

REAL ESTATE RECORD AND BUILDERS' GUIDE

MARCH 30, 1912

AN IDEAL SEMI-SUBURBAN DEVELOPMENT.

The Girard Estate in Philadelphia Has Succeeded in Supplying the Popular Demand for Private Dwellings With All the Conveniences of Apartments.

NEW tracts of suburban land are being improved in growing numbers by development companies. In common with city apartment house builders, suburban development companies endeavor to offer better and more convenient homes with healthful and attractive surroundings. Many of the suburban developments about New York have attained a notable degree of perfection, but it has remained for the Girard Estate in Philadelphia to produce within the city limits a suburban colony, ideal from the standpoint of comfort and yet not too expensive for people in moderate circumstances.

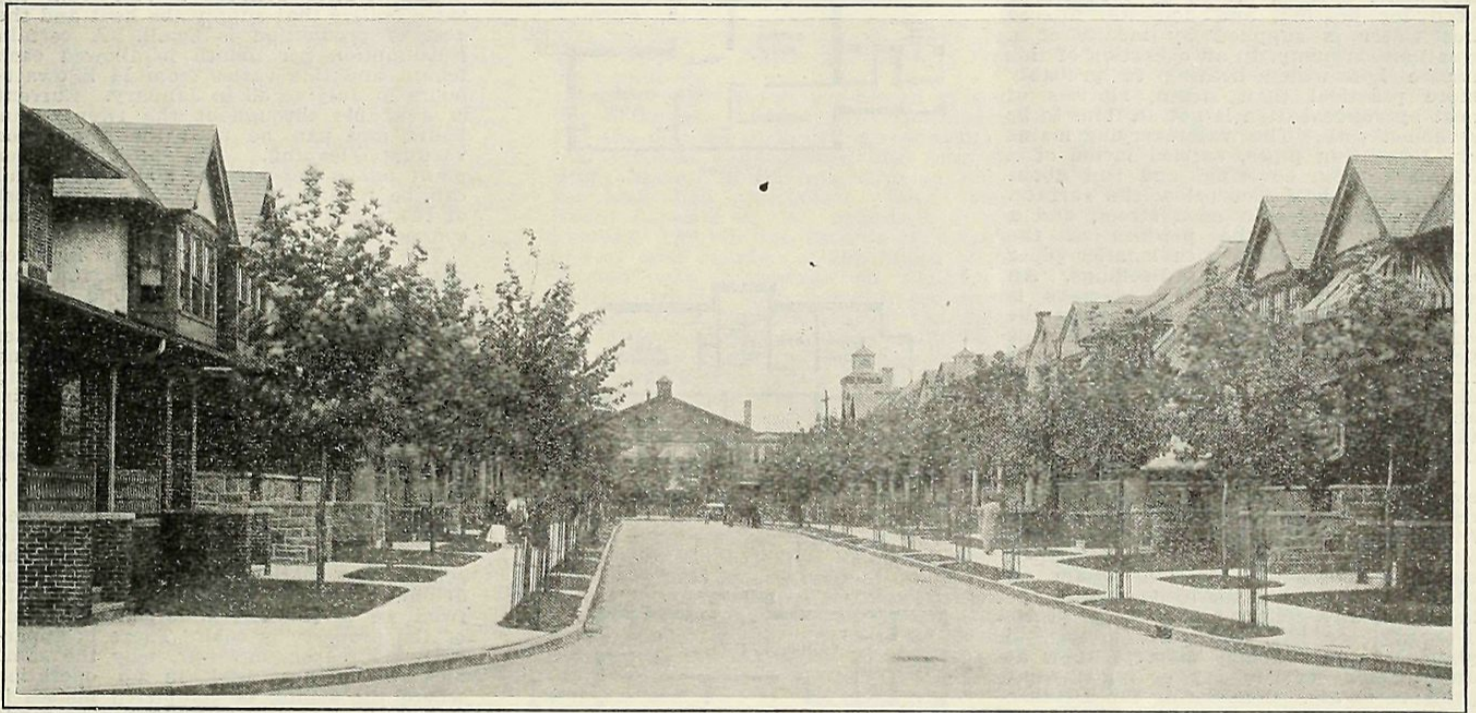
The Girard Estate enjoys the distinction of being the largest single owner of real estate in Philadelphia. Its founder, Stephen Girard, like the first John Jacob Astor, was a man of faith in real estate as an investment. In his time Philadelphia was a small city, yet he saw the possibilities of growth, and acquired great tracts of land not only in the heart of the city but miles away from the center of activity. Before his death he established

of the streets and to look after the removal of waste and the general order and cleanliness of those portions of the property usually left to the care of the occupant or the municipal authorities.

The most striking feature that one notices on entering the settlement is its semi-suburban character—broad streets, smooth and well-kept grass plots bordering the sidewalks, double rows of shade trees, porches and side yards and a diversified exterior design which effectually dispels the idea of a "row" of houses. Another significant thing is the absence of any ash or garbage cans and the lack of any evidence of ashes or house sweepings in the street. An ashman is unknown in the district. As heat, light and hot water are all furnished to the tenants from a central plant, and as cooking is done by means of gas ranges, there is no necessity for any fires within the houses. This feature of the settlement is most important as it effectually removes the greatest arguments against private house living, namely, the labor and expense of running

from the disposal of waste paper and sweepings when these are placed on the sidewalk to await removal by the City contractor, each house is furnished with a large canvas bag in which all such refuse may be placed, and this receptacle is removed once every week by an employee of the owner. This scheme prevents any of the refuse escaping to the street and has a marked effect on the appearance and cleanliness of the neighborhood. The side yards between the houses are open to the street and permit of all package deliveries being made at the kitchen doors. The property is worth, with the street improvement made, about \$1,000 for a 25 foot lot and the houses range in cost from \$3,000 to \$5,500 each. The estate sets aside a sinking fund of one-half of 1 per cent. of the building cost, which it is estimated will in the long run cover the expense of repairs.

The most important feature of the operation, however, is the plan by which heat, electric light and hot water for domestic purposes are furnished to the tenant, who



A TYPICAL STREET IN SOUTH PHILADELPHIA.

the estate and, having no direct heirs, placed it to a certain extent under the jurisdiction of the city. Among other unusual provisions of his will was the stipulation that none of the property should ever be sold. Since his death the city has grown in all directions and the value of his original holdings has enormously increased.

Among other lands which he bought was a tract of some five hundred acres lying to the south of the old city of Philadelphia and not far from the League Island Navy Yard. On a part of this property he built a summer home, which still exists, and the entire block surrounding it has been planted with trees and shrubbery and set aside as a public park.

Until recently the tract was used only for farm purposes and was considered of little value. About two years ago, the city having by this time grown out to the northern boundary of the farm, the trustees decided to improve the tract and to carry out the development along new and untried lines. The result has been the erection of a group of dwellings, unique in character and appointments, meeting the modern requirements of city housing and at the same time preserving the valued characteristics of the private home. To accomplish this it was found necessary not only to build the houses according to very modern plans but also to undertake the care incident to a proper maintenance

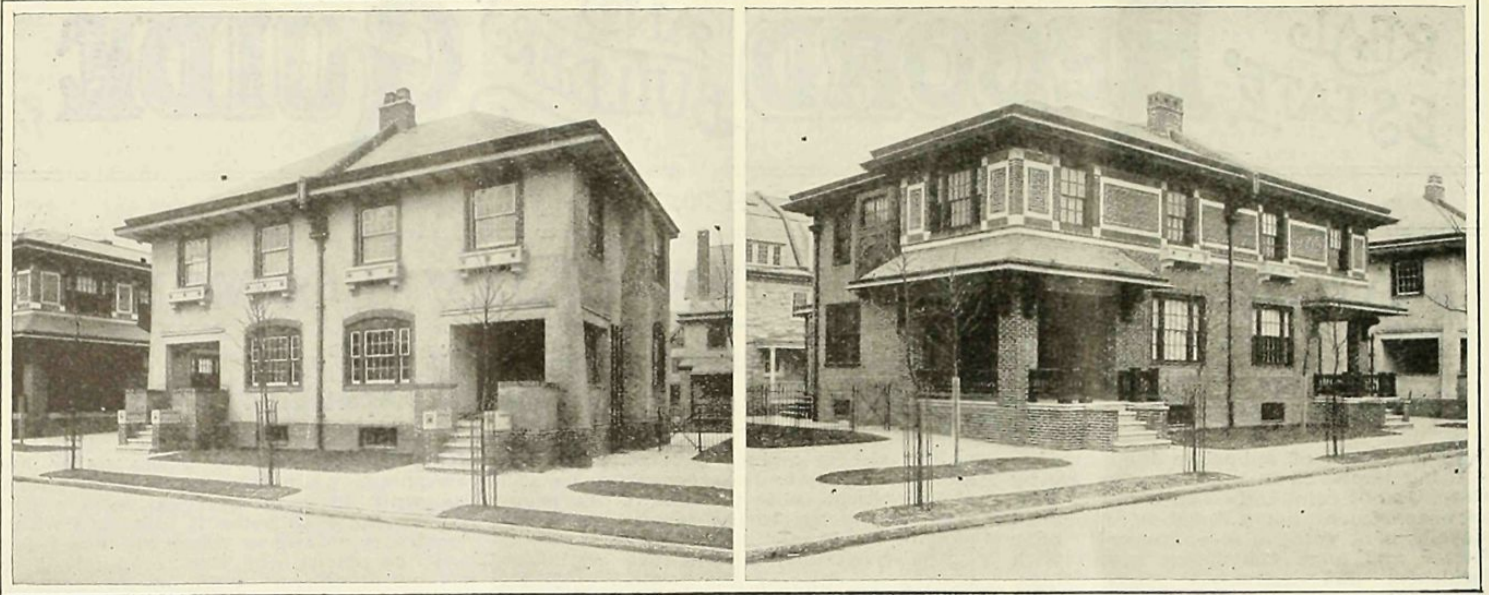
furnaces and the dirt attendant upon their operation.

The houses are two and three stories in height and are built in pairs, each side of a double house being occupied by one tenant. Several types of architecture have been employed and the majority of the houses are very artistic in design. A number are of the bungalow type, others have gambrel roofs and still others show Moorish and Italian characteristics. Some are of brick, some of stone, and others are faced with concrete. No two pairs of similar architecture adjoin, a feature which adds greatly to the general appearance of the streets. Each pair of dwellings has a frontage of either thirty-two or thirty-six feet, and between the pairs is a yard about twelve feet wide. There are grass plots in front of the porches and fair-sized yards in the rear of the buildings. The houses are very well built and, while not large, are of sufficient size to accommodate comfortably the average family. They have from seven to eight rooms each, besides a bath and laundry. The cellars are large, dry and clean, and having no furnaces or hot water heaters to take up space, can be used to good advantage for storage or amusement purposes. Many of the tenants have fitted up their cellars with billiard tables and shuffle boards.

To avoid the dirt and disorder arising

helps himself by turning a valve or pressing a button. The idea of heating more than one building from a single plant is not entirely new. In our own city many of the private houses on Madison avenue and elsewhere are heated by steam taken from pipes in the street. The New York Steam Company, a private corporation, supplies the steam at a fixed price per annum. In several cases a row of apartment houses has been built by one owner and a single heating plant supplies the buildings. In the Eastern Parkway section of Brooklyn a number of owners in one small area have co-operated to heat their houses from a central plant, but nowhere in New York has this plan been attempted by developers as an initial and essential part of a suburban residential operation. The plan of the Girard Estate is not a co-operative scheme supported by a few owners who may at any time withdraw their support, but a permanent arrangement, logically conceived and carefully operated, to furnish to a large number of dwellings a maximum efficiency of service at a minimum cost.

The operation has met with marked success. The estate at present has 285 houses, covering an area of about 160 acres, and of this number only eleven are unoccupied. This spring another block of fifty-four dwellings will be erected and it is eventually expected to have in the

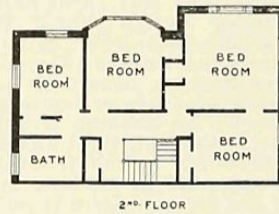
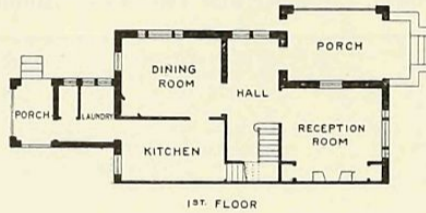
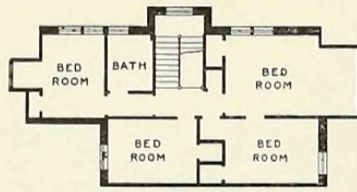
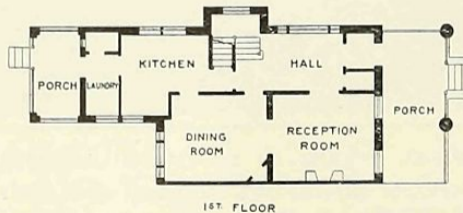


TWO ADJOINING HOUSES, SHOWING DIFFERENT ARCHITECTURAL STYLES.

neighborhood of 3,000 houses, all supplied from the one central plant.

The central plant is at some little distance from the present buildings, but when the development is complete it will be about in the center of the colony. The building is of steel and reinforced concrete, not a particle of wood being used in its construction or equipment, and could not possibly be destroyed by fire. The equipment of the plant is of the best and with the exception of the water carrying mains, is in duplicate throughout, so that if a break-down occurs in one set of machinery the other may immediately be switched on. A circulating hot water system, driven by turbines, is used for heating, and domestic filtered hot water is supplied by means of a small steam pump. In an operation of this nature hot water heating is probably more practical than steam, as loss of heat by condensation is not an item to be reckoned with. The water-carrying mains are large iron pipes, carried inside of a double wooden covering, and run about three and a half feet below the surface. The main divides in each street, and a line runs under the porches of the houses on each side, with smaller pipes entering the cellar of the dwellings. An average temperature of 70 degrees is maintained in each house throughout the entire winter. During January of this year, an unusually cold month, in all but three or four corner houses, where it was discovered there was an insufficient amount of radiating area, this temperature was maintained in every room in the dwellings.

A device in the power-house makes the maintenance of a steady temperature almost a mechanical operation. A dial in front of the water turbine indicates the outside temperature at all times. A chart close by shows the speed necessary on the turbine to maintain 70 degrees in the houses at any given outside temperature. The engineer has, therefore, merely to glance at the dial and chart to know at any moment of the day or night what pressure to use. Considering the distance which the water travels, nearly two miles going and coming, the loss of heat is remarkably small. During zero weather the water leaving the power house at boiling point returned with a loss of only 30 degrees and in ordinary weather this

2ND FLOOR1ST FLOOR2ND FLOOR1ST FLOOR

TYPICAL FLOOR PLANS.

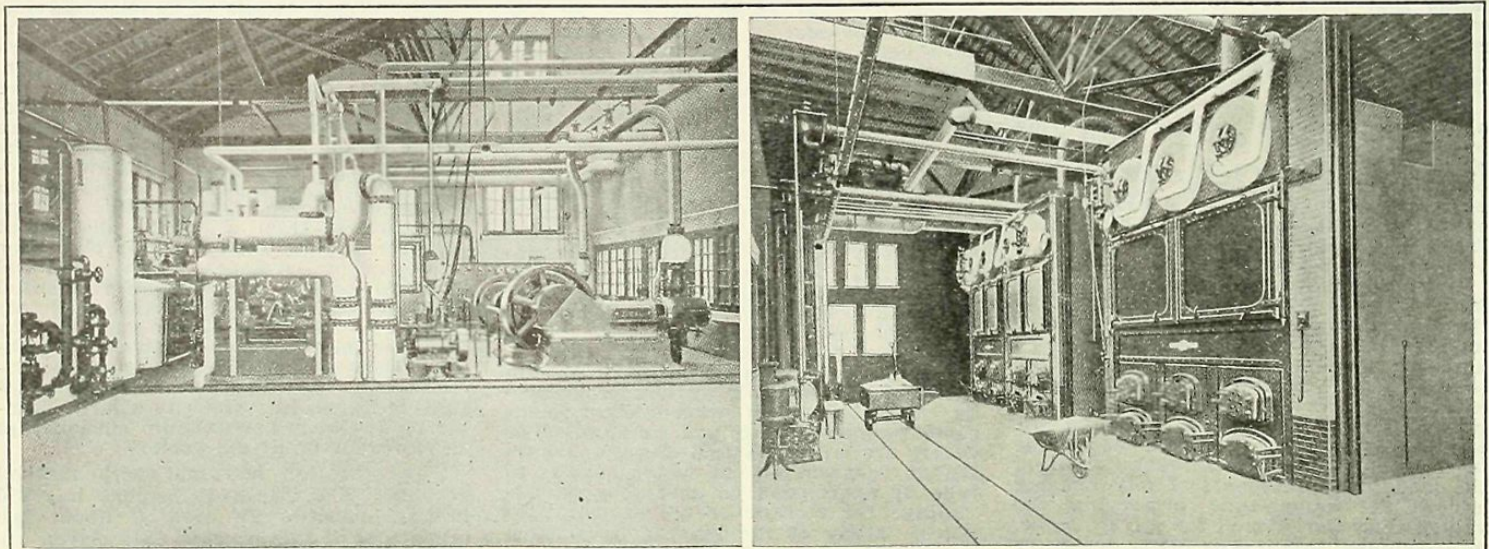
loss is much less. Others who own similar houses in the vicinity and have their own furnaces, say that during January they were unable to keep more than two or three rooms sufficiently warm to be comfortable, no matter how much coal they used.

Hot water for domestic use is supplied at an average temperature of 180 degrees. A constant supply of real hot water is extremely difficult to provide in the average private house, especially if much is used at any one time. When supplied by a central plant, the more water used, the faster it circulates, and the temperature is increased accordingly.

The electric dynamo is run from the same boilers that supply the heat and the cost of production is small. A certain consumption per month is allowed each tenant and this varies from 14 kilowatt-hours in July to 39 in January. Current is available throughout the twenty-four hours and can be used for ironing or vacuum cleaning. The present power plant has a capacity of 400 houses and can be readily enlarged. The total cost of the present plant, with the mains and connections, is about \$113,000.

The rental for the houses includes everything except the charge for gas, which is furnished by a public service corporation. Rents for the year are fixed on a sliding scale, less in the summer and more in the winter. A table showing the rents for the various houses during the different months is shown below. The estate selects its tenants with care and has a very desirable class throughout. The occupants are people whose incomes probably range from \$1,500 to \$5,000 a year.

The success of the operation has been so great as to leave little room for doubt as to the feasibility of carrying out the scheme elsewhere. Of course, the Philadelphia development is maintained purely from an investment standpoint as none of the property is sold. There is apparently no reason, however, why the same idea would not work in an operation where the selling of completed houses is involved, as arrangements could be made to furnish purchasers of dwellings with heat, light and hot water at a fixed rate per annum much in the same fashion as the New York Steam Company does in Manhattan.



INTERIOR VIEWS OF THE CENTRAL POWER PLANTS.

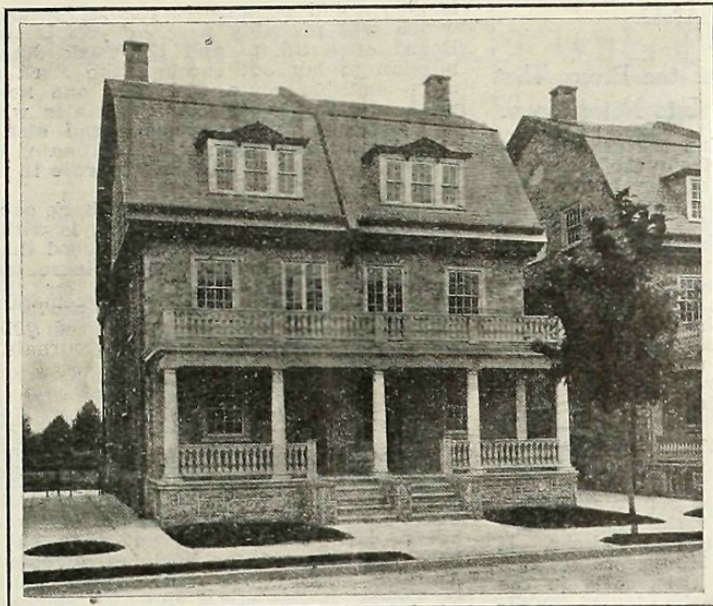
TABLE SHOWING TYPICAL RENTS OF FOUR CLASSES OF DWELLINGS, INCLUDING THE LEAST AND MOST EXPENSIVE HOUSES.

January	\$35.50	\$45.50	\$49.50	\$57.00
February	33.50	43.50	47.50	55.00
March	31.50	41.00	44.50	52.00
April	29.50	38.00	41.50	49.00
May	27.00	34.00	37.00	43.00
June	27.00	34.00	37.00	43.00
July	27.00	34.00	37.00	43.00
August	27.00	34.00	37.00	43.00
September	27.50	35.00	38.50	46.00
October	29.50	38.00	41.50	49.00
November	31.50	41.50	45.50	53.00
December	33.50	43.50	47.50	55.00
Yearly total	\$360.00	\$462.00	\$504.00	\$588.00
Average per month..	\$30.00	\$38.50	\$42.00	\$49.00

Many of the developers around New York are building homes both for sale and rent and this form of operating is likely to be indulged in still further in the future.

The original cost of the central plant, with all pipe lines and connections, would

be somewhat less than the cost of installing separate plants in each building and the economy effected in coal consumption should make the operation of the plant profitable. The plan removes entirely the main objections to suburban living and should be the means of attracting a desirable class of inhabitants. For tracts of 100 acres or over it seems entirely practical and it will not be surprising if the idea is carried out in the New York district at an early date.



A THREE-STORY GRAY STONE HOUSE.

HOW BRONX TAXPAYERS CAN SAVE MONEY.

By Ceding Private Property to the City When It Is Needed For Public Improvements—Advantages of the Method Over Condemnation Proceedings.

By Borough President Miller of the Bronx.*

ALL property belongs to the State. Individuals are allowed to possess it, to sell it or to devise it by will upon complying with certain terms, such as the payment of taxes. While, however, the ultimate ownership of all property is in the State, the people of the State have agreed among themselves not to take such property away from the private owner except for public use and then only upon payment of just compensation, and so have expressed themselves in the constitution of the State. Article 1, Section 6, provides "nor shall private property be taken for public use without just compensation."

In taking private property for public use the State binds itself to devote the property to public uses only. Hence it cannot grant privileges to private individuals to occupy the public streets to the exclusion of others. This is why encroachments upon the public streets violate the fundamental law whereby the property was taken by the State. (McMillan vs. Klaw and Erlanger, 107 App. Div. 407.) As the city is simply a governmental agency of the State, it is bound by the same rules as the State.

There are two ways of acquiring private property for public use, by Condemnation and by Cession. Article 1, Section 6, of the Constitution provides, "No person shall * * * be deprived of life, liberty of property without due process of law." Article 1, Section 7, provides, "When private property shall be taken for any public use the compensation to be made therefore when such compensation is not made by the State, shall be ascertained by a jury or by not less than three commissioners appointed by a court of record as shall be prescribed by law." In the old days when the Constitution was adopted it was a simple and inexpensive matter for three men of the vicinity to appraise private property needed for public use, as every farmer knew the exact value of his neighbor's land. But as cities have grown up and our civilization has become more complex, the proceedings has become exceedingly tedious and costly.

There are two classes of condemnation: First, condemnation for local purposes, such as street opening, and, second, for general purposes, such as parks, courthouse sites, and school sites.

The first are Local Improvements. Their cost is advanced by the city and collected by assessment on the property benefited by the improvement. The second are General Improvements and are paid for out of the general fund of moneys borrowed by the city on its bonds, called "corporate stock." General improvements are initiated by the Board of Estimate and Apportionment. Many people think that when the city condemns property for a street they are justified in getting large prices. Also they are indif-

ferent to the prices obtained by their neighbors in the same proceeding. The city does not pay, it only advances the money and recovers it, plus the interest, by assessment on the nearby property. The surrounding property must pay the bills, so that when a man gets more than his property is worth, he takes it from his neighbors.

Local improvements are begun by petition of anyone wishing the improvement. For the purpose of local improvements in this borough, it is divided into four districts, namely Morrisania, Crotona, Chester and Van Cortlandt. Each Local Board consists of the president of the borough wherein the district is situated and of each member of the Board of Aldermen who represents an aldermanic district within such local improvement district. The jurisdiction of the Local Board is confined to those subjects or matters the costs and expenses whereof are in whole or in part a charge upon the people or property of the district. (Section 426 of the Charter.)

In order that all persons interested in the improvement may have opportunity to be heard, this administration introduced three changes into the procedure of the local boards. I believe the Bronx is the only borough where such changes have been adopted: (1) The meetings of the local boards are held at night. (2) All items appearing by petition for action by the local boards are printed on a calendar which is sent ten days before the meeting to the taxpayers' associations of the Borough and to the local papers. (3) Reports are read at the meetings giving the cost of each improvement on the basis of the cost to each 25-foot lot along the line of the improvement.

If the Local Board approves the petition for acquiring title it is sent to the Board of Estimate and Apportionment. If the Board of Estimate and Apportionment concurs in the action of the Local Board the proceeding is sent to the Corporation Counsel, who applies to the court for three commissioners in condemnation. These condemnation costs oftentimes are very heavy and in many cases exceed the amount of the awards given for the land taken.

The second method of acquiring title to private property for public use is by Cession. That is, the owner gives to the city the property needed for the street upon condition that he be relieved of all assessments for the cost of acquiring title. The single exception to this freedom from assessment arises when there are buildings to be taken by the improvement. In such cases every one along the line of the improvement must pay his share of the cost of the buildings taken whether he cedes his land or not. It is not to be expected that the property owner will cede his land when his buildings are to be taken because in such a case usually the awards are larger than the assessments. It would be a fair method of adjusting the loss for the city, the owner, and his neighbors if in such a case the owner were to agree to accept the cost

of moving back his buildings for the amount of his damage. Such cost of moving buildings is small, so that the amount to be assessed upon his neighbors is trifling. By this method he would retain his house entire and the proceeding would impose only a slight charge on the neighbors. In many European cities it is an established custom for citizens to cede to the city whatever land is necessary for street improvements. This matter is provided for by Section 992 of the Charter as amended by Chapter 548 of the Laws of 1910.

"While the section named provides that such cession must be made before the appointment of commissioners in order to relieve the property of all expenses of the proceeding, the Board of Estimate has authorized the acceptance of such needs after the appointment of commissioners, upon payment of a proportionate cost of the expenses to the date of the cession."

