, NJ; Mar12'12.

Park av, 565-69 (5:1397-3½-4), es, 75.3 s 63d, 65.4x100.1x59.10x100, 2-5-sty bk tnts; 567 Park Av, a corpn, to Wm J Taylor, 823 Park av; mtg \$140,000; Mar11; Mar14'12; A\$116,000-138,000. O C & 100

Riverside dr, 336, (7:1891-68) es, 30.11 s 106th, 25x100, 5-sty stn dwg; Matilda W Brower widow to Chas B Barkley, 22 E 47; mtg \$63,000; Mar12; Mar13'12; A \$38,000-70,000. O C & 100

Riverside dr, (8:2139-pt lt 271) es, 822.6 s 177th, 100x245.1 to ws Haven (Buena Vista) av, x121.3x197.1, vacant; Rube R Fogel to Pancrazio & Pietro Grassi both at 352 E 69; AL; Mar12; Mar13'12; A\$—\$. O C & 100

Riverside dr, (8:2139); same prop; re mtg; Clyde Realty Co to Rube R Fogel at sec Riverside dr & 177th; Mar12; Mar13'12; A\$—\$. nom

Riverside dr, 225-6 (4:1253-4), es, 76.2 s 95th, 50.5x98.5x50.4x98.5, with strip adj on s 0.1¼x—, 7-sty bk tnt; Union Land Holding Co to Gus Obendorfer, 2109 Bway; Mar5; Mar14'12; A\$70,000-130,000. O C & 100

St Nicholas av, 191 (7:1925-8), ws, 113.7 s 120th, 31.8x88.6x27x71.11, 5-sty stn tnt; May C Lott of Lynbrook, NY; to Julia Klemt, 239 W 126; mtg \$21,000; Mar 8; Mar12'12; A\$14,000-24,000. O C & 100

West End av, 541 (4:1248-29), nwc 86th (No 301), 22.8x98, 4-sty & b bk dwg; Jos M Hartfield ref to Leslie S Petrie, 302 W 79; mtg \$50,000; FORECLOS, Feb2; Feb19; Mar8'12; A\$37,000-52,000.

5,000 over mtg
1ST av, 1572 (5:1561-47), es, 51.2 s 82d, 25.6x106.6, 4-sty stn tnt & str; Mary Kraemer EXTRX Minnie B Heidenfeld to Saml Davis, 168 Lenox av; mtg \$10,000; Feb19; Mar12'12; A\$12,500-22,000. O C & 100

1ST av, 1572; Mary Kraemer et al to same; mtg \$10,000; Feb9; Mar12'12.

2D av, 570 (3:937-4), es, 98.9 s 32d, 25.6 x72, 4-sty bk tnt & str; Henry Klinger to Adam J & Jos Klinger, 140 E 31; 1/2 R, T & I; B&S; mtg \$12,000; Mar13; Mar14'12; A\$11,000-16,500. nom

2D av, 102 (2:447-8), sec 6th (No 300), 24.3x53.4x24.3x53.1, 5-sty bk tnt & str; Adam J Klinger & Henry Klinger, 300 6th 1/2 R, T & I; B&S; mtg \$27,500; Mar13; Mar14'12; A\$23,000-32,000. nom

3D av, 1930, (6:1634) ws 73.11 n 106th, 27 x83; re all claim to Elevated R R; Mary L Cassidy widow et al to Interborough Rapid Transit Co, NY Elevated RR Co & Manhattan Railway Co, 165 Bway; Feb 16; Mar13'12. 2,160

6TH av, 616, (3:838-1) nec 36th, 24.8x60, 4-sty stn tnt & str; Eliz F Russell to Thos F Russell, 575 Riverside dr; B&S; AL; Jan26; Mar8'12; A\$100,000-115,000. nom

6TH av, 616; Thos F Russell Jr to same; QC; AL; Mar6; Mar8'12. nom

6TH av, 882 (5:1265-73), es, 49.1 s 50th, 23.9x66.5, 4-sty bk tnt & str; City Real Estate Co to Maurice Mandelbaum, 12 W 87; mtg \$30,000; Mar11'12; A\$25,000-30,000. O C & 100

7TH av, 2062-70 (7:1929-24-31), nwc 123d (Nos 201-15 W), 100x200, 5 5-sty stn tnts & str & 8 3-sty & b stn dwgs; Sadie H Jacobs to Peoples Vaudeville Co, 260 W 42; mtg \$231,000; Mar9; Mar11'12; A\$161,600-218,000. nom

8TH av, 65 (2:629-42), nwc 13th (No 301), runs w70.3xn19.7xe1.9xn6.3xe68.6 to av, xs25.10 to beg, 4-sty bk tnt & str; Thos F Russell, Jr, to Mary Smith, 210 W 123, & Jane E Martin at Dublin, Ireland; QC; AL; Mar6; Mar11'12; A\$23,000-28,500. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Assn of claim (No 345) for work & material agt N Y City Ry Co; Hugh Thomas Co to Theo P Huffmann at Newark, NJ or 650 W 34, NYC; Feb29; Mar8'12. 1,078.37

Assn (misc) of all interest in legacy & estate Jos Rosenthal; Danl S Stern to Jos Auerbach, 1400 H, Wash, DC, EXTR & TRSTE Jos Rosenthal; Mar4; Mar14'12. 5,575

Assn (misc) of A R, T & I in estate of Jno C Tillotson decd as security for notes of \$2,000; Alma C Tillotson to Wm P Wainwright, 23 E 28; Jan18; Mar14'12. nom

Adjudication (misc) of bankruptcy & order of reference in matter of Michl Marrone, bankrupt; Nathl A Prentiss ref; Feb9; Mar14'12.

Consent of stockholders (Misc) to sale of assets & chattels; Bennington Trucking Co to Burling Transportation Co; Mar9; Mar13'12.

Power of atty; Jas H Ceburre to Henry Ceburre; Junell'10; Mar13'12.

Power of atty; Annie M Austin to Wm D Austin, 1348 Prospect av; Mar12; Mar 13'12.

Power of atty; Walter Herbert to Thos Kelly, 55 Watts; May4'11; Mar13'12.

Power of atty; Jno R Planten to Wm D Gaillard; May1'11; Mar13'12.

Power of atty; Julia wife Geo B Post to Geo B Post Jr, Bernardsville, NJ; Feb 14; Mar8'12.

Power of atty; Fanny Cherey to Harry B Cherey, both at 315 Alex av; Feb20; Mar 8'12.

Power of atty; Matilda A or Matilda Bucking to Edw P Orrell, Jr, 461 E 13, Bklyn; Feb26; Mar12'12.

Power of atty; Georg Bucking to Edw P Orrell, Jr, 461 E 13, Bklyn; Feb26; Mar12 '12.

Power of atty (misc); Leopold Haas to David Haas, 340 W 86; Jan29; Mar11'12. nom

Revocation of power of atty; Annie M Austin to Lewis B Austin, 469 North Bway, Yonkers, NY; Mar11; Mar12'12.

Revocation of power of atty (misc); Clinton W Crow of Rye, NY, to Ralph L Crow of Rye, NY; Mar14'12.

WILLS

51ST st, 428 W, (4:1060-47) ss, 345 w 9 av, 25x100.5, 4-sty bk tnt; Rose M Leonard Est; Mary R Walsh EXTR, 447 W 49; atty, Jos T Ryan, 149 Bway; A\$13,000-15,500; Will or Letter of Adm filed Mar 1'12. 75,000

53D st, 245 E, (5:1327-19) ns, 125.2 w 2 av, 25x100.5, 4-sty bk tnt; Jas Davidson Est; Emma & Isabella Davidson EXTRX, 113 W 130; attys, Patterson & Brinkerhoff, 43 Cedar; A\$10,000-16,500; Will or Letter of Adm filed Feb27'12.

60TH st, 167 E, (5:1395-30 1/2) ns, 135 w 3 av, 20x100.5, 4-sty bk dwg; Eliz A McKay Est; Frank McKay EXTR, 207 E 72; attys, Press & Hirschberg, 76 Wm; A\$16,000-22,000; Will or Letter of Adm filed Feb27'12.

75TH st, 39 W, (4:1128-12) ns, 283 e Col av, 20x102.2, 4-sty bk dwg; Caroline O Bogert Est; Anna Bogert EXTRX, 39 W 75; atty, L E Warren, 261 Bway; A\$19,000-36,000; Will or Letter of Adm filed Feb 27'12.

77TH st, 12 E, (5:1386-63) ss, 179 w Mad av, 22x102.2, 4-sty bk dwg (1/2 Int); Frances A Curry Est; Edmund J Curry EXTR, 28 E 95; atty, Michl J Scanlon, 51 Chambers; A\$85,000-120,000; Will or Letter of Adm filed Mar4'12.

88TH st, 31 W, (4:1202-20) ns, 310 w Central Pk W, 20x100.8, 4-sty bk dwg; Jas O'Shea Est; Wm T Carlise, EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$13,500-28,000; Will or Letter of Adm filed Feb5'12.

90TH st, 39 W, nec Col av, see Col av, 621.

92D st, 340 E, (5:1554-34) ss, 175 w 1 av, 25x100.8, 2-sty bk stable; Wm M Schwenker Est; Elsa J Schwenker EXTR, 272 W 90; attys, Foster, Hotaling & Klenke, 59 Wall; A\$8,500-15,500; Will or Letter of Adm filed Feb19'12.

92D st, 342-4 E, (5:1554-32) ss, 125 w 1 av, 50x100.8, 2-sty bk loft bldg; Wm M Schwenker Est; Elsa J Schwenker EXTR, 272 W 90; attys, Foster, Hotaling & Klenke, 59 Wall; A\$17,000-27,000; Will or Letter of Adm filed Feb19'12.

119TH st, 121 W, (7:1904-21) ns, 265 w Lenox av, 20x100.11, 3-sty bk dwg; Ernst Thalman Est; Anna & Edw Thalman EXTRX & EXTR, 150 W 59; atty, Wm Mason Smith, 25 Broad; A\$10,400-22,000; Will or Letter of Adm filed Mar4'12.

Columbus av, 621, (4:1204-1), nec 90th, 25.8x66.8, 5-sty bk tnt; Jas O'Shea Est; Wm T Carlise EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$30,000-45,000; Will or Letter of Adm filed Feb5'12.

Columbus av, 623, (4:1204-2) es, 25.8 n 90th, 25x66.8, 5-sty bk tnt; Jas O'Shea Est; Wm T Carlise EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$19,000-27,500; Will or Letter of Adm filed Feb5'12.

Columbus av, 625 (4:1204-2) es, 50.8n90th 25x66.8, 5-sty bk tnt; Jas O'Shea Est; Wm T Carlise EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$19,000-27,500; Will or Letter of Adm filed Feb5'12.

Columbus av, 627, (4:1204-4) es, 75.8 n 90th, 25x66.8, 5-sty bk tnt; Jas O'Shea Est; Wm T Carlise EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$19,000-27,500; Will or Letter of Adm filed Feb5'12.

Park av, 1886, (6:1753-35) ws, 60.5 n 128th, 19.9x70, 4-sty bk tnt; Jas O'Shea Est Wm T Carlise EXTR, 308 Bway; attys, Wilson, Barker & Wager, 48 Wall; A\$5,000-9,000; Will or Letter of Adm filed Feb27'12.

Park av, 1888, (6:1753-36) ws, 99.11 s 129th, 19.9x70, 4-sty bk tnt; Jas O'Shea Est; Wm T Carlise EXTR, 309 Bway; attys, Wilson, Barker & Wager, 48 Wall; A \$5,000-9,000; Will or Letter of Adm filed Feb5'12.

2D av, 908, (5:1341-3) es, 50.3 n 48th, 25.1x100, 4-sty bk tnt; Andw Stauf Est; Henry Stauf EXTR, 1883 Sedgwick av; atty, Geo A Ewing, 280 Bway; A\$15,000-19,000; Will or Letter of Adm filed Mar1'12.

CONVEYANCES.

Borough of the Bronx.

Chisholm st, 1346, (11:2972) sec Jennings (No 800) 25x75, 5-sty bk tnt & str; Jacob Herb et al to Edna M Stoecker, 2291 Aqueduct av; mtg \$20,000; Mar1; Mar 8'12. O C & 100

Dawson st, 789 (1127) (10:2695) nws, 100 sw Longwood av, 25x100, 3-sty bk dwg; Henry Doll to H C Fredericks Realty Co, a corp, 41 Union sq; mtg \$9,000; Mar6; Mar14'12. O C & 100

Fulton st (*), ws, 100 s Kossuth av, 50x 100, South Washingtonville; Lewis B Austin to Adolphus G Austin, 469 North Bway, Yonkers, NY; Mar11'12. 2,500

Hall pl, 1072 (10:2700), es, 163.1 s 167th, runs e51.8xe48 to ws Intervale av (No 1075), xs28xw56.7xw52.7 to pl, xn30 to beg 2-sty fr dwg & 1-sty fr bldg; Paul Jones ref to Mary Leimbacher, 2265 Grand blvd & concourse; FORECLOS, Mar5; Mar 8; Mar12'12. 1,500

Jennings st, 800, see Chisholm, 1346.

Kingsbridge ter, 2658-60 (11:3237), ses, 194 sw Kingsbridge rd, 50.9x169.7x50x161, vacant; Sarah W H Christopher to Philip B Fowler, 205 W 95; Mar8; Mar9'12. O C & 100

Kelly st (10:2716), es, 107.3 n 165th, 24 x100, vacant; Jno Blumers to Martha Lemmon, 138 W 117; Mar8; Mar12'12. O C & 100

Kelly st (10:2716); same prop; Martha Lemmon to Normal Constn Co, 661 Tinton av; mtg \$2,000; Mar11; Mar12'12. O C & 100

Kelly st (10:2686), ns, 110 w Leggett av, runs n132.5xw327.5x172.11 to ns Kelly, at pt 105 e Av St John, x325 to beg vacant; Jos Hall to City of NY; Feb2; Mar8'12. 75,000

Minford pl, 1446 (11:2977), es, 325 n Jennings, 37.6x100, 2-sty fr dwg & 2-sty fr rear bldg; Stephen G Still, 1446 Minford pl, to Victor Geriards, 1363 Stebbins av; QC; Mar13; Mar14'12. nom

Melville st (*), ws, 150 s Van Nest av, 18.10x100, being land in bed of st in front of above; deed of cession; Danl Oklopsia to City of NY; Jan3'11; Mar14'12. nom

Melville st (*), land in bed of st in front of land mtgd to party 1st pt Jan10 '11, in L 126, p 340; re mtg; Fredk Blahnik to City of NY; Mar11'11; Mar14'12. nom

North st (11:3197), ss, 175 w Jerome av, 25x100, vacant; also NORTH ST (11:3197), ss, 150 w Jerome av, 25x100, vacant; Ralph Stout to Lynridge Realty Co, 165 Bway; mtg \$3,500; Feb24; Mar9'12. nom

North st, ss, 150 w Jerome av, see North, ss, 175 w Jerome av.

Seabury pl, nec 172, see Seabury pl, es, 25 n 172d.

Seabury pl (11:2967), es, 25 n 172d, 50x 100, vacant; also SEABURY PL (11:2967), nec 172d, 25x100, vacant; Abr Levenstein to Seabury Realty Co, 230 Grand; AL; Mar8'12. O C & 100

Seminole st (*), ns, abt 132 w Stillwell av, 25x100; Hudson P Rose Co to Donato Digilio, 692 2 av; Mar4; Mar8'12. nom

135TH st, 617 E (10:2548), ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Louis Sander & Wilhelmina his wife to Mary B Sander, 982 Prospect av; mtg \$33,500 & AL; Feb5; Mar12'12. O C & 100

135TH st, 414 E (9:2279), ss, 170 e Willis av, 20x100, 3-sty & b fr & bk dwg; Lucy Noonan to Mary Conahan, 414 E 135; AT; QC; Mar9; Mar11'12. O C & 100

135TH st, 414 E (9:2279), ss, 170 e Willis av, 20x100, 3-sty & b bk & fr dwg; Lucy Noonan legatee Ann Hogan to Mary Conahan, 414 E 135; mtg \$500; Mar9; Mar 11'12. O C & 100

137TH st, 635-9 E, (10:2550) ns, 450 w Home av (also abt 100 w Cypress av), 75x 100, two 6-sty bk tnts; Edw W Browning to Anna B Gilson, 18 W 75; E&S & CaG; mtg \$50,000; Mar12; Mar13'12. nom

137TH st, 639 E, (10:2550) ns, 450 w Home av, also abt 100 w Cypress av, 37.6 x100, 6-sty bk tnt; Anna B Gilson to Progress Holding Co, 31 Nassau; mtg \$25,000; Mar13'12. O C & 100

137TH st, 635 E, (10:2550) ns, 487.6 w Home av, also abt 140 w Cypress av, 37.6x 100, 6-sty bk tnt; Anna B Gilson to Progress Holding Co, 31 Nassau; mtg \$25,000; Mar13'12. O C & 100

138TH st, E, ns, — e So Blvd, see 138th E, ns, 269.1 e So Blvd.

138TH st E (10:2590), ns, 269.1 e So Blvd, 75x100, owned by party 2d pt; also 138TH ST E (10:2590), ns, adj above on L, —, owned by party 1st pt; agmt as to encroachment & party wall, &c; Chas F Hickey with Rudolf Seus; Jan31; Mar9'12. nom

141ST st E, nwc Alexander av, see Alexander av, nwc 141.

155TH st, 436, on map 440 E, (9:2376) swc Elton av (Nos 709-11) 100x48, 6-sty bk tnt & str; re mtg; Fredk W Kroehle to Philip Lotze, 569 W 150; Feb9; Mar8 '12. 7,500

156TH st, 298 E, see 156th, 300 E.

156TH st, 300 E, (9:2415) ss, 475 w Courtlandt av, 25x100; also 156TH ST, 298 E, (9:2415) ss, 500 w Courtlandt av, 25x 100, 2-sty fr dwg, except parts for st; Michl Hecht to Jno C Heintz, 1925 7 av; mtg \$10,000; Mar8; Mar13'12. O C & 100

160TH st E, nec Park av W, see Park av W, new, ns, 95.6 w fr sws 161.

162D st, 293-5 E (9:2422), ns, 247 se Morris av, 43.6x115, 5-sty bk tnt; Melrose Building Co to Christian H Werner, 2979 Marion av; mtg \$42,000 & AL; Mar9; Mar 11'12. O C & 100

162D st, 877-9 E, (10:2690) ns, 260.5 e Prospect av, runs n100xw40xs5xw22xn29.7 to 163d, xel25xs38.5xw22xs85 to st, xw41 to beg, 2-2-sty fr dwgs & 2-sty fr rear stable; Georgina Rendall to Anna McCarthy, 977 Prospect av; mtg \$14,500; Feb20; Mar8'12. O C & 100

163D st E, ss, abt 200 e Prospect av, see 162d, 877-9 E.

164TH st, 868 E, (10:2690) ss, 39 w Stebbins av, 23x73.6, 3-sty bk dwg; Anthony Deutsch to David Rosenzweig, 343 E Hous-ton; mtg \$8,600; Mar6; Mar8'12. nom

164TH st, 868 E; David Rosenzweig to Albt Lesser, 241 W 113; mtg \$8,600; Mar7; Mar8'12. nom

165TH st, 916 E (10:2704), sec Intervale av, 20.3x68.8 & 19.3x25x86.5, vacant; Lewis B H Adams to Benfra Realty & Holding Co, 61 Park row; mtg \$3,000; Mar 7; Mar9'12. nom

167TH st E, nec Findlay av, see Teller av, swc 168.

168TH st E, swc Teller av, see Teller av, swc 168.

168TH st E, swc Teller av, see Findlay av, sec 168.