It is an encouraging fact that our citizens are waking up to the saving to be effected by this procedure. In 1910 the number of cessions in New York City was 149, while in 1911 the number had increased to 2,523. In some cases owners of land fronting on the street cannot cede and escape assessment, because they do not own the land to the middle of the street. When they bought their property the former owner sold only to the side of the street and retained the land in the bed of the street. They cannot expect freedom from assessment, as they give up nothing. They are in the unfortunate position if the condemnation proceeds, where they will get an assessment and no award. The bed of the street is of no value to the owner who has retained it, as it is subject to the rights of the lot-owners who travel over it.

The Supreme Court has decided that an award of one dollar only can be made to each owner of land lying within the lines of his street which has been in use. (In re Decatur street, 133 App. Div. 321. Affirmed Court of Appeals, 196 N. Y. 285.) The owner of the land lying in the street should give a deed of the land to the city and save owners along the street the expense of condemnation proceedings, as there will be no need of such proceedings. The writer has had deeds of cession, releases of mortgages, and affidavits of title prepared and has had them approved by the Corporation Counsel and printed for distribution among the citizens of the Bronx. Our Engineering Department will write the correct description of the property to be ceded in the deed, so that the only expense that the owner need incur is the notary's fee.

The question often has been asked of me, "Does an abutting property owner who cedes the bed of the street in front of his property to the city lose his claim for damages by reason of subsequent change of grade?" Section 992 of the Charter provides that owners of land may cede the bed of the street in front of their property to the city and states: "Thereupon the City of New York shall

*President Miller recently addressed the Taxpayers' Alliance of the Bronx, and the following paper contains the essential portions of his remarks on that occasion.

become vested with the title to said lands to the same effect and extent as if they had been acquired by a proceeding taken for the opening of that portion of said street; after the making and acceptance of such conveyances, no proceedings to open the land conveyed shall be taken or maintained, nor shall the lands fronting on that portion of the street so conveyed . . . be chargeable with any portion of the expense of opening the residue or any portion of the residue of such street, except the due and fair proportion of the awards that may be made for buildings, as aforesaid."

This does not mean that no proceedings shall be taken or maintained to ascertain the damage to buildings outside the street line by reason of regulating and grading, or the damages for buildings taken inside the street lines. Of course, there are no damages for change of grade except to buildings. Section 980 of the Charter, among other things provides as follows:

"If the said commissioners of estimate shall judge that any intended regulation will injure any building or buildings not required to be taken for the purpose of opening, extending, enlarging, straightening, altering or improving such street or part of a street, they shall proceed to make, together with the other estimate and assessments required by law to be made by them, a just and equitable estimate and assessment of the loss and damage which will accrue by and in consequence of such intended regulation." etc. "Regulation" means regulating and grading.

The proceeding for acquiring title by condemnation and the proceeding for ascertaining damages by reason of change of grade would be two separate and distinct proceedings, were they not by statute both allowed in the same proceeding. Matter of Mayor (Trinity Avenue) 51 App. Div. 215 says: "The fact that an owner of land dedicates a portion thereof to the public for street purposes and subsequently conveys the land abutting upon the street to a third party will not prevent such latter grantee from claiming compensation for injury done to buildings located upon the lands granted in consequence of subsequent grading of the street."

It might be thought that as Section 992 provides that "no proceeding to open the land so conveyed shall be taken or maintained" when all the owners in a street have ceded, there can be no proceeding for acquiring title in which the damages for change of grade might be proved. As the statute requires that the abutting property owner who has ceded shall not be assessed for acquiring title.

The saving to the people of this Borough by ceding may be seen from the following facts: In the Borough of the Bronx there are 825 miles of streets. On Jan. 1, 1912, there were 366 miles of streets legally acquired by cession, condemnation or vesting. Between Jan. 1, 1874, and Jan. 1, 1912, there were 293 miles of streets confirmed at a cost of \$48,715,450, of which \$31,776,770 were assessed; the difference, amounting to \$16,938,680 presumably was paid by the city at large.

This is at the rate of \$166,264 per mile, or about \$16 per front footage, equivalent to \$400 per city lot, of which the part assessed was at the rate of \$108,450 per mile or \$10.27 per foot frontage, which amounts to \$256.75 per city lot. The amount contributed by the city also must not be forgotten, as every lot had to pay its share of that.

There remain to be acquired 459 miles of streets in this borough, which at the above rate would cost \$76,415,000. It must be remembered that the value of property in the Bronx before 1890 was very low and probably the values of property to be acquired would be much larger. The expenses of condemnation are taxed as costs of court. The total awards from 1874 to 1912 were \$45,129,000, while the costs for the same period amounted to \$3,586,450, making \$48,715,450 as before stated. The costs between 1895 and 1902 approximated 5 per cent. of the awards and since 1892 they approximate 10 per cent. They are likely in future to be much higher. Among other things, the costs of the maps used in the proceeding are now charged against the property, instead of being paid by the city at large as heretofore. While these figures are somewhat approximate, it is clear that if the 459 miles of streets to be acquired would cost \$76,415,000, and 10 per cent. might be saved by ceding, the people of this borough may save at least \$7,641,000 by ceding their property to the city rather than by undergoing condemnation proceedings. Besides this, the time saved by ceding the property is very great. Property owners may proceed at once to the development of their properties by installing sewers and having other physical improvements made as soon as title is vested in the city.

CITY ISLAND.

A Neglected Corner of the Bronx That Seems Likely to Come Into Notice Soon.

In the extreme northeast corner of the Bronx and separated from the mainland by a narrow channel lies City Island. The island is about a mile and a half in length and nearly half a mile across at its widest point. A modern bridge connects it with the mainland. For several miles along the main shore and reaching some distance inland is Pelham Bay Park.

The park cuts off the island from the rest of the borough, as the law forbids street railways in the park. This disadvantage, is in a fair way to be remedied by a bill pending in the Legislature, permitting the Board of Estimate and the Park Commission to lay out suitable transit routes and to build railroads if necessary.

City Island was settled before any other part of East Bronx. In the 17th century it was granted to Benjamin Palmer. It was first known as Minnieford Island. Palmer's successors in title, early in the 18th century, conceived the idea of founding a city; hence the change of name. The island lies at the head of practicable navigation for deep water craft, and these men, a century ahead of their time, reasoned that City Island should be, on a smaller scale, what Manhattan Island now is; for in those early days more water-borne commerce came from the settlements in Connecticut and Massachusetts than came from across the ocean. It thus seemed clear to them that, with deep water and sheltered harbors, the island would become a great commercial place; so they laid it out in blocks and lots and placed these on the market. A survey showing the Island so laid out, made by the Surveyor General in 1679, is on file in Albany.

Commerce failed to come, but the oyster beds in the vicinity of the island produced the very finest oysters, and the gathering and shipping of these remained the chief occupation of the population for years.

City Island suffered very severely in the Revolutionary War. The British ships compelled the inhabitants to keep them supplied with firewood and food. The island was once heavily wooded but the British scarcely left a grown tree. Fortunately, many of the inhabitants appreciated the value of trees and replanted them where they would do the most good. After the Revolution, ship-building became the chief industry. When wooden ships went out of use the shipyards ceased to flourish, but many of them have since been replaced with yacht-building yards, of which there are half a dozen now in operation. Robert Jacobs' yacht yard is probably the best known and is in the same class with Herreshoff's and Lawley's; Frank Wood's yard is smaller, but in it are built racing yachts of the very highest class. From the City Island yacht yard has just been launched a 200-foot steamer for service between New York and Atlantic City.

On account of its geographical location and the presence of deep, clean water, the island will probably continue to grow as a yacht-building center along its easterly shore, residential neighborhoods taking up the north and south ends and the west shore.

The view from the north is directly up the Sound; to the south appears, at a distance of about five miles, the White-stone Shore and Throggs Neck; the westerly outlook is over Pelham Bay Park and Eastchester Bay towards Throggs Neck Gardens.

As no offensive industries can locate in the Park or in the restricted property along the Throggs Neck Shore, the west shore of the Island will probably always be valuable for high class, shore front residences.

The island now has a population of about 2,000. The reason why it is not more populous is that it lacks adequate transit facilities. The New Haven Railroad, on its Harlem River branch, has a station at Bartow in the Park, which is a little over one mile from the bridge. The Pelham Park Railroad, formerly operated as a horse car line, about two years ago was changed to a monorail road. As a street surface railroad this has not been a success, as the railroad had not sufficient funds to install the system in the best manner. The inhabitants are now engaged in a struggle to have this monorail removed and a standard high grade trolley line installed. In their aid they have enlisted the Borough President, the Park Commissioner and various other officials. The Interborough Railroad is foreclosing the mortgages on the Pelham Park Railroad and it is expected that a reorganized company will, during this summer, make the desired changes. There

is also a bill pending in the legislature, which will probably pass, to permit the Board of Estimate and the Park Commission to lay out through the Park a more suitable route than the one now used, and if the railroad companies will not agree to build a proper road along this route, the Board of Estimate is pledged to build a road and operate it, if necessary.

Another reason that has held back population is that much of the land is withheld from the market. It is believed that rapid transit, coupled with increased taxes, would force this land on the market, whereupon there would probably follow the building boom which was projected a century ago.

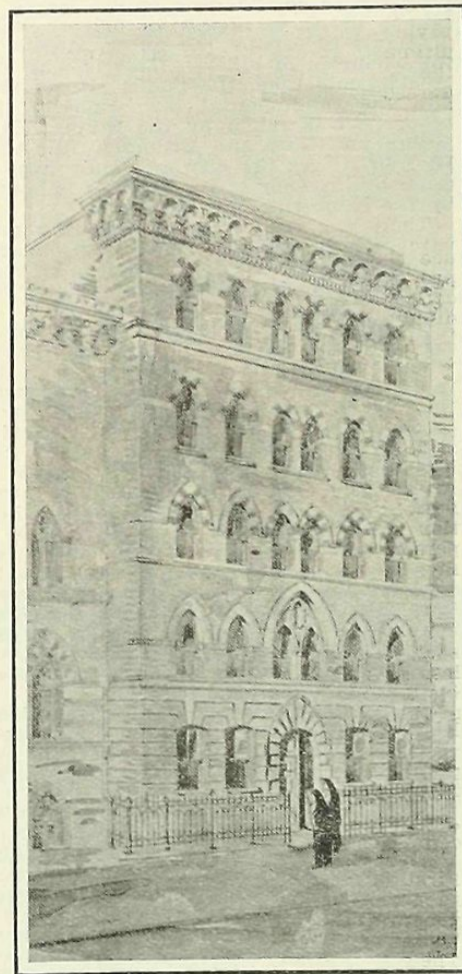
Horace Greeley's City House.

The dwelling which was the last city home of Horace Greeley is still standing at 35 East 19th street. This and the adjoining building, No. 37, are the only old houses left in the block, and they have both been altered for business purposes. Another building has replaced the house at 126 West 22d street, in which General Winfield Scott spent his last years. George Bancroft's old city home at 17 West 21st street has also been removed. The constant reconstruction going on in New York obliterates in time every private dwelling to which future generations could point and say that there lived a notable citizen, a great celebrity. In the country, homesteads often survive through many generations, but in old New York the average duration of a building has been scarcely one generation.

Progressive Elizabeth.

Real estate brokers in Elizabeth report that a noticeable fact about their spring trade is the unusual number of families from out of town that are renting homes in that city.

"There is a surprisingly large number of people coming to Elizabeth" said E. D. Mulford, president of the Real Estate Board. "Flats and dwellings are occupied as soon as they are finished. I have rented houses recently to persons from Perth Amboy, New Brunswick, Philadelphia, Jersey City and New York. The renting business has been very good. I don't think the public-at-large appreciates how fast the city is growing."



N. Serracino, architect.

CONVENT OF OUR LADY OF LOURDES.

In course of construction at 461 to 463 West 42d st. adjoining the Church of Our Lady of Lourdes with a limestone and light gray brick front. The building will contain a chapel, which will have marble altars.

RAILROADS WOULD USE SURFACE OF ATLANTIC AVE.

The Center of this Wide Brooklyn Street is Owned By the Long Island Railroad, Which Has Always Been a Menace to the Avenue's Fee Values.

ATLANTIC AVENUE, Brooklyn, which has never been an important factor in the real estate market, although it is one of the longest and widest thoroughfares in the borough, came into greater prominence last Thursday than it has had in a decade by the public hearing before the Board of Estimate and Apportionment on the petition of the Nassau Electric Railroad Company for a franchise to construct, maintain and operate a double track surface railway through it from Fifth avenue east to Shepherd avenue in East New York. The petitioning corporation is a subsidiary of the Brooklyn Rapid Transit Company.

The Coney Island and Brooklyn Railroad Company also, on the same day, petitioned the Board of Estimate for a franchise to build and operate a branch of its road through Atlantic avenue from Franklin avenue to Fourth avenue, and along the latter thoroughfare to Ninth street, South Brooklyn. The Coney Island and Brooklyn company has for many years operated trolley roads on Franklin avenue and in Ninth street, and the proposed new route would give the petitioning company a connecting link with the Flatbush avenue station of the Long Island Railroad and the Fourth avenue subway route as well as link two of its own lines.

It is known that the Nassau Electric Railroad Company will operate in the center of Atlantic avenue as far east as Bedford avenue and over the tunnel of the Long Island Railroad; while east of Bedford avenue the trolley tracks of the Nassau company would have to deviate to the sides of the avenue to a point east of Nostrand avenue in order to avoid the open cut between Bedford and Nostrand avenues, where the Long Island road emerges to run upon a steel viaduct to a point further east at Howard avenue, where it again enters a tunnel only to emerge again on the surface at Sackman street, East New York. The trolley road would run in the center of Atlantic avenue, except where the tunnel of the Long Island Railroad interfered with its doing so; and where it would so interfere the sides of the avenue would have to be resorted to in every instance.

The Long Island Railroad Company itself a few years ago planned a trolley road for the center of Atlantic avenue, along the route now sought by the Nassau Electric Railroad Company. The Long Island owns the center of the avenue under a grant obtained early in its history from the old city of Brooklyn when the public was more philanthropic toward railroads than it is now. At any rate, the Long Island laid trolley tracks over its tunnel route, but it had no authority to deviate to the side of the avenue at the points where its subway approached the surface; and the Court of Appeals has decided that it cannot have such authority. Hence the petition of the Nassau Electric Company to operate the trolley road.

Whether the Coney Island and Brooklyn Railroad Company will operate through the center or along the sides of Atlantic avenue from Franklin to Fourth avenue, if it gets a franchise, is not known.

Railroads Would Cover Avenue.

If these desired franchises are granted Atlantic avenue will be surfeited with railroads; and property owners declare that it was a railroad—the Long Island—that first gave a powerful blow to real estate values in the thoroughfare. For fifty years the Long Island Railroad ran through the center of the surface of the avenue and had its route fenced in on both sides the full length of every block from Flatbush avenue to the borough line. Owning the center of Atlantic avenue, the railroad company was supreme in its rights; and during all the years of surface operation the sides of the street were unregulated, unpaved and uncurbed. Here was an avenue more than one hundred feet wide and extending the length of Brooklyn, whose residential usefulness was largely nullified by railroad occupancy and use.

When the Pennsylvania Railroad Company acquired the Long Island system it was instrumental in having much of the road removed from the surface of Atlantic avenue and the rest of it elevated. It is asserted that the Long Island Railroad Company had promised to build a

subway for its road through so much of Atlantic avenue as the railroad owns; but it did nothing of the kind, the cost being considered too great. It is understood that the Long Island Railroad Company now regrets that it did not depress its tracks the entire length of its course in the avenue and obtain permission to build a four-track road instead of the two track one that exists. Traffic on the road has exceeded all expectations. But that does not help the property owners on Atlantic avenue, who feel that the Long Island Railroad Company has inestimably damaged the thoroughfare.

At the public hearing last Thursday, however, it was stated by counsel for some property owners that they welcomed a surface road on Atlantic avenue, most of these owners having holdings in the avenue east of Manhattan crossing.

After the railroad was removed from the surface of Atlantic avenue, and during the borough administration of President J. Edward Swanstrom, the avenue was regulated, curbed and paved with sheet asphalt from Flatbush avenue to the city line. It was hoped that this improvement would win public favor for Atlantic avenue, but it did not help it materially. The avenue enhanced its fame only to the extent of becoming a fine thoroughfare for automobiles; and its future structural character gives promise of being garages and factories.

The assessments laid against property owners on Atlantic avenue during the existence of the city of Brooklyn, for improvements that never materialized, are a part of the history of the old city; but with the improvements an increment in fee values along the avenue is not probable, according to the opinion of men who are students of and experts in values in that part of Brooklyn.

Originally the Long Island Railroad ran west of Flatbush avenue to South Ferry, but when it built a station at the intersection of Flatbush and Atlantic avenues, a generation ago, it discontinued its route to the ferry, and that part of Atlantic avenue was given over to trolley cars. It was and is the only compactly built section of the avenue; and the part of it contiguous to the ferry was thirty years ago famous as a shopping district, but it lost caste, until now its commercial strength is nil. Since ferries became less useful, lower Atlantic avenue, west of Fourth avenue, has depreciated greatly in importance; and so far the Atlantic avenue station of the present Brooklyn subway has not aided any part of that avenue contiguous to it except the block opposite the Flatbush Avenue station, which forms one side of a plaza. This block front is composed of old four-story brownstone flats with stores, the latter being leased as saloons, restaurants, cigar stores and barber shops, while the flats are occupied by dentists and private tenants. This block is, for all practical purposes, part and parcel of Flatbush avenue.

There has not been a new structure built on Atlantic avenue, west of Fourth avenue, in twenty years.

It is a significant and a lamentable fact that a majority of the sales of real property on Atlantic avenue, in late years, have been in foreclosure. A notable sale of the latter kind took place early in this year, when the Weed Ice Cream Factory, a large and modern brick structure on the north side of Atlantic avenue, and running through to Herkimer place, near Nostrand avenue, went under the hammer. The record is prolific with such sales. Here and there in the avenue a new garage, power-house and small factory has been built, but there is no general movement.

Residents of the Bedford and East New York sections of Brooklyn have benefited by the rapid transit service of the Long Island Railroad Company on Atlantic avenue, because it connects them directly with the subway. The company originally charged ten cents over its route between Flatbush avenue station and East New York, but the Public Service Commission compelled it to reduce the fare to five cents within the limits of Brooklyn.

No speculative builder has undertaken an operation in Atlantic avenue for many years, except two, one of whom erected a few cheap tenements in its upper part and the other of whom built a few two-family houses on the south side of the

avenue, between Kingston and Brooklyn avenues.

A decade or more ago the Grosjean estate, whose founder invented agate-ware, created two blind streets, a block long each, on some land it owned on the north side of Atlantic avenue above Kingston avenue. The estate improved these streets with fine two-story and basement brick and stone dwellings, and it named the streets Agate Court and Alice Court. These houses have never been as popular as they should have been because tenants do not like Atlantic avenue as an approach to these short streets.

Vacant property on Atlantic avenue, from Fifth avenue to Kingston avenue, ranges in value from \$125 to \$250 a front foot, and there is much unimproved property. Throughout the distance from Flatbush Avenue station to Manhattan crossing, Atlantic avenue is a motley aggregation of small frame houses, stables, shacks and whatnot, with a large factory here and there as a redeeming feature. From Franklin avenue to Manhattan crossing the avenue is intersected on its north side by many streets one block long, while on its south side the blocks are unusually long.

The entire south side of Atlantic avenue, from Fifth avenue to Vanderbilt avenue, is given over to a depressed freight yard of the Long Island Railroad, while the north side between the same points comprises old brick and frame buildings. A new two-story brick garage is being completed at 649 Atlantic avenue, near South Portland avenue. Fifth, Sixth and Carlton avenues cross the freight yard of the railroad on viaducts.

Values Near Nostrand Avenue.

The Bedford station of the Long Island Railroad was on the surface at Franklin avenue until the Atlantic avenue improvement took place. A modern apartment and store building is being built by Edward J. Maguire on the southwest corner of Atlantic avenue and Nostrand avenue, and it is well to say, in passing, that a few plots on Atlantic avenue close to Nostrand avenue are increasing in value because of the growing commercial importance of Nostrand avenue. Mr. Maguire's plot is 123.3x100 feet in size, and he is reputed to have paid \$25,000 for it about one year ago. The flats in the building he is erecting will rent for from \$23 to \$25 a month each.

The most modern building on Atlantic avenue is on the south side, between Bedford and Nostrand avenues, the five-story brick and granite structure of the Metropolitan Engineering Company.

A vacant plot 90x100 feet on the north side of Atlantic avenue, and running through to Herkimer place, just east of Perry place, is held at \$16,000. On the west side of the avenue, between Nostrand and New York avenues, is a plot 75x100 feet that is held at \$20,000, or \$266 a foot front—and this is considered a strong part of the avenue. At the northwest corner of Atlantic avenue and Bedford place is a large detached brick dwelling on a plot 194x143 feet, which are held at \$65,000, the house being figured as \$10,000 of the total. The 23d Regiment Armory covers two-thirds of the south side of Atlantic avenue from Franklin to Bedford avenue. At 860 and 862 in the avenue, opposite Clinton avenue, a new five-story casket factory has been built, while the New York Telephone Company has a modern six-story central building and storage yard on the north side, from Clinton to Waverly avenue. A plot 100x100 feet at 1042 to 1046 Atlantic avenue, below Classon avenue, and occupied as a coal yard, is held at \$25,000, and it has been so held for nearly two years. This is at the rate of \$250 a front foot. A plot 60x149 feet on the north side of Atlantic avenue, 400 feet east of New York avenue, was sold about two years ago for about \$8,000, or \$133 a front foot. A fine two-story brick and stone garage has been recently completed on the southeast corner of Atlantic and New York avenues. The remainder of the old Brevoort homestead plot, with an extensive frontage on Atlantic avenue, Bedford avenue, Bedford place and Brevoort place, and comprising about 55 city lots, is held at \$750,000. The owners of this plot have long tried to sell it to the city for a public park, but the authorities so far have not wel-

comed the proposition. The parcel is studded with fine old trees. East of Kingston avenue, as well as west of Bedford avenue, Atlantic avenue abounds in large vacant plots as well as rows of small frame houses and cheap tenement houses. Between Schenectady and Utica avenues the avenue is infested with a low element of colored population.

Numerous Institutions.

St. John's Hospital and grounds occupy an immense plot at the northeast corner of Albany and Atlantic avenues; the buildings and grounds of the Brooklyn Orphan Asylum Society cover the north block front from St. Andrews place to Kingston avenue, with a few new two-story brick two-family houses opposite; a large shoe factory and a police station occupy opposite corners of Atlantic and Schenectady avenues; the Catholic Orphan Asylum and grounds cover the block front on the south side of Atlantic avenue, from Rockaway avenue to Hopkinson avenue, while all other improvements are inconspicuous.

Hunterfly place, a one-block thoroughfare with diverging lines, and extending from Atlantic avenue to Herkimer street, is now being regulated, curbed, graded and paved.

East of Manhattan Crossing to Barbey street, Atlantic avenue is quite a busy local shopping section for the adjacent district, practically all small stores. Much of the avenue between Barbey street and the borough line at Eldert lane is unimproved. An elevated part of the Long Island Railroad runs through much of this part of Atlantic avenue.

A BIG DELEGATION.

Makes Pilgrimage to Albany to Plead for the Wagner Bill and More Subways.

An unusually large number of special delegates and representative citizens went to Albany on Tuesday and appeared before the Legislative committee having the Wagner rapid transit bill in charge. Such another manifestation of public sentiment from the metropolis had not been seen at the State Capitol before in many years. The majority were present in advocacy of the measure. A numerically small opposition was headed by Supreme Court Justice Ford and Clarence J. Shearn, counsel for William R. Hearst.

The Wagner bill proposes a large number of changes in the Rapid Transit Act, whereby the Public Service Commission will have the power, with the approval of the Board of Estimate and Apportionment, to make contracts with the Interborough and the Brooklyn Rapid Transit for additions and extensions to their systems, as laid out in the so-called "dual plan" recommended by the Commission and the Board of Estimate.

Prominent among the advocates of the bill were Hon. George McAneny, Borough President of Manhattan; Chairman William R. Willcox of the Public Service Commission; Hon. Cyrus C. Miller, Borough President of the Bronx; and Corporation Counsel Watson. Other representatives were:

From Manhattan: E. H. Outerbridge, of the Merchants' Association; Thomas H. Demming, Merchants' Association; S. C. Mead, Merchants' Association; Isaac N. Seligman, Mayor's Rapid Transit Committee; Allan Robinson and W. H. Chesebrough, Allied Real Estate Interests; W. Biele, Washington Heights Taxpayers' Association; J. Siegel, of the Greenhut-Siegel-Cooper Company, Retail Dry Goods Association; W. E. Butler, Seventh Avenue Property Owners' Association; E. J. Bloomingdale, Central Mercantile Association; Thomas Donovan, President, Seventh Avenue Property Owners' Association; Dr. Zimmermann, of the Greenwich Village Association, W. Irving Scott, Wilber C. Goodale, Frank J. Cassidy, Bernard Courtney, Joseph I. Brady, Robert Alexander and Walter F. Peacock, of the Seventh Avenue Association, and representatives of the Twenty-third Street Improvement Association and the Dyckman Taxpayers' Association.

From Brooklyn: T. V. Patterson, Manufacturers' Association and 19th Ward Improvement Association; J. R. Pinover, Brooklyn Transit Conference; W. H. Milnor, Brooklyn Transit Conference; Rudolph Reimer, East New York Board of Trade; Elwin S. Piper, Allied Boards of Trade; David Porter, Brooklyn Transit Conference and Bay Ridge Citizens' Association; Charles H. Ebbetts, Brooklyn Baseball Club; Audley Clark, South Brooklyn Board of Trade; Thomas F. Clark, Allied Subway Organizations of South Brooklyn; William C. Morrissey, Brooklyn Board of Real Estate Brokers; Fred E. Cranford, 24th Ward Taxpayers' Association; Andrew F. Murphy, Borough Park Board of Trade; Louis H. Pounds,

Commissioner of Public Works; Philip Bender, Secretary, 19th Ward Taxpayers' Association and Grand Street Board of Trade; John Rouff, 11th Assembly District Taxpayers' Protective Association; Frank Schulz, president, Williamsburg-Greenpoint Board of Trade; W. Prentice, secretary, Greenpoint Taxpayers' Association; William Lynch, Ridgewood Board of Trade; Emil Meissinger, Grand Street Taxpayers' Protective Association; William C. Schmidt, Eastern District Board of Trade; John J. Paul, 14th Ward Improvement Association; E. G. Gardner, Eastern District Subway League; Richard Trimp, 16th Ward Business Men's Association; also, representatives of the Broadway Board of Trade; Citizens' Association of Bay Ridge and Fort Hamilton; West Brooklyn Board of Trade; Flatbush Board of Trade; Bedford Taxpayers' Association; Dr. S. Parke Cadman, Bedford Taxpayers' Association; South Side Board of Trade; Midwood Park Property Owners' Association.

From the Bronx: J. Harris Jones, president of the North Side Board of Trade; John F. Steeves, vice-president, Bronx Transit Association and ex-president, North Side Board of Trade; Jacob Leitner, president, Town Sites Company; P. J. Reville, president of the Builders' Protective Association; Robert E. Simon, Bronx Transit Association; Eugene Rosenquest, president Bronx Gas & Electric Company; John Tatlock, president, Westchester Avenue Bank; W. H. Warren, William Henderson, Jr., John A. Steinmetz, president of the East Tremont Taxpayers' Association; William A. Cokley, Frank Gass, G. A. Hester, president, Unionport Taxpayers' Association; P. E. Gamley, Chester Taxpayers' Alliance; T. R. Hadden, W. R. Messenger, secretary, Bronx Industrial Bureau; W. D. German, of the Williamsbridge Rapid Transit Committee; W. G. Flinn, of the Bronx Master Plumbers' Association; A. W. Richardson and John Wynn, of the High-bridge Taxpayers' Alliance; James S. Meehan, C. E. Reid, secretary of the North Side Board of Trade; and, also representatives of the following societies: Harmony Democratic Club, Wakefield Civic Club, Taxpayers' Alliance of The Bronx, Westchester Board of Trade, Van Nest Property Owners' Association.

Queens Borough was represented by members of the Chamber of Commerce and the United Civic Association.

From Richmond: Henry P. Morrison, North Shore Taxpayers' Alliance; D. T. Cornell, president, Board of Trade and Transportation; W. S. Van Clief, president, Staten Island Chamber of Commerce.

SOUTH BROOKLYN SHORE.

An Easy Method of Organizing the Harbor Facilities.

Inasmuch as the city is manifestly not in a position to acquire at one time all the property needed for the organization of the South Brooklyn waterfront, the question has been asked, how shall such an extensive improvement be executed? The opinion of the Dock Department is that it should be progressively undertaken and on such plan as shall make it self-sustaining.

A supplemental report which Commissioner Tomkins made to Mayor Gaynor this week takes the 33d street pier as an illustration. This is the longest in the city—600 feet. By next May it will be shedded and ready for occupancy. The Commissioner advises that, instead of leasing the pier to one or more steamship companies, the city utilize this opportunity to obtain a terminal organization here, one which might hope to be extended into a general terminal service administered by the city's agents, such service ultimately to include the entire district from Jay street to the Pennsylvania terminal at Bay Ridge; and to utilize as factors therein not merely the New York Dock Company's premises, to the north, and the Bush Terminal Company's premises, to the south, but also all the other terminal facilities that may possibly be operated here.

The Commissioner would interfere as little as possible with the business of the New York Dock Company and the Bush Terminal Company, which is one reason given for not leasing the piers in the usual way. He would rather for the present lease the big pier to a private terminal company under public control—such as may be incorporated under the Freight Terminal Companies law recently enacted. The city would by so doing avail itself of private experience and capital and at the same time avoid the menace of public competition.

He advises that the pier be leased on a five per cent. basis, calculated on the amount of the city's investment—the dif-

ference between rents and interest on the city's bonds to be used for amortization. There should also, he says, be a division of profits over and above a certain agreed maximum to the corporation, besides a recapture clause in the lease.

The report further recommends that the city extend Second avenue with the connecting railroad upon it over Gowanus Creek to the New York Dock Company's properties at Atlantic Basin and acquire properties for docks, general railroad yard and car-float approach. At intervals not too far apart open wharfage piers for general public use should be provided. Open piers are much needed in the district between Red Hook and Brooklyn bridge.

In conclusion the Commissioner says: "An examination into the phenomenal increase in ratables in the vicinity of the Bush terminal enterprise will conclusively demonstrate to the Committee on New Sources of City Revenue that the most effective way of progressively increasing the city's revenues will be to modernize and extend its harbor terminals—co-ordinating them with the railroad, freight and passenger service of the port, and with the passenger subway system of the city. If the city's tax revenues should even temporarily shrink, the orderly progress of even public improvements would also slow down. Industrial and even commercial expansion at terminals, even more than rapid transit, affords the basis for the growth of the city and its revenues."

John Gallin.

John Gallin, senior member of the firm of John Gallin and Son, died in the Williamsburg Hospital, Brooklyn, on Tuesday morning, his death resulting from injuries sustained a week ago at his home. Mr. Gallin, while descending the stairs from his room to the dining room, tripped and pitched headlong down the entire flight of stairs. He was picked up unconscious by his son, William L. H. Gallin, and after being revived was removed to the Williamsburg Hospital for treatment.

Born in Ireland sixty-one years ago, Mr. Gallin came with his folks to this country when he was eleven years old, settling in the old Thirteenth Ward on the lower East Side. He became a mason and always followed that line, embarking on his own account about twenty-five years ago. His yards and offices were always on the East Side until he took his son into the firm, when the offices moved downtown. Up to the time of his removal to Brooklyn about twenty years ago the deceased was an active Tammanyite.

On Saturday morning at 10 o'clock there was solemn high mass celebrated in the Church of SS. Peter and Paul, of which Mr. Gallin was a member. The interment was in Calvary Cemetery. He is survived by his mother, Mrs. Anne Gallin, as well as his son.

The business of the firm will be carried on by young Mr. Gallin.

Site for the Inebriates Home Not Yet Chosen.

The City of New York has not yet determined upon the purchase of a farm at Smithtown, Long Island, as a site for a municipal home for inebriates. On request of Mayor Gaynor some other sites have been inspected, the latest being two farms totaling about 500 acres in Dutchess county, seventy miles from the city. The report to the Board of Estimate, which has the matter under advisement, is that there are only two trains daily to the Dutchess county site. This acreage is held at \$19,500.

At Smithtown there is a question as to whether there would be sufficient water supply for an institution. The property there comprises 523 acres, at \$225 an acre; while the property in Dutchess county is cheaper still, but more inaccessible.

The Board of Estimate has again laid the matter over for two weeks.

Population Statistics.

New York is now the second largest Italian city in the world, and the third largest Russian city. In terms of percentage the population in 1910 was 15.72 per cent. British; 15.19 per cent. of Russian birth or parentage; 12.74 per cent. German; 11.16 per cent. Italian; 8.35 per cent. Austro-Hungarian; 1.97 per cent. Scandinavian; 13.49 per cent. of mixed foreign or mixed native parentage; 19.33 per cent. native whites of native parentage; 1.92 per cent. negro, and .13 per cent. colored. The statistics are taken from a report by the New York Federation of Churches.

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.

Escheated Lands.

Mr. Bayne's and Mr. Hinman's bill to amend the Public Lands Law in relation to petitions for release of escheated lands. (Senate—Introductory No. 591—Printed No. 628. Assembly—Introductory No. 873—Printed No. 961.) This bill would practically repeal the Law of 1911 under which the time within which application for such releases might be made was lengthened from forty to sixty years. The present bill seeks to restore the limit to forty years. There are many titles which could be cleared by releases of escheats where the right of the State accrued more than forty years ago. This bill should be opposed.

Opposed as Special Legislation.

Mr. Griffin's and Mr. Yule's bill authorizing the Board of Assessors to estimate and allow damages sustained by owners of real property, confronting on roads and streets running transversely underneath the Grand Boulevard or intersecting the same at the grade. (Senate—Introductory No. 599—Printed No. 636. Assembly—Introductory No. 892—Printed No. 980.) This is the type of special legislation which this association has consistently opposed. These matters should be covered by general provisions.

Local Assessments in Instalments.

This is the bill introduced by Mr. Harte in the Senate and by Mr. McKee and Mr. Kennedy in the Assembly amending the charter so that certain assessments for local improvements heretofore confirmed will be payable in instalments. (Senate—Introductory No. 603—Printed No. 640. Assembly—Introductory No. 880—Printed No. 968.) This bill applies to assessments where the amount thereof exceeds five per cent. of the value of the property covered by the entire assessment as such value is shown on the tax roll of the preceding year. Assessments to which this bill applies will be divided into ten annual instalments, coming as separate liens, one in each year, payable when due, with five per cent. interest from the time of entry and bearing seven per cent. interest after default. The committee thinks that in order to avoid as much as possible such assessments being misleading to purchasers, it should be provided that the bill for every instalment shall show what instalments remain unpaid and to come as liens in the future and that if this change be made, no further action on the part of this association is necessary.

Tenement Law Amendments.

Mr. Wagner's and Mr. Colne's bill to amend the Tenement House Law generally. (Senate—Introductory No. 617—Printed No. 660. Assembly—Introductory No. 923—Printed No. 1011.) This is the bill which is supposed to be the administration measure. The experts now advising the board of directors with relation to other proposed amendments to the Tenement House Law, should be requested to examine this bill carefully and advise what is the effect of the changes here made. Special attention is called to the amendment to Section 51, which it would seem would embarrass the erection on a roof of a tenement or apartment house, of any structure such as flagpoles, sky-signs and ornamental structures which may now be permitted. This seems to be accomplished by adding the word "super-structures" to the things which are prohibited upon the roof. Attention is called also to the amendment to subdivision 12 of Section 2 which seems to change the rule of measurement of height when a house faces on two or more streets or on a corner. The action of the directors should be taken on this bill after being advised by the committee of experts.

Foreclosure Suits.

Mr. MacGregor's bill to add a new subdivision 3 to Section 1627 of the Code which is intended to cure cases where the Attorney General appeared in foreclosure suits before authority therefor was conferred by statute. (Assembly—Introductory No. 787—Printed No. 884.) This is the same as Senate Introductory No. 228, the passage of which has been recom-

mended and it is recommended that similar action be taken with regard to this bill.

Damages for Change of Grade.

Mr. Fleck's bill to amend the charter relative to damages for change of grade. (Assembly—Introductory No. 867—Printed No. 955.) This is the same as Assembly bills Int. Nos. 91 and 112. Approval of those bills has heretofore been recommended. It is recommended that this bill be approved.

Assessed Valuations.

Mr. Harte's and Mr. Goldberg's bill to amend the Charter by taking out of Section 889, the present requirement that property assessed for taxation shall be assessed at its selling value and substituting therefor, language which is intended to make the rule of assessment so that each parcel shall be valued separately, as if it were free of any easements or rights held by abutting owners (Senate—Introductory No. 606—Printed No. 649. Assembly—Introductory No. 917—Printed No. 1005). Without determining whether the language of the bill is efficient to accomplish this, the Committee opposes the principle. If the owner of a servient tenement is to be assessed not only for his own interest but also for the interest held by the owner of the dominant tenement, and cannot get reduction of assessed value because of the fact that the assessment, as matter of law, covers both the interests of the owner of the servient tenement and the rights of the owner of the dominant tenement, then there will be no opportunity on the part of the owner of the servient tenement to get reduction of the assessed value because of the outstanding rights. This will result in confusion, for then the owner of the servient tenement will feel that he is being assessed for more than his property right and will seek to make the owner of the dominant tenement contribute to the taxes. This may cause trouble and litigation. If the present rule is allowed to stand, the owner of the servient tenement can get reduction of his assessed value because of the outstanding easements, the value of which can in subsequent assessments be put over upon and figured in the value of the dominant tenement and thereupon each owner will be paying upon his property as he owns it. It is not believed that the continuance of this rule will embarrass foreclosures of the City's tax lien. Unless the contrary appears, the assessment as laid is upon the right, title and interest of every person in the property and foreclosure will clean up every such interest, unless there should be successful defense establishing the claim that the easement was not subject to the tax. This would be difficult to establish in any particular case, and in fact it is believed such a defense would not succeed. Whether it would or not, it must be urged, or the rights of the dominant tenement would be cut off on foreclosure. It is recommended that the bill be opposed.

Defines the Term Owner.

Mr. Bayne's bill to amend Section 776 of the Charter. (Senate—Introductory No. 690—Printed No. 734.) This section is part of the Fire Prevention Law and the amendment is intended to clarify the definition of the term "owner" as used in the law and provides that failure on the part of the tenant to permit the owner to make repairs called for by law or to fail to make the repairs where the tenant is required to do so, shall be cause for dispossession by summary proceedings. This bill should be favored.

Excess Condemnation.

Mr. Phillips and Mr. Pollock's constitutional amendment with relation to the excess condemnation. (Assembly—Introductory No. 1236—Printed No. 1410. Senate—Introductory No. 723—Printed No. 1015.) This is an important subject upon which the Committee feels it is not empowered to make recommendation. The policy of the Association should be determined by the Directors and the matter is respectfully referred to them.

Mr. Bayne's bill to amend the Code so as to add to Section 2131 a new subdivision providing that tenants may be removed by summary proceedings for default in complying with requirements of the Labor Law or in cities of the first class, for failure to comply with the provisions of the Fire Prevention Law. (Senate—Introductory No. 689—Printed No. 733.) The language is loosely drawn. The intention is proper and if the language be cleared up, this bill should be favored. In fact, the Committee is of opinion that the provisions relating to summary proceedings for dispossession should be widened out so that the landlord can take such proceedings for any default on the part of the tenant.

FIRE PREVENTION and INSURANCE

Conducted by PETER JOSEPH McKEON

Fire Prevention Bills Affecting Factories.

The State Factory Investigating Commission on March 19, had eighteen bills introduced in the Legislature, four of which deal with fire prevention in factories. Two of the bills concern employers of labor, while the other two concern owners of buildings.

One bill requires "properly covered fireproof receptacles," the protection of gaslights, and the posting of "No smoking" signs. Another bill requires a fire drill once in three months in factories where more than twenty-five hands are employed.

The two bills which place an obligation on owners of factory buildings require automatic sprinkler systems and fireproof construction. They are drastic in their provisions, particularly in calling for "trim and entire interior finish of fire resisting material," and they will greatly increase the cost of erecting factory buildings. The bills are additions to Section 83 of the Labor Law and the text is as follows:

Sec. 83-f. Construction of factory buildings. A building over two stories in height hereafter erected and in which more than twenty-five persons shall be employed shall not be used for factory purposes, unless such building be of fireproof construction, with the floors, doors, trims, partitions and entire interior finish of fire-resisting material. If a building be used as a factory in violation of this section the commissioner of labor in addition to any other remedy or power may apply to the supreme court, at a special term thereof, without notice, for an order prohibiting and enjoining all persons from using and occupying such building for factory purposes.

Sec. 83b. Automatic sprinklers. In every factory building over seven stories or over ninety feet in height in which wooden flooring or wooden trim is used and more than two hundred people are regularly employed above the seventh floor or more than ninety feet above the ground level of such building, the owner of the building shall install an automatic sprinkler system approved as to form and manner in the city of New York by the fire commissioner of such city, and elsewhere, by the state fire marshal. Such installation shall be made within one year after this section takes effect, but the fire commissioner of the city of New York in such city and the state fire marshal elsewhere may, for good cause shown, extend such time for an additional year. A failure to comply with this section shall be a misdemeanor as provided by section twelve hundred and seventy-five of the penal law and the provisions hereof shall also be enforced in the city of New York by the fire commissioner of such city in the manner provided by title three of chapter fifteen of the Greater New York charter, and elsewhere by the state fire marshal in the manner provided by article ten-a of the insurance law.

Foreign Trade By Ports.

The growing disposition of commerce to seek its destination by shortest routes and easiest grades is illustrated by the increasing share of the exports which made their exit through the Gulf and Northern Border ports of the United States last year. The value of exports passing through the Gulf ports in the calendar year 1911 was 443 million dollars, against 276 million in 1900, an increase of 64 per cent., that passing through the Northern Border ports 298 million against 165 million in 1900, an increase of 184 per cent.; while that passing through the Atlantic ports in the same period increased but 20 per cent. The share of the total exports which passed out of the Atlantic ports fell from 78 per cent. in 1880 to 68 per cent. in 1900 and 22 per cent. in 1911; while the share through the Gulf ports increased from 14 per cent. in 1880 to 18 per cent. in 1900 and 22 per cent. in 1911; through Pacific ports there has been little change, the share being for each period about five per cent.

New York, New Orleans, Galveston, Boston, Philadelphia, Baltimore, San Francisco, Savannah, Port Townsend, and Buffalo, according to figures just completed by the Bureau of Statistics, Department of Commerce and Labor, represent the ten custom districts through which passes 85 per cent. of the entire imports and exports of the United States.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

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

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

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

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

LOCAL BOARD CALENDARS

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

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

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, ON APR. 5, AT 5 P. M.

NAPIER AV.—To legally open at the crossing of the Atlantic av division of the Long Island Railroad, from Atlantic av on the south side of said railroad to Atlantic av on the north side, 4th Ward.

HIGHVIEW AV.—Regulating and grading from South st to Cumberland st, 4th Ward.

BROADWAY.—Regulating and repaving with asphaltic concrete (Topeka Sterling specification) on a prepared macadam or concrete foundation in BROADWAY, from Murray la to 10th st., Bayside, and from Main st., Douglaston, to the City line, 3d Ward.

LIBERTY AV, ETC.—Construction of a sewer and appurtenances in LIBERTY AV, from Leferts av to Nebraska av, and in SOUTH CURTIS AV, from Liberty av to Atlantic av, 4th Ward.

UNION HALL ST, JAMAICA.—Construction of temporary sewer and appurtenances in UNION HALL ST, from South st to Cumberland st, Jamaica, 4th Ward.

BRENTON AV.—To legally open BRENTON AV (HENRY ST), bet Plainfield and Hillside avs, 4th Ward.

CUMBERLAND ST.—To open, across the Long Island Railroad for vehicle and pedestrian traffic either by tunnel or bridge, 4th Ward.

PACIFIC ST.—To open across the Long Island Railroad for vehicle and pedestrian traffic either by tunnel or bridge.

SPRUCE ST, RICHMOND HILL.—To legally open, from Liberty av to St. Ann's ave, Richmond Hill, 4th Ward.

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 26.

WEST 123D ST.—No. 369, repairing sidewalk. Adopted.

STREET SYSTEM.—Laying out a STREET SYSTEM in the section bounded on the north by the United States Ship Canal, on the east by Seaman av, on the south by Dyckman st and on the west by the Hudson River. Laid over until the next meeting.

RIVERSIDE DRIVE.—Construction of inclined pathways or ramps connecting Riverside Drive and the widening thereof at West 160th st, West 161st st and West 162d st, and bet 163d and 164th sts. Laid over until the next meeting.

BRADHURST AV AND 150TH ST.—Repairing sidewalk at the southeast corner. Adopted.

AMSTERDAM AV.—Fixing width of ROADWAY from 155th st to its north terminus, at 60 ft.; and the width of SIDEWALKS at 20 ft. Adopted. The roadway is to be centrally located.

BRADHURST AV AND 150TH ST.—Fencing lots on the southeast corner. Laid over pending report of Bureau of Highways.

150TH ST.—Amending resolution of Oct. 31, 1911, providing for paving 150TH ST, from Broadway to Riverside Drive by providing for curbing and recurbng. Adopted.

Local Board of Riverside.

AT CITY HALL, MARCH 26.

CATHEDRAL PARKWAY.—Fencing vacant lots on the north side, 100 ft. west of 7th av. There was no meeting.

Local Board of Hudson.

AT CITY HALL, MARCH 26.

REPAIR OF SIDEWALKS AT THE FOLLOWING LOCATIONS: 613-619 WEST 39TH ST.; 631-635 WEST 40TH ST.; the southwest corner 41ST ST AND 11TH AV.; 781 11TH AV.; 621-627 WEST 40TH ST.; the northwest corner 11TH AV AND 40TH ST. All laid over for two weeks.

Local Board of Harlem.

AT CITY HALL, MARCH 26.

EAST 112TH ST.—Alteration and improvement of sewer, bet 1st and 3d avs. Laid over pending the completion of plan for reconstruction of sewers in this entire section.

EAST 119TH ST, ETC.—Alteration and improvement of sewer in EAST 119TH ST, bet 1st and 2d avs; and in 1ST AV, bet 119th and 120th sts. Laid over pending completion of plan for reconstruction of sewers in the entire section.

EAST 101ST ST.—Application of Frederick E. Klein, made pursuant to Section 369 of the Ordinances, for permission to erect and maintain a stand in front of premises 300 EAST 101ST ST, consent to his application in this instance having been refused by the Alderman of the district. Application withdrawn.

Local Board of Morrisania.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, MARCH 25.

LONGFELLOW AV, ETC.—For acquiring title to the lands necessary for LONGFELLOW AV, from Hunts Point av to a point 93 ft. south of Lafayette av or the L. S. Samuels property. Laid over until Apr. 15.

DRAKE ST.—Acquiring title to the lands necessary for DRAKE ST, from the junction of Eastern boulevard and Hunts Point av to the junction of Edgewater rd and Seneca av. Laid over until Apr. 15.

FAILE ST.—Acquiring title to lands necessary for FAILE ST, from Hunts Point av to Lafayette av. Laid over until Apr. 15.

BRYANT AV.—Acquiring title to lands necessary for BRYANT AV, from Spofford av to a point 103 ft. south of Lafayette av or the L. S. Samuels property. Pet. No. 497. Laid over until Apr. 15.

BRYANT AV.—Regulating, grading, etc. from Aldus st to the New York, New Haven & Hartford Railroad. Laid over until Apr. 15.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, MARCH 25.

STORROW ST.—Regulating, grading, etc., building approaches, in STORROW ST, from the public place at 177th st and Westchester av to Wood av. Pet. No. 565. Laid over until Apr. 15.

WHITE PLAINS RD.—Regulating, grading, etc., from a point near old Unionport rd to a point near Thwait's pl, as the same is shown on damage maps dated Feb. 15, 1910 and Aug. 18, 1911. Laid over until Apr. 15.

EAST 222D ST.—Regulating, grading, etc., from Bronxwood av to Arnov av. Laid over until Apr. 15.

BENEDICT AV, ETC.—Regulating, grading, etc., in BENEDICT AV, from Storrow st to the junction of Unionport rd and Olmstead av. Adopted.

STORROW ST.—Sewer, etc., in STORROW ST, bet the plaza at Westchester av, East 177th st and Benedict av; and in BENEDICT AV, bet Storrow st and Pugsley av. Laid over until Apr. 15.

BENEDICT AV.—Regulating and grading from Pugsley av to Storrow st. Denied.

BULLARD AV.—Regulating, grading, etc. in BULLARD AV (1ST ST) from East 233d st to Nereid av. Laid over until Apr. 15.

BAKER AV.—Reducing the width to 50 ft from White Plains rd to Garfield st. Laid over until Apr. 15.

SHORE DR.—Acquiring title to SHORE DR, from Layton av to the land formerly known as the Turnbull property were adopted by the Local Board of Chester on Dec 14, 1910, and amended Jan 4, 1911, so as to read "Shore Drive from its intersection with Layton av or Town Dock rd to Pennyfield av." A communication is now presented asking: 1st. "To discontinue all of that part of the proceeding to acquire title to SHORE DR from a point at or near Pennyfield av north to about Gridley av." 2nd. "That the proceeding to acquire title to the Public Park (which includes a portion of Shore Dr) from Gridley av to Layton av or Town Dock rd, go forward, and that title vest to the same as soon as can conveniently be done." Both matters laid over until Apr. 15.

MEAD ST.—Request for the reduction of the width of MEAD ST, from 60 ft, as now laid out, to 50 ft, bet Garfield st and Unionport rd, one block. Laid over until Apr. 15.

BULLARD AV.—Change of grade bet Nereid av and East 233d st. Laid over until Apr. 15.

Local Board of Van Cortlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MARCH 25.

MARION AV.—Paving, with bituminous pavement, from East 189th st to Fordham rd. Amend so as to read "from East 188th st to Fordham rd," on account of the changing of the name of 189TH ST to "EAST 188TH ST," in that section. Adopted.

WEST 180TH ST.—Acquiring title, from Aqueduct av to Osborn pl. Laid over until Apr. 15.

EDGEHILL AV.—Laying out, bet Johnson av and Netherland av and bet 230th and 227th st. Adopted.

NETHERLAND AV.—Changing the grade and lines from a point 50 ft south of the south side of 227th st to West 230th st. Adopted.

EAST 174TH ST.—Laying out a plot sufficient for a system of steps to connect the north side of EAST 174TH ST with the east line of the Grand Boulevard and Concourse. Adopted.

EAST 174TH ST.—Acquiring title to the lands necessary for a system of steps in Block 2825, Lot 1, so as to connect EAST 174TH ST with the Grand Boulevard and Concourse. Adopted.

INWOOD AV.—Paving with asphalt blocks on a concrete foundation INWOOD AV, from West 169th st to Belmont st, etc. Said pavement being designated as Class "A" pavement. Estimated cost \$34,800; 2,846 linear feet. Probable cost per 25 foot lot \$152.75. Laid over until Apr. 15.

KINGSBRIDGE AV.—Acquiring title to KINGSBRIDGE AV, from West 230th st, Bronx, to the north terminus of Marble Hill av, Manhattan. Adopted.

MOSHOLU PARKWAY NORTH.—Paving with asphalt blocks on concrete foundation, MOSHOLU PARKWAY NORTH, from Webster av to Perry av, Class "A" pavement. Total estimated cost \$11,400, or about \$157.75 for a 25 ft. lot. Laid over until April 15.

CEDAR AV, ETC.—For paving with granite blocks on a sand foundation, the roadway of CEDAR AV, from Sedgwick av to West 179th st; and the roadway of WEST 179TH ST, from Cedar av to Sedgwick av, setting curb where necessary, together with all work incidental thereto, and WEST 177TH ST, from Cedar av west to the bridge over the New York Central & Hudson River Railroad tracks, for the purpose of omitting from the petition WEST 179TH ST from Cedar av to Sedgwick av, as there is neither water main nor sewer installed in said street. All subsurface improvements must be laid before the Board of Estimate and Apportionment will report favorably on resolution. Laid over until Apr 15.

WEST 238TH ST.—Regulating, grading, etc., including steps where required, WEST 238TH ST, from Broadway to Riverdale av; GREYSTONE AV, from Riverdale av to West 242d st; WALDO AV, from Greystone av to West 242d st; also constructing steps and appurtenances in WEST 238TH ST from Spuyten Duyvil rd to Waldo av. Adopted.

WEST 238TH ST.—Regulating, grading, etc., and building steps and appurtenances where necessary in WEST 238TH ST, from Cannon pl to Bailey av. Laid over until April 15.

SUMMIT PL.—Regulating, grading, etc., and building steps and appurtenances from Heath av to Bailey av. Adopted.