168TH st E, sec Findlay av, see Findlay av, sec 168.

169TH st E, see Findlay, see Teller av, swc 168.

169TH st, 457, on map 455 E, (11:2901) nes, 100 nw Washington av, 40x98, 6-sty bk tnt & str; Annie Wienhold DEVISEE Maria Winter to Mary Garrecht, 1280 Clay av; mtg \$39,500; Feb15'11; Mar13'12. O C & 100

171ST st, 451-3 E, (11:2903) ns, 100.5 e Park av, 50x100, 5-sty bk tnt; Brown-Weiss Realities to Rose Brown, 478 Central Park W; mtg \$38,000; Mar2; Mar8'12.
O C & 100

171ST st, E (*) es, 256.8 s Gleason av, 100x100; Katharina wife Franz Hertzl to Bogert Flour Co, 1214 Metz, Bklyn; AL; Mar12; Mar14'12.
O C & 100

172D st E, nec Seabury pl, see Seabury pl, es, 25 n 172.

172D st E, nwc Hoe av, see Hoe av, 1521.

173D st E, swc Weeks av, see Weekes av, swc 173.

173D E, nwc Washington av, see Wash av, 1681.

174TH st, E (*) es, 131 s Gleason av, 25 x100; Otto R Thielhart to Wm J Williamson at Plandome Park, LI & Harry C Bryan, 600 E 164; mtg \$4,500 & AL; Mar6; Mar14'12.
O C & 200

174TH st E, (*) ws 431.8 s Gleason av, 50x100; Matthew W Del Gaudio to Rebecca Del Gaudio, 1812 Gleason av; mtg \$480; Feb29; Mar14'12.
nom

175TH st, 456-8 E, (11:2907) ss, 100 w Washington av, 50x108, except part for st, 5-sty bk tnt; Kassel Levy to Simon Levy; cor Ocean av & River, Seabright, NJ; ½ pt; AT; AL; Feb15 Mar13'12.
nom

177TH st E, ws, 100 s Ludlow av, see Ludlow av, ss, 25 w 177.

178TH st, 909 E (11:3122), ns, 88.8 e Honeywell av, 24x65.1x24x65, 3-sty bk dwg; Emilie A Winter to Chas Popp & Vera his wife, tenants by entirety, 2006 Honeywell av; mtg \$7,500; Mar13; Mar14'12.
O C & 100

187TH st E, ns, 100 e Valentine av, see Valentine av, sec 187th.

187TH st E, nec Valentine av, see Valentine av, sec 187th.

187TH st, 546 E, see Valentine av, sec 187th.

187TH st E, swc Tiebout av, see Valentine av, sec 187.

187TH st E, nec Prospect av, see Prospect av, 2400.

204TH st (Potter pl) (12:3309), ss, 866.4 e Valentine av, 100x43.10x100x43.9, except part for 204th, vacant; Mary A Campton of Ronkonoma, LI, to Francesco Giugliano, 15 E 204; Feb14; Mar12'12.
O C & 100

205TH st E (*), ss, 50 e Hall av, 25x100; Adelaide Wabst to Bengt Johnson & Emilia Johnson his wife, tenants by entirety, 155 E 113; mtg \$1,000; Mar9; Mar11'12.
nom

211TH st E (*) ss, 207 e White Plains rd, 50x100, being lots I & J map W F Duncan at Wmsbridge; Leib Baronowsky to Israel Friedman, 455 Linwood, Bklyn; mtg \$200 & AL; Mar10'10; Mar8'12.
O C & 100

216TH st E (*), ss, 155 e Barnes av, 50 x114, Wakefield; Alice M Staker to Fraternal Land & Security Co, 305 W 40; mtg \$4,250; Mar7; Mar12'12.
O C & 100

223D st, E (*) ns, 80.6 w Barnes av, 25 x100; Ralph Hickox to Delia Egan & Mary E Schneider, 771 E 223; Mar13; Mar14'12.
O C & 100

228TH st E, (*) ns, 255 w White Plains rd, 25x114.6; Mary Ward wid to Henry Ihle, 671 E 224; ¼ pt; Mar7; Mar8'12. nom

233D st E, ss, 247.6 e Paulding av, see 233d E, ss, 172.6 e Paulding av.

233D st E, (*) ss, 172.6 e Paulding av, 37.6x89.10; also 233D ST E (*) ss, 247.6 e Paulding av, 37.6x89.10; re mtg; Matilda A & Eliza S Gillespy to Monatiquot Real Estate Co, 154 Nassau; Jan30; Mar8'12.
nom

203D st E, swc Wallace av, see Hall av, es, 100 s 203.

Alexander av, (9:2315) nwc 141st, runs w 0.9x149.3xe0.9xs49.3 to beg; Emily A Scott wid et al to Jno D Helmke, 321 E 141; QC; Feb10; Mar8'12.
nom

Alexander av, 281 (9:2314), ws, 33.7 n 139th, 16.7x70, 3-sty & b bk dwg; Ethel Forster to Alice Forster, 404 W 116; 1-7 pt; B&S; AL; Mar13; Mar14'12.
nom

Arthur av, 2532 (11:3073), es, 50 s 186th, 25x87.6, except part for av, 4-sty bk tnt & str; Filomena Morelli to Maria A Morelli 2352 Arthur av; AT; mtg \$15,500; Feb9; Mar13'12.
O C & 100

Beach av (*), from Gleason av to West Farms rd, & Taylor av, from Westchester av to West Farms rd; petition in matter of opening str & order appointing Seymour Mork, 609 Oak Tre pl; Edw A Bauer, 1537 Benson av, & Wm A Zeltner, 1381 Fulton av, as Comms of Estimate & Assessment; Mar8; Mar14'12.

Bryant av, 1480 on map 1482 (11:3000), es, 295 s 172d, 20x100, 3-sty bk dwg; Max Hirsch to Rose, Hannah & Jennie Hertz, 860 Freeman; mtg \$8,000; Feb19; Mar12'12.
nom

Boston rd, 1315-21, see Clinton av, 1322-8.

Blackrock av (*), ss, 125 w Olmstead av, 25x108, Unionport; Gus Killenberg to Jno Pirner, 2066 Blackrock av; mtg \$3,500; Mar9; Mar12'12.
O C & 100

Belmont av, 2377, (11:3074) ws, abt 75 n 186th, 25x87.6, 4-sty bk tnt; Pasquale Di Meola to Alphonse Cappola, 67 E 8; mtg \$12,000 & AL; Mar4; Mar8'12.
nom

Bryant av, 1481 (11:2998) ws, 21.10 s 176th, runs s w 126.6xe27.7 to av, x n 130.5 to beg, gore, 2-sty fr dwg & str; Hannah B T Mitchell to Augustus Gareiss, 302 Mosholu pkway S, ½ pt R T & I; mtg \$1,500; Mar 8; Mar9'12.
O C & 100

Bathgate av, 1651 old 1653, (11:2914) ws, 150 s 173d, 35x120, except pt for av, 5-sty bk tnt; Fannie Feinman to Rosie Zucker, 210 Stanton; AL; Oct30'11; Mar9'12.
O C & 100

Bathgate av, 1647 old 1651, (11:2914) ws, 185 s 173d, 35x120, except pt for av 5-sty bk tnt; Fannie Feinman to Rosie Zucker, 210 Stanton; AL; Oct30'11; Mar9'12.
O C & 100

Clay av, 1044, (9:2425) es, 87 n 165th, 27 x80, 2 & 3-sty & b bk dwg; Carl Sotscheck to Julia A Sotscheck, 1044 Clay av; mtg \$9,000; Mar8'12.
O C & 100

Columbus av (*) ns, abt 50 e Rose, 25x 100; Gennaro Ippolito to Angiolino Allegritti, 336 E 101; ½ pt; AT; Jan19; Mar 8'12.
500

Cromwell av, ws, abt 194.1 n 165th, see Jerome av, es, 194.1 n 165.

Cromwell av, ws, 357.9 n 165th, see Jerome av, es, 194.1 n 165.

Cromwell av, ws, abt 194.1 n 165th, see Jerome av, es, 194.1 n 165th.

Cromwell av (9:2503), ws, 357.9 n 165th, a strip, runs n21 to cl Cromwells brook or creek, xn29.10xw22xs51 to beg; Wm G Ver Planck et al EXRS H Matilda Clark to Jno Oliva, 180 Hester; AT; Dec7'11; Mar 11'12.
15

Cromwell av (9:2503); same prop; Wm G Ver Planck & ano EXRS J Schuyler Anderson to same; AT; Dec7'11; Mar11'12. 30

Cromwell av (9:2503); same prop; E Van Rensselaer Ketchum et al to same; QC; Dec7'11; Mar11'12.
nom

Cromwell av (9:2503); same prop; Helen M Harriman EXTRX of Helen M Harriman decd to same; AT; Dec7'11; Mar11'12. 15

Cromwell av (9:2503); same prop; Kath S Du Bois to same; QC; Dec7'11; Mar11'12.
nom

Cromwell av (9:2503); same prop; Kate B Anderson et al to same; QC; Dec7'11; Mar11'12.
nom

College av, 1320 (11:2783-2785), es 626.5 s 170th, 16.8x100, 2-sty fr dwg; re mtg; Northern Bank of N Y by Geo C Van Tuyl, Jr, as Supt of Banks, State of NY, to Kingston Securities Co, 60 Bway; QC; Mar 4; Mar11'12.
1,000

College av, 1320; Kingston Securities Co to Wm McGowan, 222 W 13; C a G; mtg \$3,500; Mar5; Mar11'12.
4,500

Clinton av, 1322-8 (11:2934), es, 193.2 n McKinley sq, 102.1x186.11 to ws Boston rd (Nos 1315-21), x101.7x153, 1, 2 & 5-sty bk theatre & 3 3-sty fr str & offices; Max Kobre to McKinley Sq Theatre Bldg Corp, 41 Canal; AT; mtg \$120,000 & AL; Mar8; Mar12'12.
O C & 100

Crotona av, 2157-9, (11:3083) ws, 201.10 s 182d, 39x225.3x39.11x231.9, two 4-sty bk tnts; Giugliano Realty & Constn Co to Martin J Grossman, 1106 Jackson av, as TRSTE Martin Grossman, decd; mtg \$22,000 & AL; Mar11; Mar13'12.
150

Cruzer av, (*) ws, 150 s Morris Park av, 25x100; Alema Realty Exchange Co to Radcliffe Realty Co, 60 Wall; mtg \$5,300 & AL; Mar12; Mar13'12.
O C & 100

Crosby av (*), es, 100 s La Salle av, 50 x101.4; Bertha M Duffy to Robt L Moran, 1486 St Lawrence av; Mar2; Mar11'12.
nom

Crosby av (*); same prop; Robt L Moran to Jas N Duffy, 1823 Wallace av; Mar 4; Mar11'12.
nom

Elton av, 709-11, see 155th, 436 on map 440 E.

Edgewater rd, 1359 (11:3012), ws, 647.7 n Westchester av, 25x100, 2-sty bk dwg; Chas Miller to Amalie H Q Millholland, 3 E 94; mtg \$6,600; Mar11; Mar12'12.
nom

Edgewater rd, (10:2762) ws, 100.7 s Garrison av, 252x97.6x251x83.4, vacant; Paola De Pietro to Hunts Point Realty Co, 165 Bway; B&S; Mar11; Mar14'12. nom

Forest av, (10:2658) old es, 17.9 s 163d, runs w 0.6 to new es of av, xs18.4xe0.6xn 18.4 to beg, being land in bed of av; Henry L Morris TRSTE, &c; Gouverneur Morris to Maurice Gatzsch, 928 Forest av; AT; QC; Mar2; Mar8'12.
50

Forest av, 883, (10:2648) ws, 112 n 161st, 21x90, 2-sty & b bk dwg; Henry Wundrack, 883 Forest av to Bertha Wundrack, 883 Forest av; mtg \$4,000; Mar7; Mar8'12.
O C & 100

Findlay av, see 168th, see Teller av, swc 168.

Findlay av, nec 167th, see Teller av, swc 168.

Findlay av, (9:2430, 2435 & 2436) sec 168th, 200x200 to ws Teller av, several 1-sty fr bldgs & vacant; Natl Holding Co to City of NY; Mar7; Mar8'12.
35,000

Findlay av, (9:2435, 2436) es, 462.6 n 167th, 112.6x100.1, vacant; re mtg; Frances G de Peyster to Natl Holding Co, 3219 3 av; Jan13; Mar8'12.
6,666.66

Fieldston rd (13:3409), old cl at nl lot 53 map of Kingsbridge or Fieldston of Wetmore vs Wetmore, runs w71 to new cl of rd, xn87xe88.6 to said old cl, xs90 to beg, being part lot 52 on said map; Walter S Sheaffer et al, EXRS, &c, Peter W Sheaffer to Stephen B Crist on Riverdale av, at Spuyten Duyvil; confirmation decd; Sept29'91; Mar8'12.
1,146

Hunt av, (*) es, 297 s Bronxdale av, 25x 100; re judgt; N Y Edison Co to Armor Realty Co, 170 Bway; Mar2; Mar14'12. nom

Havemeyer av (*) & Watson av, that pt of avs to cl in front of lots 216 & 218, map Unionport; Geo H Tyrrell et al heirs, &c; Matthew Tyrrell to Jno McKee, 113 Columbia Heights, Bklyn; QC; Feb14; Mar 8'12.
nom

Havemeyer av (*) nwc Watson av, runs w139.9xs30 to cl of Watson av, xc179.9 to cl Havemeyer av, xn133.7xw40 to ws Havemeyer av, x s 103.7 to beg, being lands in bed of avs; Jno McKee to City of NY; Oct20'11; Mar8'12.
nom

Hoe av, 1228, on map 1228-30 (11:2986), es, 75 s Freeman, 50x100, 2-sty fr dwg & 2 2-sty fr rear bldgs; Ernestine Malino to Cioffi Co, 1116 Intervale av; mtg \$10,000 & AL; Mar11; Mar12'12.
O C & 100

Hall av, (*) es, 100 s 203d, 100x100; also 203D ST E, (*) swc Wallace av, 75x100; Warwick Realty & Constn Co to Paul W Mack at nwc Barnes av & 205th; mtg \$10,000; Mar11; Mar12'12.
O C & 100

Hoe av, 1521, (11:2982) nwc 172d, 25x100, 5-sty bk tnt & str; Louis F Doyle (ref) to Jacob Waxman, 383 E 4; mtg \$26,625; FORECLOS, Jan19; Jan20; Mar13'12. 500

Hoe av, 1521; Jacob Waxman to Fox St Constn Co, 198 Bway; mtg \$26,625; Jan23; Mar13'12.
O C & 100

Intervale av, 1075, see Hall pl, 1072.

Intervale av, sec 165th, see 165th, 916 E.

Jerome av, (9:2503) es, 194.1 n 165th, 214.4x201.11 to ws Cromwell av, xs214.4x 198.9 to beg, 1 & 2-sty fr stable, 1-sty fr storage & vacant; Jno Oliva to West Bronx Realty Co, 26 Ferry; mtg \$28,000 & AL; Feb28; Mar13'12.
nom

Jones av, (*) es, 475 s Jefferson av, 50x 100, Edenwald; Nathan Frank to Rachel Frank his wife, 1452 Seabury pl; AL; Mar 9'12.
nom

Jerome av (9:2503), es, 194.1 n 165th, runs n214.4xe198.11xs51 to ws Cromwell av, xs163.10xw198.9 to beg, 1 & 2-sty fr stable & 1-sty fr storage; also CROMWELL AV (9:2503), ws, 357.9 n 165th, a strip, runs n51xe3 to av, xs— to beg; re judgt; American Fidelity Co to Jno Oliva, 81 Bayard; AT; Mar10; Mar11'12.
nom

Jerome av, 1381, late Old Macombs Dam rd (11:2856), ws, 70 s 170th, 50x112.6, 1 & 2-sty fr stable; Anna wife Louis G Blank to Jno H Leary, 299 8th, Jersey City, NJ; B&S; Mar7; Mar9'12.
nom

Jerome av, 1381, late Old Macombs Dam rd; Jno H Leary to Anna wife of & Louis G Blank on ws Macombs Dam rd, 70 s 170; tenants by entirety; B & S; Mar7; Mar9'12.
nom

Jackson av, 823 (10:2637), ws, 198.5 n 158th, 18x75, 3-sty fr tnt; Sophia A O Betz to David G Baird, 233 W Grand, Elizabeth, NJ; mtg \$5,500; July16'08; Mar12'12.
O C & 100

Jones av, (*), ws, 100 n Jefferson av, 100x100, Edenwald; Philip Kaldopkin to Geo Ginsberg, 185 Henry; ½ pt; AL; Mar 13; Mar14'12.
nom

Jefferson av, (*), nwc Monaghan av, 50 x100, Edenwald; Philip Kaldopkin to Geo Ginsberg, 185 Henry; ½ pt; AL; Mar13; Mar14'12.
nom

Longfellow av, 1409-11 (11:2999), ws, 25 n Freeman, 75x100, 2 5-sty bk tnts; Adolph Trube to Peter Doerr, 519 W 135; AL; Feb3; re-recorded from Feb15'12; Mar12'12.
O C & 100

Ludlow av, (*) ss, 25 w 177th, 25x100; also 177TH ST E, (*) ws, 100 s Ludlow av, 50x100; Matthew W Del Gaudio to Anna De Feo, 652 E 187; AL; Feb29; Mar 14'12.
nom

Ludlow av, (*), ss, 100 e 177th, 109.6x147 x102x150; Peoples Trust Co of Brooklyn TRSTE Jos J Gleason to Georgia M Barlach, 2474 Tiebout av; Dec12'11; Mar11'12.
962.40

Monaghan av, nwc Jefferson av, see Jefferson av, nwc Monaghan av.

Mapes av, 2073-7, (11:3109) ws, 118.2 s 180th, 66.1x100, 3 4-sty bk tnts; Pasquale Petrillo to Giosue Galiani, 2078 Prospect av; AL; Feb1; Mar14'12.
O C & 100

Muliner av, es, 200 s Brady av, see Muliner av, es, 100 s Brady av.