EAST 193D ST.—Regulating, grading, etc., and paving with bituminous pavement on a concrete foundation, the roadway on EAST 193D ST, from Bainbridge av to Webster av. The said pavement is designated as Class "B" or preliminary pavement. Laid over.

Local Board of Crotona.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON MARCH 25.

NO QUORUM.—There was NO QUORUM present at this meeting and consequently the matters before the meeting were not acted upon.

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.

RAPID TRANSIT.—Offer of the Interborough Rapid Transit Co. relative to the operation of certain rapid transit routes. Laid over until the next meeting.

MANHATTAN BRIDGE.—Petition of the Manhattan Three-Cent Fare Line for a franchise to construct, maintain and operate a street surface railway from Flatbush Av. Station across MANHATTAN BRIDGE to Desbrosses st ferry, Manhattan. Tentative approval, but the Board will look into the merits of other companies claims for a franchise.

AMERICAN DISTRICT TELEGRAPH CO.—Continuation of the operation of automatic CALL BOXES on premises of subscribers. Adopted.

CANAL ST.—Application of the Dry Dock, East Broadway & Battery R. R. Co. for a franchise to construct, maintain and operate a street surface railway from existing tracks in CANAL ST at the east side of Broadway up and along CANAL ST to CHURCH ST, to LISPENARD ST. Adopted.

DRY DOCK RAILROAD.—Application of the Dry Dock, East Broadway & Battery R. R. Co. for the consent of the city as an abutting property owner to a change of motive power from horse power to the storage battery system on 16 streets comprising portions of several routes of the company. Referred to the Corporation Counsel.

FREDERICK PEARCE CO.—This firm has discontinued its use of the streets without authority. The officials of the city having jurisdiction in the matter are to be so advised.

MANHATTAN BRIDGE.—Relative to the authorization of corporate stock to provide means for improvements in connection with the Manhattan terminal of the Manhattan Bridge. Request of the Bridge Commissioner that the reduction of the total authorization of \$288,120 be amended by reducing to \$213,120 in order that the difference may be applied to the construction of an elevator at the Queensboro Bridge, also requesting the issue of \$75,000 corporate stock as additional means for said purpose. Referred to the Corporate Stock Budget Committee.

ALEX. HAMILTON'S HOUSE.—Request from the Park Commissioner for an appropriation for the purchase of the Alex. Hamilton homestead known as Hamilton Grange, on Convent av, near 141st st, and its removal to St. Nicholas Park. Referred to the Corporate Stock Budget Committee.

MUSEUM OF ART.—New carpenter shop and equipment in Metropolitan Museum of Art. Adopted. Cost, \$61,000.

7TH AV.—Report of Comptroller recommending approval of form of contracts, plans, etc., for furnishing and setting curbstones and paving with Portland cement the ends of park plots on 7TH AV, bet 110th and 153d sts. Adopted.

WOOSTER ST, ETC.—To charge cost of repaving the following streets to the REPAVING FUND: WOOSTER ST, from Bleecker st to Houston st; 50TH ST, from 11th av to 12th av; 22D ST, from 6th to 7th av, and from 9th to 10th av. Adopted.

CHELSEA PARK.—Issue of \$3,500 special revenue bonds for alterations exclusively to the comfort station in CHELSEA PARK. Adopted.

WEST 134TH ST.—Changing the grade bet Broadway and Riverside drive. Adopted.

PARK AV.—Changing the grade of PARK AV, bet 40th and 42d sts; and of 41ST ST at Park av. Adopted.

BARCLAY ST.—Removal of sidewalk encroachments from Broadway to West st. Adopted.

14TH ST.—Fixing the roadway and sidewalk widths bet Av D and 9th av, at 53 ft. for roadway and 23.5 ft. for sidewalks. Adopted.

BRONX.

N. Y., WESTCHESTER & BOSTON.—Petition for the rescission of the resolution of the Board of Estimate directing the company not to commence operation over any portion of its route bet city line and 174th st until such time as it can commence operation over its entire line bet those points. Referred to the Bureau of Franchises.

JACKSON AV.—Report of the Comptroller recommending approval of the purchase at private sale, at a price not to exceed \$8,250, of a plot on the west side of JACKSON AV, 160.92 ft. north of East 158th st, for use by the Dept. of Education. Adopted.

BRIDGES.—Request from the Bridge Commissioner for the amendment of the following resolutions: A.—Resolution adopted June 3, 1910, authorizing the issue of \$12,000 corporate stock for the reconstruction of timber fender piers of the WILLIS AV BRIDGE, over Harlem River, by reducing said amount to \$6,000. B.—Resolution adopted July 17, 1911, authorizing the issue of \$13,500 corporate stock, for the electrical equipment of the THIRD AV BRIDGE, over Harlem River, by increasing said amount to \$16,500. C.—Resolution adopted July 17, 1911, authorizing the issue of \$13,500 corporate stock, for the electrical equipment of the WILLIS AV BRIDGE, over Harlem River, by increasing said amount to \$16,500—in order that the contracts for the electrical equipment of the THIRD AV BRIDGE and the WILLIS AV BRIDGE may be awarded and certified. Referred to the Corporate Stock Budget Committee.

TREMONT AV.—Regulating and grading, from Ludlow av to Fort Schuyler rd. Preliminary work. Adopted.

BRONX PARK AV.—Agreement bet the city and the N. Y., Westchester & Boston Ry. regarding the company's share of expense of the proceeding for acquiring title to BRONX PARK AV and of change of grade damage in this street, and the company's proportionate share of the incidental expense of the ADAMS ST opening proceeding, amounting in all to \$18,675; for the waiver by the RAILROAD COMPANY of all claims to immunity from assessment for benefit in said proceedings on prop-

erty owned by it within the limits of its right of way; and also granting AN EASEMENT to the city for the construction and maintenance of a sewer in BRONX PARK AV, to be built either in cut or tunnel, and for the assumption by the RAILROAD COMPANY of the difference in cost between a cut and a tunnel. Laid over for two weeks.

BROOKLYN.

ATLANTIC AV.—Public hearing on the petition of the NASSAU ELECTRIC RAILROAD CO. to construct, operate, etc., a street surface railway on ATLANTIC AV, from 5th av to Shepherd av, East New York. Referred back to the Bureau of Franchises.

ATLANTIC AV.—Petition from the Coney Island & Brooklyn R. R. Co. to construct, operate, etc., a street surface railway from the existing tracks of the company on Franklin av upon and along ATLANTIC AV to 4th av. Referred to the Bureau of Franchises.

4TH AV.—Petition of the Coney Island & Brooklyn R. R. Co. to construct, operate, etc., a street surface railway on 4TH AV, from 9th st to Atlantic av, there connecting with the proposed route for which application is now pending; thence upon and along 4TH AV to FLATBUSH AV, to ASHLAND PL, to FULTON ST, thence by single track in ASHLAND PL to DE KALB AV, there connecting with the existing tracks of the company; also by single track from Ashland pl and Fulton st along FULTON ST to ROCKWELL PL to DE KALB AV, there connecting with the existing tracks of the company. Referred to the Bureau of Franchises.

BUSHWICK PL.—Application from the Otto Huber Brewery for an amendment of the consent granted to install, maintain and use a 15-in. iron pipe under and across BUSHWICK PL, connecting premises of the applicant on opposite of said street so as to authorize the installation therein of certain wires for light, power and signal purposes, also speaking tube and compressed air pipe. Referred to the Bureau of Franchises.

BROOKLYN MAPS.—Ordering of new maps of Brooklyn at a cost of \$185. Adopted.

26TH WARD DISPOSAL PLANT.—Issue of special revenue bonds to \$50,000 for continuing the sewerage purification experimental work at the 26TH WARD DISPOSAL PLANT. Referred to the Comptroller.

EAST NEW YORK HOSPITAL.—In the matter of the purchase of property on Riverdale, Pennsylvania and New Jersey avs as an additional site for the EAST NEW YORK HOSPITAL, etc. Referred to the Corporate Stock Budget Committee.

McCARREN PARK.—Report of the Comptroller recommending approval of the forms of preliminary and final contracts with McKim, Mead & White, architects, for the construction of a SHELTER in McCARREN PARK. Adopted.

MUNICIPAL BUILDING.—Preliminary contract for services of McKenzie, Voorhees & Gmelin, architects, for preparing preliminary studies and specifications for the construction of a NEW MUNICIPAL BUILDING, at a cost not to exceed \$10,000. Approved.

OCEAN PARKWAY.—Approval of the form of contract, by the Comptroller, for constructing walks on the east side of OCEAN PARKWAY, bet Prospect Park and Coney Island. Adopted.

McKIBBEN PLAYGROUND.—Approval, by the Comptroller, of the form of contract, etc., as amended, for labor and materials required for the erection and completion of playground apparatus in McKIBBEN PLAYGROUND, at Seigel, White and McKibben sts. Adopted.

RED HOOK PLAYGROUND.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, the plans and specifications (as amended), and the estimate of cost (\$597), for furnishing all labor and materials required for the erection and completion of playground apparatus in RED HOOK PLAYGROUND at Richard, King, Dwight and Pioneer sts. Adopted.

BUSHWICK PLAYGROUND.—Report of the Comptroller recommending approval of the form of contract, plans, etc., as amended, for the erection of playground apparatus in BUSHWICK PLAYGROUND, on Putnam av, bet Knickerbocker and Irving avs. Adopted.

McCARREN PARK.—Report of the Comptroller, recommending approval of the plans and specifications, as amended, for the erection of playground apparatus in PLOT 1, McCARREN PARK. Adopted.

PUBLIC PARK.—Report of the Comptroller, recommending approval of form of contract, plans, etc., for construction of a PUBLIC PARK on the ground bounded by East New York av, Barrett st, Pitkin av and Grafton st. Adopted.

DRIGGS AV.—Report of the Comptroller recommending purchase, at private sale, of a parcel on the east side of DRIGGS AV, 96 ft. north of South 3d st, Williamsburgh, cost not to exceed \$9,000; also, a parcel on the north side of SOUTH 3D ST, 205 ft. east of Driggs av, not to cost more than \$55,000. Adopted.

BAY RIDGE AV.—Report of the Comptroller, recommending the purchase, at private sale, of property on the north side of BAY RIDGE AV, 200 ft. southeast of 12th av and that it be taken subject to a covenant against nuisances; for use of Dept. of Education. Adopted.

SUNSET PARK, ETC.—Provision for the wages of temporary employees for the completion of SUNSET PARK and improvements in FORT GREENE PARK. Adopted.

APOLLO ST.—Petition of J. Sergeant Cram for an extension of the area of assessment in the proceeding for acquiring title to APOLLO ST, from Meeker av to the bulkhead line of Newtown Creek, and to PORTER AV, from Maspeth av to Meeker av. Referred to the Chief Engineer.

HIGH ST, ETC.—Request of the Brooklyn Heights Association that the city acquire title

to the property within the area bounded by HIGH ST, WASHINGTON ST and FULTON ST for the purpose of laying out a more suitable APPROACH TO THE BROOKLYN BRIDGE. Laid over for two weeks.

QUEENS.

PIPES, ETC.—Report from the Dept. of Water Supply, Etc., stating that the East River Gas Co., Steinway & Sons, Wm. Matthieson & Co., and the Pennsylvania R. R. Co. are maintaining pipes without authority under and across various highways. Referred to the Bureau of Franchises.

REPAVING OF STREETS.—Twenty-eight resolutions adopted by the Local Boards of Newtown and Jamaica initiating proceedings for regulating and repaving with asphaltic concrete certain streets enumerated therein. Public hearing on the matter on April 11. In the meantime bids will be advertised for, but they are not to be opened until after the hearing.

RICHMOND.

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

THE GREATER CITY.

ELECTRICAL WIRES, ETC.—Petition of the United Electric Service Co. for a franchise to construct, maintain and operate suitable wires or other electrical conductors within the Boroughs of BROOKLYN and THE BRONX for the purpose of operating an ELECTRICAL SIGNAL SYSTEM for the calling of messengers, an electrical burglary alarm system, and a fire alarm system. Referred to the Bureau of Franchises.

STOCK QUOTATION TELEGRAPH CO.—In the matter of the petition for the consent and approval of the Board to continue to use and occupy the streets of the city for furnishing of information by means of a ticker instrument operating in the Boroughs of Manhattan, Brooklyn, the Bronx and Queens. Adopted.

INEBRIATES HOME.—Report of the Corporate Stock Budget Committee, recommending the purchase of property in the town of Smithtown, Suffolk County, N. Y., 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. Laid over for two weeks.

LEGACY OF BETSY HEAD.—Bequest to the city by the late Betsy Head, of Islip, L. I., amounting to \$187,746.84 to be used in such manner as the Recreation Commission may suggest, subject to approval of the Board of Estimate. The legacy is for the purpose of buying and improving lands within or near the city for health and recreation. Transferred to the Recreation Commission.

BLACKWELL'S ISLAND.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, the plans and specifications (as amended), and estimate of cost (including architects' fees), in the sum of \$270,000, for all labor and materials necessary for the excavation, etc., for the construction and completion of a new ward wing extension to the EAST TUBERCULOSIS INFIRMARY, METROPOLITAN HOSPITAL, BLACKWELL'S ISLAND, under the jurisdiction of the Department of Public Charities. Adopted.

OTISVILLE SANATORIUM.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract (as amended), the specifications, plans and estimate of cost (\$2,000), for steel girders, etc., required for the construction of the second floor and roof of the NEW LAUNDRY BUILDING of the OTISVILLE SANATORIUM, under the jurisdiction of the Department of Health. Adopted.

PUBLIC HEARINGS.

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 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 23, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BROOKLYN.

63D ST.—Sewer in 63D ST, bet 8th and 10th avs; bet 14th and 13th avs, and outlet in FORT HAMILTON AV (both sides), bet 63d and 62d sts (Section No. 1). Area of assessment: Blocks 5729, 5733, 5736, 5740 and 5743. List 2173.

NEWPORT ST, ETC.—Sewer in NEWPORT ST, bet Christopher av and Sackman st; LOTT AV, bet Watkins st and Stone av; basins at the northeast and northwest corners of RIVERDALE AV AND POWELL ST; at the northeast corner of NEWPORT ST AND THATFORD AV; at all four corners of NEWPORT ST AND STONE AV; northeast corner of NEWPORT AND SACKMAN STS; northeast and northwest corners of NEWPORT AND POWELL STS; and at the northeast and southeast corners of LOTT AND STONE AVS. Area of assessment: Blocks 3604, 3606, 3618, 3813, 3814, 3828, 3829, 3830 and 3831, 3845, 3855. List 2280.

NEW YORK AV AND PRESIDENT ST.—Sewer basin at the southeast corner. Area of assessment: Block 1284. List 2281.

PROSPECT PL.—Curbing and flagging bet Utica and Rochester avs. List 2311.

FENCING.—Fencing north side of St. Marks av, bet Kingston and Albany avs, lot 76, block 1223; northwest corner of Lincoln pl and Classon av, lots 37 and 38, block 1177; west side of Hicks st, bet West 9th st and Huntington st, lots 25 and 27, block 534; north side of Tillary st, bet Gold and Prince sts, lot 59, block 122; south side of 13th st, bet 3d and 4th avs, lot 10, block 1033; southwest corner of Decatur st and Knickerbocker av, lot 28; block 3436; north side of St. Marks av, bet Rochester and Buffalo avs, lots 53 and 54, block 1356; and bet Howard and Saratoga avs, lot 78, block 1452; north side of Blake av, bet Christopher av and Sackman st, lots 40 to 43 inclusive, block 3761; west side of New Jersey av, bet Liberty and Glenmore avs, lots 29 and 33, block 3704; south side of Sutter av, bet Barbey and Jerome sts, and east side of Barbey st, bet Sutter and Blake avs, lots 15, 16, 17, 18, 20 and 23, of block 4045; east side of Hemlock st, bet Fulton st and Atlantic av, lot 24, block 4148; southwest corner of Mermaid av and West 23d st; west side of 4th av, bet 58th and 59th sts, and south side of 58th st, bet 3d and 4th avs, lots 34 and 37, of block 854; southwest corner of Atlantic av and Warwick st. List 2379.

ALBANY AV AND LINCOLN PL.—Basin, at the southeast corner. Area of assessment: Block 1388. List 2388.

ASHFORD ST AND LIVONIA AV.—Basins, at the northeast and northwest corners. Area of assessment: Blocks 4079 and 4080. List 2389.

BAY 25TH ST.—Basins in BAY 25TH ST, at the north and west corners of Benson av and at the north corner of Cropsey av. Area of assessment: Blocks 6375, 6409 and 6442. List 2390.

BAY RIDGE AV (69TH ST).—Sewer, bet 13th and 14th avs. List 2391.

COONEY ISLAND AV.—Sewer, west side, bet Johnson st and Church av. Area of assessment: Blocks 5322 and 5331. List 2392.

DUPONT ST.—Reconstructing sewer in DUPONT ST, from Oakland st to a point 200 ft. east and constructing sewer from a point 200 ft. east of Oakland st to Provost st. Area of assessment: Block 5331. List 2392.

PRESIDENT ST.—Sewer, bet New York and Nostrand avs. List 2402.

EAST 5TH ST.—Sewer, bet Foster av and the north line of the L. I. R. R. property. Area of assessment: Blocks 6502 and 6503. List 2394.

EAST 8TH ST AND AV C.—Basin at southwest corner. Area of assessment: Block 5376. List 2395.

58TH ST.—Sewer, bet 15th and 16th avs. List 2396.

FULTON ST AND EUCLID AV.—Basin at northeast corner. Area of assessment: Block 4129. List 2398.

MOULTRIE ST.—Sewer, bet Norman and Meserole avs. List 2399.

GELSTON PL AND 94TH ST.—Basin at the east corner. Area of assessment: Block 6110. List 2400.

NEW LOTS AV.—Basins at the southeast and southwest corners of JEROME ST; southeast and southwest corners of WARWICK ST; northwest and southeast corners of ASHFORD ST; and at the southeast corner of CLEVELAND ST. Area of assessment: Blocks 4093, 4307, 4310 to 4313. List 2401.

PRESIDENT ST.—Sewer, bet NEW YORK AND NOSTRAND AVS. List 2402.

RUTLAND RD AND ROGERS AV.—Basins at the northeast and southeast corners. Area of assessment: Blocks 5036 and 5039. List 2403.

6TH AV AND 63D ST.—Basins at the four corners. Area of assessment: Blocks 5801, 5802, 5810 and 5811. List 2404.

75TH ST.—Sewers on both sides, bet 12th and 13th avs; outlet on both sides of 75TH ST, bet 13th and 14th avs. Area of assessment: Blocks 6209 to 6211, and 6220 to 6222, inclusive. List 2405.

77TH ST.—Sewer, bet 1st and 2d avs. Area of assessment: Blocks 5948 and 5958. List 2406.

12TH AV.—Sewer, bet 39th and 42d sts. List 2408.

13TH AV.—Sewer, bet 73d and 75th sts and bet 78th and 79th sts. List 2409.

UNDERHILL AV.—Sewer, bet St. Johns pl and Eastern parkway and basins in UNDERHILL AV at the southeast corner of St. Johns pl; also, the southwest corner of Sterling pl; southeast corner of Lincoln pl; northeast corner of Eastern parkway and southeast corner of BUTLER PL AND STERLING PL. Area of assessment: Blocks 1171, 1172, 1176 and 1179. List 2410.

FENCING.—Fencing lots north side of DECATUR ST, bet Patchen and Ralph avs, lots 1 and 95, block 1678; NORTH 11TH AND NORTH 12TH STS, bet Berry st and Bedford av, lots 11 to 14 and 27 to 29, block 2290; south side of McDOUGAL ST, bet Fulton st and Howard av, lot 13, block 1530; south side of EAST NEW YORK AV, bet Bristol and Chester sts, and the west side of CHESTER ST, bet Pitkin and East New York av, lots 29, 30, 31 and 37, block 3498; southwest side of ST. MARKS AV, bet Classon and Franklin avs, lot 17, block 1156; CENTRAL AV, bet Chauncey and Moffat sts, and CHAUNCEY ST, bet Central and Evergreen avs, lot 32, block 3446; south side of PALMETTO ST, bet Central and Hamburg avs, lot 19, block 3351; ST. MARKS AV, north side, bet Washington and Grand avs, lot 34, block 1147; north side of PROSPECT PL, bet Grand and Classon av, and west side of CLASSON AV, bet Prospect pl and St. Marks av, lots 52, 59, 61 and 62, block 1153; south side of PROSPECT PL, bet Classon av and Brighton Beach R. R., lot 31, block 1163; northeast side of ALABAMA AV and southwest side of GEORGIA AV, bet Liberty and Glenmore avs, lots 4, 5, 6, and 31, block 3701; south side of KNICKERBOCKER AV, bet Gates av and Palmetto st, lots 29, 30 and 32, block 3343; south side of HUNTINGTON ST, bet Hicks and Henry sts, lots 17, 18, 21, 22, 23, block 535. List 2448.

GRADING.—Grading lots 6, 68 and 63, bounded by 44th and 45th sts and 7th and 8th avs. Area of assessment: Block 711. List 2454.

76TH ST ETC.—Flagging 76TH ST, bet 4th and 5th avs; 41ST ST, bet 5th and 6th avs; south side of SHERMAN ST, bet 11th av and Terrace pl; north side of AV N, bet East 19th st and Ocean av; east side of HOPKINSON AV, bet Hull and Somers sts; west side of 2D AV, bet 38th and 39th sts. List 2463.

BAY 25TH ST.—Regulating, grading, etc., bet 86th st and Cropsey av. List 2240.

65TH ST.—Regulating, grading, etc., bet Fort Hamilton av and New Utrecht av. List 2290.

20TH AV.—Regulating, grading, etc., bet 86th st and Bath av. List 2297.

LINCOLN RD.—Paving and curbing, bet Ocean av and Flatbush av. List 2306.

95TH ST.—Paving, bet 5th and Fort Hamilton avs. List 2308.

AV M.—Regulating, paving, etc., bet Ocean av and a property line about 60 ft. west of East 17th st. List 2340.

BAY 13TH ST.—Paving, bet Cropsey av and 86th st. List 2342.

44TH ST.—Paving, bet Fort Hamilton and 12th avs. List 2347.

44TH ST.—Paving, bet 12th and 15th avs and bet 16th av and West st. List 2348.

57TH ST.—Regulating, grading, etc., bet 8th and 12th avs. List 2349.

12TH AV.—Regulating, grading, etc., bet 36th and 39th sts. List 2356.

13TH AV.—Regulating, grading, etc., bet 36th and 37th sts. List 2357.

BAY RIDGE AV.—Regulating, grading, etc., bet 13th and 15th avs. List 2358.

BLAKE AV.—Paving, bet Sheffield and Pennsylvania avs. List 2364.

82D ST.—Regulating, grading, etc., bet 6th and Fort Hamilton avs. List 2365.

53D ST.—Regulating, grading, etc., bet 18th av and West st. List 2366.

77TH ST.—Regulating, grading, etc., bet 5th and 7th avs. List 2367.

EAST 19TH ST.—Paving, bet Avs I and K, and curbing from a point 300 ft. south of Av J to Av K. List 2369.

EAST 18TH ST.—Paving, bet Avs I and K, and curbing from a point 300 ft. south of Av J to Av K. List 2340.

EAST 3D ST.—Regulating, grading, etc., bet Av C and Cortelyou rd. List 2372.

49TH ST.—Paving, bet New Utrecht and 17th avs. List 2374.

17TH AV.—Regulating, grading, etc., bet 74th and 79th sts. List 2378.

14TH AV.—Paving, bet 42d and 45th sts. List 2382.

8TH AV.—Regulating, grading, etc., bet 62d st and Bay Ridge av. List 2449.

80TH ST.—Regulating, grading, etc., bet 5th and Fort Hamilton avs. List 2453.

SNEDIKER AV.—Regulating, grading, etc., bet Dumont and Riverdale avs. List 2467.

10TH AV.—Regulating, grading, etc., bet 41st and 53d sts. List 2468.

WILLIAMS AV.—Regulating, grading, etc., bet Belmont and Sutter avs. List 2470.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

CANAL ST, MANHATTAN.—Acquiring title to the lands, etc., required for the widening of CANAL ST, bet Bowery and Chrystie st, 10th Ward. Application will be made to Special Term, part 3, of the Supreme Court, Manhattan, on April 8, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in the above matter.

BILLS OF COST.

LACOMBE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending LACOMBE AV, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; RANDALL AV, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek, and COMMONWEALTH AV, from Patterson av to Lacombe av, 24th Ward. The bill of costs in the above matter will be presented, for taxation, to Special Term, part 1, Supreme Court, Manhattan, on April 8, at 10.30 a. m.

FINAL REPORTS.

APOLLO ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending APOLLO ST, from Meeker av to bulkhead line of Newtown Creek, and PORTER AV, from Meeker av to Maspeth av, 17th and 18th Wards. The final report in the above proceeding was presented for confirmation to a Special Term of the Supreme Court, County Court House, Brooklyn, on March 29, at 10 a. m.

BENSON AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending BENSON (MADISON) AV, from West Farms rd to Lane av, 24th Ward; OVERING (WASHINGTON) AV, from West Farms rd to Westchester av; ST. PETERS (UNION) AV, from Westchester av to West Farms rd, 24th Ward; SEDDON ST (Tryon row), from St. Raymond av to West Farms rd, 24th Ward; ROWLAND ST (Washington av), from Westchester av to St. Raymond av (4th st), 24th Ward; HUBBELL ST (Washington av), from Dorsey st (Carroll la) to Maclay av (5th st) 24th Ward; as amended by order of the Supreme Court, entered in the office of the Clerk of the County of New York, on Feb. 2, 1910, by including certain additional lands required and excluding certain other lands not required. The final report in estimate and assessment of

Francis V. S. Oliver and Edward D. Dowling, commissioners in the above matter, will be presented, for confirmation, to Special Term, part 3, Supreme Court, Manhattan, on April 4, at 10.30 a. m.

NOTICES TO PRESENT CLAIMS.

AV I, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV I, from Ocean Parkway to the east line of East 15th st and from the east property line of the lands of the Long Island R. R. Co., within the lines of East 17th st to East 34th st, 31st and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to F. M. Saauze and Royal W. France, commissioners, 166 Montague st, on or before April 4; and, they will hear all such parties, in person, on April 8, at 2 p. m.

PUBLIC PARK, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK, at Coney Island, 31st Ward, as laid out on the map or plan of the city by resolution adopted by the Board of Estimate and Apportionment on October 19, 1911, and January 11, 1912, and approved by the Mayor on December 20, 1911, and January 11, 1912, respectively. All persons having any claim on account of the foregoing proceeding must present same, in writing, to David F. Manning, Geo. S. Billings and Wm. Duane, commissioners, 166 Montague st, on or before April 4; and, they will hear all such parties, in person, on April 8, at 4 p. m.

AV D (CORTELYOU RD), BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV D (CORTELYOU RD), from Ocean parkway to West st excepting the land occupied by the tracts of the Prospect Park and Coney Island Railroad; ALBEMARLE RD, from West st to East 3d st, and from East 5th st to Ocean parkway, excepting the property occupied by the tracks of the Prospect Park and Coney Island Railroad; CATON AV, from Gravesend av to East 5th st; EAST 2D ST, from Greenwood av to Ditmas av (Av E), and EAST 3D ST, from Fort Hamilton av to Cortelyou rd (Av D), 29th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Thos. H. Troy, W. W. Colne and Wm. McKinny, commissioners, 166 Montague st, on or before April 4; and, they will hear all such parties, in person, on April 8, at 11 a. m.

FENIMORE ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending FENIMORE ST, from Nostrand av to Kingston av and from Albany av to Troy av; also, RUTLAND RD, from Nostrand av to Canarsie av, 29th Ward. All persons having any claim on account of this proceeding must present same, in writing, to Geo. H. Folwell, F. A. McCloskey and Chas. S. Aronstam, commissioners, 166 Montague st, on or before April 4; and, they will hear all such parties, in person, on April 8, at 4 p. m.

PUBLIC 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, dated July 27, 1911, adopted by the Board of Estimate 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 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 WASHINGTON AV as appurtenant to the property abutting on either side thereof. All persons having any claim on account of this proceeding must present same, in writing, to Wm. S. Cogswell, Clarence Edwards and Jno. J. Goodwin, commissioners, 90 West Broadway, Manhattan, on or before April 5; and, the commissioners will hear all such parties, in person, on April 9, at 2 p. m.

SKILLMAN AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending, from Old Wood Point rd to Kingsland av, 18th Ward. All persons having any claim on account of the above proceeding must present same, duly verified, to Edward J. Byrne, Solon Barbanell, John A. Warren, commissioners, at their office, 166 Montague st, on or before April 4; and, they will hear all such parties, in person, on April 8, at 10.30 a. m.

By Comm'rs of Estimate & Assessment.

ROSEWOOD ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending ROSEWOOD ST (unofficial name), from Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av, 24th Ward. Bertram L. Kraus, Wm. G. Draddy and Norbert Blank, commissioners of estimate, have completed their supplemental and amended estimate of damages; 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 18; and they will hear all such parties, in person, on April 22, at 3 p. m.

Bertram L. Kraus, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons opposed to same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before April 18; and he will hear all such parties, in person, on April 23, at 3 p. m.

REAL ESTATE NEWS.

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

A Fair Amount of Well-Distributed Trading Was Reported in Manhattan—Big Deals Again a Feature—Quiet in the Bronx But Brooklyn and Queens Show Increased Business.

The total number of sales reported in this issue for Manhattan and the Bronx is 71, of which 28 were below 59th street and 28 above, and 11 in the Bronx. The sales reported for the corresponding week last year were 80, of which 34 were below 59th street, 35 above, and 11 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 115 and in the Bronx 91. The total amount was \$4,083,857.

The amount involved in auction sales this week was \$897,692 and since January \$11,299,491.

Big Lease of Bronx Corner.

An important lease, involving a large annual rental, was closed yesterday for one of the most important corners in the Bronx.

D. Baumann & Co., furniture dealers, now at 374 East 149th street, have leased the adjoining building, together with the southwest corner of Third avenue, for a term of twenty-one years. The structure, which is L shaped, is four stories high and has frontages of 141.5 feet on 149th street and 43 feet on Third avenue. The building is now occupied by a Post Office branch and Hegeman's drug store. The lessees will occupy a portion of the building and sublet the balance. Negotiations are under way for a lease of the corner store to a prominent cigar dealer. J. Clarence Davies is said to be the broker.

McClure Building in Big Trade.

BROADWAY—Earle & Calhoun sold for Klein & Jackson the vacant plot 102.2x145.1 at the northeast corner of Broadway and 81st street and the adjoining five-story flat house at 213 West 81st street on plot 37.6x102.2 to Charles Brogan. The buyer gave in exchange the sixteen-story McClure Building at the northeast corner of Fourth avenue and 20th street on plot 69x90. The Broadway plot will immediately be improved by the new owner with a twelve-story apartment house.

Madison Square Theatre Leased.

The Kinemacolor Company of America, now located in Mendelssohn Hall, has leased from the F. & D. Company the theatre in Madison Square Garden. The lease is for a term of three years, but it is understood that there is a cancellation clause in the lease. The company has been negotiating for a lease of a portion of the new building to be erected on the site of the Mendelssohn Hall. The Madison Square theatre will be opened on April 1.

Hotel Albany Sold.

Douglass W. and Florence L. Mabree of Saratoga Springs have sold to Irving Griswold of Albany the Albany Hotel at the southeast corner of Broadway and 40th street. The plot covered by the building is part fee and part leasehold and measured 54x173. The ground lease on the southerly part of the site has about seventy-five years to run. The house which is nine stories high was formerly known as the Vendome and is now under lease by the Robert P. Murphy Hotel Co.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

DIVISION ST.—Leon Pizer resold 89 Division st, a 4-sty tenement, on lot 25.5x66, to Julius Krinsky.

GREENWICH ST.—Herbert A. Sherman sold for E. C. Shortemeier to the St. John's Park Realty Co. 765 Greenwich st, a 3-sty building, on lot 21x70.

PRINCE ST.—Van Vliet & Place sold for the est of Michael Duff, 190 and 192 Prince st and 124 Sullivan st, old buildings, on plot 40x77, at the southwest corner of these thoroughfares.

WASHINGTON ST.—The Cross & Brown Co. sold for Charles Laue an interior lot abutting the property at 609 Washington st, between Morton and Leroy st, to Mrs. S. S. Stafford, who now owns a plot 93x90. It is understood

that the parcel will be improved with a 6-sty mercantile building.

4TH ST.—Irving I. Levine and Theodore H. Kempner bought 354 and 356 West 4th st and 2 and 4 Gansevoort st, 4 dwellings on plot 38.9x96.4x 95.6x50x60.6x46.4, forming an "L" shaped parcel at the southwest corner of the streets; also 352 West 4th st, adjoining, a parcel 20x46.4. The combined plot contains about 7,500 sq. ft.

10TH ST.—Julian Benedict sold for Mrs. R. Becket, a client of Milton Natkins, 31 and 33 East 10th st, an 8-sty commercial building, on plot 45x95, near Broadway. The same broker recently sold the property for Robert Shaw Minturn to the No. 20 West Thirty-Sixth Street Co. The property was held at \$200,000.

20TH ST.—Louis Schrag sold for Leopold Brown 349 West 20th st, a 3-sty dwelling, on lot 15x92, between 8th and 9th avs.

27TH ST.—I. Randolph Jacobs resold through Heil & Stern to the Marmac Construction Co., 158 to 164 West 27th st, a 6-sty loft building, on plot 88x100. The buyer will build a 12-sty store and loft building to be ready for occupancy by December 1. The seller acquired the property through the same brokers some time ago.

29TH ST.—Corn & Co. sold for William L. Levy 105 and 107 East 29th st, two 3-sty dwellings, on plot 40x98.9, located 125 ft. east of 4th av. The buyer A. Price, has resold the site to Samuel Gordon, Pres. of the A. & S. Construction Co., through Max Feldman. A 12-sty mercantile building will be erected on the site from plans by Chas. B. Meyer.

31ST ST.—Ames & Co. sold for the S. F. Adams Realty Co. to the Napoleon Construction Co., Aaron M. Janpole and Louis Werner bought the 7 and 4-sty buildings on plot 58.4x98.9, at 25 to 29 West 31st st, between 5th av and Broadway. The buyers will improve the site with a modern loft structure, to be ready for occupancy by Feb. 1, 1913. The same brokers obtained a building loan for the project, and have been appointed agents for the new building. Negotiations are now pending for the leasing of a large amount of space in the structure. The entire operation will involve about \$800,000.

31ST ST.—Julian Benedict sold for Mrs. Maria J. Maclay 13 West 31st st, a 4-sty dwelling, on lot 25x100, between Broadway and 5th av, for about \$125,000. This is the first sale of the property in 40 years.

32D ST.—Julian Benedict sold for \$30,000 the 12-year leasehold of the Warden Pell est. on 23 West 32d st, a 5-sty building, on lot 23.9x 98.9, to J. Stein. The property abuts the 150-foot plot of the Astor est. in 33d st, which was recently leased to the No. 24 West Thirty-third Street Co. for a long term of years. The deal also included the sale of the fee of the property to Mr. Stein.

32D ST.—Julian Benedict sold for Thomas L. Shelton, of Washington, D. C., the St. Louis apartment house, a 9 1/2-sty structure, on plot 40x98.9, at 34 and 36 East 32d st, for about \$275,000. The property is opposite the Park Avenue Hotel.

35TH ST.—Julian Benedict sold 34 West 35th st, a 3-sty building, on lot 20x73. The property was held at \$125,000, and adjoins the Revillon building and the Oakdale apartment house.

48TH ST.—Irving I. Lewine and Isidore H. Kempner resold 128 West 48th st, a dwelling, on lot 20x100.5, to Robert A. Smith, the tenant. The sellers bought the property last November from the Honig estate and took title this week.

49TH ST.—Edgar A. Manning sold for Mrs. O. M. Manley 115 West 49th st, a 4-sty dwelling, on lot 20.10x100.5, to Mrs. Catharine McCarthy, who owns No. 113, adjoining.

50TH ST.—Isidor H. Kempner and Irvine I. Lewine bought, through the Herman Arns Co., from Theodore Reill, 154 and 156 West 50th st, two 4-sty dwellings, on plot 40x100.5, located 160 ft. east of 7th av. The buyers own the abutting property at 153 to 155 West 49th st.

53D ST.—A. J. Robertson sold for Mrs. David Scott, 331 and 333 West 53d st, two 4-sty tenements, on plot 34.10x42.4x irreg.

54TH ST.—The J. P. Whiton-Stuart Co. sold 14 East 54th st, a 4-sty house, on lot 25x100.5, for Mrs. Josiah Jex. This is the third house that has been sold for residential purposes in this immediate neighborhood within the last three days, the others being 12 and 46 East 52d st, Howland Pell is the buyer.

LEXINGTON AV.—The Varian Realty Co. sold through Hopkins & Boyd 572 Lexington av, a 5-sty building on lot 24x64.10, to Isaac Koch, who recently bought the adjoining property, No. 574, forming the southwest corner of 51st st.

LEXINGTON AV.—James Kyle & Sons sold the northeast corner of Lexington av. and 46th st for the Lillian Realty Co. The plot fronts 100 ft. on Lexington av and 40 ft. in 46th st and is improved with a 6-sty elevator apartment house.

LEXINGTON AV.—Joseph P. Day sold for Eliza Maloy, to close the est of Eliza A. Tut-hill, 47 Lexington av, just north of 24th st, a 3-sty dwelling, on lot 19.9x50, to M. Haas.

PARK AV.—Moore & Wyckoff sold for Mrs. A. Schoenberger to the Park Avenue and Fifty-fourth Street Co., one of the Swan Brown subsidiaries, 407 Park av, a 2-sty building, on lot 25x90, adjoining the new 12-sty apartment house erected recently by the buyer at the northeast corner of Park av and 54th st. Horace S. Ely & Co. represented the sellers.

5TH AV.—The Medford Realty Co., Aleck Kahn, pres., bought from the Martin Holding Co., G. Grayson Martin, pres., the residence of the late Mrs. Louis T. Hoyt, at the northwest corner of 5th av and 36th st, through Geo. R. Read & Co. The property is improved with a 5-sty dwelling, with a frontage of 31 ft. on the avenue and a depth of 124.10 ft. on the street, together with an L 44x23, which is improved with an old stable, and a vacant strip to the west. The property comprises about 5,100 sq. ft. of ground area.

In the early part of last month the selling

STARR ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending STARR ST (unofficial name), from Brooklyn borough line to Metropolitan av, 2d Ward, Queens, as amended by an order of the Supreme Court, entered in the office of the Clerk of the County of Queens, on February 18, 1910, so as to conform to the lines of said street as shown upon Sections 13 and 14 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. A Van De Water, W. J. Hamilton and Morris L. Strauss, commissioners in the above proceeding, have completed their supplemental and amended estimate and assessment; and, all persons opposed to the same must present their objections, in writing, to the commissioners at the Municipal Building, Long Island City, on or before April 6; and, they will hear all such parties, in person, on April 9, at 3 p. m.

By Comm's of Estimate & Assessment

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, APRIL 1.

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

LYVERE ST, ETC., BRONX.—LYVERE ST, bet Zerega av and West Farms rd; FULLER ST and BUCK ST, bet Zerega av and Seddon st; MACLAY AV, bet Parker st and West Farms rd; STEARNS ST, bet Glover st and Parker st; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

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

PROSPECT ST, QUEENS.—From Hunter av to Webster av. At 12 m.

A NEW STREET, MANHATTAN.—Located bet Broome and Spring sts and extending from Bowery to Elm st. At 2 p. m.

TIBBETT AV, ETC., BRONX.—TIBBETT AV, from West 230th st to West 240th st; and of CORLEAR AV, from West 230th st to West 240th st. At 2.15 p. m.

SEDGWICK AV, BRONX.—From Jerome av to the line bet the 23d and 24th Wards at West 169th st. At 2 p. m.

BEACH AV, ETC., BRONX.—BEACH AV, from Gleason av to West Farms rd; and of TAYLOR AV, from Westchester av to West Farms rd. At 1 p. m.

TUESDAY APRIL 2.

FORT GEORGE SEWER, MANHATTAN.—From Amsterdam av to Harlem River. At 3 p. m.

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

LELAND AV, ETC., BRONX.—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 2 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av; of EAST 237TH ST, from 1st st to Barnes av. At 3 p. m.

CASTLETON AV, RICHMOND.—From Richmond av to Jewett av. At 3 p. m.

WEST 21ST ST, BRONX.—From Bailey av to Riverdale av. At 2 p. m.

EAST 222D ST, BRONX.—Formerly 8th st or av, from Bronx River to 7th st. At 3 p. m.

WEDNESDAY, APRIL 3.

KNOX ST, ETC., RICHMOND.—KNOX ST, from Richmond Terrace to Market st; and MARKET ST, from Broadway to Burger av. At 11 a. m.

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

GRAHAM AV, QUEENS.—From Jackson av to Vernon av. At 3 p. m.

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

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

WHITE PLAINS RD, BRONX.—From a point near Old Unionport rd to a point near Thwait's pl. and to the area bet Bronx Park East and White Plains rd, south of the north line of Bear Swamp rd. At 3.30 p. m.

THURSDAY, APRIL 4.

WEST 235TH ST, ETC., BRONX.—WEST 235TH ST, from Spuyten Duyvil parkway to Riverdale av; West 236th st, from Cambridge av to Riverdale av; and CAMBRIDGE AV, from West 234th st to West 236th st. At 3 p. m.

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

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

ASSESSMENTS PAYABLE.

BROOKLYN

AV V.—Opening AV V, bet Ocean av and Ocean parkway, and bet Stillwell av and 86th st, omitting therefrom that portion of AV V lying bet the west boundary of the Brooklyn and Brighton Beach Railroad and the west side of East 16th st, 31st Ward. Area of assessment: Obtainable at the Bureau of Assessments and Arrears, 215 Montague st, Brooklyn, May 21.

11TH AV.—Opening 11TH AV, from Kouwenhoven la to 59th st; and 12TH AV, opening from 65th to 73d st and from West st to 60th st, excepting the land in 12TH AV, from West st to 60th st, occupied by the tracks of the Prospect Park and Coney Island Railroad, and of the Brooklyn, Bath and West End Railroad. Area of assessment: At Bureau of Assessments and Arrears, 215 Montague st, May 19.

company acquired the property from the Hoyt est and at the time the announcement was made that no improvement would be undertaken by Mr. Martin, unless the corner was leased to one tenant for a long term of years.

5TH AV.—Klein & Jackson bought from the estate of Theodore B. Starr the building at 206 5th av, running through to 1126 Broadway, a 4-story building, with frontages of 28.2 ft. on 5th av and 30.2 on Broadway, with a depth of about 112 ft. In part payment the buyers gave the 16-story McClure building, at the northeast corner of 4th av and 20th st, on plot 102x182.7, acquired by them earlier in the week from Charles Brogan.

6TH AV.—Julian Benedict sold for Mrs. Hubert Geenen 330 6th av, a 4-story building, on lot 20x73, between 20th and 21st sts, and resold the property to an investor. The parcel was held at \$150,000 and is surrounded by the holdings of the Braddish Johnson est. Negotiations are now pending for the leasing of the property for a term of 84 years from May 1, 1912. The property is held at \$7,500 net for the first 42 years and \$9,000 net for the remaining 42 years.

Manhattan—North of 59th Street.

64TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Lee W. Dodd 42 East 64th st, a 4-story dwelling, on lot 17x100.5.

64TH ST.—Douglas L. Elliman & Co. sold to Mrs. J. West Roosevelt, for Mrs. Henry C. Dart, 174 East 64th st, a 3-story dwelling, on lot 20.10x100.5.

69TH ST.—Stephen C. Clark, son of the late Henry C. Potter, who is erecting a 50 ft. residence on part of the old Theological Seminary site, at 42 East 70th st, bought from James Gayley, 137 East 69th st, a 3-story private stable on lot 25x100.5 through the Douglas Robinson, Charles S. Brown Co. Mr. Gayley bought the property just about 10 years ago for about \$50,000, and it is understood that the present sale price was slightly under that figure.

74TH ST.—L. J. Phillips & Co. sold for W. W. & T. M. Hall, 9 West 74th st, a 4-story dwelling, on lot 20x100.

81ST ST.—T. Scott & Son sold for William Wetstein, 125 East 81st st, a 3-story dwelling, on lot 17x102.2, to R. Emory Warfield, president of the Hanover Fire Insurance Co.

82D ST.—George Ranger sold to Janpole & Werner the three 3-story dwelling at 125 to 129 West 82d st, on plot 57x102.2, for William R. Jenkins, Mamie Koscherak and Matilda Stubenrauch, respectively. The buyers will obtain possession of the property in October, when they will erect a 9-story apartment house on the site.

83D ST.—Mark Rafalsky & Co. sold for Georgiana M. Ward Amidon the entire block front on the north side of 83d st, between Broadway and West End av, measuring 260.4 ft. on 83d st, 70.2 ft. on Broadway and 81 ft. on West End av, to Harris and Maurice Mandelbaum, and through the same brokers the buyers resold the West End portion of the property to a syndicate headed by Leopold Kahn. The Broadway corner, to be retained by the Mandelbaums, is occupied by the 7-story Amidon apartment house, with a frontage on the street of 135.4 ft. This will be extensively altered and stores installed on the ground floor. The West End av part sold to Mr. Kahn and his associates is now vacant, but with this portion was also sold the 3-story private dwelling at 490 West End av, on lot 15.4x100. Plans are to be prepared by the buyers for the immediate improvement of the corner with a high-class 12-story apartment.

8TH ST.—The F. R. Wood, W. H. Dolson Co. sold for Heywood Brown 140 West 8th st, a 4-story dwelling, on lot 20x100.8.

103D ST.—John R. Davidson and Wetmore & Van Winkle, sold for William T. Cornu 15 West 103d st, a 5-story flat, on plot 27.6x100.11, to Herman Reaske.

108TH ST.—B. Flanagan & Son sold 67 West 108th st, a 5-story, fifteen family tenement, on lot 25 x 100, for John Reis.

109TH ST.—The Runkle Realty & Construction Co. sold the 5-story American basement dwelling at 308 West 109th st, on the lot 19x100.11, between Broadway and Riverside dr.

116TH ST.—Edward W. Browning and Porter & Co., sold for A. B. Gilson to Randall Hoyt Stern, 58 to 64 East 116th st, four 5-story flat houses, on plot 80 x 100. A dwelling in Brooklyn, Palisades, N. J., was taken in part payment.

121ST ST.—L. J. Greenberger sold for Sigmund Gattelman 345 East 121st st, a 5-story tenement, on lot 25x100.11.

128TH ST.—William F. Clare sold 10 East 128th st, a 3-story dwelling, on lot 20x100.

139TH ST.—Shaw & Co. resold 130 and 132 West 139th st, two 5-story flats, each on a lot 26x100.

143D ST.—Frank H. Tyler sold for John C. Althers 467 West 143d st, a 4-story dwelling, on lot 18x100.

159TH ST.—Shaw & Co. sold for Maurice Cohen to Mrs. Annie Howell 504 and 506 West 159th st, a 6-story new law house, on plot 65x67. Mrs. Howell gave in part payment the two 5-story flats 130 and 132 West 139th st, which were recently reported sold.

AMSTERDAM AV.—L. J. Phillips & Co. sold for the Anthony Banks est., of Albany, the plot of about 4 lots on the east side of Amsterdam av, 49.11 ft. south of 160th st, extending through to St. Nicholas av, to Louis K. Ungrich. The property has a frontage of 50 ft. on each avenue and adjoins Commonwealth Hall, a 2-story structure, also owned by Mr. Ungrich.

AMSTERDAM AV.—Lowenfeld & Prager bought 2145 Amsterdam av, a 5-story flat on plot 37.6x100, about 50 ft. north of 166th st. Thomas Mulligan is the owner of record. The buyer gave in part payment the vacant block front on Prospect av, between 169th and 170th st.

KINGSBRIDGE TERRACE.—A. N. Gitterman sold for M. M. Nye the plot 40x123x irreg., on Kingsbridge terrace, at the northeast corner of 229th st, directly north of the Tecca Reed

property. The property was sold free and clear and the reported price was \$5,000.

LEXINGTON AV.—Pease & Elliman sold for Dr. B. Farquhar Curtis, the 4-story dwelling, on lot 24x74.4, at the southeast corner of Lexington av and 72d st.

LEXINGTON AV.—Eva Wiggers sold 1254 Lexington av, a 5-story flat, on lot 20x67.2.

MADISON AV.—Julian Benedict sold for A. Read the old Henry Siegel residence, at the southwest corner of Madison av and 82d st, a 5-story marble front building, on plot 102x35. The property was acquired by the seller on March 18 from the No. 106 Seventh Avenue Co.

MARBLE HILL.—A. N. Gitterman sold for Joseph Sinsheimer to Grace J. Daggert 32 and 34 Fort Charles pl, Marble Hill, a 2½-story dwelling, on plot 36x irreg. The building was built about 12 years ago and was sold for \$10,000.

MADISON AV.—Douglas L. Elliman & Co. sold for Mrs. Leopold Schneider 928 Madison av, a 4-story dwelling, at the southwest corner of 74th st. The property has frontages of 80 ft. on the avenue and 18 ft. in the street, and has been occupied by the seller for about 20 years. The buyer, it is said, will alter the building into stores and apartments. The property was held at \$90,000.

WADSWORTH AV.—Harry White sold for Waslig & Sonsin, the 3-story dwelling at the northeast corner of Wadsworth av and 185th st, on lot 19.6x60, to William J. Flynn, chief of the Secret Service.

5TH AV.—Slawson & Hobbs sold for the Kilian est to Ezra F. Pratt, of Boston, Mass., the Harriet, a 6-story apartment house, on plot 50x100, at the northwest corner of 5th av and 27th st; they also resold the property for Mr. Pratt to George B. Hurd, of Boston, who gave in part payment several properties in that city. The deal involves about \$300,000.

7TH AV.—William A. Darling & Son sold for the Maze Realty Co. to S. L. Pakas 2304 and 2306 7th av, two 5-story double flats, with stores, on plot 50x100.

Bronx.

MACY PL.—Louis Schrag sold for Henrietta A. A. Stang 863 Macy pl, a 3-story two family dwelling, on lot 25x140.

MINFORD PL.—Edward Rafter resold the northeast corner of Minford pl and Jennings st, a lot 25x100.

TIFFANY ST.—The Henry Morgenthau Co. sold to the Steinmetz Construction Co., the plot 50x100, on the east side of Tiffany st, 375 ft. south of East 163d st. This plot immediately adjoins the one purchased a few weeks ago by the Steinmetz Construction Co. and both plots will be immediately improved with 5-story buildings.

TIFFANY ST.—John A. Steinmetz sold for M. D. Fitzpatrick the two one family houses at 1068 and 1070 Tiffany st to M. Berger.

ALBANY AV.—Thomas J. Totten sold for the Mallon est. 9 lots on the west side of Albany av, 180 ft north of 231st st, and extending back to the tracks of the Putnam Division of the New York Central & Hudson River Railroad. The plot, which measures 225x130x irregular, has been owned by the Mallon est for about 75 years. The buyer will build apartment houses on the site.

ANTHONY AV.—E. Sharum sold to a client, 1680 Anthony av, a two family house, on lot 16.8x80, running through to Carter av, between 173d and 174th sts. Property in Suffolk county was given in part payment.

INTERVALE AV.—John B. Faunce sold 2 lots on Intervale av, 155 ft north of 167th st, 50x 123, for the United Realty and Mortgage Co. for \$12,000.

INTERVALE AV.—John Doscher sold for a client the plot 50x100, on the west side of Intervale av, 177 ft. south of 165th st, to a buyer who will build a 5-story flat.

LONGFELLOW AV.—Nicholas Lopard sold for Katherine A. Lavelle the two family semi-detached brick dwelling at 1151 Longfellow av, to Frank Fischer, who gave in part payment lots in New Jersey and on Long Island.

SOUTHERN BLVD.—Henry Schwiebert sold for the LaVelle Real Estate Co. the 6-story apartment house with stores, on plot 53x122x100x49, at the southwest corner of Southern Blvd and 176th st.

TELLER AV.—John A. Steinmetz sold for A. Adams, 1651 Teller av, a three family brick house, on lot 20x100.

TREMONT AV.—Richard H. Scobie sold for Frederick C. Bamman the plot, 50x190, in the north side of Tremont av, 100 ft east of Prospect av, with an "L" of 15 ft extending to Prospect av. No immediate improvement is projected.

TREMONT AV.—Clement H. Smith sold for C. Adelbert Becker, president of the Bronx Borough Bank, a plot on the north side of Tremont av, about 106 ft west of Washington av, having a frontage in Tremont av of 46 ft and running back with an "L" and fronting in Park av 113 ft, comprising in all about 12 lots, for \$200,000, to a theatrical concern. A theatre will be erected having a seating capacity of two thousand people. The same broker also negotiated a permanent and building loan of \$250,000 for 10 years.