Muliner av, (*), es, 100 s Brady av, 25x 100; also MULINER AV (*) es, 200 s Brady av, 25x100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co, 5 Nassau; Feb16; Mar12'12.
nom

Muliner av, (*); same prop; Morris Park Land & Development Co to Wm J McCleary, 658 E 161; Feb15; Mar12'12. nom

Morris av, 556, (9:2331) es, 55 n 149th, 25 x70.3, 3-sty fr tnt & str; Nicholas Diorio to Antonio Diorio, 556 Morris av; AT; mtg \$6,500; Mar11; Mar12'12.
O C & 100

McGraw av, (*) ss, 25 e Taylor av, 25x 100; also TAYLOR AV (*) es, 150 s McGraw av, 50x100, except pt for sts & avs; re mtg; Bronx Boro Bank to Grosue & Antonio Galiani, 2078 Prospect av; Nov 14'11; Mar12'12.
500

McGraw av & Taylor av, (*); same prop; re mtg; Mary A Casey to Antonio Galiani, 2078 Prospect av; Mar11; Mar12'12. 2,100

McGraw av & Taylor av, (*); same prop; Antonio Galiani to Agnes C Murray, 1805 McGraw av; Mar11; Mar12'12. O C & 100

Murdock av, (*) ws, 450 s Randall av, 25x100; Land Co "C" of Edenwald to Oscar Person, 109 Judson av, New Haven, Conn; AL; Feb28; Mar13'12.
nom

Morris av, 984, (9:2432) es, 100 n 164th, 37.6x104.10, 5-sty bk tnt; Jos Friedman to C Edw Schumacher, 530 W 153; AL; Mar 7; Mar8'12.
nom

Oakes av, (*) es, 240.6 s Kingsbridge rd, 25x100; Edw J Mooney & ano to Mary A Hughes, 187 E 73; QC; Feb29; Mar8'12.
nom

Oakes av, (*) es, 215.6 s Kingsbridge rd, 25x100; Edw J Mooney & ano to Thos Mooney, 187 E 73; QC; Feb29; Mar8'12.
nom

Prospect av, 2400 (11:3115), nec 187th, 50x95(2-sty fr stable; Geo Mauer to Abr Pierce, 3995 3 av; AL; Mar2; Mar11'12.
O C & 100

Perry av (12:3292), ses, 201.9 sw 201st, 70x80, vacant; Christian H Werner to Melrose Building Co, 933 Teller av; mtg \$7,000 & AL; Mar9; Mar11'12.
O C & 100

Perry av (12:3292), ses. 201.9 sw 201st, 20x80, vacant; Melrose Building Co to Helen Schonhard, 2976 Perry av; mtg \$1,500; Mar9; Mar11'12. O C & 100

Pelham av late Union av, (11:3078) ss, 101.4 e Hughes av, 25.3x137.6x25x132.6, vacant; Jennie M wife & Jno J Brady to Jno J Dowling, 127 E 106; QC; Jan15'09; Mar11'12. nom

Park av W, (9:2420) new, ns, 95.6 w fr sws 161st, a strip, runs nw2.6 to old ns Railroad av xw124.3 to nes 160th xse3.11 to ns Park av xel23.7 to beg; Irving Deicke & ano EXRS Edw Deicke to Jas T Barry, 1149 Boston rd; QC; Dec18'11; Mar13'12. nom

Stillwell av (*) ws, 109.5 s Seminole, 27x136.5x25x147.5; Hudson P Rose Co to Annie Casey, 562 Morris Park av; AL; Mar 5; Mar8'12. nom

St Lawrence av, 1248-50, see Westchester av, 1780. nom

St Lawrence av, see Westchester av, see Westchester av, 1780. nom

Southern blvd, 2325-7, (11:3114) ws, 86 n 185th, 45.6x100x45x106.11, 5-sty bk tnt; Cioffi Co to Ernestine Malino, 1363 Stebbins av; mtg \$34,000; Mar11; Mar12'12. O C & 100

Stebbins av, 1000 (10:2698) es, 263.9 s 165th, 50x80, 2-sty fr dwg & 1-sty fr rear bldg; Thos O'Neil to Patk O'Neil, 806 Tinton av; QC; Mar12; Mar13'12. nom

Spuyten Duyvil pkway (13:3410), ns, at es Spuyten Duyvil & Port Morris R R, runs nw along R R, 269.11x149.6 to ws pkway, xse93.7 & 133.4 to bend in pkway, xsw131.8 to ns pkway, xw140.5 to beg, 3-sty bk dwg & vacant; Marian Schramme to Sidney C Schramme a son at Eagles Nest, Spuyten Duyvil; mtg \$9,000; Mar7; Mar14'12. gift

Spuyten Duyvil & Port Morris R R, es, at the ns Spuyten Duyvil pkway, see Spuyten Duyvil pkway, ns, at the es of Spuyten Duyvil & Port Morris R R.

Sands av (*) ns, 141 e Pelham rd, 50x100.10x50x102.2; Warranty Realty Co, 1451 Bway to Siegfried Koppel, 251 W 55; ½ pt; B&S; mtg \$1,140; Mar1; Mar11'12. nom

Spuyten Duyvil & Port Morris R R (13:3402), nws, at nes land conveyed by Morris Cooper ref & recorded May27'05, runs nw104.11xne60xse103.5 to RR, xsw60.5 to beg, Spuyten Duyvil; Michl Foncellino to Stevenson Supply Co, 84 Wm; Jan31; Mar 12'12. nom

Teller av, swc 168th, see Findlay av, sec 168.

Teller av, (9:2430, 2435 & 2436) swc 168th, runs s582.6xw75xsl100 to ns 167th, xw25.3 to es Findlay av, xn685.10 to s 168th, xe200 to beg, 2-sty & b stn dwg & several 1-sty fr bldgs & vacant; Fredk A Wurzbach to Natl Holding Co, 3219 3 av; B&S; June7'11; Mar8'12. nom

Teller av, (9:2435 & 2430) ws, 462.6 n 167th, 112.6x100.1, vacant; re mtg; Frederic A de Peyster to Natl Holding Co, 3219 3 av; Jan12; Mar8'12. 4,666.66

Tiebout av, swc 187th, see 187th E, swc Tiebout av.

Trinity av, (10:2636) es, 100 s 158th, a strip, 5x98.6; Frank D Hadley et al in divid, ADMR, heirs, &c; Robt H Elton, decd & ano to Polatschek-Spencer Realty Co, 818 E 161; QC; Jan26; Mar12'12. nom

Tiebout av, 2470, (11:3023) es, 103.3 n 189th, 31x100, 4-sty bk tnt; Hugo J Mischo to Chas Muller, 474 W 141; ½ pt; AT; mtg \$16,000; Mar9; Mar12'12. nom

Tiebout av, 2474, (11:3023) es, 134.3 n 189th, 31x100, 4-sty bk tnt; Chas Muller to Hugo J Mischo, 262 E 200; ½ pt; AT; mtg \$16,000; Mar9; Mar12'12. nom

Taylor av, es, 150 s McGraw av, see McGraw av, ss, 25 e Taylor av.

Tinton av, 804, (10:2666) es, 21 n 158th, 18x75, 3-sty fr tnt; Thos O'Neil to Julia A O'Neil, 804 Tinton av; QC; Mar12; Mar13'12. nom

Tinton av, 981 (10:2659), ws, 325 s 165th, 16.6x150; re mtg; Minnie G Moeller to Katharina Geib, 981 Tinton av; Mar6; Mar 11'12. nom

Taylor av, from Westchester av to West Farms rd, see Beach av, from Gleason av to West Farms rd.

Townsend (Grand) av, (11:2849) ws, 250 s Oxford pl, 50x100, vacant; Jas H Hoeffcker, Jr, to Arthur D V Lyons, 230 W 111; Mar13; Mar14'12. O C & 100

Townsend (Grand) av, (11:2849) ws, 200 s Oxford pl, 50x100, vacant; sub to right of way over n 3 ft; Jas H Hoeffcker, Jr, to Jno C Wallace Co, 45 Bway; AL; Mar13; Mar14'12. O C & 100

Undercliff av (11:2877), es, 736.7 n 176th, 150x167x151x—, vacant; Clinton Holding Co, a corp, to Danl P De Long, at Glens Falls, NY; mtg \$11,500 & AL; Feb21; Mar 13'12. nom

Union av (10:2666), es, 201.2 n 158th, a strip, 0.2x—x0.½x89.2; Burkam Realty Co to Wolf Burland, 801 Cauldwell av; Mar 13; Mar14'12. nom

Villa av, es, 196.6 s Van Cortlandt av, see Villa av, es, 171.6 s Van Cortlandt av.

Villa av, (12:3311) es, 171.6 s Van Cortlandt av, 25x122.10x25x122.5, vacant; also VILLA AV, (12:3311) es, 196.6 s Van Cortlandt av, 25x123.3x25x122.10, vacant; Milton Laube to Angela M Monaco, 3165 Villa av; Mar12; Mar13'12. O C & 100

Valentine av, 2436, see Valentine av, sec 187th.

Valentine av, es, 50 n 187th, see Valentine av, sec 187th.

Valentine av, es, 25 n 187th, see Valentine av, sec 187th.

Valentine av, nec 187th, see Valentine av, sec 187th.

Valentine av (11:3147), sec 187th (No 546), runs e110xs38.3xw25xn25xw85 to av, xn13.3 to beg, vacant; also TIEBOUT AV, (11:3147) swc 187th, 38.3x125; also VALENTINE AV, nec 187th, 25x100, vacant; also VALENTINE AV, (11:3147) es, 25 n 187th, 25x100, vacant; also VALENTINE AV, (11:3147) es, 50 n 187th, 25x100, vacant; also VALENTINE AV, 2436 (11:3147), es, 75 n 187th, 25x100, 2-sty fr dwg; also 187TH ST E (11:3147), ns, 100 e Valentine av, 35 x100, vacant; order of court cancelling & discharging retainer & mtg & that property be sold at auction by Chas Putzel ref, & proceeds distributed after paying costs, taxes, mtgs, &c, & in event that not enough be realized from above, then the following may be sold: VALENTINE AV, es, 100 n 187th, 101.11x235x100x irreg; Thos W Butts plff vs Marie J C Carey INDIVID & EXTRX Marie J E Collins decd et al; Feb6; Mar14'12. court order

Webster av, (12:3353) ws, 125 n Woodlawn rd, 25x100, vacant; Christopher N Comerford to Mary A Comerford, 339 8 av; QC; Nov14'11; Mar13'12. O C & 100

Wallace av, swc 203d, see Hall av, es, 100 s 203

Weeks av, (11:2793) swc 173d, 34x95, 1-sty fr dwg; Herman Hunger to Marcus Rosenthal, 61 E 73; Feb20; Mar13'12. O C & 100

Willett av, (*) es, 500 n 216th, 100x150, Olinville; Jos Buehler to Jos Buehler, Inc, a corp, 3750 Willett av; Mar11; Mar13'12. 12,000

Willett av, (*) ws, 550 n 216th, 100x99.10 Olinville; Jos Buehler to Jos Buehler, Inc, a corp, 3750 Willett av; Mar11; Mar13'12. 6,000

Washington av, 1354-6, (11:2910) es, 451.5 n 169th, 48.4x113.11x48.5x112.4, 6-sty bk tnt & str; Wm Korn et al to Fanny Gruen, 401 E 52; mtg \$9,500; Mar12; Mar 13'12. O C & 100

West Farms rd, 1735, (11:3015) ws, 85 s 174th, 50x236x50x243, except part for West Farms rd 2-sty bk bldg; Hubbell Hall & Randall Co of Norfolk, Conn, to Miner D Randall, Norfolk, Conn; AL; Jan17'10; Mar 11'12. O C & 100

Walker av, (*) ns, 45 w Haight av, 25x66; general release; Jessie Wolff of Astoria, B of Q, to Annie A Shea; Mar24'08; Mar11'12. nom

Watson av, nwc Havemeyer, see Havemeyer, nwc Watson.

Washington av 976-8 (9:2368), es, 50 s 164th, 50x101, 5-sty bk tnt & str; re mtg; Corn Exchange Bank to Duminuco Constn Co, 2317 Hughes av; Mar11'12. nom

Westchester av, 1782, see Westchester av, 1780.

Westchester av, ns, 437 e Prospect av, see Westchester av, ns, 387 e Prospect av.

Westchester av (10:2690), ns, 387 e Prospect av, 50x100, vacant; also WESTCHESTER AV (10:2690), ns, 437 e Prospect av, 25x100, vacant; Geo F Johnson to Fredk Johnson, Oyster Bay, NY; Mar8; Mar11'12. O C & 100

Westchester av, 1780 (*), see St Lawrence av, or 172d, 25.5x72.1x25x67.4; also WESTCHESTER AV, 1782 (*), ss, 25.5 s 172d, 25.5x76.10x25x72.1; also ST LAWRENCE AV, 1250 (*), es, 67.4 s Westchester av, 25x50; also ST LAWRENCE AV, 1248 (*), es, 92.4 s Westchester av, 25x50; also LOTS 602 to 605 map Gleason prop, dated June24'97 Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Arthur V Bennett, 36 Sidney pl, Bklyn; AL; Dec12'11; Mar11'12. 35,400

Webster av (12:3353), nws, 360 s 205th, 75x112.6, vacant; Concourse Building Co to August Busch, 269 E 198; mtg \$5,000; Mar8; Mar11'12. O C & 100

Westchester av (*) nws, 105 ne Glover, 20x67.11x20x67.10, owned by party 1st pt; also WESTCHESTER AV (*) adj above on e, owned by party 2d pt; party wall agmt; Glover Constn Co, 16 Court, Bklyn, with Alruth Realty Co, 120 Westchester St; party 2d pt & Poughkeepsie Trust Co at Poughkeepsie, NY, owner of mtg on 2d parcel; Jan10; Mar12'12. nom

Westchester av (*) same prop; agmt as to confirmation of above party wall agmt; Sarah C Buckenham & Albt Mamlock mortgagees with above three parties; Jan 10; Mar12'12. nom

Woodycrest av, 1220-2, (9:2510) es, 343.10 s 168th, 75x100, 2-3-sty fr dwgs; Michl M McDermott to Geo Larsen, 1220 Woodycrest av; mtg \$5,500; Mar2; Mar12'12. O C & 100

Walton av, (11:2829) es, 102.11 n Tremont av, 100x100, 3 abandoned foundations; Geo S Hornblower ref to Aug Schumacher, 1651 1 av; mtg \$10,000 & AL; FORECLOS; Feb26; Mar12'12. 3,925

Washington av, 1681, (11:2906) nwc 173d 25x90, 4-sty bk tnt & str; Francis J McCooey to Frank Frisch, 1210 1 av; mtg \$15,000; Mar11; Mar12'12. O C & 100

Washington av, 1766-70 (11:2916) es, 322.8 s 175th, 52.8x120, except pt for av, 6-sty bk tnt & str; Third Av Bldg Co to Rebecca Isear, 21 E 117; mtg \$58,500; Mar 12'12. nom

White Plains rd, 3672-76 (*), es, 115.7 s 216th, runs e81xs—xw—xs—xw—to rd, xn—to beg; Adelaide Burlando to Maurice Black, 600 W 178; mtg \$31,000; Mar 12; Mar14'12. nom

White Plains rd or av, 4143 (*), ws, 34 s 231st, 25x80; Pasquale Ruffalo to Martha E Schultz, 282 Reservoir pl; mtg \$5,000; Mar13; Mar14'12. O C & 100

3D av, 4218, (11:3060) es, 66 n Tremont av, 25x93.5x24.11x91.10, 4-sty bk tnt & str; Peter McGlynn to Charlotte McGlynn 4218 3 av; AT; QC; Mar12'12. nom

3D av, 4427-9, see 3 av, 4435-7.

3D av, 4435-7 (11:3048) ws, 331.6 n 181st, 50x127.11, 5-sty bk tnt & str; also 3D AV, 4427-9 (11:3048) ws, 231.6 n 181st, 50x127.11, 5-sty bk tnt & str; re mtg; N Y Trust Co to Valentine Constn Co, 2021 LaFontaine av; Mar8'12. 1,000

3D av, 3750 (11:2927), es, 87.4 n St Pauls pl, 40x100, 5-sty bk tnt & str; Geo D Waas to Kenneth F Norton, of Ringoes, NJ; mtg \$35,000; Mar7; Mar11'12. exch

Interior lot (11:2958), begins 49 s 176th, & 63 e Trafalgar pl, runs e15xs25xw15xn 25 to beg, vacant; re mtg; Harry C Bryan to Dwyer & Carey Constn Co, 926 E 167; Jan27; Mar14'12. nom

Lots 602-5 map Gleason prop, see Westchester av, 1780.

Right of way 14 ft wide (10:2586 & 2585) in general n & s direction across prop of party 1st pt, bet 133d & 135th & Walnut av & prop of R R Co, the es of above to be 47.5 e from es of said Co's land; CONTRACT & agmt as to grant of above by party 1st pt & use by R R for tracks, switches, &c, connecting yards of R R Co with land of Roche, &c; Jno J Roche with N Y, N H & H R R Co; AL; May11'09; Mar12'12. nom

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.

MAR. 8, 9, 11, 12, 13 & 14.

Battery pl & Greenwich st, see Bway 1.

Canal st, 181 (1:204), all; Margt A Butts to Morris G Saffer, 784 Kelly; 10yf May 1; Mar14'12; 2,550

Chrystie st, 183, (2:426) str; Frank Fagan to Albt Daspin, 187 Chrystie; 3 2-12 yf Mar1; 2y ren; Mar8'12. 600 & 720

Chambers st, 150-2 (1:137), 50x75, all; Clement March to Bernard Kreizer, 237 W 107; 21yf May1'11; Mar11'12. taxes, &c, & 6,750 & 7,500

Delancey st, 128, (2:353) w str & b; Chas J Miller to Louis Wildman, 164 Delancey; 3 3-12yf Feb1; Mar13'12. 1,140 & 1,200

Elm st, 28 (1:256) all; Chas H Fiske Jr to Bernard Kreizer, 237 W 107; 14½yf; Nov1'11; Mar8'12. taxes, &c, & 2,500 to 3,000

East Broadway, 215 (1:285), b; Sarah Bluestone to Barnett L Becker, 203 E Bway; from Nov1'11, to Apr30'21; Mar11'12. 540 to 780

Greenwich st & Battery pl, see Bway 1.

Hudson st, 526, (2:620) 1st fl; Cornelius A McGuire & ano GDNS Antonetta Duffell to Geo Lum, 25 Pell; 5yf Feb15; Mar13'12. 480

Liberty st, 55 (1:64), str No 7; Maurice Deiches as RECVR Liberty-Nassau Co to Louis Zelazo, 5136 Delmar Bl, St Louis, Mo.; 5yf Sept 1'11; Mar11'12. 3,500 to 4,500

Mulberry st, 168 (2:471), es, 149.5 n Grand, —; sobr n Ls to mtg; Giovanni Lordi & Caterina Cimino with Emigrant Indust Savings Bank; Mar7; Mar 14'12. nom

Nassau st, 63 (1:65), all; Pierre G Carroll et al to Jas A Logan, Bayside blvd, Bayside, LI; 21yf May1'11; Mar14'12. taxes, &c, & 6,500

Norfolk st, 63 (2:351), s str & 1st fl; Jos Price to Louis Cohen on premises; 5 yf May1'11; Mar11'12. 900

Orchard st, 15 (1:299), all, new 4-sty loft bldg to be erected; Edith Epstein to Oscar Blechman, 350 Wyona av, Bklyn, & ano; Mar13'12, from completion of bldg to Apr30'19; Mar14'12. 3,600

Prince st, 157 (2:516); asn Ls; Giovanni Cella to Bartholomew Cella, 157 Prince, & ano; mtg \$815; Mar14'12. nom

Prince st, 157 (2:516) str; Eburn F Haight to Giovanni B Cella, 157 Prince; 5yf Apr1; Mar14'12. 1,200

Reade st, 135, (1:140) all; Henry Doscher to Rudolph Otte, 27 Col av; from Mar 11 to Nov2'23; Mar13'12. 2,500 & 3,000

Willett st, 58, (2:338) all; asn Ls; Henry Joesten to Bernhard Elving, 235 S 4, Bklyn; ½ pt; Mar11; Mar12'12. nom

1ST st, 7 E, (2:456) sur Ls; Philip Hirsch to Rosa Hertz, 150 Keap, Bklyn; AT; Feb7; Mar13'12. nom

3D st, 227-9 E, (2:386) all; Hattie Miller to Louis Umansky on premises; 3yf Jan 1; Mar13'12. 6,296

6TH st, 405 E, (2:434) asn Ls; Aug Neul to Max Bogner, 128 St Marks pl & ano; mtg \$2,600; Mar13'12. nom

10TH st, 106 E, (2:465) all Fredk Hensler to Sara Phillips, 106 E 10; 3 6-12 yf Apr1; Mar8'12. 1,620

10TH st, 351 E, (2:393); all; Morris Meyers to Hyman Nagelberg, 351 E 10; 3yf Mar1; Mar12'12. 2,200

11TH st, 418 E (2:438), e str & upper fl of rear bldg; Francesco Genovese to Maria Zito, 689 E 188; 5yf Jan1; Mar 11'12. 660

11TH st, 418 E (2:438); asn Ls; Maria Zito to Vincenzo Giaino, 418 E 11, & ano; Jan27; Mar11'12. nom