TRINITY AV.—Nicholas Lopard sold for Lena Ertz 1,015 Trinity av, to Martin Schroeder, who gave in part payment 1,538 Bryant av.

3D AV.—W. E. & W. J. Brown, Inc., sold for Henry Goeltz, 3477 3d av, a 3-story brick building on lot 25x125, occupied as stores and lodge rooms.

Brooklyn.

AMITY ST.—Howard C. Pyle & Co. sold 141 Amity st near Clinton st, a 4-story brownstone apartment house for John H. Seekamp to a client for investment.

BERGEN ST.—Howard C. Pyle & Co. sold 203 Bergen st, a 3-story brownstone house, for George W. Rice.

FULTON ST.—Howard C. Pyle & Co. sold 316 and 318 Fulton st, a 3-story building, on plot 30x irreg., for Sholtz & Atkinson.

OXFORD ST.—The Bulkley & Horton Co. sold the 3-story frame and brick dwelling at 41 North Oxford st to a client for investment.

SOUTH OXFORD ST.—The Benevolent Protective Order of Elks of Brooklyn bought a plot 100x115 on South Oxford st, 150 ft south of Fulton st, on which a 7-story clubhouse will be erected at an estimated cost of \$250,000. Plans for the structure are being prepared by H. Van Buren Magongle.

SUMMIT ST.—Douglas L. Elliman & Co. and Frank A. Seaver sold for the est of M. P. G. Devereaux 96 Summit st, a 3-story dwelling.

SCHERMERHORN ST.—Howard C. Pyle & Co. sold 29 Schermerhorn st, a 4-story brownstone dwelling, for M. S. Dutcher, to a client for occupancy.

MACON ST.—Frank H. Tyler sold for a client to Anna Miller 501 Macon st, a 2-story stone front dwelling, on lot 20x100, near Stuyvesant av.

MADISON ST.—Frank H. Tyler sold for the est. of Thomas Nelson 298 Madison st, a 2-story frame building, on lot 25x100, near Marcy av.

SCHERMERHORN ST.—Frank H. Tyler sold for the Pine Realty Co. 119 Schermerhorn st, a 4-story brick apartment house, on plot 25x 114.10, near Smith st.

2D ST.—F. C. Sauter sold to Thomas W. Thomas, the 3-story dwelling, at 594 2d st, between 8th and 9th avs. The buyer will alter the house and occupy it.

4TH ST.—Burrill Brothers sold the 3-story dwelling at 497 4th st, between 7th and 8th avs, on lot 21x95, for Mrs. Fannie E. Christian. The buyer will occupy the house.

36TH ST.—The Realty Sales Co. sold 1447 36th st, to Lillian G. Rivero and to Joseph C. Drobuski, a semi-detached 2-family brick house 1441 36th st, in the Kensington section.

LAFAYETTE AV.—Howard C. Pyle & Co. sold 12 Lafayette av, a 3-story brick dwelling, on lot 20x100, for the Realty Associates.

PUTNAM AV.—Howard C. Pyle & Co. sold 35 lots on the south side of Putnam av, from Irving av to Knickerbocker av, for the est of William Buchanan.

12TH AV.—Howard C. Pyle & Co. sold 5 lots on the east side of 12th av, between 42d and 43d sts, for A. Haase to a client who will erect a building.

PARKVILLE.—The Realty Sales Co. sold for the J. D. Ranck Realty Co. the semi-detached house 1011 East 2d st to Mrs. M. Allaire.

DYKER HEIGHTS.—Frank A. Seaver sold the one-family frame detached house, at 1255 79th st, for J. P. Weitzman.

WASHINGTON PARK.—Howard C. Pyle & Co. sold 203 Washington Park, a 4-story dwelling, on lot 22x100, for the Realty Associates.

CLINTON ST.—Howard C. Pyle & Co. sold 172 Clinton st, a 4-story brick building, on lot 25x100, for Mary V. West, to a client.

ORANGE ST.—Howard C. Pyle & Co. sold 39 Orange st, corner of Hicks, a 4-story brick dwelling, for M. C. Embree to a client for occupancy.

DEGRAW ST.—Howard C. Pyle & Co. sold 196 and 198 Degraw st, a 4-story brick factory building, for A. N. Bernstein to a client for occupancy.

HENRY ST.—John F. James & Son sold for William E. Wheelock, 267 Henry st, a 3-story dwelling, on lot 25x100, to A. R. Delpeck.

PRESIDENT ST.—James F. Knudson sold for the Carrollton Construction Co., a 2 family house on President st, between Troy and Albany avs, to James Brennan for an investment.

STERLING PL.—The Bulkley & Horton Co. sold 1119 Sterling pl, between Kingston av and Hampton pl, a 2-story stone front, American basement, two family house.

UNION ST.—John F. James & Son sold for Mary Sargent, 820 Union st, a 3-story dwelling, on lot 21x100, to William A. Andrews.

4TH ST.—E. T. Newman sold for a client, the 2-story dwelling, at 354 4th st, near 6th av, to a buyer for occupancy.

ST. MARKS AV.—James F. Knudson sold 396 St. Marks av, a 16 family 4-story brick apartment, for the Penn. Liberty Co.

ST. MARKS AV.—James F. Knudson sold for the Penn. Liberty Co., 388 St. Marks av, a 16 family 4-story brick apartment, for a client for investment.

ST. MARKS AV.—James F. Knudson sold the corner plot at St. Marks av and Hopkinson av, for Levy Bros. to the Penn Liberty Co.

Queens.

WHITESTONE.—Albert Sundmacher sold to Thomas J. Smith, of College Point, a parcel having a frontage of 100 ft on the east side of 20th st and 100 ft on the south side of 5th av.

WHITESTONE.—Minnie Smith sold to Ernest C. McDermott of Whitestone a parcel having a frontage of 75 ft on the east side of 9th av.

JAMAICA.—F. W. Scott & Co. sold for George E. Van Sien the vacant plot, 98x106, at the northeast corner of Shelton and Herriman avs. The buyer will erect a 5-story modern apartment on the site.

JAMAICA.—F. W. Scott & Co. sold for Thomas Adikes the vacant plot, 75x125, at the southwest corner of Alsop and Ray sts. The buyer will erect a 4-story modern apartment on the site.

ROCKAWAY PARK.—The Lewis H. May Co. sold for Harry L. McCotter his house, furnished, on the east side of 9th av, to Cornelius G. Dwyer.

Richmond.

CLIFTON.—Percival G. Ullman, Jr., & Co. sold for a Mrs. Cox her house and plot on Townsend av.

PORT RICHMOND.—The Prall Agency sold for Charlotte M. Whitford to William W. Decker, a dwelling on Harrison av.

WESTERLEIGH.—The Prall Agency sold for James Whitford, a plot and dwelling on College av, to Geo. C. Hall, assistant cashier of the S. I. Savings Bank.

PORT RICHMOND.—The Prall Agency sold for the est of Elizabeth G. Simonson to H. J. Weisburg, the large residence and plot on the west side of Heberton av.

PORT RICHMOND.—The Prall Agency sold for Mary Houseman to Carl Berger, a house and plot on Maple av.

GRANITEVILLE.—J. Sterling Drake sold for Hon. Galvin D. VanName to Nicholas E. Egbert, 2 lots making a plot 50x100, on the north side of Washington av. The buyer will build a modern residence on the site.

Suburban.

NEWPORT, R. I.—DeBlois & Eldridge sold for the heirs of William F. Weld the property on the north side of Narragansett av, comprising about 2 acres of land with a stone dwelling and stable, to Dr. George L. Peabody.

PEEKSKILL, N. Y.—John V. Alexander sold for Stephen D. Horton to the Westchester Military Academy 3 acres on Simpson pl, running through to South st. The property is improved with a house which will be remodelled and increased in height by the addition of another story.

NEWARK, N. J.—J. L. Fiebleman & Co. sold for William Lehman to Samuel Katz the Orpheum theatre. The theatre is the newest and largest in the city, having a seating capacity of nearly 2,000. The property has a frontage of 140 ft. in Washington st, and the price paid is reported at \$160,000.

SARATOGA SPRINGS, N. Y.—William A. White & Sons sold for the heirs of Cornelia M. Stewart the Grand Union Hotel property, one of the largest and best known hotels in America. The main building has a frontage of 450 ft on Broadway and 600 ft in Congress st, and the gardens occupy most of the balance of the square block. All the other property owned by the Stewart heirs at Saratoga Springs is included in the sale, consisting of the St. James Hotel, an annex to the Grand Union, stables, laundry and other outbuildings, exclusive of four other outlying vacant parcels. The Grand Union Hotel was established by the late A. T. Stewart about 1870 and originally cost \$1,000,000. The buyer is Frank H. Hathorn, of Saratoga.

KENSINGTON, L. I.—The Rickert-Finlay Realty Co. sold to James C. Crane the New England Colonial house on the southeast corner of Beverly rd and East dr for \$22,500.

BERNARDSVILLE, N. J.—Henry D. Winans and May sold the George C. Smith property, comprising about 25 acres and 2 cottages, each having a garage and outbuildings. This is the remainder of a large tract originally owned by Mr. Smith, the major portion of which, together with the mansion, was sold by the same brokers about 2 years ago to William Bonbright.

RECENT BUYERS.

W. F. RANDOLPH is the buyer of the dwelling at 135 West 85th st, reported sold recently.

MRS. LE BRUN COOPER is the buyer of the dwelling 46 East 52d st, reported sold last week.

THE WILLIAM ZINSSER REALTY CO. is the buyer of the dwelling at 126 West 58th st, reported sold recently.

THE BURNETT-WEILL CONSTRUCTION CO. is the buyer of the lot 25x100 at the northwest corner of 3d av and 157th st.

CHARLES GRONICH is the buyer of the dwelling 140 West 87th st, reported sold recently.

R. STUYVESANT PIERREPONT, of Brooklyn, is the buyer of the American basement dwelling 120 East 79th st, sold recently.

IDA SCHULZ is the buyer of 430 and 432 Lenox av, sold recently.

HENRY A. TAYLOR is the buyer of the dwelling 12 West 86th st, sold recently.

MARIE C. M. WINTER is the buyer of the dwelling 125 East 78th st.

J. SUGARMAN is the buyer of the flat 554 West 132d st.

THE BAIRD-DANIELS CO. is the buyer of 143 and 145 West Broadway reported sold recently by Leon S. Altmayer, as broker.

MRS. FREDERIC BRONSON is the buyer of the dwelling, 1144 Park av, reported sold recently. The buyer owns adjoining property.

SEYMOUR BOOKMAN is the buyer of the dwelling at 142 West 77th st.

LEASES—MANHATTAN.

JULIAN BENEDICT leased from Edward Kupfer and others for 18 years 11 West 34th st, a 6-sty building, on plot 25x126, with a rear outlet to 35th st. The property is between the McCreery and Riker establishments. The total amount involved in the lease is about \$700,000. The property was held at \$40,000 a year.

JULIAN BENEDICT leased from Hannah Stein, for a term of 20 years, the 5-sty apartment house, on lot 25x100, at 180 West 88th st, between Columbus and Amsterdam avs. The rental is \$2,700 net for the first 2 years and \$3,000 net for the remaining 18 years.

THE CROSS & BROWN CO. leased for McAuliffe & Co. the building at 136 West 54th st, on a lot 25x100, to James J. Cook.

The Title Insurance Co., of New York

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IMPROVED PROPERTY FOR BUILDING PURPOSES

F. G. RANDALL, Sales Manager

BRIDGE PLAZA NORTH, L. I. CITY

366 FIFTH AVENUE

THE LOUIS BECKER CO. leased the following stores for terms of years: For Max S. Grifenhagen, the Register, 785 St. Nicholas av, to William Klein; for Jacob Ruppert, 1,942 Amsterdam av to the Richfield Springs Dairy; and the 4th loft in 471 5th av for Blaine, Schotz & Co., Inc.

THE McVICKER, GAILLARD REALTY CO. leased for Rosa L. Barzaghi the new 8-sty building now in the course of construction at 25 West 38th st to Lane Bryant, retailers of ladies' wear.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Advocate Realty Co. the 4-sty house at 28 East 49th st, to E. H. Proudman, for business purposes; also a floor in 1 East 47th st to Madame Thacher, modiste, and sub-leased space in 206 West 45th st to Charles Volz, architect.

SLAWSON & HOBBS rented 8 West 90th st for J. E. Miller to E. C. Underwood.

H. C. SENIOR & CO. leased for Lewis W. Boynton the 3-sty dwelling at 312 West 70th st to Julius C. Fireman for a term of years.

JAMES KYLE & SONS rented the store in 570 Lexington av to P. Gubitosi; also the 3-sty dwelling at 224 East 33d st for John Gillispi to Mrs. Katherine Woolf.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the trustees of the Chapin Home, 135 to 145 East 66th st, and 134 to 144 East 67th st, a plot 150x200.10, running through the block, to the Fire Department of the City of New York. The property will be used by the department for its new Bureau of Fire Prevention.

CHARLES B. WALKER leased the 1st loft in the building at the southwest corner of Centre and Grand sts to Richard H. Thomas, Inc.

M. & L. HESS leased the 2d loft in 25 West 15th st to Frisch & Macher; also the 2d loft in 40 and 42 East 22d st to Alex Jamieson & Co.; also the garage at 524 West 36th st to the Emerson Construction Co.; also space in 172 5th av to McCreery & Schwartz; and space in 27 East 21st st to A. Schnitzler & Co.

THE HOTEL REALTY BROKERAGE CO. leased the store in 39 West 30th st to the D. A. Skinnell Co.; also the 8th loft to Gudeman & Co.

JOHN P. KIRWAN leased for John Hoge to Max Henry and Albert Cohn the 4-sty building at 130 and 132 West 42d st, on plot 50x98.9, together with the abutting 6-sty building at 135 West 41st st, on lot 25x98.9. The lease is for a term of 20 years with two renewals, and the aggregate rental amounts to about \$2,000,000. The premises were formerly occupied by Lewis & Conger.

PEASE & ELLIMAN leased to O. Kaufman the store and basement in 155 Chambers st and offices in 123 Liberty st to Max Huelsen, H. P. Hill and George Gotty.

WILLIAM R. MOORE rented for J. E. Snyder for a term of years the 3-sty dwelling at 265 West 52d st; also for J. E. Long for a term of years, 257 West 52d st, a 3-sty dwelling.

H. C. SENIOR & CO. leased for Lucile Dryfous the dwelling at 135 West 87th st to Dr. Eugene H. Porter; also for Henry L. Scheurman the 3-sty dwelling at 31 West 60th st to Julia Fitzgerald.

G. W. BARNEY leased space in 98 to 102 Walker st to the R. E. Noble Engraving Co.; also to the Latham Machinery Co. space in 124 and 126 White st; also to the H. Porger Co. the store in 143 Chambers st; also to A. Sartorius & Co. the 4 lofts in 57 Murray st, and to the Automatic Operating Co. space in 68 Murray st.

DOUGLAS L. ELLIMAN & CO. rented for the Vacuna Sales Co. the easterly store in 251 5th av to Joseph Giorno & Co.; also for John A. Weser through Ames & Co., the parlor floor store in 125 West 26th st to L. Rappaport.

J. ARTHUR FISCHER leased for Charles J. Follmer to Charles Moulterer the 4-sty altered building at 118 West 43d st; also to E. & B. Rothenbaum the store in 639 6th av; also to Adele Roversi the 5-sty store building at 873

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6th av, and, with Horace S. Ely & Co., to J. Hatfield Morton, 131 West 40th st.

THE GEORGE BOCKHAUS CO. leased to Stephen McCarthy a horseshoe shop at 100 East 126th st; also to the Indiana Flooring Co. a storehouse at 102 East 126th st.

GUSTAVE BRIT leased for the est. of William P. Woodcock, 2d, 146 Lexington av to Gustave Dahn, 127 Lexington av to Frank Garvard, and 18 Irving pl to Catherine Hellman; also for Charles McManus' Son 11 Charlton st to Annie Stevens.

CARSTEIN & LINNEKIN leased the store in 27 to 31 Bleecker st to Berger & Worth; also space in 15 and 17 East 26th st to Burlet & Shrapshire.

THE CROSS & BROWN CO. leased for Gustav Schock 13,000 sq. ft. of space on the 2d and 3d floors of the new building at 518 to 522 West 57th st to the Sterling Top and Equipment Co.

A. A. DECKER leased space in 507 5th av to Emery Roth.

DE SELDING BROTHERS leased space in 200 Broadway to the Comptograph Co., the Broadway Mortgage Investing Co., Dr. E. L. Ryer, Henry Salant and the Darlington Realty and Surety Co.

THE GUARANTOR REALTY CORPORATION leased in 437 5th av offices to the J. Early Wood Publishing Co. and Mrs. Helen Briggs, and a studio to Henry Miller.

THE CHARLES F. NOYES CO. leased to the General Accident and Guarantee Corporation of Perth, Scotland, John A. Kelly & Co., U. S. agents, the 3d floor and a portion of the 4th floor of the Hilliard Building. The lease is for a long term of years at an aggregate rental of about \$100,000.

FREDERICK SOUTHWACK & ALWYN BALL, JR., leased the 1st loft in 9 East 42d st to the New York Barber Co.; also the 2d loft in 550 Broadway to Frank & Gutmann; also the 2d loft in 205 Canal st to Johnson & Dean, and the 5th loft in 88 and 90 Walker st to Thomas W. G. Cook.

N. BRIGHAM HALL & WM. BLOODGOOD leased for the 31st Madison Av. Co. the street portion of the 2d loft in 137 to 141 Madison av to Charles E. Ruckstuhl for a term of years; also for the same owners the entire 4th and 5th lofts in 29 East 31st st to Max M. Schwartz & Co. for a similar period; also for Mrs. Katharine A. Kingsland the northerly store in 897 8th av and the southerly store to Thomas Dragna.

H. C. SENIOR & CO. leased for the est of John Sarae the 3-sty dwelling at 31 West 91st st to Dr. Frederic A. Lucas, director of the American Museum of Natural History, for a term of years.

THE CROSS & BROWN CO. leased for Frederick Potter and Clarence H. Kelsey, trustees of the O. B. Potter Trust, the store in 1763 Broadway to the Michelin Tire Co. for a long term of years.

PEASE & ELLIMAN subleased for the trustees of the Episcopal Fund for the Diocesan Residence, 33 5th av, to be occupied as a residence by Bishop David H. Greer. The property is a 4-sty dwelling on lot 26.6x100 at the southeast corner of 10th st, diagonally opposite the Church of the Ascension, and is owned by Amos F. Eno. Mr. Eno recently leased the property to Herman Ellis, and the present sublease is for about one year.

A. J. ROBERTSON rented to the Mary Anderson Warner Co. the 3d floor in 542 5th av for 10 years.

PEASE & ELLIMAN leased to 'Carey' for the estate of D. H. Haight, the store in 158 Broadway.

SAMUEL H. MARTIN leased offices in 1974 Broadway for Thomas Simpson to the Hopewell Brothers Co.

WM. H. WHITING & CO. leased the store and basement in 451 and 453 Washington st to the Patterson-Knapp Mfg. Co.; also the 8th loft in 124 and 126 White st, and the 9th loft in 128 and 130 White st, to Smith & Hulse; also the 3d loft in 94 Fulton st to Bernhard Cohn; part of the 2d loft in the Hamilton Building, corner Greenwich and Thames sts, to the Oakley Chemical Co.; suite of offices in the East River Savings Bank Building to Darius & Maukle, and a suite of offices in 127 Duane st to the Armour Glue Co.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased to Patrick A. O'Loughlin, haberdasher, a store in the Whitehall street side of the New York Produce Exchange building for a term of years.

THE GEORGE BOCKHAUS CO. leased for Charles Gulden to Herman T. Backhus the 2-sty garage at 120 East 84th st for three years at \$1,8000 a year.

THE CROSS & BROWN CO. leased for Frederick Culver the building at 142 West 57th st to Christian H. Lang for a term of years, who intends to alter the present building into stores, offices and apartments.

DE SELDING BROTHERS leased in the Hege-man Building, 200 Broadway, offices to T. A. Wilson, John B. O'Flynn, the Jersey Central Realty Co., M. Cohn & Co., George W. Godward, Arnold A. Herman, Joseph C. Hough and Slade & Slade.

HEIL & STERN leased 10,000 sq. ft. in 20 to 26 West 22d st. to the Lily of France Corset Co., and 10,000 sq. ft. in 23 to 29 Washington pl. to Irving Alsberg & Co.

MOOYER & MARSTON leased the dwelling at 58 East 53d st for Sumner Gerard to John F. Cramer, and the dwelling at 60 Hamilton pl for Mrs. Potter to B. E. Rabell.

S. OSGOOD PELL & CO. leased for Henry C. Meyer the dwelling at 142 East 38th st to A. S. Hardy.

GEORGE R. READ & CO. and William Wilson, Jr., leased for Charles Laue the 6-sty building at 392 Canal st, also the 7-sty building at 11 and 13 York st to the Welsbach Gas Lamp Co. for 10 years, also the 4th loft in 31 Barclay to

A. Edgar Goetz and the building at 165 Charles lane to A. Milne & Co.

FREDERICK SOUTHWACK & ALWYN BALL, JR. leased the 6-sty building at 236 Water st to the John H. Lyon Co.

THE DUROSS CO. leased for Wm. F. Donnelly the 3d loft in 39 West 8th st to Ludovico Trifari also for Wm. C. Orr, the 3d loft in the Herring building, 14th st and 9th av., to the Chas. Moggi & Cesare Lesino.

ROYAL SCOTT GULDEN leased for Amos R. E. Pinchot space in 27 West 46th st to Madame Zole, dressmaker.

EARNEST ADLER leased for W. Wolf space on the 2d floor in 501 5th av to the London & Greatwestern R. R.

S. OSGOOD PELL leased for H. C. Meyer 142 East 38th st a 3-sty dwelling on lot 20x100 to A. S. Hardy.

FREDERICK FOX & CO. leased for Philip Braender the store, basement, 1st and 2d lofts, containing 40,000 sq. ft. of space, in the new 12-story building now being erected at 104 to 112 East 25th st. The lessees are Stehli & Co., silk manufacturers, now at the corner of Spring and Greene sts. The lease is for a long term of years at an aggregate rental of \$300,000.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in the Bankers Trust Company Building, at Wall and Nassau sts, to the following: The Interstate News Co., William P. Bonbright & Co., Cumings & Marckwald, Pouch & Co., H. F. Bachman & Co., Halsted & Hodges, R. L. Day & Co., E. Naumburg & Co., H. D. Walbridge & Co., George H. Burr & Co., Parker, Hatch & Sheehan, Consolidation Coal Co., W. B. Thompson, Thompson, Towle & Co., Eugene Meyer, Jr., & Co., Wing & Russell, Bernhard, Scholle & Co., United Theatre Ticket Co., Peter Pfeleger, Herrick, Berg & Co., Charles Head & Co., J. A. Clarke & Co., Daniel G. Reid, Judge Moore, Northern Finance Corporation, William Thorn Kissel, Edmund C. Converse, William E. Corey, Gibson, Case & Crichton, W. A. & A. M. White, White, Weld & Co., Kissel, Kinnicut & Co., S. L. Schoonmaker, Rock Island Co., Hodenpyl, Hardy & Co., White & Case, Spooner & Cotton, C. G. Young, Trailer & Co., Luke, Banks & Weeks, Chadbourne & Shores, and Charles L. Denisos.

THE CHARLES F. NOYES CO. leased a large suite of offices in the 80 Madison Lane building to the Metropolitan Casualty Co.; offices in the Smith Gray building, at Broadway and Warren st, to Morris A. Harwick, and to the L. A. Williamson Co.; offices in the Frankel building to Knoll & Co., and a portion of the 9th floor of the Continental building at 46 Cedar st, to Simon B. Hannefeld.

GUSTAVUS BRIT leased for the estate of William P. Woodcock II., 22 Irving pl, to Elfa Albert; also for Mary E. Troupe, 296 West 12th st, to Bridget Brannigan; also for Burnett McIntyre 262 West 12th st to Marie Kohler, and for Charles McManies Son 137 West 13th st to Ludwig Mordslein.

LEASES—BRONX.

RICHARD H. SCOBIE leased for Mrs. Susie Piser for a term of 10 years the 2-sty brick building at 3351 3d av to A. Otto, to be used for the manufacture and sale of confectionery. The aggregate rental amounts to about \$18,000.

HAROLD H. HARDING leased to Charles E. Harty for John C. Rodges the dwelling and grounds at the southeast corner of 166th st and Anderson av; also to Julius N. Maher for William S. Patten the dwelling at the southeast corner of 166th st and Lind av, and to James Brown for the Correa est the dwelling at the northeast corner of 165th st and Gerard av.

ALBERT B. ASHFORTH INC. leased the store 42.29x145.98 in 2883 3d av to the Acker, Merrill & Condit Co. for a long term of years.

HOWARD C. PYLE & CO. leased 151 Clinton st a 4-sty brick dwelling for Julia L. Gunther to a client for occupancy for 5 years.

LEASES—BROOKLYN.

PEASE & ELLIMAN leased to Peter Stavrakos for a long term of years, the store in 9 Myrtle av.

BURRILL BROTHERS leased 580 7th st, between 8th av and Prospect Park West, for James R. Whalen to H. M. De Lamoie; also 292 6th av, between 1st and 2d sts, for the Brinkerhoff est. to Mr. Craig; and 508 5th st, between 7th and 8th avs, for Mrs. Margaret Armstrong to Miss Street.

E. T. NEUMAN leased 589 11th st, a 2-sty dwelling, for 2 years to R. F. Marsden; also 125 Garfield pl, a 2-sty dwelling, to R. Bassett.

BURRILL BROS. leased the following houses: 508 5th st, for Mrs. Margaret Armstrong to P. J. Gallagher; 580 7th st, for John J. Whalen to T. F. Noyes; 292 6th av, for the Brinkerhoff est to A. G. Krage, and 462 2d st, for W. J. Jasper to G. H. Philson.

HOWARD C. PYLE & CO. leased the new 4-sty brick factory building at 318 to 322 Dean st, near 3d av, for Sholtz & Atkinson to the Troegerli Tile Co. for a long term of years.

THE F. A. CLARKE CO. leased from the Benedict Amusement Co., through the Margolies Realty Co., a site, forming part of the old Barum & Bailey circus grounds in the Bushwick section. The new playhouse will be on Halsey st, near Broadway, and will be known as the Halsey. It will be similar in design to the De Kalb Theatre.

LEASES—QUEENS.