14TH st, 17 E (3:842), parlor & b str; Fredk T Van Beuren et al to Krakauer Bros, 17 E 14; 2yf May1; Mar11'12. 2,700
16TH st, 134 E, (3:871) front rm on 1st fl b; Jos Lotze to Allwin Realty Co, 259 3 av; 4yf May1; Mar12'12. 240
16TH st, 134 E (3:871) all; Gertrude E Kellogg to Minnie Hoffmann, 134 E 16; 5yf May1'11; Mar12'12. 2,000
18TH st, 45 E, (3:847) all; Central Real Estate Assn to Harry W Viemeister, 238 W 4; 10yf May1; Mar13'12. 3,500 to 4,500
19TH st, 106 E (3:874), front 1/2 of 5th fl, 106 E 19th St Co to A Guichard & Co, 89 Greene, from May1, to Feb1'15; Mar 11'12. 900
19TH st, S-10 W, (3:820) str, b, 1st & 2d lofts; Henry C Lytton to J K Stiefel & Co, 8 W 19; 5yf Feb1; Mar12'12. 12,000
23D st W, see Bway, see Bway, sec 23d.
25TH st W, nwc 9 av, see 9 av, 249-51.
32D st, 106-S W, (3:807) str & pt b; Greeley Sq Leasing & Impt Co to Fredk Anderson, 101 W 104; 10yf Feb1; Mar12'12. 8,000 to 15,000
32D st, 23 W (3:834), 21y leasehold, f Apr1'03; CONTRACT, also agmt by party 2d part as to mtg & party 3d part waives Commission, &c; 23 W 32d St Co party 1st pt with Jos Stein, 165 E 66, party 2d pt, & Julian Benedict, 200 E 68, party 3d pt; Feb28; Mar11'12. 30,000
32D st, 23 W (3:834); leasehold; asn contract, &c, as above; Jos Stein to Julian Benedict; Mar4; Mar11'12. nom
32D st, 318-24 E, (3:937) 3d loft; Jos & Louis Frankel to Edw H Rogers on premises; 4 11-12yf Mar1; Mar9'12. 4,000
36TH st, 124-6 W, (3:811) e str & pt b; Dongan Investing Co to Jos Umatham, 58 W 35; 3yf May1; Mar9'12. 2,500
41ST st, 351 E, (5:1334) e str & 4 rms in rear; also 4 rms in rear of w ground fl; Henry Decker to Bernard Jacobs on premises; 3yf May1; Mar12'12. 720
45TH st, 69 W (5:1261), str, &c; Frank E Rafel & ano to Michl Naftal, 748 6 av; 5yf May1; Mar14'12. 2,400 to 3,000
46TH st, 315 W, (4:1037) asn Ls; Jos J Fay indivd & EXR, Jas Fay to Jno D Peabody, 224 Mad av; Mar8'12. 3,700
47TH st, 157 W, (4:1000) barber shop; Long Acre Operating Co to Antonio Sciafani, 217 W 4; 2yf Sept1'11; 1y ren at 216; Mar8'12. 144 & 180
48TH st, 136-46 W, (4:1000) ss, 300 e 7 av, 95x100.5, all, new theatre to be erected; Edw B Corey to Jno Cort at Moore Theatre Bldg, cor 2 av & Stewart, Seattle, Wash; 21 9-12yf Oct1; Mar8'12. taxes, &c, & 32,500
48TH st W, (4:1020) ns, from ws 7 av to es Bway; loft on 9th fl; Mecca Realty Co to Arthur W Tams Music Library, 102 W 38; 10yf May1; Mar13'12. 8,000
49TH st, W, nec Bway, see Bway, 1612.
50TH st, 361 W (4:1041), all; Kitty Kiernan to Michl Barry on premises; 3yf May1'11; Mar11'12. 1,200
51ST st, 30 W (5:1266), ss, 454 w 5 av, 21x100.5, the land; TRSTES of Columbia College in City N Y to Dr M Belle Brown; 21yf Feb1'10 (with renewal); Mar14'12. taxes, &c, & 2,118
51ST st, 30 W, (5:1266) consent to asn lease by way of mtg for \$29,000; TRSTES Columbia College in City N Y to Dr M Belle Brown & Ada Howe; Aug25'10; Mar 14'12.
54TH st, 549-57 W (4:1083); consent to sub let to L Marcotte & Co; Ruth A Wallace lessor to Paul G Mehlin & Sons, as lessee; Dec26'11; Mar12'12.
54TH st, 549-57 W, (4:1083) ns, 100 e 11 av, 125x—, all with machinery; Paul G Mehlin & Sons to L Marcotte & Co, 17 E 36; 10yf May1; Mar12'12. 10,000
56TH st, 118-22 W, (4:1008) ss, 275 w 6 av, 75x100.5; sobrn of Ls to mtg for \$125,000; Victor Auto Storage Co, 118-22 W 56 with Broadway Savings Instn, 5-7 Park pl; Feb7; Mar13'12. nom
57TH st, 106 W (4:1009), b, str & yard & pt cellar; Christian H Lang to Jno Changuris, 339 E 57; 5yf Feb1; Mar11'12. 750 to 1,900
60TH st, 132 E (5:1394), all; Frieda A Caille to Martin Rehling, 132 E 60; 6yf Oct1'10; Mar11'12. 1,900 & 2,000
77TH st, 345 E (5:1452), all; Kath V Scanlon to Abr Rosenberg, 345 E 77; 10yf May1'11; Mar11'12. 720
84TH st, 33 W (4:1198) all; Gustav M L Sacks to Elias A Aronstamm; 3yf Sept1 08; 3y ren; Mar12'12. 2,200
84TH st, 33 W, (4:1198) asn Ls; Gustav M L Sacks to Nathan Rosenbaum, 201 W 147; Mar1; Mar12'12. nom
88TH st W, see Ams av, see Ams av, 575
104TH st W, swe Col av, see Col av, 892.
111TH st, 62 E, (6:1616); asn Ls; Adolf Zinner to H Koehler & Co, 501 1 av; Jan25; Mar8'12. nom
111TH st, 62 E, (6:1616) str & b; Bell E Wile to Adolf Zinner, 1665 Mad av; 6yf Dec1'11; Mar8'12. 1,500
115TH st, 307-11 E, (6:1687) asn Ls; Sarah Kanter to Bennet Kanter on premises; AT; Mar11; Mar13'12. nom
119TH st E, nec Park av, see Park av, 1697.
124TH st W, nwc S av, see 8 av, ws fr 124 to 125.
125TH st W, swe S av, see 8 av, ws fr 124 to 125.
125TH st, 215 W (7:1931), str, &c; Bank Bldg Co of Harlem to Maurice M & Emma M Berger, 2460 7 av; 5yf May1; Mar14'12. 5,000

171ST st, 504-8 W, (8:2127) 3 bldgs; David Kornbluth to Jos Shenk, 62 W 107; 3yf Mar1; Mar12'12. 9,600
Av B, 188, (2:405) str, c & fl, above str; Hermann Hoffmann to Max A Luttig & ano on premises; 10yf Apr1; Mar12'12.816
Amsterdam av, 575, (4:1218) see 88th, str & pt b; Geo Noakes to Claus Oetjen, 182 W 88; 5yf Jan31'14; Mar12'12. 2,700 & 3,000
Amsterdam av, 2166 (8:2123) asn Ls; Jas Canavan to H Koehler & Co, 501 1 av; Apr24; Mar13'12. nom
Amsterdam av, 2166, (8:2123) asn Ls; H Koehler & Co to Jno W Mitchell, 235 W 116 & ano; Mar11; Mar13'12. nom
Broadway, 1612, (4:1021) nec 49th; asn Ls; Henry G Avidan to Chas Lang, 886 Longwood av; AT; mtg \$4,000; Mar11; Mar 13'12. nom
Bway, nec 48th, see 48th W, ns, frm ws 7 av to es Bway.
Broadway, 1 (1:13), Battery pl & Greenwich (1:13), room F, on ground fl of Washington bldg; Edw F Searles by Wm Shillaber, Jr, agent, to Canadian Pacific Railway Co at Montreal, Can; 3yf May1; Mar14'12. 2,750
Broadway (3:851), sec 23d, str No 3 & part c; Orville A Dickinson & ano to Harry Klein, 1287 Washington av, & ano; 5yf May1; Mar14'12. 6,000
Columbus av, 892 (7:1858), swe 104th, space 6.3x13 on n front s of str; Horstmann & Oetjen to Jas Arboozis, 64 W 104, & ano; 5yf May1; Mar14'12. 1,200
Lenox av, 88-90, (6:1598) es, 27.11 s 115th, 73x100, all; Mary Fuchs to Jos Shenk, 62 W 107; 10yf Mar1; Mar12'12. 11,000
Lexington av, 1736, (6:1636) str & b; Isaac J Danziger to Jos Mandel on premises; 6yf Feb1; Mar9'12. 1,320 & 1,380
Marginal av, see J[] av, 122.
Park av, 1697, (6:1768) nec 119th, str; Israel Lewis to Gustave H Meyer on premises; 5yf May1'09 & 5y ren at \$840; Mar 8'12. 600 & 660
2D av, 534, (3:935) all; Jacob Herb & ano to Barnet Dwork; 5yf May1'10; Mar 12'12. 1,200
3D av, 712, (5:1299) asn Ls; Herman W Oster to Aug L Schmidt, 236 Stanhope, Bklyn; Nov10'11; Mar12'12. nom
3D av, 712, (5:1299) asn Ls; Aug L Schmidt to Christian Rauscher, 712 3 av; Dec11'11; Mar12'12. nom
3D av, 712, (5:1299) str & b; Pauline Goldstein EXTRX Morris Goldstein to Aug L Schmidt, 236 Stanhope, Bklyn; 5yf May1'13; Mar12'12. 1,500
3D av, 712, (5:1299) str & b; Pauline Goldstein EXTRX, Morris Goldstein to Edw L Corts; 5yf May1'08; Mar12'12. 1,200
3D av, 1933, (6:1656) str & front c; Chas E McManus TRSTE Eliza McManus to Geo G Isaacs, 155 E 90; 5yf May1; Mar 13'12. 1,500
3D av, 39, (2:465) re asn Ls; Wm Zoll to Thos Lee, 214 E 11; AT; mtg \$2,500; Mar 12; Mar13'12. nom
3D av, 1143-5 (5:1421), str, asn Ls; Rudolf Drevermann to Fred Faconpre, 465 W 49; AT; Mar8; Mar11'12. nom
3D av, 1143-5 (5:1421), bake ovens, &c; asn Ls; same to same; AT; Mar8; Mar11 '12. nom
3D av, 493 (3:914), str & s 1/2 of b; Thos Hackett to Saml M Lempert, 217-9 E 33; 10yf May1; Mar11'12. 1,380
3D av, 1143-5 (5:1421), s str; Andw Henderson to Rudolf Drevermann, 1135 2 av, & ano; 3 2-12yf Mar1; Mar11'12. 1,200
3D av, 1143-5 (5:1421), two bake ovens & room in rear of bldg; same to same; 3 1-12yf; Apr1; Mar11'12. 180 & 240
3D av, 433, (3:911) agmt that Ls will expire Apr1'12; Jno D Meyer, 145 E 30 & ano with Geo Lowther Jr, 2788 Bway et al indivd & EXRS, &c; Cath L Lowther; Mar7; Mar9'12. nom
57H av, 601, (5:1284) 27x100, all, new bldg to be erected; Ida B Flower to Edmond F & Edmond C Bonaventure, firm E F Bonaventure, 5 E 35; 21yf Oct1; Mar 8'12. taxes, &c, & net 21,000 & 23,000
6TH av, 637, (3:873) str & b; Adolph A Hageman to Patk Donohue, 877 6 av; 5yf May1; Mar13'12. 2,600
6TH av, 817, (4:999) 2d fl & part cellar; Estate Alfred Rigny by E Rigny EXTRX to 27th Assembly Dist Republican Club on premises; 3yf May1; Mar13'12. 1,000
7TH av, nwc 48th, see 48th W, ns from ws 7 av to es Bway.
7TH av, 727, (4:1001) es, 75.4 n 48th, 25 x100; asn Ls; Morris T Weeks EXR et al firm Weeks & Parr to Lotta Gallagher, 727 7 av; AT; Jan7; Mar11'12. nom
8TH av, 804 (4:1020), b; Dominick Borgia to Foti Naum, 412 W 56; 3yf May1'11; Mar11'12. 264
8TH av, swe 125th, see 8 av, ws, fr 124 to 125.
8TH av, nwc, 124th, see 8 av, ws fr 124 to 125.
8TH av, (7:1951) ws from 124th to 125th —x150, all; Jas R Roosevelt et al TRSTES, Wm Astor, decd for Jno J Astor to Saranac Realty Co, 50 Pine, 20yf May1; 20y ren; Mar8'12. taxes, &c, & 30,250
9TH av, 240-51, (3:723) nwc 25th; re asn Ls; Jas Marshall to Reuben P Douglass, 401 W 25; AT mtg \$13,059.09; Feb13; Mar13'12. nom
10TH av, 231-3, (3:695) str fl; Saml Goldstein & ano to Ernst Boecker, 231-3 10 av; 5yf May1; Mar14'12. 2,200 & 2,400
10TH av, 231-3 (3:695); asn rents under Ls to secure \$10,000; Saml Goldstein & ano to Gus X Mathews, 1735 Mad, Ward 2, B of Q; Mar14'12. nom

11TH av 122, or Marginal av, (3:692) str Augustus Meyers to Jacob Holober, 189 10 av; 5yf May1; Mar8'12. 1,200
Pier at foot W 34th st, (3:664 & 665) with use of shed on pier except a berth 65 ft on ss of pier; City of NY by Comr of Docks to La Veloce Navigazione Italiana a Vopore & Navigazione Generale Italiana, 21 State; 5yf Apr1; Mar13'12. 37,275

LEASES

Borough of the Bronx.

Freeman st, 920 (11:2975), swe Southern Blvd; asn Ls; Chas Adams to Jno Bauer, 920 Freeman; Mar9; Mar14'12. nom
159TH st E, nec Elton av, see Elton av, 824.
160TH st E, nec Union av, see Union av, 844.
169TH st, 423 E, (11:2894) cor Brook av, str & pt c; Gertrude Boecher to H Paul Weber, 1263 Webster av; 5yf May1; Mar 12'12. 510 & 540
170TH st, 870 E, (11:2966 & 2977) sec Wilkins av, str, flat & b; Martha Perna to Saml Wilfand, 1426 Wilkins av; 4yf Feb 1'11; Mar12'12. 840 & 960
Boston rd, 1315-21 (11:2934), office over entrance to McKinley Theatre bldg; Wm H Weissager to M Hillel Feldman, 1214 Boston rd; 5yf Oct1'11; Mar11'12. 420 & 480
Brook av, 463, (9:2290) str, b & apt of 5 rms; Gottlob Brenzinger to Wm Kuver, 463 Brook av; 5yf May1; Mar9'12. 1,140
Broadway, (13:3415) at 242d, space on ground fl of Pabst, Van Cortlandt Park Hotel; Arras Bros, a corpn to Chas R Schraps, 201 W 107; 1yf Mar15; 5yren; Mar12'12. 2,000
Brook av, c 169th, see 169th, 423 E.
Boston rd, 2017, (11:3135) str & part b; David L Phillips to Morris Nutman on premises; 5yf May1; Mar13'12. 1,000 & 1,400
Broadway (13:3405-729), ws, near 236th, 3-sty fr bldg & str; Jno P Burns to Patk O'Brien, at sec 3 av & 141st; 6yf Jan1; Mar14'12. 660 & 780
Cromwell av, es, abt 627.5 n 150, see River av, ws, 627.5 n 150.
Elton av, 824 (9:2381), nec 159th, all; Henry L Phillips to Antonio Cangro, 238 E 146; 5yf Mar1; Mar11'12. 720 to 1,800
River av, (9:2357) ws, 627.5 n 150th, 150 x200 to es Cromwell av, the land & new bldgs to be erected; Jas R Roosevelt et al TRSTES Wm Astor, decd for Jno J Astor to Natl Lace & Embroidery Co, 31 Union Sq E; 20yf May1; 20yren; Mar12 '12; 6% on cost of new bldgs. taxes, &c, & 2,700
Southern Blvd, swe Freeman, see Freeman, 920.
Union av, 1117, (10:2671) all; Chas Kling to Manning Co, Inc on premises; 5yf Mar 1; Mar12'12. 1,000 & 1,200
Union av, 844, (10:2877) nec 160th, str; Adam A Koenig to Jno P Bastone, 801 Southern Blvd; 10yf Mar1; Mar8'12. 600 & 720
Wilkins av, (11:2965) ss, 307 n 170th, —x—; asn Ls; Eliz Knieriem & ano to Isaac Broslawsky, 1445 5 av; AT; Mar8'12. nom
Willis av, 314 (9:2283), str & b & rms on 1st fl; Kathie Danzeisen to Paul Canzler, 314 Willis av; 5 3-12yf Feb1; Mar11 '12. 1,320 & 1,440
Westchester av, 542, (9:2276) 1-sty bk bldg; Simmons Realty & Constn Co to Herman Mottufsky, 1117 Westchester av, et al; 5yf Dec1; Mar12'12. 1,500
Wilkins av, see 170th, see 170th, 870 E.
3D av, 244S, (9:2317) es, bet 134th & 135th, 1-sty fr bldg; Addie E O'Gorman to Beni Pfifferling, 451 E 140; 5yf Jan1; Mar13'12. 360
3D av, 2899, (9:2374) all; Leopold Guttag to Hygrade Wine Co, 2555-7 Bway; 15yf Mar1; Mar13'12. 6,600 to 9,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.
Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

MAR. 8, 9, 11, 12, 13 & 14.
Allen st, 165, (2:416) ws, 150.6 s Stanton, runs w46xn0.6xw41.6xs25xe87.6 to st, xn 24.6 to beg; sobrn agmt; Mar11; Mar13'12; Enoch Levy with Rebecca Guggenheimer, 3 W 73. nom

Allen st, 165, (2:416) ws, 150.6 s Stanton, runs w46xn0.6xw41.6xs25xe87.6 to Allen, x n24.6 to beg; Mar2'12, 5y5%; Isaac Cor-sun, 1731 Bway, Bklyn, to Rebecca Gugenheimer, 3 W 73. 17,000

Allen st, 165; pr mtg \$18,300; Mar12'12, 3y6%; same to Tillie Jacobson, 3810 Bway. 2,000

Broad st, 109-11, (1:7), nec Front (Nos 24-8), runs e66.8xn73.7xw18.10xsl1.7xw47.2 to Broad xs66.1 to beg; Mar11; Mar12'12, 5y4%; Ernest Flagg, 109 E 40, to Mary A Nichols, on Grace Church, Rye, NY. 95,000

Christopher st, 61, see 4th, 215 W.

Christopher st, 100-4 (2:588), ss, 123 w Bleecker, 69.6x82.4x69x69.3; PM; pr mtg \$17,000; Mar7; Mar11'12, 1y6%; Chas I Weinstein Realty Co, 17 W 120, to Jacob Kottek, 17 W 70. 20,000

Christopher st, 100-4; certf as to above mtg; Mar6; Mar11'12; same to same.

Christopher st, 100-4; bldg loan; Mar7; Mar11'12, demand, 6%; same to same. 28,000

Christopher st, 100-4; certf as to above mtg; Mar6; Mar11'12; same to same.

Catherine st, 65 (1:253), es, 39.1 s Mon-roe, 14x79.8x13.10x79.9; PM; Mar11'12, due, &c, as per bond; Rudolph Wallach Co to Stanley G Harris, 123 W 44, & ano. 6,840

Church st, 317, see Church, 315.

Church st, 315, (1:194), es, 44.2 s Lispenard, 24x75; also CHURCH ST, 317, (1:194) es, 19.2 s Lispenard, 25x66; also LIS-PENARD ST, 38, (1:194) ss, 66 e Church, 25x44.4; Mar12'12, due May1'13, 5%; Ess Eff Realty Co to Broadway Savings Instn, 5 & 7 Park pl. 14,000

Church st, 315-7; also LISPENARD ST, 38, (1:194); consent & certf as to above mtg; Mar12'12; same to same.

Cathedral pkway, 217 (7:1826) ns, 250 w 7 av, 100x70.11; ext of \$120,000 mtg to Mar 11'17 at 5%; Mar11; Mar12'12; Brooklyn Savgs Bank with Jos Oussani. nom

Clark st, 16-S (2:490), es, 200 s Spring, 50x90; Mar14'12, 5y 4½%; Lillian Kellar to Bowery Savings Bank, 128 Bowery. 35,000

Corlandt st, 63 (1:58), ss, 123.9 e Wash, 25.1x77.6x23.11x77.4, es; Mar6; Mar14'12, 1y6%; Palmer H, Paul O, Donald P & Eliz M Jadwin, 126 Gates av, Bklyn; Stanley P Jadwin, 380 Wash av, Bklyn, legatees, &c, Orlando H Jadwin to Emi-grant Indust Savings Bank. 55,000

Eldridge st, 209 (2:421); ext of \$27,000 mtg to Feb15'15, at 5%; Feb20; Mar11'12; T Irving Hadden trste for Annie P Kountze et al will Montagnie Ward with Tillie Salvin. nom

Eldridge st, 177, (2:420) ext of \$22,000 mtg to May15'17 at 5%; Mar8'12; Citizens Savgs Bank with Jos Kaplan, 626 Wil-loughby av, Bklyn. nom

Fulton st, 242, (1:82) swc Washington; sal Ls; Mar7; Mar8'12; demand; 6%; Jno & Carl Dort to Geo Ehret, 1197 Park av. 1,000

Front st, 24-S, see Broad, 109-11.

Greenwich st, 283, (1:132) sec Warren; str Ls; Feb21; Mar6'12, due &c as per bond; Wm & Herman Behrens to Geo M Kaiser, 261 Rugby rd, Bklyn; corrects error in issue of Mar 9 when property was given as swc of Warren. 14,500

Hudson st, 541, (2:632) ws, 81.11 s Perry 18.10x67.11x17.9x73.6; also 165TH ST E, (9:2471) sec Butternut, 42.4x100.10x1.1x 104; except pt for st; pr mtg \$9,000; Mar6; Mar9'12; due, &c, as per bond; Louis Lowenstein to Alice C Williams, 222 W 72. 4,000

Houston st, 218-20, on map 216-S E, see 1st, 109-11 E.

Jackson st, 65 (1:243); ext of \$31,000 mtg to Mar4'16, at 5%; Mar4; Mar11'12; Wm L Condit with Julius Lichtenstein, 201 Riverside dr. nom

Lispenard st 58 (1:194) ss 189.11 w Bway 25.1x92.3x25.2x90.10; PM; Mar11; Mar8'12; 5y5%; Jetter Bwg Co to Jacob Hoffmann Bwg Co, 211 E 55. 26,000

Lewis st, 100, see Stanton, 304.

Lispenard st, 38, see Church, 315.

Lawrence st, 54-6, (7:1966) sws, 118 se Ams av, 50x100; participation agmt; Mar 5; Mar13'12; N Y Life Ins Co with Abel King, 148 E 65. nom

Monroe st, 260 (1:261) ss, 175 w Jackson 25x97.3x25x97.4; pr mtg \$—; Mar5; Mar8'12; installs; 6%; Mores Goldberg & Sol Minglegreen to Saml Kasner, 235 E 13. 4,000

Mulberry st, 168 (2:471), es, 149.5 n Grand, runs e51.3xe47.7xn25.3xw47.9xw 51.1 to st, xs23.9 to beg; Mar14'12, 1y5%; Giovanni Lordi, Bklyn, to Emigrant Indus-trial Savings Bank. 20,000

Madison st, 28, (1:116) ss, abt 70 e New Bowery, 24x125x27x125; ext of \$26,000 mtg to May22'15 at 5%; Feb20; Mar14'12; Mary J McShane with Jos W Stinson, 301 W 91 et al, exrs, &c Mary E Ray. nom

Prince st, 157 (2:516); sal Ls; Mar14'12, demand, 6%; Bartholomew Cella & Andw Raggio to Geo Ehret, 1197 Park av, 2,000

Pearl st, 553-5, see Eway, 312-8.

Rivington st, 337 (2:323), also 111TH ST, 57-61 E (6:1617); asn rents; Dec4'11; Mar14'12; Jos Wolf et al to State Bank. nom

Stanton st, 304, (2:330) nec Lewis (No 100) 25x75; pr mtg \$37,600; Feb23; Mar9'12; demand; 6%; Berned Cohen, 2 Pine-hurst av to Saml Rosenthal, 256 E 68. 2,200

St Marks pl, 90, see 1 av, 132.

Washington st, swc Fulton see Fulton, 242.

Wooster st, 100, (2:500) es, 100 n Spring, runs e 100 x s 3.6 x e 23.9 x n 28.6 x w 123.9 to st, xs25 to beg; with rights to alley in rear to Greene; Mar1; Mar8'12; 5y 5%; Jetter Bwg Co to Jacob Hoffmann Bwg Co, 211 E 55. 45,500

Washington st, 479, (2:595) es, 182.6 s Spring, 20.4x80; given to secure title to 284-6 Hobart, Perth Amboy, NJ; pr mtg \$—; Mar8; Mar9'12; 3y % as per bond; J & J Eager Co to Max Canter, 1 W 133. 14,000

Washington st, 479; certf as to above mtg; Mar8; Mar9'12; same to same.

1ST st, 109-11 E (2:428), ss, 150 w Av A, 50x61.4, to Houston (Nos 218-20 on map 216-S), x50.4x55; pr mtg \$51,000; Mar7; Mar 11'12, 5y6%; Julius Valenstein to Bernard Cohen, 85 Mad. 8,000

2D st, 252-6 (2:385); sobrn agmt; Mar 14'12; State Bank with Rebecca Larchan, 212 W 140. nom

2D st, 252, on map 256 E, see 2d, 252-4 E.

2D st, 252-4 E, (2:385) ns, 72.9 w Av C, 52.3 x 106; also 2D ST, 256 E, (2:385) n s abt 55 w Av C, 20.9 x 60.3; pr mtg \$40,000; Mar 8; Mar 9'12; 5y 6%; Pauline Gross to Saml Gross, 256 2 av. 12,000

3D st, 58 E, (2:444) ext of \$36,000 mtg to Jan30'17 at 5%; Feb19; Mar9'12; N Y Life Ins Co with Sarah Weinstein. nom

4TH st, 215 W, (2:610) nec Christopher (No 61) 25x86; Mar4; Mar9'12; 1y6%; Louise H Richmond to Burnett C MacIn-tyre, 137 W 78. 700

6TH st, 601 E, see Av B, 93.

6TH st, 601 E, see Av B, 93.

9TH st, 420 E (2:436); ext of \$13,000 mtg to Mar5'14, at 4½%; Mar5; Mar11'12; Jos W Lawrence trste Byran Lawrence, with Louis Stoiber, Forest Hill, NJ. nom

9TH st, 745 E, (2:379) ns, 118 w Av D, 25x92.3; pr mtg \$22,000; Mar13'12; 4y6%; Mildred Wise & Emil Wagner to Edmund Schwarz, 210 W 107. 5,500

9TH st, 745 E (2:379) agmt changing int days; Mar13'12; Emil Wagner & Mildred Wise with German Savgs Bank, 157 4 av. nom

11TH st, 418 E (2:438); sal Ls; Jan26; Mar11'12, demand, 6%; Vincenzo Giaino & Guiseppe Giuliano to Lion Brewery, 104 W 108. 2,018.91

11TH st, 149-63 W, see 12th, 160-70 W.

12TH st, 172 W, see 12th, 160-70 W.

12TH st, 160-70 W, (2:607) ss, 68.10 e 7 av, runs s99.8xsw8xe11.5xs100 to 11th (Nos 149-59) xe150xn103.3xw9.4xn103.3 to 12th, xw146.10 to beg; also 11TH ST, 161-3 W, (2:607) ns, 35 e 7 av, runs n64xne45.7 xe11.5xs100 to st, xw40 to beg; also 7TH AV, 17-9, (2:607) sec 12th (No 172) 50x 68.10; Mar5; Mar8'12; 1y5%; St Vincents Hospital of City NY to Emigrant Indust Savgs Bank. 190,000

19TH st, 106 E (3:874), ss, 200 e 4 av, 25x92; Mar11'12, due, &c, as per bond; 106 E 19th St Co to Jos Eastman, 7 E 70, trste Lucy P Eastman. 115,000

19TH st, 106 E; certf as to above mtg; Mar11'12; same to same.

23D st, 533-5 W, (3:695) nes, 350 nw 10 av, 50x98.8; leasehold; Mar12; Mar14'12 due Apr17, 6%; Saml & Sadye E Gold-stein of Bklyn to Gus X Mathews, 1735 Mad, Ward 2, B of Q, N Y. 10,000

25TH st, 104 E (3:880), ss, 100 e 4 av, 20.3x98.9; PM; Mar12; Mar14'12, due June 1'14, 5%; Birchwood Realty Co to Amanda A M Taylor, Asbury Park, NJ. 30,000

27TH st, 151-9 W, (3:803) ns, 106.3 e 7 av, 99.1x98.9x97.3x98.9; Mar8'12; due, Oct 8'12; 6%; Twenty Eighth St & Seventh Avenue Realty Co to Robt McGill at Ho-boken, NJ. 75,000

27TH st, 151-9 W; certf as to above mtg Mar7; Mar8'12; same to same.

29TH st, 214 E (3:909), ss, 235 e 3 av, 25x98.9; Feb24; Mar14'12, 5y5%; Frank A Setaro to Lawyers Realty Co, 160 Bway. 21,000

30TH st, 151-5 W (3:806), ns, 75 e 7 av, 75x98.9; bldg loan; Mar11'12, due Apr1'17, 6%, until completion of bldg & 5½% thereafter; Polo Constn Co, 1133 Bway, to Metropolitan Life Ins Co, 1 Mad av. 290,000

30TH st, 151-5 W; certf as to above mtg; Mar11'12; same to same.

30TH st, 151-5 W; PM; pr mtg \$290,000; Mar11'12, due Feb1'15, 6%; same to Realty Holding Co, 907 Bway. 75,000

34TH st, 163 W (3:810), ns, 100 e 7 av, 25x98.9; pr mtg \$120,000; Mar14'12, 1y6%; Wm L Sutphin to W L Sutphin Realty Co, 170 Bway. 5,000

34TH st, 336 E (3:939); sal Ls; Feb28; Mar14'12, demand, 6%; Geo Grieco to Central Brewing Co, 533 E 68. 725

35TH st, 248 W, (3:780) ss, 275 e 8 av, 25x98.9; ext of \$25,000 mtg to Feb10'15 at 5%; Feb28; Mar8'12; Libbie B Hall extrx Nicholas Brewer with Flatiron Realty Co. nom

36TH st, 71 W, see 6 av, 616.

36TH st W, nec 6 av, see 6 av, 616.

36TH st, 161 E (3:892), ns, 100 w 3 av, 20x98.9; sobrn agmt; Feb28; Mar13'12; Lawyers Mtg Co with Mary E Blodgett, 5 E 62. nom

37TH st, 230 E (3:917), ss, 205 w 2 av, runs w20xs48.4xnw2.3 to former Samuel, xsw — to cl of blk, xe — to pt distant 205 w 2 av, xn98.9 to beg; pr mtg \$17,000; Mar14'12, demand, % per bond; Otto Grimmer, Armour Villa Park, Yonkers, NY, to Bond Mortgage & Securities Co, 22 Exch pl. 6,000

37TH st, 130 W, (3:812) ss, 171.2 w Bway, 23.6x98.9; leasehold; Mar11; Mar12'12, due May1'17, 6%; 130 W 37th St Co to Ruther-furd Realty Co, 34 Nassau. 6,000

37TH st, 130 W; certf as to above mtg; Mar11; Mar12'12; same to same.

39TH st, 12 W, (3:840) ss, 215 w 5 av, 22x98.9; agmt as to share ownership in Bond & Mtg; Mar6; Mar8'12; Howard Car-roll, 4 E 64 with Lawyers Title Ins & Trust Co, 160 Bway. 16,000

39TH st, 138 E (3:894), ss, 123.4 e Lex av, 21.8x98.9; Mar11'12, 3y, % as per bond; Frank N Dowling to Farmers Loan & Trust Co, 22 Wm. 16,000

40TH st, 202-4 E (3:920), ss, 75 e 3 av, 30x74; PM; Mar11'12, 1y5%; Henry Hof to Josephine G Buckley, 58 E 73. 15,000

40TH st E, see Lex av, see Lex av, 353.

40TH st E, see Lex av, see Lex av, 351-3.

41ST st, 136-S E (5:1295), ss, 148.3 e Lex av, runs sw75xe22.9xnell.11xse19.3xne 70.10 to st, xnw40 to beg; Mar11'12, 5y4½% Phillips Weeks Estate, a corp, to German Savings Bank, 100 E 14. 22,000

41ST st, 136-S E; certf as to above mtg; Mar8; Mar11'12; same to same.

43D st, 406 W, (4:1052) ss, 100 w 9 av, 16.9x100.4; PM; Mar7; Mar8'12; due, &c, as per bond; Hugo Gutfreund to Fredk Doscher, 406 W 43. 10,000

43D st, 311-9 W (4:1034), ns, 150 w 8 av, 125x100.5; Mar8; Mar11'12, 5y4½%; Chas & Arthur H Scribner to U S Trust Co, 45 Wall. 100,000

45TH st, 6 E, (5:1279) ss, 150 e 5 av, 25x 100.5; Mar12'12, 3y % as per bond; Margt H Trevor, Southampton, LI, to Farmers' Loan & Trust Co, 22 Wm. 100,000

49TH st, 43 E, (5:1285) ext of \$40,000 mtg to Jan1'13 at 5%; Jan3; Mar13'12; N Y Life Ins Co with Thomas D-M Cardeza, Phila, Pa. nom

52D st, 101-19 E, see Park av, 361-75.

52D st, 70 W (5:1267), ss, 101.4 e 6 av, 20x100.5; Mar8; Mar11'12, 5y4½%; Mona H S Miller to Walter F Kingsland, 22 av du Bois de Boulogne, Paris, France, 40,000

52D st, 325 W (4:1043), ns, 300 w 8 av, 26.8x100.5x27x100.5; Mar11'12; 5y 5%; Jno W Chandler, Newark, NJ, to Louisa J Black, Hampstead, London, Eng. 22,000

52D st, 325 W; pr mtg \$22,000; Mar11'12, 5y5%; same to Wm H G Chandler, 103 Taylor, Bklyn. 4,000

52D st, 327 W (4:1043), ns, 326.8 w 8 av, 27.4x100.5x27x100.5; pr mtg \$22,000; Mar11'12; 5y5%; Jno W Chandler, Newark, NJ, to Sarah E Chandler, 103 Taylor, Bklyn. 6,000

53D st, 100-12 E, see Park av, 361-75.

54TH st, 218-24 E, see 54th, 207-21 E.

54TH st, 207-21 E (5:1328), ns, 94.11 e 3 av, 190x irreg; also 54TH ST, 218-24 E (5:1327), ss, 210 e 3 av, 100x100.4; ext of \$112,000 mtg to Apr1'15, at 5%; Mar6; Mar 9'12; Jetter Brewing Co & John Kress Brewing Co with Central Trust Co trste. nom

54TH st, 218-24 E, see 54th, 211-21 E.

54TH st, 211-21 E, (5:1328) also 54TH ST, 218-24 E, (5:1327) ext of \$75,000 mtg to Junell'15 at 5½%; Feb26; Mar9'12; Jetter Bwg Co with Philadelphia Savgs Fund Soc. nom

54TH st, 402-4 E, (5:1365); ext of two mtgs for \$14,500 each to Mar14'16, at 5%; Mar14'12; Eugene Smith, 39 W 68, with Fanny Gruen, 401 E 52. nom

56TH st, 6 W, (5:1271) ext of \$90,000 mtg to Mar7'17 at 4½%; Mar5; Mar8'12; Mary A Nichols with Mary P Satterlee, 6 W 56. nom

56TH st, 118-22 W, (4:1008) ss, 275 w 6 av, 75x100.5; Feb20; Mar13'12; due May1'13; 5%; Jno S Danl J, Edw & Harry F Coleman to Bway Savgs Instn, 5-7 Park pl. 125,000

56TH st, 118-22 W; pr mtg \$125,000; Mar11; Mar13'12; due, &c, as per bond; same to Theo Greentree, 201 W 78. 10,000

56TH st, 118-22 W; pr mtg \$135,000; Mar12; Mar13'12; 1y6%; same to Mutual Bank, 49 W 33. 2,000

57TH st, 545-7 W, (4:1086) ns, 525 w 10 av, 50x100.5; pr mtg \$—; Mar8; Mar9'12, 2y6%; Minnie Rubinstein, 182 Sackman, Bklyn to Stephen H Jackson, 53 E 67. 6,500

57TH st, 137-9 E, see Lex av, 700-6.

58TH st, 344 W (4:1048), ss, 275 e 9 av, 20x100.5; PM; pr mtg \$20,000; Mar9; Mar11'12, due, &c, as per bond; Henry F Tiernan, 168 W 141, to Chas B Barkley, 22 E 47. 5,000

60TH st, 347 E, (5:1435) ns, 125 w 1 av, 25x100.5; Mar11; Mar12'12, 3y5%; Sarah Gluck to Edith D N Collins, 645 St Marks av, Bklyn. 15,000

62D st, 224 E, (5:1416) ss, 315 w 2 av, 20 x70; Mar12'12, 5y5%; Salve Regina Council No 216 of The Knights of Columbus, a corp, to Emigrant Indus Savgs Bank, 9,000

69TH st, 59 W, (4:1122) ns, 125 e Col av, 20x100.5; pr mtg \$28,000; Mar9; Mar12'12, due Sept9'12; 6%; Gregor A MacGregor, trste, to Amy A C Montague, 152 E 37, 2,500

70TH st, 119 W (4:1142), ns, 175 w Col av, 20x100.5; Mar11'12, 5y4½%; Phillips Weeks Estate, a corp, to German Savgs Bank, 100 E 14. 18,000

70TH st, 119 W; certf as to above mtg; Mar8; Mar11'12; same to same.