THE LEWIS H. MAY CO. leased the following: At Arverne, L. I., for J. B. Summerfield, a cottage at 1 Gaston av to Ray Kafky; for Benjamin Blum a cottage at 10 Jerome av to A. Liebovitz; at Edgemere, L. I., for M. J. Mulqueen, a cottage on Wave Crest av to G. J. Fleischmann.

PEASE & ELLIMAN rented for Mrs. Charles E. Sherman her county seat, known as "The Brae," at Cedarhurst, L. I., to Osborn W. Bright.

H. FRANKFORT rented for Mrs. McGuire to Leo Raul two cottages on Sea View, Clark and Cornaga avs, Far Rockaway, L.

LEASES—SUBURBAN.

DE BLOIS & ELDRIDGE rented for Miss E. B. Waring her cottage in the south side of Catherine st, Newport, R. I., to Alfred Horstmann, of the German Embassy, at Washington.

PEASE & ELLIMAN rented for Samuel P. Hinckley his cottage known as Hollyhocks, in Ocean av, Cedarhurst, L. I., to William Whitman, Jr.

LEON S. ALTMAYER leased the Brewster Cottage and grounds at Lake Placid, Essex County, Adirondack Mountains, N. Y., to C. E. Peck for the season of 1912.

WILLIAM J. ROOME & CO. leased for Miss Eleanor E. Wilmerding to W. Seward Webb, Jr., the property known as the Homestead, at West

REAL ESTATE NOTES.

THE FIRM OF EUGENE A. WALSH has recently been formed, with offices at 66 East 123d st. The firm is composed of Eugene A. Walsh and Siebrand H. Niewenhaus.

A. N. GITTERMAN reports having placed loans amounting to more than \$200,000 in Marble Hill and the vicinity, at rates ranging from 5½ to 6 per cent, the greater portion being on improved property.

FRANK G. BUDD has resigned as senior member of the firm of Budd, Holmes & Pearson, mortgage loan brokers, and has opened offices at 20 Nassau.

GIBBS & KIRBY have opened an office in the Liberty Tower Building, at 55 Liberty st, for their bond and mortgage department, which will be in charge of James C. Nugent, formerly a director in the A. W. McLaughlin Co.

MILTON NATKINS, for several years connected with the Willard S. Burrows Co., has opened offices at 45 West 34th st. Mr. Natkins will specialize in the Herald sq, 5th av and Pennsylvania sections.

IRVING WOLFE has moved his real estate office to 150 Broadway.

THE CROSS & BROWN CO. has been appointed managing agents for the new 12-sty fireproof mercantile building on plot 63.11x100, known as the Sternfield building, at 20 to 24 West 37th st.

OSGOOD PELL AND CLARK T. CHAMBERS were the brokers in the lease of the store at the corner of Nassau and Liberty sts for the Postal Life Insurance Co. to John Hanan & Son, reported last week.

HARRY GOODSTEIN has moved his office from 160 Broadway to 42 Broadway.

THE EAST BRONX PROPERTY OWNERS' ASSOCIATION held their regular meeting in Baur's Hall, Westchester and Taylor avs, on Thursday, March 14. It was one of the largest meetings in years and six new members were admitted. A talk on building and loan association was given by E. D. Clark. A committee, with G. Diener as chairman, was appointed to make arrangements for a summer outing.

THE GUARANTOR REALTY CORPORATION has been appointed agent for the 12-sty loft building at 137 and 139 West 25th st, recently bought by Alexander R. Peacock, of Pittsburgh; also for the Columbia Theatre office building, at the northeast corner of 47th st and 7th av; also for the two apartment houses at 711 and 715 West 180th st.

FRANK C. DAMON is now associated with N. Brigham Hall and William D. Bloodgood, Inc.

THE TITLE GUARANTEE & TRUST CO. loaned on first mortgage \$525,000 to Frank Bradley on the apartment and business buildings located on the west side of Amsterdam av and the south side of 75th st, for 3 years at five per cent.

WEBSTER B. MABIE CO. have been appointed agents of the loft building at 245 to 251 7th av.

LEON STEIN, formerly of the Suburban Sales Co., is now located at 45 West 34th st, where he is specializing in the sale of suburban properties at auction.

S. M. BONDY, for many years with M. & L. Hess, has opened offices in No. 1 West 34th st., where he will conduct a general real estate business.

O'REILLY & DAHN who formerly had their offices in the Yorkville Bank Building at 85th st and 3d av, announce that they have opened new offices at 1272 Lexington av. near 86th st.

A. GORDON MURRAY has been appointed Receiver in Bankruptcy of the New York Central Realty Co. by the Federal Court for the Southern District of New York. The petition was filed by Bloomingdale Bros., Julius Popper, and Joseph Auerbach, creditors. The bankruptcy proceedings will in no way operate to the disadvantage of those who have assigned their claims to the Committee. The properties that have turned over to the Committee as trustees for the benefit of the bondholders and creditors will be administered upon and sold independent of the bankruptcy proceedings.

ENNIS & SINNOT and the Ensign Realty Co. have moved their offices from 156 Broadway to the 16th floor of the Liberty Tower, 55 Liberty st.

THE FREDERICK K. SOUTHACK & ALWEYN BALL, JR., were the brokers in the sale of 172 and 174 Duane st for the estate of Mary A. Brinkerhoff.

Closing

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Good Roads in Queens.

The Board of Estimate last Thursday set April 11 as the date for a public hearing on the proposition before the Board representing 28 resolutions of the Local Boards of Newtown and Jamaica initiating proceedings for regulating and repaving with asphaltic concrete numerous streets in Queens Borough. The total estimated cost is \$1,060,650. It is recommended by the special committee which investigated the matter that the work be carried out, 85 per cent. of the cost to fall upon the city at large and 15 per cent. on the borough.

The heavy charge against the whole city is based on the fact that the roads of Queens are used by automobilists from all over the country and by thousands throughout the city itself.

Pending the public hearing, Borough President Connolly, of Queens, obtained authority to advertise for bids for the work, but all bids that may be submitted will not be opened until after the hearing.

Regulations for the Gas Supply.

The Public Service Commission gave a hearing on March 29 at 2:30 o'clock before Commissioner Milo R. Maltbie to determine whether an order should be made directing the companies furnishing gas in the Borough of Manhattan to comply with the following or similar regulations:

"(1) That all gas companies supplying gas for light, heat or power in the Borough of Manhattan, City of New York, shall maintain and operate suitable recording pressure gauges of the Bristol or similar type, at such intervals that there will be at least one gauge in each square mile of territory supplied by each company. Each gauge shall be located as near as practicable to the point of lowest pressure in its district, and separate services shall in all cases be run from the main to the gauge, no gas consumption being taken therefrom, so that the gauge will at all times indicate the pressure existing in the main except for the constant difference due to the difference in the elevation of the main and the gauge. The charts taken from these gauges shall be filed by the company after being marked with the company's name, location of gauge from which they were taken and the date chart was placed and removed.

"(2) That the minimum pressure, as measured at the consumer's end of the company's service pipe for any consumer by an ordinary U gauge, or recording gauge of the Bristol or similar type, shall at no time be less than two (2'') inches water column.

"(3) That the maximum pressure, as measured at the consumer's end of the company's service pipe for any consumer by an ordinary U gauge, or recording gauge of the Bristol or similar type, shall at no time exceed six inches water column unless the gas company can deliver gas from its main at a higher pressure, and the consumer makes a specific request, in writing, for a pressure of more than six inches water column to suit special gas appliances.

"(4) That the maximum daily pressure variation (independent of momentary and pulsating pressures) as indicated at the consumer's end of the company's service for any consumer by a recording pressure gauge of the Bristol or similar type, shall not exceed two (2'') inches water column.

"(5) That the maximum momentary pressure variation as indicated at the consumer's end of the company's service to any consumer by a recording gauge of the Bristol or similar type, shall not ex-

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ceed a total range of five-tenths inches water column.

"(6) That the maximum pulsating pressure variation, i. e., any variation above and below the mean pressure existing at the time, which fluctuates more than once per minute, as indicated at the consumer's end of the company's service to any consumer by a recording gauge of the Bristol or similar type, shall not exceed a total range of two-tenths inches water column."

Patching Up a Lawn.

When a lawn has run out no amount of top dressing will bring it back to its first condition, but very much may be done for it to keep it looking well for years to come.

Where it is not desired to run a plough through the ground take a fork and loosen up the top, put in a dressing of bone meal and ashes, roll it down heavily and in a month or so put in the grass seed. Doing it this way loosens up the ground sufficiently to let the good of the fertilizers work into the soil. Besides this general top dressing, dig out at intervals places about a foot square, and just as deep, and into them pack well-rotted manure, covering it with sod on top.

This sort of combination treatment, with frequent waterings and rolling will do much to rejuvenate the soil without resorting to a wholesale digging up.—"Homes and Garden."

—Owners and business rsen in the Third avenue section of Brooklyn have decided to organize the Third Avenue Board of Trade. The headquarters have been located at No. 133 Third avenue, Brooklyn. The following officers have been elected: Joseph Maisel, president; M. J. Maguire, vice-president; Edward Thimme, secretary; R. F. Timms, treasurer.

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. 29, 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.

- Broome st, 400-4**, nec Cleveland pl (Nos 1-5), runs e75.7xn112.3xe24.7xn50xw98.6 to Cleveland pl, xs141 to beg, vacant; sale by order of Public Service Commission; Geo Loft. 119,200
- Broome st, 357**, ss, 23.9 w Eliz, 23.9x98x 23.6x96.3, 3-sty & b bk & fr bldg with str; exrs & trstes sale; Harris & Maurice Mandelbaum. 17,500
- Bronx ter (*)**, es, — s 224th, 39x105, Wakefield; due, \$2,485.48; T&c, \$28.12; Mutual Trust Co of Westchester County. 250
- Cleveland pl, 1-5**, see Broome, 400-4.
- Charles st, 50**, see 88th, 44 W.
- Christopher st, 19-21**, ns, 100 e Waverly pl, 40.2x90, 6-sty bk tnt & str; due, \$25,896.29; T&c, \$413.38; sub pr mtgs aggregating \$9,500; Saml Rodt. 36,110
- Hester st, 57 (*)**, ns, 63.6 e Ludlow, 24x 75, 5-sty bk tnt & str; due, \$6,012.76; T &c, \$684.64; sub two mtgs aggregating \$35,500; Jacob L Herz. 38,000
- Jane st, 20**, ss, abt 245 w Greenwich av, 24x70.4x24.1x68.2, 5-sty bk tnt & str; due, \$14,968.52; T&c, \$993.41; Katherine Lamb. 19,800
- Jackson st (*)**, see Railroad av, 105x108, Unionport; due, \$3,039.39; T&c, \$2,435.52; Emma Leekie. 500
- Pike st, 64**, ws, 44 s Monroe, 25x60.5x25 x59.10, 4-sty bk tnt; sale of dower; Viola Doyle party in int. 10,400
- York st, 6**, see W Bway, 268.
- 33d st, 416-22 W**, ss, 212.6 w 9 av, 56.3 x98.9, 8-sty bk loft & str bldg; due, \$1,029.99; T&c, \$—; withdrawn.
- 36TH st, 72-6 W**, ss, 62.6 e 6 av, runs e 62.6xs98.9xw25xn24.8xw37.6xn74 to beg, 3-sty & b bk & stn dwg, 4-sty & b bk & stn bldg & 2-sty bk bldg, with str; voluntary; Jno. F. Jacobs. 170,000
- 38TH st, 115 E**, ns, 143 w Lex av, 17x 98.9, 4-sty b bk stn dwg; exrs sale; Chas E Rhineland. 40,000
- 44TH st, 550 W**, ss, 125 e 11 av, 25x 100.5, 2-sty bk stable; voluntary; Jos F Feist. 15,600
- 44TH st, 548 W**, ss, 150 e 11 av, 25x100.5, 2-sty bk stable; bid in at \$15,500.
- 50TH st, 230 E**, ss, 250 w 2 av, 50x100.5, 4-sty & b bk & stn tnt; exrs sale; adj to Apl 25.
- 70TH st, 326 E (*)**, ss, 244 w 1 av, 25x 100.4, 4-sty stn tnt & str; due, \$17,706.37; T&c, \$380.40; Virginia Danziger et al as exrs. 15,000

- 88TH st, 44 W (*)**, ss, 302 e Col av, 22x 100.8, 4-sty & b stn dwg; also CHARLES ST, 50, ss, 161.7 e 4th, 20x95, 3-sty & b bk dwg; due, \$41,460.41; T&c, \$—; sub two pr mtgs aggregating \$31,000; Wm A Nash as trste. 37,550
- 97TH st, 200 E**, see 3 av, 1719-23.
- 98TH st, 289-91 E (*)**, ns, 75 w 2 av, 50x 100.11, 6-sty bk tnt & str; due, \$11,509.67; T&c, \$26; sub pr mtg \$40,000; Zerlina Wein-green. 49,687
- 100TH st, 226 E (*)**, ss, 180 w 2 av, 25x 100.7, 5-sty bk tnt; due, \$19,407.22; T&c, \$440; Elizabetha Keller. 17,000
- 102D st, 320 W**, ss, 118 e Riverside dr, 20x100.11, 5-sty & b bk & stn dwg; voluntary; adj to Apl 25.
- 115TH st, 44 W**, ss, 361 e Lenox av, 18x 100.11, 3-sty & b bk & stn dwg; exrs sale; Harriet Dixon. 11,200
- 117TH st, 120 E**, ss, 175 e Park av, 25x 100.11, 4-sty & b bk & stn tnt; voluntary; bid in at \$13,000.
- 125TH st, 534 W**, ss, 306 e Bway, 26.6x 100.11, 5-sty bk tnt & str; due, \$23,200.05; T&c, \$539.16; Edw Fagan. 23,000
- 131ST st, 151 W (*)**, ns, 225 e 7 av, 20x 99.11, 3-sty & b stn dwg; due, \$12,122.90; T&c, \$258.37; American Mtg Co. 12,000
- 135TH st, 241 W**, ns, 175 e 8 av, 25x99.11, 5-sty & bk & stn tnt; voluntary; bid in at \$23,750.
- 138TH st, 515 W (*)**, ns, 225 w Ams av, 37.6x99.11, 5-sty bk tnt; due, \$13,131.54; T&c, \$889.79; sub first mtg \$37,000; Geo M Bruestle. 47,940
- 163D st E**, ns, 200 e Wash av, 100x168.11 x100x169.3, vacant; due, \$7,366.30; T&c, \$66.64; sub mtg \$28,000; adj to April.
- 170TH st, 630 E (*)**, ss, 136.4 w Clinton av, 47x100.1x46.6x105.4, 5-sty bk tnt; due, \$16,748.15; T&c, \$—; sub mtg \$29,000; Jas T. Barry. 43,000
- Av C, 217 (*)**, ws, 45.10 n 13th, 22.10x63, 5-sty bk tnt & str; due, \$12,550.05; T&c, \$243.62; Emanuel Moses exr. 12,000
- Av C, 219 (*)**, ws, 68.9 n 13th, 23x88x23 x87.11, 5-sty bk tnt & str; due, \$13,565.61; T&c, \$314.02; Emanuel Moses exr. 12,000
- Decatur av, 3082**, es, 300 s Woodlawn rd, 25x120, 3-sty fr tnt; due, \$9,598.80; T&c, \$690.07; Jno Tauer et al defts. 10,325
- Hone av, 1512 (*)**, es, 125 n Walker av, 25x106.2x25x107.11, Westchester; due, \$4,462.68; T&c, \$135.49; Geo Brown. 3,000
- Ludlow av, 2213**, ns, 130 e Castle Hill av, 25x108, Unionport; due, \$3,941.12; T&c, \$370; Alice B Conklin. 4,450
- Ryer av, es, 76 s 182d**, see Valentine av, ws, 76 s 182.
- Railroad av, see Jackson**, see Jackson, see Railroad av.
- St Nicholas av, 783**, ws, 20.5 n 149th, 20.5 x85.4x20x89.8, 4-sty & b bk & stn tnt; voluntary; bid in at \$15,500.
- Valentine av (*)**, ws, 76 s 182d, 200x200 to Ryer av, vacant; due, \$26,457.18; T&c, \$7,110.28; Fannie M Wallace. 30,000
- White Plains rd (*)**, ws, — s 216th, 25x 86, Wakefield; due, \$1,827.04; T&c, \$1,181.38; Cath Cash. 3,000
- W Broadway, 268**, ws, 75.5 n Beach, runs n25xw66.6xn90.8 to York (No 6), xw 25.3xsl09.1xse26.3x8xse55.9 to beg, 6-sty & b bk loft bldg; voluntary; bid in at \$85,000.
- 3D av, 1719-23**, sec 97th (No 200), 62.11 x51, 6-sty & b bk tnt with str; voluntary; Edw A Tipping. 55,000
- 8TH av, 188-90**, es, 75 s 20th, 30.11x100, 5-sty & b bk & stn tnt with str; trstes sale; bid in at \$52,250.

JAMES L. WELLS.

- Av A, 1837**, ws, 54.4 n 71st, 25x100, vacant; due, \$5,208.18; T&c, \$313.23; Drake Constn Co. 5,855
- Decatur av, 3080**, es, 325 s Woodlawn rd, 25x120, 3-sty fr tnt; due, \$9,742.68; T&c, \$690.07; Nich Eckert et al defts. 10,325
- Heath av, 2677 (*)**, ws, 25 n Knox pl, 25x100, 2-sty fr dwg; due, \$1,195.01; T&c, \$207.81; sub pr mtg \$4,500; Jas Reilly. 5,000

BRYAN L. KENNELLY.

- 116TH st, 324 E**, ss, 335 w 1 av, 20x 100.10, 3-sty & b stn dwg; due, \$2,428.95; T&c, \$405.83; sub first mtg of \$8,000; adj to April.
- 183D st E (*)**, nec Creston av, 95x122; also 237TH ST, ns, 163.3 e Katonah av, 75 x200 to 238th; also 238TH ST, sec Martha av, 100x100; also VERIO AV, sec 238th, 110.2x93.2x100x139.1; also KATONAH AV, sec 237th, 44.6x350, vacant; due, \$—; T&c, \$—; Wm Webber et al as exrs. (Corrects error in issue of Feb24 as to property & consideration.) 25,900
- 237TH st E, ns, 163.3 e Katonah av**, see 183d, nec Creston av.
- 237TH st E, sec Katonah av**, see 183d, nec Creston av.
- 238TH st E, sec Martha av**, see 183d, nec Creston av.
- 238TH st E, ss, 163.2 e Katonah av**, see 183d, nec Creston av.
- 238TH st E, svc Verio av**, see 183d, nec Creston av.
- Creston av, nec 183d**, see 183d nec Creston av.
- Katonah av, sec 237th**, see 183d nec Creston av.
- Martha av, sec 238th**, see 183d nec Creston av.
- Verio av, svc 238th**, see 183d nec Creston av.

HERBERT A. SHERMAN.

3Morris av, 1051 (*), ws, 175.10 n 165th, 25x100, 2-sty & b bk dwg; due, \$8,163.25; T&c, \$1,708; Anna S Finck. 7,500

HENRY BRADY.

5TH st, 222 E (*), ss, 308.1 w 2 av, 20.9 x92.4, 3-sty & b bk dwg; due, \$14,833.18; T&c, \$470.64; Metropolitan Savings Bank. 15,500

SAMUEL MARX.

9TH st, 601 E, see Av B, 143. Av B, 143, nec 9th (No 601), 23.3x70, 6-sty bk tnt & str; due, \$9,111.14; T&c, \$——; Adj to Apr 15.

Table with 2 columns: Description and Amount. Total \$897,692. Corresponding week, 1911.. 1,041,603. Jan. 1st, 1912 to date..... 11,299,491. Corresponding period, 1911. 9,603,228.

AUCTION SALES OF THE WEEK.

BROOKLYN.

The following are the sales that have taken place during the week ending Mar. 27, 1912. *Indicates that the property described was bid in for plaintiff's account.

WM. H. SMITH.

Coffey st, ns, 137 e Van Brunt, 22x100; Jno Leon. 800. Fulton st, nes, abt 372 nw Bway & adj land of Wm H Furman, 51x59.7x52x54.7; Andrew G Gullikson. 6,371. Kenmore pl, ws, 482.9 s Clarkson av, 40 x100; Caroline Thoben. 5,700. Logan st (*) es, 116 n Vienna av, 16x 100; Marie T Kennard. 2,100. Lefferts st, nes, 124.3 se Hall, 22.6x100; partition; Albt G Faber. 7,300. North Henry st (*) ws, 120 n Norman av, 40x100; Jno Hughes. 483. Sherlock pl (*) es, 131.11 n Atlantic av, 16.8x100; Irene D Taylor. 1,850. Somers st, ns, 200 e Stone av, 25x59.11x 25x77.2; partition; Louise Reyelt & Emma P Meyer. 5,200. Sterling st (*) ns, 180 w Bedford av, 20 x100; Anna R Holzinger. 5,000. Wilson st (*) ss, 349 w Wythe av, runs s75xe24xs32xw48xn110xe24 to beg; Williamsburgh Savgs Bank. 2,000. Waterbury st, sec Maujer, runs e125xs 95xe625xn95xe25xs95xe188xs271.3xw676 xs 61.6xw187xn106.5xw116xs5.7xw52.1xn310 to beg; also MASPETH AV, sec Morgan av, runs s— to Orient av, x— to Vandervoort av xn— to Maspeth av, xw— to beg; Horace L Hotchkiss trste. 100,000. E 12TH st (*) ws, 380 s Av V, 40x76.7x49 x104.7 & being lots 1044 & 1045 blk 7371, 2d addition to Homecrest; Fredericka Von Heill. 700. West 13TH st (*) es, 200 n Av S, 40x100; Eagle Savgs & Loan Co. 2,500. E 14TH st, es, 100 s Av J, 40x100; Anna P Neefuss. 6,900. E 15TH st, es, 220 n Av P, 40x75; Gustav A Olsen. 3,300. E 22D st (*) es, 352.1 n Voorhies av, 30 x98.10 to E 23d, x35.6x110.7; Henrietta C Sansom. 3,500. 59TH st, ns, 180 w 16 av 20x100.2; withdrawn. 60TH st, swc 12 av, 20x100; Oscar Jacobs 10,900. 61ST st, ss, 175 e 15 av, 60x159; withdrawn. Bushwick av (*) swc Varet, 55.10x31.3x irreg; Geo Brandel. 8,000. Clermont av, ws, 145.5 s Fulton av, 50x 96; partition; Jno R & Livinia S Sanford defendants. 22,700. Gravesend av (*) ws, 339.4 s Av O, runs w 631xs350xs—xw—xn480xne594xse33.3x n e 19.3xse558.6xn162.3se439xs206.7 x w 150 x s 148.3xse154.8xs90 to beg, except parts released; Wm C McKee & Jno O'Gara. 104,050. DeKalb av, ss, 175 e Reid av, 25x100; partition; Wm Luthy. 5,450. Ditmas av, nwc Ocean av, runs n75xw 131.6xs25xw3.1lxsw4xs100xe105 to beg; Edwin I Winters. 22,700. Flatbush av, sws, 165.7 se Av J, 60.7x 129.9 to E 35th, x64.10x96.1; withdrawn. Glenmore av, ns, 100 w Chestnut, 20x 100; partition Rosa Darde, defendant. 3,600. Linden Blvd, ns, 60.1 w New York av, 40x117.6; Josephine Buchignani. 7,000. Maspeth av, sec Morgan, see Waterbury sec Maujer. Ocean av, es, 60 s Av B, 60x110; Emanuel Newman. 6,750. St Marks av, ns, 43 e Kingston av, 20.6x 105.7; Elias Goldstein. 13,925. 6TH av (*) ws, 50.2 s 56th, 25x100; Eliz H Herx. 10,100. JAMES L. BRUMLEY. Columbia Heights, 145, es 75.6 s Clark, 25.7x102x25x irreg, 3-sty & b bk dwg, trstes sale; Jno F James. 14,200. Ingraham st, nwc Stewart av, 105x100; S Clark Williams. 2,450. Ingraham st (*) ns, 105 e Stewart av, 80x100; Mary M Low et al. 1,300. Ingraham st, ns, 105 w Stewart av, 105.1lx110.3x152.5x100; Union Holding Co, 2,500. Ingraham st, nec Stewart av, 105x100; S Clark Williams. 2,300.

Lott st, 77 es, abt 65.2 s Albemarle rd, 25x100, 2-sty fr dwg, exrs sale; Frank Fox. 2,450. 22D st, 263, ns, 267.6 e 5 av, 15x118.8x 15x117.3, 2-sty fr dwg trstes sale; Peter J Farrell. 1,550. 22D st, 284, ss, 150 w 6 av, 16.8x100.2, 2-sty fr dwg, trstes sale; Archibald Simpson. 2,150. 35TH st, 132-4, ss, 160 e 3 av, 40x100.2, two 2-sty fr dwgs trstes sale; Jno F James. 4,800. 57TH st (*) ss, 140 w 11 av, 40x100.2; Eagle Savgs & Loan Assn. 4,000. Bedford av, nwc Newkirk av, 96.10x34; C J Twombly. 29,000. Johnson av (*) ss, 125 e Stewart av, 60 x100; Mary M Low et al. 2,000. Johnson av (*) sec Stewart av, 125x100; Mary M Low et al. 4,500. Johnson av, ss, 125 w Stewart av, 178.11 x110.3x132.5x100; Union Holding Co. 6,025. Johnson av (*) swc Stewart av, 125x 100; Mary M Low et al. 4,300. Willoughby av, ses, 350 ne Evergreen av, 25x95; Jno Schauf, deft. 11,000. WM. P. RAE CO.

Hooper st, nws, 100 sw Bedford av, 89.4 x100; Saml Girdon. 11,000. South 1ST st, ss, 128.6 w Bedford av, 25 x100; Sheriffs sale of A R T &c; with-drawn. E 15TH st (*) es, lot 135 & n 1/2 lot 136, blk 6744; Fredk H Pouch. 4,000. 21ST st (*), nes, 241.8 nw 7 av, 16.8x100.2 Wm C Koechling. 3,500. 21ST st (*), nes, 258.4 nw 7 av, 16.8x 100.2; Wm C Koechling. 3,500. 21ST st (*), nes, 275 nw 7 av, 16.8x100.2; Wm C Koechling. 3,500. Av F (*), sec E 31st, 35x100; Anna Schoenfeldt et al. 6,500. Eastern pkway (*), ss, 357.3 e Albany av, 20x120.7; Herman H Doehler. 9,000. Lafayette av, ns, 120 e Bedford av, 20x 100; Kathryn F Murphy. 11,700. Lafayette av, ns, 140 e Bedford av, 20 x100; Kathryn F Murphy. 11,700. Ovington av, ns, 100 e 11 av, 40x125.3x 40x124.9; McKinley-Rath Holding Co. 4,710. St Marks av, ns, 22.6 e Kingston av, 20.6x105.7; Kathryn F Murphy. 14,000.