73D st, 257 W, (4:1165); ext of \$15,000 mtg to Mar19'15 at 4½%; Feb20; Mar7'12; Henry Aplington with Cornelia B Hoyt; corrects error in last issue when mortga-gor was Henry Oplington. nom

- 74TH st, 324 E** (5:1448); ext of \$17,000 mtg to Feb 27 '17, at 5%; Feb 26; Mar 11 '12; Lawyers Mtg Co with Bohemian Realty Co. nom
- 74TH st, 131 W** (4:1146), ns, 380 w Col av, 20x102.2; Mar 8; Mar 11 '12, due, &c, as per bond; Chas N Dowd to Bowery Savings Bank, 128 Bowery. 15,000
- 75TH st, 46 W** (4:1127), ss, 220 e Col av, 20x102.2; Mar 9; Mar 11 '12, 3y5%; Sarah E Crowell to Mary E Prior, 1363 Dean, Bklyn, et al. 28,000
- 75TH st, 46 W**; pr mtg \$28,000; Mar 9; Mar 11 '12, 1y6%; same to Jno Ingle, Jr, 176 Berkley av, Bloomfield, NJ. 5,000
- 78TH st, 129 W** (4:1150) ns, 316 w Col av, 16x102.2; Feb 28; Mar 9 '12; due, &c, as per bond; Kate Glassbrook, 140 Wadsworth av to Florence C Speed, 385 Central Park W. 3,600
- 78TH st, 326 E** (5:1452); ext of \$40,000 mtg to Mar 12 '17 at 5%; Mar 12 '12; Manhattan Mortgage Co to Ida Sindeband, 74 E 93. nom
- 86TH st, 540 E** (5:1582) ss, 173 w East End av, 25x102.2; pr mtg \$12,000; Mar 7; Mar 8 '12; due, Jan 16 '16; 6%; Emma Weiss to Wm Liesenbein, 725 Macon, Bklyn. 2,500
- 86TH st, 274 W** (4:1233), ss, 140 e West End av, 20x102.2; PM; pr mtg \$21,000; Mar 14 '12, 3y6%; G De Wayne Hallett to Kate A Johnson, 225 W 86. 14,000
- 88TH st, 107 E** (5:1517), ns, 133.4 e Park av, 25.6x100.8; Mar 13; Mar 14 '12, 3y 4 1/2%; Birdie Wohlgenuth to Bankers Trust Co, 7 Wall. 19,000
- 93D st, 42 W** (4:1206) ss, 362.6 w Central Park W, 37.6x100.8; Mar 11; Mar 12 '12, 3y 4 1/2%; Auguste Gahren, widow, to German Savgs Bank, 157 4 av. 35,000
- 95TH st, 137 W** (4:1226) ns, 364 w Col av, 18x100.8; Mar 11; Mar 12 '12, 3y5%; Mary F Scully to Maud E Hewitt, 106 W 77. 13,000
- 96TH st, 327 W** (7:1887); sal Ls; Dec 28 '11; Mar 14 '12, demand, 6%; Jos McGovern to Clausen-Flanagan Brewery, a corpn, 441 W 25. 2,000
- 96TH st, 330 W** (4:1253) ss, 350 w West End av, 25x100.8; Mar 4; Mar 8 '12; 3y5%; Sydney A Williams to Columbia Trust Co, 135 Bway. 13,500
- 96TH st, 330 W**; sobrn agmt; Mar 2; Mar 8 '12; same & Lion Bwy with same. nom
- 99TH st, 114-6 W** (7:1853) ss, 207 w Col av, 42x100.11; Mar 7; Mar 8 '12; 3y5%; Brown Realty Co to Eugene H Rosenquest at Country Club, West Co NY et al exrs, &c, Chas E Coddington. 38,000
- 99TH st, 114-6 W**; pr mtg \$38,000; Mar 7; Mar 8 '12; due, Sept 14 '14; 6%; same to Anna A Gillies, Mamaroneck, NY. 8,000
- 99TH st, 24 E**, see Mad av, 1424-32.
- 101ST st, 120 W** (7:1855), ss, 300 w Col av, 25x100.11; ext of \$18,000 mtg to Apr 2 '15, at 5%; Feb 20; Mar 13 '12; Mary G Cook & Eliz C Marston with the Murray Estate, a corpn, 299 Bway. nom
- 101ST st, 244 W** (7:1872), ss, 100 e West End av, 25x100.11; Mar 14 '12, 3y5%; Henry C Copeland to Cathina B Guernsey, 1672 Bway. 30,000
- 102D st, 426-S E** (6:1695) ss, 395 e 1 av, 50x100.11; pr mtg \$8,000; Feb 28; Mar 12 '12, due, &c, as per bond; Fredk, Katy & Henry Dammann to Henry Z Baum, 10 Enos pl, Jersey City, NJ. 1,000
- 105TH st, 321 W** (7:1891) ns, 100 e Riverside dr, 23x100.11; PM; pr mtg \$30,000; Mar 12; Mar 13 '12; due, &c, as per bond; Gladys E Brower, 300 Central Pk W to Chas B Barkley, 22 E 47. 3,500
- 107TH st, 315 W** (7:1892), ns, 142 e Riverside dr, 20x100.11; Mar 9; Mar 11 '12, due Feb 15, 4 1/2%; Edw C Striffler, 315 W 107, to Eliza M S Pinard, 147 W 13. 7,000
- 107TH st, 207 E**, see 107th, 205 E.
- 107TH st, 205 E** (6:1657) ns, 125 e 3 av, 25x100.11; also 107TH ST, 207 E, (6:1657) ns, 150 e 3 av, 25x100.11; pr mtg \$—; Mar 11; Mar 13 '12; due, Sept 12 '13; 6%; Henry M Mayer, 16 E 87 to Nathan J Gumbiner, 16 E 97. 2,500
- 109TH st, 75 E** (6:1615) ns, 80 w Park av, 29.4x100.11; pr mtg \$—; Mar 11; Mar 13 '12; due Apr 20 '15; 6%; David Sommer, 75 E 109 to F Albt Thomas, 529 W 141. 2,000
- 109TH st, 73 E** (6:1615) ns, 109.4 w Park av, 28.10x100.11; pr mtg \$—; Mar 11; Mar 13 '12; due, Apr 20 '15; 6%; David Sommer, 75 E 109 to F Albt Thomas, 529 W 141. 2,000
- 111TH st, 21 E** (6:1617), ns, 225 e 5 av, 20x100.11; ext of \$7,500 mtg to May 25 '13, at 4 1/2%; Mar 7; Mar 13 '12; Henry Delattre with Annie C Ergens, 221 W 12. nom
- 111TH st, 57-61 E**, see Rivington, 337.
- 112TH st, 307 E** (6:1684), ns, 100 e 2 av, 25x100.11; pr mtg \$5,000; Mar 11 '12, 3y5%; Giuseppe G & Giuseppe Zibelli to Anthony Mueller, 447 E 115. 3,500
- 112TH st, 6 E** (6:1617) ext of \$3,500 mtg to Mar 15 at 6%; Mar 6; Mar 8 '12; Christian G Koch with Nathan M, Chas & Rebecca Danziger & Dora & Anna Geller. nom
- 113TH st, 120 E** (6:1640) ns, 235 e Park av, 19.7x100.11; Mar 7; Mar 9 '12; 3y6%; Ida Greenberg, 170 Houston to Helen I Ledgerwood, 502 W 141. 3,000
- 116TH st, 620 W** (7:1896), ss, 325 w Bway, 75x100.11; Mar 11 '12, 5y5%; Wm Ottmann to Brooklyn Savings Bank, 141 Pierrepont, Bklyn. 15,000
- 116TH st, 620 W**; sobrn agmt; Mar 11 '12; same & Madeleine L Ottmann with same. nom
- 117TH st, 105 W** (7:1902) ns, 95 w Lenox av, 20x100.11; pr mtg \$16,000; Mar 7; Mar 9 '12; 3y6%; Sarah Friedman to Louis Rothstein, 16 E 96. 5,000
- 118TH st, 209-11 E** (6:1783), ns, 137.6 e 3 av, 37.6x100.10; pr mtg \$—; Feb 26; Mar 11 '12, demand, 6%; Jennie Lewis, 1 E 107, & Anna Weinstein, 18 E 107, to Public Bank, 89 Delancey. 12,500
- 119TH st, 222-4 E** (6:1783) ext of \$38,000 mtg to Aug 6 '14 at 5 1/2%; Feb 13; Mar 8 '12; Equitable Trust Co with Av St John Realty Co. nom
- 119TH st, 222-4 E** (6:1783) ss, 290 e 3 av, 40x100.10; agmt as to share ownership in Bond & Mtg; Jan 26; Mar 8 '12; Jefferson Bank, 122 Bowery with Equitable Trust Co of NY, 35-43 Wall. —
- 120TH st, 118 E** (6:1768) ss, 215 e Park av, 25x100.10; Mar 11; Mar 12 '12, due, &c, as per bond; Kath Elias, 332 E 50, to Fannie Falk, 1070 Mad av. 14,000
- 121ST st, 244 W** (7:1926) ss, 425 w 7 av, 16.8x100.11; Mar 13 '12; 3y5%; Jas Lowerre to American Mtg Co, 31 Nassau. 7,500
- 121ST st, 537 W**, see Bway, 3060-70.
- 121ST st, 340 E** (6:1797) ss, 190 w 1 av, 30x100.11; pr mtg \$—; Mar 6; Mar 8 '12; 1y 6%; Melillo Constn Co to Wolfgang Weinhardt & Augusta Juhe, 242 Humboldt, Bklyn. 2,000
- 121ST st, 71 E** (6:1747) ns, 80 w Park av, 20x100.11; pr mtg \$10,000; Feb 1; Mar 9 '12; 1y6%; Jacob Blauner to Mendel Schwartz, 561 W 163. 3,000
- 121ST st, 106 E** (6:1769) ss, 90 e Park av, 25 x 100.10; Mar 8 '12; 5y4 1/2%; Tilmil Realty Co, 309 Bway to Mark E Sandford, 213 2 av. 22,000
- 121ST st, 106 E**; certf as to above mtg; Mar 7; Mar 8 '12; same to same. —
- 122D st, 540 W**, see Bway, 3078.
- 123D st, 36-8 E**, see Lenox av, sec 123.
- 130TH st, 130 W** (7:1914) ss, 300 w Lenox av, 17.5x99.11; pr mtg \$—; Mar 7; Mar 8 '12; due, Sept 17 '13; 6%; Sara, wife Ivan Prince to Gustav Otto, 8 E 9. 1,500
- 130TH st, 64 W**, see Lenox av, 390-8.
- 134TH st, 102 W** (7:1918), ss, 100 w Lenox av, 25x99.11; pr mtg \$—; Mar 13; Mar 14 '12, due Sept 13 '13; 6%; Isabella M Pettet to Abr Shapiro, 291 Henry. 2,000
- 134TH st, 30 W** (6:1731) ss, 438 w 5 av, 22x99.11; pr mtg \$20,350; Mar 12; Mar 13 '12; 6mos; % as per bond; Harrison M Stewart to Welling Turpin, 2109 Dean, Bklyn. 1,000
- 134TH st 1 E**, see 5 av, 2201.
- 137TH st, 127 W** (7:2006) ns, 350 e 7 av, 25x99.11; Mar 12 '12, 5y5%; Raphael Greenbaum to Emigrant Indus Savgs Bank. 15,500
- 143D st, 561 W**, see Bway, 3504-10.
- 145TH st, 330 W** (7:2051) ss, 78 e Edgecombe av, 18x99.11; Mar 13 '12; 3y5%; Emma M Murtaugh to American Mtg Co, 31 Nassau. 8,500
- 146TH st, 417 W** (7:2061) ns, 187.6 w St Nich av, 12.6x99.11; Mar 8 '12; due, &c, as per bond; Mary L D Burchard & Margt E Duncan to Title Guar & Trust Co. 5,500
- 149TH st, 220-2 W** (7:2034) ss, 420 e 8 av, 40x99.11; ext of \$36,000 mtg to July 3 '14, at 5%; Mar 7; Mar 11 '12; Margt D Bishop with Saml Raisler, 465 West End av. nom
- 153D st W**, cl if extended at ws Colonial pkway, see Colonial pkway at cl 153 if extended.
- 173D st, 526 W** (8:2129) ext of \$33,000 mtg to May 1 '15 at 5%; Feb 3; Mar 8 '12; Henry F Schwarz trste for Emily E Schwarz will Fredk A O Schwarz with Ellen L Finlay, Corcoran Manor, Mt Vernon. nom
- 180TH st, 703-5 W** (8:2176) ns, 379.5 e Ft Wash av, runs n110xe58.7xs6xe12.6xs 103.3 to st, xw59.10 to beg; pr mtg \$65,000; Mar 12; Mar 13 '12; 2y6%; Henry Koch Realty Co to Henry F Kroger, 93 E 134. 10,000
- 180TH st, 703-5 W**, certf as to above mtg; Mar 11; Mar 13 '12; same to same. —
- 181ST st W, nwc Northern av**, see North ern av, nwc 181st.
- 188TH st W, swc Ams av**, see Ams av, swc 188th.
- Av A, 1612** (5:1582), es, 25.8 n 85th, 26x 72; Feb 20; Mar 11 '12, due, &c, as per bond; Max Yankauer indivd & Max, Louis, & Gustav Yankauer exrs, &c, David Yankauer to Dry Dock Savings Instn, 341 Bowery. 10,000
- Av B, 93** (2:389), nec 6th (No 601), 20.2 x93; pr mtg \$20,000; Mar 8; Mar 11 '12, due, &c, as per bond; Hugo Realty Co to Max Straus, 777 West End av. 10,000
- Av B, 93**; consent to above mtg; Mar 8; Mar 11 '12; same to same. —
- Av B, 93** (2:389) nec 6th (No 601), 20.2x 93; certf as to above mtg; Mar 8; Mar 12 '12; Hugo Realty Co to Max Straus, 777 West End av. —
- Av B, 21-3** (2:385) es, 28 n 2d, 2 lots, ea 28x74.9; 2 mtgs, ea \$20,000; Mar 12; Mar 13 '12; 5y4 1/2%; Pincus Benenson to German Savgs Bank, 157 4 av. 40,000
- Av B, 21-3** (2:385) es, 28 n 2d, 56x74.9, sobrn agmt; Feb 1; Mar 13 '12; Pincus Benenson, 164 Stanton & Ludolf Schneider, 306 E 75 with German Savgs Bank, 157 4 av. nom
- Amsterdam av, 680** (4:1224) es, abt 88 s 94th; pr mtg \$14,000; Feb 28; Mar 8 '12; due, &c, as per bond; Feist Realty Co, 165 W 93 to German Exchange Bank, 330 Bowery. 1,000
- Amsterdam av, 680**; certf as to above mtg; Feb 28; Mar 8 '12; same to same. —
- Amsterdam av** (8:2159), swc 188th, 94.10x100; Mar 9; Mar 11 '12, 3y5 1/2%; Napoleon Constn Co to Edmund J Levine, 404 Riverside dr, et al trstes Julius Levine. 30,000
- Amsterdam av** (8:2159); same prop; certf as to above mtg; Mar 9; Mar 11 '12; same to same. —
- Broadway, 312-S**; also PEARL ST, 553-5, (1:156) ext of \$550,000 mtg to Sept 1 '14; at 4 1/2%; Mar 1; Mar 8 '12; Equitable Life Assur Soc of the U S with Fredk Potter, 20 W 53 & Clarence H Kelsey, East Orange NJ trste. nom
- Broadway, 312-S**; also PEARL ST, 553-5, (1:156); agmt that assignmt of mtg for \$260,000 & mtg of \$390,000 are a lien on above premises, held as single mtg for \$650,000; Dec 4 '97; Mar 8 '12; Fredk Potter & Clarence H Kelsey trste with Equitable Life Assur Soc of the U S, 165 Bway. nom
- Broadway, 3504-10** (7:2075) nec 143d (No 561), 99.11x100; pr mtg \$165,000; Mar 1; Mar 12 '12, 5y6%; Saml, Fredk & Arthur Bookman & Jos E Hoffman to Ernest H Cook, Montclair, NJ. 15,000
- Broadway, 3060-70** (7:1976) nec 121st (No 537) 99.10x100; certf as to mtg for \$180,000; Jan 8 '07; Mar 13 '12; A C & H M Hall Realty Co to Margt O Sage. —
- Broadway, 3078** (7:1976) sec 122d (No 540), 92x100; certf as to mtg for \$165,000; Jan 8 '07; Mar 13 '12; A C & H M Hall Realty Co to Margt O Sage. —
- Broadway, 654** (2:529), ses, abt 60 s Bond, 29x130; pr mtg \$78,000; Feb 6; Mar 14 '12, due Feb 28 '13, 6%; Amelia W, Annette B & Clemence L Boardman & Margt W Ham-mill at 128 E 34; Edith W Smith at Brook Green, Georgetown, So Carolina; & Margt R Willett, of same place to Kath A Wood, 372 Clinton av, Bklyn, NY. 12,000
- Broadway, 654**; sobrn agmt; Feb 6; Mar 14 '12; same with same. nom
- Colonial pkway (Edgecombe av)**, (7:2054) ws, at cl 153d, if extended, runs s 75xw100xn75 to cl 153d, xe100 to beg; bldg loan; Mar 8; Mar 9 '12; 1y6%; Edgecombe Court Co Inc to Chelsea Realty Co, 135 Bway. 70,000
- Colonial pkway (Edgecombe av)**, (7:2054) same prop; certf as to above mtg; Mar 8; Mar 9 '12; same to same. —
- Colonial pkway (Edgecombe av)**, (7:2054) same prop; pr mtg \$70,000; Mar 8; Mar 9 '12; 1y6%; same to Saml Green, 2039 Bway. 32,000
- Hayen av, ws, abt 822.6 s 177th**, see Riverside dr, es, 822.6 s 177.
- Lexington av, 1511** (6:1625) es, 76.5 s 98th, 25x95; Jan 5; Mar 8 '12; due, &c, as per bond; Maurice Gunsburger to Saml Guns-burger, 94 Reid av, Bklyn. 2,000
- Lexington av, 700-6** (5:1312) nwc 57th (Nos 137-9) 60.2x40; Mar 7; Mar 8 '12; 5y 4 1/2%; Carrie Schwab to Bankers Trust Co, 1 Wall, trste Geo T Perkins. 60,000
- Lenox av** (6:1721) sec 123d (Nos 36-8), 90.10x40; Mar 12 '12, due, &c, as per bond; Clement C Gaines to Edw E Black, Yonkers, NY. 34,000
- Lexington av, 351-3** (3:895) sec 40th, 37x 87; equal lien with mtg recorded Apr 26 '02; Mar 11; Mar 12 '12, 5y4 1/2%; Fredk H Mattlage to Bowery Savgs Bank, 128 Bowery. 15,000
- Lexington av, 715** (5:1312) es, 60.5 s 58th, 20x65; PM; Dec 23 '11; Mar 13 '12; 3y 4 1/2%; Albt S Batchellor of Littleton, NH to U S Trust Co, 45 Wall exr, Josephine Lazarus. 20,000
- Lenox av, 390-S** (6:1727), sec 130th, (No 64) 99.11x85; Mar 14 '12; 5y4 1/2%; Cathleen Turney to Trstes Columbia College in City N Y, 63 Wall. 60,000
- Lexington av, 353** (3:895), sec 40th, 37x 87; ext of \$30,000 mtg to Mar 12 '17, at 4 1/2%; Mar 11; Mar 14 '12; Bowery Savings Bank with Fredk H Mattlage, Bklyn. nom
- Madison av 1424-32** (6:1604), swc 99th (No 24) 100.11x120; ext of \$200,000 mtg to Mar 28 '17, at 5 1/4%; Feb 21; Mar 9 '12; NY Life Ins Co with Wm Schuster. nom
- Madison av, 1689** (6:1617), es, 33.5 s 112th, 27.6x70; ext of mtg for \$16,000 to May 1 '17, 4 1/2%; Mar 8; Mar 9 '12; Isaac Stern with Harry Lubowitz, 1689 Mad av. nom
- Morningside av, 6** (7:1849) es, 75.3 s 115th, 43.5x56.3x36.11x79.2; PM; pr mtg \$31,000; Mar 6; Mar 13 '12; demand; 6%; Simon Anhart to Max Amberg, 215 W 98. 5,000
- Madison av, 778-80** (5:1381), ws, 60.5 n 66th, 40x80; PM; pr mtg \$160,000; Feb 15; Mar 14 '12, 3y6%; Hanover Impt Co to 780 Madison Av Co, 49 Wall. 45,000
- Madison av, 795** (5:1381) ext of \$30,000 mtg to May 1 '15, at 4 1/2%; Mar 12; Mar 14 '12; Augustus W Openhym, 104 W 70, & Robt E Hirsch, Stamford, Conn, trste Wm Openhym with Pauline Lewisohn, 795 Mad av. nom
- Northern av** (8:2179), nwc 181st, runs n 78xw134xs— to 181st, xe— to beg; participation agmt & consent to asn mtg; Aug 23 '11; Mar 14 '12; Hudson Mtg Co with Anton Oestreich. nom
- Park av, 1050** (5:1498) ws, 75.8 s 87th, 25 x80.11; PM; pr mtg \$—; Mar 12 '12, 3y5%; Ella L Murphy, 19 W 26, Bayonne, NJ, to Anna C Winter, 7 W 124. 29,000
- Park av, 361-75** (5:1307), nec 52d (Nos 101-19), runs n200.10 to ss 53d (Nos 100-12), xe189.11xs100.5xw5.2xs100.5 to ss 52d, xw184.9 to beg; bldg loan; Mar 8; Mar 11 '12, 5y6%; during construction of bldg & 5% thereafter; Montana Constn Co to N Y Life Ins Co, 346 Bway. 2,000,000

150TH st, 239-41 E. (9:2440) ns, 250 w Morris av, 50x118.5; pr mtg \$32,500; Mar6; Mar8'12; due, &c, as per bond; Maria Porcelli to Anna Esposito, 2012 1 av. 7,000

150TH st, 239-41 E. pr mtg \$39,500; Mar7; Mar8'12; due, Nov15'12; % as per bond; same to Raffaele Marrazzi, 408 E 116. 1,800

154TH st, E. (9:2413), ss, 95.3 e Morris av, 50x100; ext of \$2,800 mtg to Jan14 at 6%; Mar4; Mar7'12; Helena Berk to Helene Freudenmacher, 327 E 154; corrects error in last issue when % was omitted. nom

159TH st E, nec Elton av, see Elton av, 824.

164TH st E, see Washington av., see Wash av, sec 164th.

165TH st E, see Butternut, see Hudson, 541 (Manhattan).

165TH st, 916 E. (10:2704) sec Intervale av, 20.3x68.8&19.3x25 to av, x86.5; PM; pr mtg \$—; Mar7; Mar9'12; due Sept1'12; 6%; Benfra Realty & Holding Co to Lewis B H Adams, 769 Beck. 5,000

165TH st, 866 E. (10:2690) swc Stebbins av (Nos 1019-21) runs w18.11x91xe45.10 to av, xn94.11 to beg; Mar8; Mar9'12; due, &c, as per bond; Mary wife & Thos P Con-cannon to David E Levey, 127 W 58. 15,000

165TH st E, sec Intervale av, see Intervale av, sec 165.

167TH st, 818-22 E. (10:2680), ss, 140 w Prospect av, two lots, each 40x100; two mtgs, each \$29,000; two pr mtgs \$— each; Mar12'12, 5y5%; Cioffi Co to Jennie Currier, 5 W 81 & ano exrs Geo C Currier. 58,000

167TH st, 818-22 E. 2 certf as to above mtgs; Mar12'12; same to same.

169TH st E. (11:2961) ns, 216 e Boston rd, 59x99x59x98.8; ext of \$25,000 mtg to Mar18'15 at 5%; Mar18'10; Mar12'12; Frederic N Lawrence with Evelyn H White. nom

172D st E, nwc Hoe av, see Hoe av, 1521.

173D st E, swc Weeks av, see Weeks av, swc 173.

173D st E, nwc Washington av, see Washington av, 1681.

176TH st E, sec Trafalgar pl, see Trafalgar pl, sec 176.

178TH st E (11:3122), ns, 88.6 e Honeywell av, 14x65.1x24x65; PM; pr mtg \$7,500; Mar13; Mar14'12, 1y5½%; Chas Popp to Emilie A Winter, 2006 Honeywell av. 3,578.50

180TH st E, swc Bathgate av, see Bathgate av.

181ST st E, swc Vyse av, see Vyse av, swc 181.

182D st E, nec Washington av, see Washington av, nec 182.

182D st W, swc Sedgwick av, see Sedgwick av, swc 182.

183D st, 622 E. (11:3071) ext of \$4,000 mtg to Mar17 at 5%; Mar5; Mar13'12; Lawyers Mtg Co with Antonino Laporta. nom

187TH st E, nec Prospect av, see Prospect av, 2400.

197TH st E. (12:3304) nec Grand Blvd & Concourse, 7.4x90x8.2x90, except part for Grand Blvd & Concourse & E 197th st+also 197TH ST. (12:3304) ns, 37.4 e Grand Blvd & Concourse, 25 x 90, also 197TH ST E. (12:3315) ns, 95 e Creston av, 55.4 x 140 x 62.1 x 140.2; Mar5; Mar9'12, due, &c, as per bond; Concourse Building Co, 391 E 149 to Rudolph J H Maier, 131 W 142; collateral to secure \$1,500. 1,250

197TH st. (12:3304 & 3315), same prop; certf as to above mtg; Mar5; Mar9'12; same to same.

197TH st E, ns, 95 e Creston av, see 197th E, nec Grand Blvd & Concourse.

205TH st E. (*) ss, 50 e Hall av, 25x100; PM; pr mtg \$500; Mar9; Mar11'12; 1y6%; Bengt Johnson to Adelaide Wabst, 3318 White Plains rd. 500

216TH st E. (*), ss, 300 e Bronxwood av, 25x100; Apr12'10; Mar11'12, 3y5%; Wm Rippey to Nis J Tafte, 232 E 21. 450

217TH st E. (*) ns, 105 w Barnes av, 25 x114.3, Wakefield; Mar9; Mar12'12, 3y % as per bond; Michele & Donato Labriola to Michele Romeo, 752 E 226. 1,430

220TH st E. (*) ss, 155.5 w 5 av, 25x114, Wakefield; Mar9; Mar12'12, due July1'15, 5½%; Filomena Balac & Barbara Hejduk to Vaclae Svobora, 1381 Av A. 1,200

221ST st E. (*) ns, 230.7 e Barnes av, old line, 25x114.3; pr mtg \$5,000; Mar1; Mar13'12; 5y5½%; Dante Imperatrice to Francesco Merendino, 891 Boyd av. 1,600

223D st E. (*), ns, 381.3 e White Plains rd, two lots, each 33.4x114.3; two mtgs, each \$2,000; 2 pr mtgs \$4,000 each; Feb9; Mar11'12, demand, 6%; Morris Impt Co to Isidor Brodow, 630 Union, Bklyn. 4,000

223D st E. (*), ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg \$3,200; Feb9; Mar11'12, demand, 6%; Morris Impt Co to Isidor Brodow, 630 Union, Bklyn. 1,500

223D st E. (*), ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg \$7,000; Mar 4; Mar 11'12, 3y6%; Morris Impt Co to Mt Vernon Builders' Supply Co, 24-26 So 2 av, Mt Vernon, NY. 3,000

223D st E. (*), ns, 414.7 e White Plains rd, 33.4x114.3; agmt amending description in mtg; Mar5; Mar8'12; Morris Impt Co with Central Mtg Co. nom

223D st. (*), ns, 80.6 w Barnes av, 25x 100, Wakefield; PM; Mar13; Mar14'12, 3y 6%; Delia Egan & Mary E Schneider to Frank C Mayhew, 3830 White Plains rd, & ano trstee Levi H Mace. 4,500

150TH st, 239-41 E. (9:2440) ns, 250 w Morris av, 50x118.5; pr mtg \$32,500; Mar6; Mar8'12; due, &c, as per bond; Maria Porcelli to Anna Esposito, 2012 1 av. 7,000

150TH st, 239-41 E. pr mtg \$39,500; Mar7; Mar8'12; due, Nov15'12; % as per bond; same to Raffaele Marrazzi, 408 E 116. 1,800

154TH st, E. (9:2413), ss, 95.3 e Morris av, 50x100; ext of \$2,800 mtg to Jan14 at 6%; Mar4; Mar7'12; Helena Berk to Helene Freudenmacher, 327 E 154; corrects error in last issue when % was omitted. nom

159TH st E, nec Elton av, see Elton av, 824.

164TH st E, see Washington av., see Wash av, sec 164th.

165TH st E, see Butternut, see Hudson, 541 (Manhattan).

165TH st, 916 E. (10:2704) sec Intervale av, 20.3x68.8&19.3x25 to av, x86.5; PM; pr mtg \$—; Mar7; Mar9'12; due Sept1'12; 6%; Benfra Realty & Holding Co to Lewis B H Adams, 769 Beck. 5,000

165TH st, 866 E. (10:2690) swc Stebbins av (Nos 1019-21) runs w18.11x91xe45.10 to av, xn94.11 to beg; Mar8; Mar9'12; due, &c, as per bond; Mary wife & Thos P Con-cannon to David E Levey, 127 W 58. 15,000

165TH st E, sec Intervale av, see Intervale av, sec 165.

167TH st, 818-22 E. (10:2680), ss, 140 w Prospect av, two lots, each 40x100; two mtgs, each \$29,000; two pr mtgs \$— each; Mar12'12, 5y5%; Cioffi Co to Jennie Currier, 5 W 81 & ano exrs Geo C Currier. 58,000

167TH st, 818-22 E. 2 certf as to above mtgs; Mar12'12; same to same.

169TH st E. (11:2961) ns, 216 e Boston rd, 59x99x59x98.8; ext of \$25,000 mtg to Mar18'15 at 5%; Mar18'10; Mar12'12; Frederic N Lawrence with Evelyn H White. nom

172D st E, nwc Hoe av, see Hoe av, 1521.

173D st E, swc Weeks av, see Weeks av, swc 173.

173D st E, nwc Washington av, see Washington av, 1681.

176TH st E, sec Trafalgar pl, see Trafalgar pl, sec 176.

178TH st E (11:3122), ns, 88.6 e Honeywell av, 14x65.1x24x65; PM; pr mtg \$7,500; Mar13; Mar14'12, 1y5½%; Chas Popp to Emilie A Winter, 2006 Honeywell av. 3,578.50

180TH st E, swc Bathgate av, see Bathgate av.

181ST st E, swc Vyse av, see Vyse av, swc 181.

182D st E, nec Washington av, see Washington av, nec 182.

182D st W, swc Sedgwick av, see Sedgwick av, swc 182.

183D st, 622 E. (11:3071) ext of \$4,000 mtg to Mar17 at 5%; Mar5; Mar13'12; Lawyers Mtg Co with Antonino Laporta. nom

187TH st E, nec Prospect av, see Prospect av, 2400.

197TH st E. (12:3304) nec Grand Blvd & Concourse, 7.4x90x8.2x90, except part for Grand Blvd & Concourse & E 197th st+also 197TH ST. (12:3304) ns, 37.4 e Grand Blvd & Concourse, 25 x 90, also 197TH ST E. (12:3315) ns, 95 e Creston av, 55.4 x 140 x 62.1 x 140.2; Mar5; Mar9'12, due, &c, as per bond; Concourse Building Co, 391 E 149 to Rudolph J H Maier, 131 W 142; collateral to secure \$1,500. 1,250

197TH st. (12:3304 & 3315), same prop; certf as to above mtg; Mar5; Mar9'12; same to same.

197TH st E, ns, 95 e Creston av, see 197th E, nec Grand Blvd & Concourse.

205TH st E. (*) ss, 50 e Hall av, 25x100; PM; pr mtg \$500; Mar9; Mar11'12; 1y6%; Bengt Johnson to Adelaide Wabst, 3318 White Plains rd. 500

216TH st E. (*), ss, 300 e Bronxwood av, 25x100; Apr12'10; Mar11'12, 3y5%; Wm Rippey to Nis J Tafte, 232 E 21. 450

217TH st E. (*) ns, 105 w Barnes av, 25 x114.3, Wakefield; Mar9; Mar12'12, 3y % as per bond; Michele & Donato Labriola to Michele Romeo, 752 E 226. 1,430

220TH st E. (*) ss, 155.5 w 5 av, 25x114, Wakefield; Mar9; Mar12'12, due July1'15, 5½%; Filomena Balac & Barbara Hejduk to Vaclae Svobora, 1381 Av A. 1,200

221ST st E. (*) ns, 230.7 e Barnes av, old line, 25x114.3; pr mtg \$5,000; Mar1; Mar13'12; 5y5½%; Dante Imperatrice to Francesco Merendino, 891 Boyd av. 1,600

223D st E. (*), ns, 381.3 e White Plains rd, two lots, each 33.4x114.3; two mtgs, each \$2,000; 2 pr mtgs \$4,000 each; Feb9; Mar11'12, demand, 6%; Morris Impt Co to Isidor Brodow, 630 Union, Bklyn. 4,000

223D st E. (*), ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg \$3,200; Feb9; Mar11'12, demand, 6%; Morris Impt Co to Isidor Brodow, 630 Union, Bklyn. 1,500

223D st E. (*), ns, 447.11 e White Plains rd, 33.8x114.3; pr mtg \$7,000; Mar 4; Mar 11'12, 3y6%; Morris Impt Co to Mt Vernon Builders' Supply Co, 24-26 So 2 av, Mt Vernon, NY. 3,000

223D st E. (*), ns, 414.7 e White Plains rd, 33.4x114.3; agmt amending description in mtg; Mar5; Mar8'12; Morris Impt Co with Central Mtg Co. nom

223D st. (*), ns, 80.6 w Barnes av, 25x 100, Wakefield; PM; Mar13; Mar14'12, 3y 6%; Delia Egan & Mary E Schneider to Frank C Mayhew, 3830 White Plains rd, & ano trstee Levi H Mace. 4,500

MORTGAGES.

Borough of the Bronx.

Butternut st, sec 165th, see Hudson, 541 (Manhattan).

Chisholm st, 1346, see Jennings, 800.

Clinton pl. (11:3207) ss, 150 w Grand av, 25x100; Mar6; Mar9'12; 5y5%; Jno C Sanders to Fredk J Raichle, 1253 St Nicholas av. 4,000

Chisholm st, sec Stebbins av, see Stebbins av, sec Chisholm.

Dawson st, 789 (10:2695), nws, 100 w Longwood av, 25x100; PM; Mar6; Mar14'12; 5y5%; H C Fredericks Realty Co to Henry Doll, 789 Dawson. 9,000

Dawson st, 789 (10:2695) nws, 100 s w Mar6; Mar14'12; same to same.

Dawson st, 788 (10:2701), es, 100 s Longwood av, 35x100; Mar11'12, due, &c, as per bond; Irene E Spence to Title Guarantee & Trust Co. 7,500

Fulton st (*) ses, lot 108 map Washingtonville; Mar14'12, due Sept14'13, 5%; Jno Rotando to Clara S Dean, 764 Beck. 500

Freeman st. (11:2965) nes at es Stebbins av, runs n along av, 87.5 x124.8x116.5 to st, xw113.1x125.2 to beg; pr mtg \$21,000; Mar7; Mar9'12; 1y6%; Mattie J Eckert of Johnsonburg, Pa to Wm B Northrop, 1045 56th, Bklyn. 5,000

Jennings st, 800. (11:2972) sec Chisholm (No 1346) 75x25; pr mtg \$—; Mar7; Mar 8'12 due &c as per bond; Edna M Stoecker, 2291 Aqueduct av to Jno P Stoecker, 2291 Aqueduct av. 2,000

Jefferson st. (*) ws, 150 n Van Nest av, 100x100; Mar11; Mar12'12, due, &c, as per bond; Edw N Lynch, Bklyn, to Jno Poy, 179 E 77. 1,300

Kelly st. (10:2716) es, 107.3 n 165th, 24x 100; PM; Mar11; Mar12'12, 1y6%; Martha Lemmon to Jno Blumers, 1972 Morris av. 2,000

Lincoln st (*), ws, 293.2 n Walker av, 16.6x100; Mar9; Mar11'12, 3y5½%; Margt C Maher, 318 E 154, to Margt Cronin, 372 Col av. 1,000

Simpson st, 1138. (10:2728) es, 175 n 167th, 40x100; Mar11; Mar12'12, 3y5%; Paul C Uhlig, Cranford, NJ, to Ludwig Ulmann, at Chappaqua, NY. 29,000

Simpson st, 1138; sobrn agmt; Mar11; Mar12'12; same & Allen C Bragaw with same. nom

Schofield st. (*) ns, 50 e land Geo Byles, 150x119x—x119; pr mtg \$1,850; Mar6; Mar 9'12; due Sept6'12; 6%; Vivian W & Lillian F Davis to Cosmo D O'Neill at Harlem Hospital. 410

Tiffany st. (10:2712) es, 275 s 163d, 50x 110; ext of \$40,000 mtg to Mar14'15 at 5%; Mar13; Mar14'12; Alphonse H Kursheedt et al trste Frederic A Kursheedt with Steinmetz Constn Co. nom

Tiffany st. (10:2712) same prop; certf as to above; ext agmt; Mar14'12; Steinmetz Constn Co to Alphonse H Kursheedt et al trste Frederic A Kursheedt. nom

Trafalgar pl. (11:2958) sec 176th, 49x 26.9; also TRAFALGA PL, es, 49 s 176th, 25x78; sobrn agmt Jan27; Mar14'12; Dwyer & Carey Constn Co & Harry C Bryan with Ver Planck Est, a corpn, 331 Mad av. nom

133D st E (10:2562), ns, 500 e Cypress av, 100x103.5x100x103.6; ext of mtg for \$13,000, to Aug20'14, 5%; Oct31'11; Mar14'12; Fanny Bornstein, 1456 53d, Bklyn, with General Synod of the Reformed Church in America, 25 E 22. nom

134TH st E, sec 3 av, see 3 av, sec 134.

135TH st, 414 E (9:2279), ss, 170 e Willis av, 20x100; Mar9; Mar11'12, due July1'15, 5%; Mary Conahan to Rosalie D Lockwood, 29 Commonwealth av, Boston, Mass. 5,000

135TH st, 414 E; sobrn agmt; Mar9; Mar 11'12; Josephine D Ebeling with same; nom

135TH st E, ns, 106.6 e Alex av, see 3 av, sec 134.

137TH st, 639 E (10:2550), ns, 101.11 w Cypress av, 37.6x100; pr mtg \$25,000; Mar 13; Mar14'12, due, &c, as per bond; Progress Holding Co to Henrietta Ingber, 139 W116. 5,000

137TH st, 639 E; certf as to above mtg; Mar13; Mar14'12; same to same.

140TH st, 558 E. (9:2314) ss, 125 w Alex av, 17.9x100; pr mtg \$4,000; Mar12'12, 2y 5%; Jas McMahon to Jno McMahon, 306 E Bway. 1,600

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Chattel mtg; consent of stockholders to PM mtg for \$4,000; Mar7; Mar13'12; Burling Transportation Co to Bennington Trucking Co.

Chattel mtg; consent of stockholders to mtg or notes for \$5,000; Mar11; Mar12'12; Blair Tool & Machine Works, Inc, to Ella T Blair as extrx Wm J Blair.

Chattel mtg; certf as to above mtg; Mar 11; Mar12'12; same to same.

Certif (file) as to chattel mtg for \$750; Mar9; Mar12'12; Alpert Bros & Son, a corp, to Jno Mullin.

Certif (file) as to mtg for \$18,000 covering land at Yonkers, NY; Feb20; Mar12'12; Lowerre Investing Co to Yonkers Savgs Bank at Yonkers, NY.

Certif (file) as to mtgs aggregating \$55,000 covering land at Mt Vernon, NY; Feb 13; Mar12'12; Manhoff Realty & Constn Co to Yonkers Savgs Bank at Yonkers, NY.

Park av, 361-75; certf as to above mtg; Mar7; Mar11'12; same to same.

Park av, 1036 (5:1497); ext of \$25,000 mtg to Mar18'17, at 5%; Mar2; Mar11'12; Lawyers Mtg Co with Arthur & Edw Polak, Herman E Gottlieb & Benj E Pan-eth. nom

Riverside dr, 550 (7:1995) asn rents to extent of \$23,500 to secure mtg; Feb15; Mar8'12; Harry B Davis with Hanover Estates a corpn, 39 Cortlandt. nom

Riverside dr. (8:2139) es, 822.6 s 177th, runs s100xe245.1 to ws Haven av, xn121.3 xw197.1 to beg; PM; Mar12; Mar13'12; 5y 5%; Pancrazio & Pietro Grassi to Rube R Fogel at Riverside dr, sec 177. 34,000

Vermilyea av (8:2226), ss, 125 w Emerson, now 207th, 2 lots, each 25x150; 2 mtgs each \$22,000; Mar11'12, due, &c, as per bond; Vermilyea Realty Co, 3200 Bway, to Julia E Cameron, 31 E 38. 44,000

Vermilyea av (8:2226); same prop; 2 certfs as to above mtgs; Mar11' 12; same to same.

1ST av, 1572. (5:1561) es, 51.2 s 82d, 25.6 x106.6; pr mtg \$17,500; Mar11; Mar12'12, 3y 6%; Saml Davis, 168 Lenox av, to Dina Enoch, 1100 Franklin av. 3,500

1ST av, 1572. (5:1561) es, 51.2 s 82d, 25.6x 106.6; PM; Feb19; Mar12'12, 5y5%; Saml Davis to Theresa Sidenberg, 48 W 56 et al, exrs Paul Gumbinner. 17,500

1ST av, 132. (2:435) sec 8th (St Marks pl (No 90), 21.2x53.10; ext of mtg for \$3,000 to July22'14, 6%; Aug14'11; Mar11'12; Belle Leeburger, 468 Riverside Dr, with Belle Block, 14 Morningside av. nom

2D av, 1931. (6:1649) ext of \$25,000 mtg to Dec29'15 at 5%; Feb20; Mar8'12; Louis Kraut with Annina F Kingsley, Paris, France. nom

2D av, 586 (3:938); ext of \$12,000 mtg to Apr25'15; 4½%; Mar2; Mar11'12; Esther Rosenfield with Lawyers Title Ins & Trust Co, 160 Bway. nom

2D av, 61 (2:459), ws, 72.1 s 4th, 24x 100; Mar14'12; 5y5%; Lena wife Meyer Wolff, 61 2 av, to Metropolitan Savings Bank, 59 Cooper sq E. 5,000

2D av, 61; sobrn agmt; Mar14'12; same & Archibald W J Pohl with same. nom

2D av, 61; sobrn agmt; Mar14'12; Lena D & Hyman Wolff with same. nom

3D av, 566 (3:893) ext of \$12,000 mtg to July1'16, at 4½%; Mar12; Mar14'12; Lawyers Mtg Co with Lizzie Monday. nom

3D av, 440 (3:886) ws, 79.1 n 30th, runs n19.8xw100xs31xe40xn11.4xe60 to beg; pr mtg \$—; Mar14'12, due, &c, as per bond; Louisa H Clausnitzer to Mutual Life Ins Co of NY. 2,500

3D av, 1143-5 (5:1421); str Ls; Mar8; Mar11'12, due, &c, as per note; Fred Fa-compre to Rudolf Drevermann, 1135 2 av. Note 900

5TH av, 2201. (6:1759) nec 134th (No 1) 24.11x75; bldg loan; Mar7; Mar9'12; demand; 6%; Theo Langenbahn, 429 E 69 to Seitz Realty Co, 200 E 33. 10,000

5TH av, 2016. (6:1722), ext of \$15,000 mtg to Mar11'15 at 5%; Mar5; Mar13'12; Lawyers Mtg Co with Eliz M Cochrane. nom

6TH av, 637 (3:813) sal Ls; Mar11; Mar 13'12; demand; 6%; Patk Donohue to Lion Bwy, 104 W 108. 1,841.23

6TH av, 616 (3:838), nec 36th (No 71) 24.8x60; Mar6; Mar11'12, 1y5%; Thos F Russell to Mary Smith, 210 W 123, & ano. 7,500

6TH av, 616 (3:838) nec 36th, 24.8x60; Mar6; Mar8'12; due, &c, as per bond; Thos F Russell to Title Guar & Trust Co. 35,000

6TH av, 765. (4:996) ws, 75.5 s 44th, 25x 75; Mar8'12; due, Apr1'17; 4%; Home Circle Realty Co to Scholle Bros, a co-part-nership, 5 Nassau. 45,000

6TH av, 765; consent to above mtg; Mar 5; Mar8'12; same to same.

6TH av, 765; certf as to above mtg; Mar 6; Mar8'12; same to same.

7TH av, 17-9, see 12th, 160-70 W.

8TH av, 2674. (7:2028) ext of \$25,000 mtg to Mar17 at 5%; Feb29; Mar8'12; Lawyers Title Ins & Trust Co with Wm Rakow. nom

10TH av, 861. (4:1085) sal Ls; Feb11'10; Mar5'12; demand, 6%; Jno J Shanley to Jacob Ruppert; corrects error in last issue when No was omitted. 2,500

- 224TH st, 671 E, (*)** ns, 255 w White Plains rd, 25x114.6; Mar7; Mar8'12; installs; 10y; 5½%; Henry Ihle to Title Guar & Trust Co. 3,500
- 224TH st E (*)** ss, 171.8 w Bronxwood av, 33.4x114; Mar11; Mar13'12; 2y6%; Virginia Pleasants or Pleasant to Mendel Marcus, 2852 W 3, Bklyn. 250
- Arnold av (*)** es, 100 s Libby, 25x125.4x 26.3x133.3; pr mtg \$4,000; Feb17; Mar8'12; 3y6%; Ellen Ward to Geo Costar, 1922 E 177; re-recorded from Feb20'12. 400
- Arthur av, 2056** (11:3069), es, abt 120 n 179th, 16.8x120x16.9x118.4, except pt for av; Mar11'12, due, &c, as per bond; Thos J Cronin to Title Guarantee & Trust Co, 176 Bway. 2,500
- Brook av, (9:2276)** es, 35 n 149th, 40x 100; ext of \$32,000 mtg to Mar5'15 at 5%; Mar8'12; Soc for the Prevention of Crime, a corpn with Wm Baily or Bailey, 542 Brook av & One Hundred & Forty-Ninth Street Realty Co, 95 Liberty. nom
- Bathgate av, 2504,** (11:3059) es, 100.5 s Pelham av, 50x82.5; pr mtg \$28,000; Mar8; Mar9'12; 2y6%; Aug Nelson to Harry C Muller, 152 E 92. 5,000
- Bathgate av, (11:3046)** old swc 180th, 32.9x73.10x45.8x63.10, except pt for sts; Mar7; Mar9'12; due, July7'15; 6%; Jno Clune & Mary E C Harkins to Jeanne R Kalish, 275 Central Park W. 2,000
- Barnes av (*)**, ws, 24.8 n 211th, 24.8x 100.11; Mar11'12, 3y6%; Mary McGarry to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 3,500
- Bryant av, 1480, on map 1482,** (11:3000), es, 295 s 172d, 20x100; PM; pr mtg \$8,000; Mar11; Mar12'12, due Nov10'19, 6%; Rose, Hannah & Jennie Hertz to Margt Knox, 478 Mott av. 2,300
- Brook av, (11:2895)** es, 114.8 n 170th, 48x100.8; Mar12; Mar13'12; 3y5½%; Kitchen Impt Co to Title Ins Co of NY. 29,000
- Brook av, (11:2895)** same prop; certf as to above mtg; Mar12; Mar13'12; same to same.
- Brook av, (11:2895)** same prop; pr mtg \$29,000; Mar12; Mar13'12; 2y6%; same to Paul Baumgarten, 75 W 89. 6,000
- Brook av, (11:2895)** same prop; certf as to above mtg; Mar12; Mar13'12; same to same.
- Broadway (13:3405)**, ws, near 236th, being lot 729 blk 3405; sal Ls; Jan8; Mar14 '12, demand, 6%; Patk J O'Brien to Clau- sen-Flanagan Brewery, a corp, 441 W 25. 3,000
- Crimmins av, 317-9** (10:2556) ws, 96.1 n 141st, 47.10x80; agmt as to share owner- ship in bond & mtg; Feb13; Mar8'12; Martinette Hassmer, 453 3d, Bklyn with Lawyers Title Ins & Trust Co, 160 Bway.
- Delafield av (13:3415)**, ns, ws & es, & being lots 1, 2, 3, 4, 6 to 11 & 13 map 1d at Mosholu of David Banks, Jr, except 4 parcels conveyed to Barnard School for Boys, Inc; Olinda A Camp, Louisa Dash, & Delafield estate; Mar7; Mar13'12, due, &c, as per bond; Parkway Heights Co, 25 Broad, to Violetta W Delafield, residing near W 246, w of Independence av, 10,000
- Delafield av (13:3415)**; same prop; certf as to above mtg; Mar7; Mar13'12; same to same.
- Elton av, S24** (9:2381), nec 159th; sal Ls; Mar8; Mar11'12, demand, 6%; Antonio Cangro to Lion Brewery, 104 W 108. 1,975
- Eastchester rd, (*)** es, 75 n Chester av, 30.2x97.6x40x95.4; Mar7; Mar8'12, due, &c, as per bond; Victoria Gierer to Eugene Blum, 54 W 68. 400
- Grand Blvd & Concourse, nec 197th**, see 197th E, nec Grand Blvd & Concourse.
- Hoe av, 1521,** (11:2982) nwc 172d, 25x 100; PM; pr mtg \$26,625; Jan23; Mar13'12; due Jan10'13; 6%; Fox Street Constn Co to Jacob Waxman, 383 E 4. 4,000
- Hoe av, 1521,** same prop; certf as to above mtg; Jan23; Mar13'12; same to same.
- Intervale av, sec 165th**, see 165th, 916 E.
- Intervale av, (10:2704)** sec 165th, runs e 20.3x68.8x19.3xw 25 x n 86.5; bldg loan; Mar7; Mar12'12, due Sept1'12, 6%; Benfra Realty & Holding Co to Saml Cowen, 778 Beck. 3,000
- Intervale av, (10:2704)**, same prop; certf as to above mtg; Mar7; Mar12'12; same to same.
- Longwood av, (10:2737)** ns, 320.9 e Barry, 50.1x91.1x50x88.1; Mar 8; Mar9'12; 3y6%; Jno M Haffen, 947 Sherman to War- ren B Sammis, Huntington, LI. 3,000
- Morris av, 694** (9:2414), es, 59.6 n 154th, 27x95; Mar11'12, 5y5%; Maria G Bonito, 694 Morris av, to Metropolitan Savings Bank, 59 Cooper sq E. 8,500
- Morris av, 556,** (9:2331) es, 55 n 149th, 25 x70.3; Mar11; Mar12'12, 1y5%; Antonio Diorio to Nicholas Diorio, 556 Morris av. 2,125
- Muliner av, es, 200 s Brady av**, see Mul- iner av, es, 100 s Brady av.
- Muliner av, (*)** es, 100 s Brady av, 25x 100; also MULINER AV (*) es, 200 s Brady av, 25x100; PM; Feb15; Mar12'12, due, &c, as per bond; Wm J McCleary to Morris Park Land & Development Co, 11 Pine. 1,000
- Perry av, (12:3292)** ses, 255.5 ne Bed- ford Park Blvd, 50x80; Mar8; Mar9'12; 3y 6%; Christian H Werner, 2979 Marion av to Warren B Sammis at Huntington, LI. 4,000
- Perry av, (12:3292)** ses, 305.5 ne Bed- ford Park Blvd, 20x80; Mar8; Mar9'12; 3y 6%; Christian H Werner, 2979 Marion av to Warren B Sammis at Huntington, LI. 1,500
- Prospect av, 2400** (11:3115), nec 187th, 50x95; PM; pr mtg \$50,000; Mar9; Mar11 '12, due, &c, as per bond; Abr Pierce, 3995 3 av, to Geo Maurer, 2408 Prospect av. 10,300
- Perry av, (12:3292)**, ses, 221.9 sw 201st, 50x80; PM; pr mtg \$4,000; Mar9; Mar11'12, due, &c, as per bond; Melrose Bldg Co to Christian H Werner, 2979 Marion av. 750
- Pelham av, (11:3078)**, ss, 101.4 e Hughes av, 25.3x137.6x25x132.6; Mar11'12, due, &c, as per bond; Jno J Dowling to Title Guar- antee & Trust Co. 2,000
- Richardson av, 4552 (*)**, ses, 100 sw 239th, 37x108.4; Mar9; Mar11'12, 3y6%; Wm Schoenberger to Eastchester Savings Bank 90 So 3 av, Mt Vernon, NY. 1,700
- Stebbins av, es, at nes Freeman**, see Freeman av, nes at es Stebbins av.
- Stebbins av, 1019-21**, see 165th, 866 E.
- Seton av (*)**, ws, 400 s Randall av, 25 x100; pr mtg \$—; Mar4; Mar11'12, due July6'12, 6%; Harry Metzler to Jule A Cahn, 92 Hamilton av, Yonkers, NY. 450
- Sedgwick av, (11:3232)** swc 182d, 85.1x 113.6x75x153.7; pr mtg \$15,000; Feb1; Mar 13'12; 3y5%; Elisha H Janes to Wm H Bolton, 351 Bedford Park Blvd. 7,350
- Stebbins av (11:2973)**, see Chisholm, 45.11x103.6x40.1x103.8; Mar 13; Mar 14'12; due, &c, as per bond; Zion German Evan- gelical Church of NY to Ministers, El- ders, &c, of Reformed Protestant Dutch Church, 113 Fulton. 10,000
- Tinton av, (10:2659)** ws, 90 s 165th, 53.8x 109.10x53.8x109.8; pr mtg \$—; Mar11'12; due &c as per bond; Cioffi Co to Manhat- tan Mtg Co, 200 Bway. 37,000
- Tinton av, (10:2659)** same prop; certf as to above mtg; Mar12'12; same to same.
- Tinton av, 981,** (10:2659) ws, 325 s 165th, 16.6x150; Mar1; Mar11'12, due, &c, as per bond; Cath Geib to Chas L Neff, 714 Court- landt av. 5,000
- Van Cortlandt av (13:3417)**, ss, 550 w Spuyten Duyvil rd or Park av, 50x150; pr mtg \$—; Mar13; Mar14'12, 3y5%; Lena Rheume to Jas Douglas, Hudson Park, Spuyten Duyvil, NY. 3,500
- Villa av (12:3321)** ws, 184.11 n So Blvd 25x100; Jan6; Mar14'12, due, &c, as per bond; Geo Quaid to Wm Quaid, 962 Park av. 3,000
- Villa av, es, 196.6 s Van Cortlandt av**, see Villa av, es, 171.6 s Van Cortlandt av.
- Villa av, (12:3311)** es, 171.6 s Van Cort- landt av, 25x122.10x25x122.5; also VILLA AV, (12:3311) es, 196.6 s Van Cortlandt av, 25x123.3x25x122.10; PM; Mar12; Mar 13'12; due &c as per bond; Angela Maria Monaco, 3165 Villa av to Milton Laube, 100 W 130. 2,950
- Van Nest av, (*)** ns, 50 e Mad, 25x100; Feb28; Mar12'12, due Mar1'13, 6%; Felix Aronson to Isaac L Michael, 146 W 121. 975
- Vyse av, (11:3128)** swe 181st, 25x100; bldg loan; Mar11; Mar12'12, due Aug1'12, 5%; Wm F Smith, 464 E 155 to Peter Otten, 1321 Clinton av. 10,000
- Valentine av, 2098** (11:3144); ext of \$33,000 mtg to Feb15'17, at 5½%; Feb29; Mar11'12; Lawyers Mtg Co with Bertha Steinschneider. nom
- Washington av (11:3050)** nec 182d, 150.5 x66x148x93; pr mtg \$—; Mar1; Mar8'12; demand; 6%; Nora Constn Co to Wm V Simpson, Matawan, NJ. 3,000
- Washington av, (11:3050)** same prop; certf as to above mtg; Mar1; Mar8'12; same to same. nom
- Walker av (*)**, ns, 50 w Lincoln, 25x 100, except part for Walker av; Mar9; Mar11'12, due, &c, as per bond; Annie A Shea to Chas Van Riper, trste Laura F Van Riper, 367 Walton av. 1,500
- Washington av (9:2368)**, sec 164th, 50x 101; ext of \$43,000 mtg to Mar11'17, at 5%; Mar11'12; Lawyers Mtg Co with Duminuco Constn Co. nom
- Washington av (11:3044)**, es, 30.2 s 179th, 20x93.2; Mar11'12, 5y5%; Wm F Byrnes to Lawyers Mtg Co, 59 Liberty. 8,300
- Washington av (9:2368)**, sec 164th, 50x 101; pr mtg \$43,000; Mar11'12, due, &c, as per bond; Duminuco Constn Co to Rock- land Realty Co, 2808 3 av. 7,000
- Washington av (9:2368)**; same prop; certf as to above mtg; Mar11'12; same to same.
- Washington av, 1681,** (11:2906) nwc 173d, 25x90; pr mtg \$15,000; Mar11; Mar12'12, due Mar31'15, 6%; Frank Frisch to Addie W Schneider, 21 Alabama av, Bklyn. 3,500
- Washington av, 1354-6,** (11:2910) es, 451.5 n 169th, 48.4x113.11x48.5x112.6; Mar 13'12; 5y5%; Fanny Gruen to Kate M Bayne, 54 W 11 trste Albt L Johnson for benefit Mildred P Johnson et al. 42,000
- Weeks av, (11:2793)** swc 173d, 34x95; PM; Feb20; Mar13'12; due &c as per bond; Marcus Rosenthal to Geo V N Baldwin Jr, Adelaide av, Highland Park, NJ, trste. 4,500
- Wendover av, (11:2897)** ns, 146.11 e Webster av, 37.6x83.5x37.6x83.3; ext of mtg for \$20,000 to July9'15; 5½%; Mar9; Mar 14'12; Orella D Brown, 162 W 76 et al with Jno B Schadel, 417 Wendover av. nom
- Washington av, (11:2912)** es, 200 n 171st, 50x150; agmt that after mtg of \$10,000 is paid with int, &c the party 2d pt is en- titled surplus remaining; June17'09; Mar 14'12; Augustus F Holly with Saml Will- iams. nom
- 3d av, 3683** (11:2910); sal Ls; Mar2; Mar 11'12, demand, 6%; Jos Klass to Central Brewing Co, 533 E 68. 1,800
- 3D av, 4427-9** (11:3048) ws, 231.6 n 181st, 50x127.11; Mar8'12; 5y5%; Valentine Const Co to Poughkeepsie Savgs Bank at Poughkeepsie, NY. 37,200
- 3D av, 4427-9**; certf as to above mtg; Mar8'12; same to same.
- 3D av, 4427-9**; two sobrn agmts; Mar8 '12; Pinkus Nathan with same. nom
- 3D av, 4435-7,** (11:3048) ws, 331.6 n 181st 50x127.11; Mar8'12; 5y5%; Valentine Const Co to Po ughkeepsie Savgs Bank at Poughkeepsie, NY. 37,200
- 3D av, 4435-7**; certf as to above mtg; Mar8'12; same to same.
- 3D av, 4435-7**; two sobrn agmts; Mar8 '12; Pinkus Nathan with same. nom
- 3D av, (9:2317)** sec 134th, runs e59.3xs 100xw25xn75xw41.4 to av, xn25.11 to beg; also 135TH ST E, (9:2298) ns, 106.6 e Alex av, 25x100; Mar7; Mar8'12; demand; 6%; Ella E Foxwell, White Plains, NY to Lil- lian W White at White Plains, NY. 1,400