JERE JOHNSON, JR., CO.

7TH av, es, 25.2 s 49th, 20x100; Emil Biele. 4,650. 7TH av, es, 45.2 s 49th, 20x100; Francis McGrath. 4,225.

CHARLES SHONGOOD.

Grand st, 858-66, swc La Grange (Nos 2-8), runs s39xw—xs22xw—xn61xe91.6 to beg; exrs sale; A H Bliven. 9,000. Garfield pl, ns, 239 e 8 av, 20.9x100; Mechanics Bank. 17,300. 17TH st (*), nes, lots 112 to 118 map of prop of Jos Drake; also PROSPECT AV, sws, lots 154 to 163, same map; FORE-CLOS of tax lien; Minnie Klein. 100. 21ST st (*), nes, 391.8 se 6 av, 16.8x 100.2; Wm Shaw. 3,500. East 23D st (*), es, adj land of Geo O Walbridge, 42.9x22.9x32.2x15.3; Wm Greer. 7,100. 55TH st (*) nes, 327.1 nw Hamilton av, 20x100.2; Frank H Gritman. 3,600. Prospect av, sws, lots 154 to 163 map of prop of Jos Drake, see 17th, nes, lots 112 to 118 same map.

REFEREE'S SALE.

(At County Court House.) 12TH av (*), sec 76th, 200x100; Geo W Averell. 10,371. Total ... \$606,360. Corresponding week, 1911. . . \$365,460.

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. 30.

No Legal Sales advertised for this day.

APR. 1.

Madison st, 322, ss, 56.5 w Scammel, 30.7x 72.9x30.7x74.5, 5-sty bk tnt & str; Wm H Schmohl agt Amelia Rubinsky et al; Wilson, Barker & Wager (A), 48 Wall; Paul L Kiernan (R); due, \$33,004.13; T&c, \$1,312.42; Joseph P Day. Madison st, 324, ss, 25 w Scammel, 31.5x 74.5x30.11x76.1, 5-sty bk tnt & str; Fredk G Reed agt Amelia Rubinsky et al; Wil- son, Barker & Wager (A), 48 Wall; Phoenix Ingraham (R); due, \$33,041.48; T&c, \$1,377.54; D Phoenix Ingraham. Monroe st, 16, ss, 225.11 e Catharine, 25 x46.10x25x49, 6-sty bk loft & str bldg; Stuyvesant Mtg Co agt Louis Alterisi et al; Saml T Carter Jr (A), 111 Bway; Geo L Lewis (R); due, \$13,115.34; T&c, \$495.72; Joseph P Day. Kingsbridge ter, late Boston av, es, 221.7 n Perot, 24.6x115x21.11x118.4, vacant; Saml J Kupferman agt Theodore Dieter- len et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, \$1,243.04; T&c, \$73.23; Saml Goldsticker at 3156 3 av.

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136TH st, 174 W, see 7 av, 2317-9.

7TH av, 2317-9, sec 136th (No 174), 49.11 x75, 6-sty bk tnt & str; Greenwood Cemetery agt Philip Simon et al; Miller, King, Lane & Trafford, 80 Bway (A); Jas A Foley (R); due, \$74,538.05; T&c, \$1,471.34; Joseph P Day.

APR. 2.

Hamilton st, 24, ss, abt 260 e Catherine, 25x102x25x104, 5-sty bk tnt & str; Jno M Bowers, exr agt Adelina Pandolfo et al; Middleton S Borland (A) 31 Nassau; Warren Leslie (R) due, \$14,952.78; T&c \$633.86; Jos P Day.

Prince st, 163-5, see Thompson, 124-6.

Thompson st, 124-6 nec Prince, (Nos 163-5) 94.10x44.9x94.10x43.7, 6-sty bk tnt & str; Sheriffs sale of A R T & c, which Thos Sileo had on May 8'11 or since; Philip S Saitta (A), 258 Bway; Julius Harburger, sheriff; Henry Brady.

17TH st, 601-7 E, nec Av B (No 293) 100 x36, 6-sty bk tnt & str; Peter C Eckhardt exr agt Jno E Olson Constn Co et al; Wm F Clare (A), 135 Bway; Chas D Donohue (R) due, \$37,717.23; T&c, \$1,013.24; Jos P Day.

18TH st, 600-6 E, sec Av B (No 301) 100 x36, 6-sty bk tnt & str; Minnie A Blanchard agt Jno E Olson Constn Co et al; Wm F Clare (A), 135 Bway; Chas D Donohue (R) due, \$37,631.02; T&c, \$3,559.24; Jos P Day.

72D st, 227-31 E, ns, 290 e 3 av, 75x102.2, 2-5 & 1-7-sty bk tnts; Ellmont Realty Co agt Ramilana Realty Corp et al; Herman Goldman (A), 13 Park row; Abr Stern (R) due, \$52,947.49; T&c, \$2,397.57; sub to mtg of \$50,000; Saml Goldsticker.

100TH st, 335-7 E, ns, 100 w 1 av, 37.6x100.11, 6-sty bk tnt & str; Caroline B Sexton agt Wm Hutter et al; Noble & Camp (A), 2 Wall; Harry M Friedman (R) due, \$33,176.94; T&c, \$858.53; mtg recorded June 28'05; Jacob H Mayers.

107TH st, 62 E, ss, 200 e Mad av, 25x100.11, 5-sty bk tnt; Julius Horowitz agt Wm J Suhr et al; Spiro & Wasservogel (A), 140 Nassau; Geo Burnham (R) due, \$4,938.06; T&c, \$—; sub to a mtg of \$20,000; Jos P Day.

107TH st, 64 E, ss, 225 e Mad av, 25x100.11, 5-sty bk tnt; Chas Rutenberg agt Wm J Suhr et al; Spiro & Wasservogel (A), 140 Nassau; Geo Burnham (R), due, \$4,973.48; T&c, \$434.62; sub to mtg \$19,000; Jos P Day.

Av B, 301, see 18th, 600-6 E.

Av B, 293, see 17th, 601-7 E.

Decatur av, 3221 on map 3219, ws, 366.7 n 205th, 25x100, 2-sty fr dwg; Nich Eckert agt Annie D'Ambra et al; action 2; Henry K Davis (A), 3219 3 av; Chas S Feltrecht (R), due, \$1,338.79; T&c, \$300; sub to pr mtg \$6,000; Geo Price at 3156 3 av.

Heath av, 2874, es, abt 455 s 230th, 20.2x100.6x20.3x100.6, 3-sty bk dwg; Harry H Herche agt University Heights Realty Co et al; Wm T Croak (A), 220 Bway; Jas W Hyde (R), due, \$7,569.74; T&c, \$108.16; Jos P Day, 3156 3 av.

Heath av, 2876, es, abt 425 s 230th, 20.2x100.5, 3-sty bk dwg; Chas H Herche agt University Heights Realty Co et al; Wm T Croak (A), 220 Bway; Jas W Hyde (R), due, \$7,569.74; T&c, \$108.16; Jos P Day, 3156 3 av.

APR. 3.

St Pauls pl, 480-90, see Wash av, 1432.

10TH st, 57 W, ns, 166.2 e 6 av, 21.11x94.10, 7-sty bk hotel; Geo F Crane agt Washington Park Impt Co et al; Strong & Cadwalader (A), 40 Wall; Phoenix Ingraham (R), due, \$58,284.29; T&c, \$1,033.48; D Phoenix Ingraham.

56TH st, 210 W; ss, 122.7 e Bway, 50x116.2x50.2x120.2, 8-sty bk hotel Frederick; Mutual Life Ins Co of NY agt Chas E Ellis et al; Fredk L Allen (A), 55 Cedar; Adam Wiener (R), due, \$164,410.23; T&c, \$10,039.22; Jos P Day.

Arthur av, 2120, es, 95.7 s 181st, 16.8x100.6, 2-sty fr dwg; Thos Foy agt Wm B Anderson; Grant Squires (A), 40 Wall; Francis S Williams (R), due, \$3,275.47; T&c, \$75.80; Jos P Day, 3156 3 av.

Mapes av, 2157-9, on map 2155-7, ws, 78.6 s 182d, 60.10x145.3x75.11x146.1, 2-5-sty bk tnts; Prospect Investing Co agt Jno Violante Realty Co et al; Stephen W Collins (A), 63 Wall; E Mortimer Boyle (R), due, \$29,054.65; T&c, \$341.49; sub to mtg on 2159 of \$25,000; Herb A Sherman, 3156 3 av.

Washington av, 1432, sec St Pauls pl (Nos 480-90), runs s40.2xe100xs—xe40.2xn 123.3xw140.5 to beg, 2-6-sty bk tnts str on cor; Jeanette Jacobs agt Brook Constn Co et al; Morrison & Schiff (A), 320 Bway; Geo W Field (R); due, \$18,162.71; T&c, \$2,700; sub four mtgs aggregating \$102,000; Joseph P Day at 3156 3 av.

APR. 4.

Irving pl, swc Webster av, see Webster av, swc Irving pl.

8TH st, 412-4 E, see Av D, 108.

16TH st, 427 E, ns, 219 w Av A, 25x92, 4-sty bk tnt & str & 3-sty bk rear tnt; Francis Speir et al as trstes agt Eliza Cohn et al; Speir & Bartlett (A), 52 Wall; Paul Jones (R), due, \$16,203.50; T&c, \$637.48; Jos P Day.

81ST st, 101-9 W, see Col av, 440-52.

82D st, 100-8 W, see Col av, 440-52.

112TH st, 306-S W, ss, 150 w 8 av, 50x100.11, 7-sty bk tnt; Excelsior Savgs Bank of City of N Y agt Nathan Mayer et al; Jno C Gulick (A), 132 Nassau; Jno J Hynes (R); due, \$73,261.48; T&c, \$1,835.85; mtg recorded June 13'05; Jas L Wells.

150TH st, 271-3 W, ns, 175 w 7 av, 75x99.11, 2-5-sty bk tnts; Julius Bacharach agt Bisch-Hoef Realty & Constn Co et al; M S & I S Isaacs (A), 52 Wm; Edw D O'Brien (R), due, \$15,785.75; T&c, \$1,420.34; sub to four mtgs aggregating \$70,000; Jos P Day.

157TH st, 531 E, see St Ann's av, 775 on map 761.

Av D, 108, sec 8th (Nos 412-4, 25x75; 1-4 & 1-5-sty bk tnts & str; Meyer Jarmlowsky et al agt Harry Strenger; Bernard Alexander (A), 165 E Bway; Henry M Stevenson (R), due, \$6,712.99; T&c, \$24,000, mtg recorded Aug 22'06; Jos P Day.

Av St John, 1020, ws, 50 n So Blvd, 55x100, 5-sty bk tnt; Amalie C Zentgraf et al as trstes agt Marion Levy et al; Lehmaier & Pellet (A), 132 Nassau; Eugene L Parodi (R), due, \$8,765.07; T&c, \$—; Jos P Day, 3156 3 av.

Columbus av, 440-52, nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8) x134, 7-sty bk hotel, Endicott; Susan L Vivian et al exrs & trstes agt Chas A Fuller et al; Action Nol; Thompson, Freedman & Cooke (A), 2 Wall; Alfred Steckler Jr (R); due, \$322,612.06; T&c, \$89,080.19; Joseph P Day.

Columbus av, same prop; Action No 2; same agt same; same (A); same (R); due, \$322,612.06; T&c, \$89,080.19; Joseph P Day.

Morris Pk av, ss, 490 e Matthews av, 25x100, Van Nest; Isabella Sprunt agt Fullson Realty Co et al; Clocke, Koch & Reidy (A), 391 E 149; Michl J Daley (R), due, \$1,711.38; T&c, \$475.00; Henry Brady, 3156 3 av.

St Ann's av, 775 on map 761, nwc 157th (No 531) 25x100, 4-sty bk tnt & str; Hannah Hitchings as extr agt Roseland Co et al; Sackett & Lang (A), 99 Nassau; Francis V S Oliver (R), due, \$20,210.61; T&c, \$799.27; Herb A Sherman, 3156 3 av.

Webster av, swc Irving pl, runs s43.8xs w19.4xw16xne78.6xe13 to beg, vacant; Chas C Bigelow agt Eliza Eastburn et al; Edwin L Ford (A), Mt Vernon, NY; Sumner Gerard (R), due, \$5,167.32; T&c, \$3,000; Jos P Day, 3156 3 av.

APR. 5.

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.

142D st, 627, on map 367 E, ns, 405.9 e Alex av, 25x100, 5-sty bk tnt; Jno Overbeck agt Fredk Sackett et al; Henry Wendt (A), 99 Nassau; Frank E Sweetser (R), due, \$16,725.83; T&c, \$435.51; Jos P Day, 3156 3 av.

159TH st E, swc Courtlandt av, see Courtlandt av, 819-21.

160TH st, 735 E, see Forest av, nwc 160.

202D st, ns, 185 e Webster av, 28.11x100x28.5x100, vacant; Bernard J Rush exr agt Margt F Rush et al; Warren E Sammis (A), 1 Liberty; Hiram M Kirk (R), due, \$830.59; T&c, \$645.00; Jos P Day, 3156 3 av.

Courtlandt av, 819-21, swc 159th, 48.6x98, 6-sty bk tnt & str; Simon M Goldsmith agt Simon Uhlfelder et al; Newman & Butler (A), 116 Nassau; Phelan Beale (R), due, \$11,773.75; T&c, \$1,050.00; sub to mtg \$40,000; Jos P Day, 3156 3 av.

Forest av, nwc 160th (No 735) 48.8x96, 6-sty bk tnt & str; Henrietta Knapp exr agt Luibimor R Mestanz et al; Kurzman & Frankenhimer (A), 25 Broad; Wm T Keleher (R), due, \$7,403.68; T&c, \$948.05; sub to pr mtgs aggregating \$63,750 and a blanket mtg \$3,761.51; Henry Brady, 3156 3 av.

Longfellow av, 1532 on map 1530, es, 100 n 172d, 25x100, 2-sty bk dwg; Danl J O'Conor trste agt Longfellow Constn Co et al; Gannon, Seibert & Riggs (A), 2 Rector; Jos R Truesdale (R), due, \$6,533.15; T&c, \$111.96; Jos P Day, 3156 3 av.

Longfellow av, 1538, es, 175 n 172d, 25x100, 2-sty bk dwg; Isabelle D Fowler agt Longfellow Constn Co et al; Gannon, Seibert & Riggs (A), 2 Rector; Jos R Truesdale (R), due, \$6,501.63; T&c, \$112.01; Jos P Day, 3156 3 av.

Webster av, 2241, on map 2239, ws, 150 s Ford, 34.6x100, 4-sty bk tnt; Augusta A Kruse agt Martha C Hogan et al; Bernard Shaw (A), 42 Bway; Hiram H Babcock (R), due, \$18,120.49; T&c, \$168.80; Jos P Day, 3156 3 av.

APR. 6.

No Legal Sales advertised for this day.

APR. 8.

Eldridge st, 18, es, 125.4 s Canal, 25x87.6, 3-sty fr bk ft tnt & str & 4-sty bk rear tnt; Isidor Kronacher et al agt Sol L Baron et al; Wm C Orr (A), 51 Chambers; Benj E Hall (R), due, \$21,327.82; T&c, \$609.98; Herb A Sherman.

77TH st, 500 E, see Av A, 1448.

Av A, 1448, sec 77th (No 500) 26.6x98.5-sty bk tnt & str; American Mtg Co agt Rudolph Simon et al; Bowers & Sands (A), 31 Nassau; Clarence Y Palitz (R), due, \$25,024.84; T&c, \$1,293.03; Henry Brady.

Bailey av, nec 229th, 244.4x101.4x246.11x120.8, 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.

Prospect av, ws, 125 n 167th, runs n 75xw120xn—xsw114.10xs163.9xe220.4 to beg, vacant; Mutual Life Ins Co of NY agt Pinucus Lowenfeld et al; action 1; Fredk L Allen (A), 55 Cedar; Wm C Arnold (R), due, \$14,884.28; T&c, \$850; Jos P Day, 3156 3 av.

Prospect av, ws, 200 n 167th, 75x120, vacant; same agt same; action 2; same

(A); same (R), due, \$14,884.28; T&c, \$450; Jos P Day, 3156 3 av.

Prospect av., ws, 275 n 167th, runs n73.7 xw108.2xs6.7xsw10xs60.8xe120 to beg, vacant; same agt same; action 3; same (A); same (R), due \$7,600.34; T&c, \$445; Jos P Day, 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. 30.

Sterling pl., sec Hampton pl, 30x100; Henry Rauch agt Aronson Realty Co et al; Chas Burstein (A), 802 Bway; Harry A Kapit (R), By Harry A Kapit at 12 o'clock noon at County Court House.

Hampton pl., es, 150 s Sterling pl, 20x95; Phillip Theile agt Aronson Realty Co et al; action 1; Chas Burstein (A), 802 Bway; Chas L Meckenberg (R); Chas L Mackenberg at 12 o'clock noon at County Court House.

Hampton pl., es, 130 s Sterling pl, 20x95; same agt same; action 2; same (A), Sidney H Weinberg (R), Sidney H Weinberg at 12 o'clock noon at County Court House.

APR. 1.

41ST st., sws, intersects ses 10 av, 62.11 x80.2x20x39.3 to New Utrecht av, x—x—; Peoples Trust Co agt Albt Firth Realty Co et al; Wingate & Cullen (A), 20 Nassau; A Berton Reed (R); Wm H Smith.

APR. 2.

Caton pl., ns, 125 w E 8th, 100x220; also MAIN RD LEADING TO SHEEPSHEAD BAY, ws, adj land Jno J Lake, runs w200x s—xe—xn— to beg; also AV M, nec West, 100x100; also PRESIDENT ST, sec 7 av, 38x100; also 67TH ST, es, intersec nws 18 av, 177.8x137.2x175.10x131.9; Antoinette B DeWitt agt Harold C McNulty et al; Gross & Surpluss (A), 189 Montague; Arthur W Opp (R); Wm H Smith.

Warwick st., es, 150 s Dumont av, 20x90; Henry V D Voorhies agt Jacob Margolis et al; Action No 2; Wyckoff, Clarke & Frost (A), 215 Montague; Henry D Lott (R); Wm P Rae.

Winthrop st., ns, 69.10 e Nostrand av, 20x100; Jennie W Francks agt Guiseppa Picone et al; Jos J Robinson (A), 26 South; Mortimer S Brown (R); Wm P Rae.

Winthrop st., ns, 89.10 e Nostrand av, 20x100; same agt same; Action No 2; same (A); same (R); Wm P Rae.

Winthrop st., ns, 109.10 e Nostrand av, 20x100; same agt same; Action No 3; same (A); same (R); Wm P Rae.

Winthrop st., ns, 149.10 e Nostrand av, 20x100; same agt same; Action No 4; same (A); same (R); Wm P Rae.

Terrace pl., swc 20th, 100x39; Julia Stelle agt Minerva Sherman et al; Fredk Cobb (A), 166 Montague; Walter H Cragg (R); Jas L Brumley.

S 4TH st., sws, 75 nw Hooper, 45.3x94.9; Geo A Simon agt Lena Rueckert et al; F P Trautmann (A), 132 Nassau, Manhattan; Walter L Durack Jr (R); Wm H Smith.

61ST st., sws, 115 se 15 av, 60x100; Metropolitan Lumber Co agt Jos L Burton Constn Co et al; Isidore M Silberman (A), 280 Bway, Manhattan; Henry W Beer (R); Chas Shongood.

APR. 3.

Church av., ns, 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.

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

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.

STH av., ws, 20.2 ne 51st, 20x80; Kate C Henderson et al agt Wm B Brown et al; Action No 2; Henry A Ingraham (A), 189 Montague; Wm M Russell (R); Jas L Brumley.

King st., nes, 90 nw Van Brunt, runs ne 200 to Wm st xnw200xsw200xe200 to beg; Francis Huber agt Pioneer Iron Works et al; Lange & Kroeyer (A), 257 Bway, Manhattan; Hector McG Curren (R); Wm H Smith.

62D st., ns, 134 w 20 av, 18x100; also 62D ST, ns, 80 e 19 av, 414x100; Wm Grempler agt Cobern Constn Co et al; Chas C Suffern (A), 203 Montague; Fred M Mathews (R); Wm H Smith.

2D av., es, 150.6 s Bay Ridge av, 20x90; Mae C Oates agt Frank A Bandholtz et al; Edwin Kempton (A), 175 Remsen; Leon R Jacobs (R); Wm P Rae.

75TH st., sws, 92 nw 17 av, 108x100; Al-mora Meikeljohn agt Boone Constn Co et al; David H Taylor (A), 165 Bway, Manhattan; G Storms Carpenter (R); Jas L Brumley.

Bedford av., ses, 100 ne No 9th, 20.4x80; Robt Cohn agt Frances Smalley et al; Jos L Young (A), 15 Wm, Manhattan; Louis Karasik (R); Wm H Smith.

Willoughby av., ss, 290 w Lewis av, 20x100; Williamsburgh Savgs Bank agt Max Levine et al; S M & D E Meeker (A), 217 Havemeyer; Jas A Blanchfield (R); Wm H Smith.

APR. 4.

Bergen st., ns, 180 w New York av, 120x114.5; Arthur H Waterman agt Frank Baron et al; Bruce R Duncan (A), 189 Montague; Sidney V Lowell (R); Thos Hovenden.

St Johns pl., nwc Hampton pl, 90x20.3; Henry L C Wenk agt Aronson Realty Co et al; Chas E Fiske (A), 189 Montague; Thos P Peters (R); Wm H Smith.

Hampton pl., ws, 40.3 n St Johns pl, 20x90; same agt same; Action No 2; same (A); same (R); Wm H Smith.

Taylor st., ns, 202 e Bedford av, 23x100; Wm H Taylor agt Eliz Taylor et al; Wm B Hurd (A), 164 Montague; Geo S Billings (R); Wm H Smith.

Norman av., ss, 100 e Diamond, 25x95; Walter L Mallinson agt Simonelli & Pizza Co et al; Jno C Temmermann (A), 44 Court; Wm A Moore (R); Wm H Smith.

Sheridan av., es, 218.9 s McKinley av, 18.9 x100; Mary G Meng agt Mary Golden et al; Jas A Sheehan (A), 44 Court; Frank W Holmes (R); Wm H Smith.

McKibben st., ns, 150 e Humboldt av, 50 x100; German Savgs Bank of Bklyn agt Morris Katlowitz et al; Fisher & Voltz (A), 84 Bway; Burt L Rich (R); Wm P Rae.

Hampton pl., ws, 60.3 n St Johns pl, 20x90; Frances Watson agt Aronson Realty Co et al; Chas E Fiske (A), 189 Montague; Thos P Peters (R); Wm H Smith.

West 6TH st., es, 60 n Av R, 30x100; also WEST 6TH ST, es, 50 n Av R, 30x100; also West 6TH ST, es, 150 n Av R, 30x100; Chas A Ripman agt Herman Brohn et al; Clarence F Corner (A), 375 Pearl; Jno T Eno (R); Wm H Smith.

Bay Ridge av., ns, 80 w 10 av, 20x90; also BAY RIDGE AV, ns, 100 w 10 av, 20x90; also BAY RIDGE AV, ns, 120 w 10 av, 20x90; also BAY RIDGE AV, ns, 140 w 10 av, 20x90; Emma Hein agt Safe Realty Corp et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway, Manhattan; Howard O Wood (R); Chas Shongood.

Bay Ridge av., ns, 160 w 10 av, 20x90; also BAY RIDGE AV, ns, 180 w 10 av, 20x90; also BAY RIDGE AV, ns, 200 w 10 av, 20x90; also BAY RIDGE AV, ns, 220 w 10 av, 20x90; also BAY RIDGE AV, ns, 140 w 10 av, 20x90; Hyman Hein agt Safe Realty Corp et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway, Manhattan; Thos F Garvey (R); Chas Shongood.

APR. 5.

Midwood av., ss, 109.2 e Albany av, 80x90; Chas S Taber agt Meyer Kurlandzik et al; Chas S Taber (A), 189 Montague; Edw F Taber (R); Wm P Rae.

Hemlock st., nwc Atlantic av, 18.6x85.1; Alma Glockner agt Louis H Pfug et al; Stoddard & Mark (A), 135 Bway; Elmer G Sammis (R); Wm P Rae.

APR. 6.

No Legal Sales advertised for this day.

APR. 8.

Bergen st., ss, 100 w Stone av, 16.8x105.1; Bessie Cohen agt Jessie Rubin et al; Max M Kotzen (A), 220 Bway, Manhattan; Louis Karasik (R); Chas Shongood.

Sterling st., ns, 260 w Bedford av, 160x100; Parshelsky Bros Inc agt Aronson Realty Co et al; Altkrug & Kahn (A), 712 Bway; Andw C Troy (R); Chas Shongood.

Wants and Offers

GENTLEMAN, well connected socially, liberally educated, extensive traveler, with long, practical business experience and successful record as salesman and promoter, wishes an opportunity in some department of active, aggressive real estate firm; unexceptionable credentials. BOX 17, Record and Guide.

WIDE AWAKE BROKER (24), East Side private house specialist, will connect with live firm; have been managing private house department, 5th Ave. office several years, but prefer more inducements; salary or salary and commission. BOX 86, Record and Guide.

LAWYER (35), expert in real estate titles, foreclosures, mortgages, contracts, desires connection with corporation or individuals on annual basis; now attorney large realty concern; reasonable terms; inquiries invited. BOX 77, Record & Guide.

A WELL EQUIPPED saw and planing mill for sale cheap; half acre of ground; modern buildings and machinery; 40 H. P. boiler and engine; populous community; little cash required. Address "MILL," 2960 3d Ave., Bronx.

WANTED, by a young man in the renting business for himself, the names of concerns (large or small) contemplating moving north. Will pay liberally for such information. Arrange for interview. CONFIDENTIAL, Box 25, Record & Guide.

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PERSPECTIVES—WATER COLORS. Tentative plans and elevations; prompt service. BOX 49, Record and Guide.

REAL ESTATE broker wanted by prominent 5th avenue firm; should be familiar with values from 23d to 42d streets. BOX 88, Record and Guide.

RECORD AND GUIDE 1900 to date for sale, very reasonable. ROOM 420, 149 Broadway.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave.

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The Record and Guide

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.



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A caucus of the House Democrats has decided to oppose appropriations for more battleships or new buildings this year.

The annual meeting of the Brooklyn League will be held on Monday evening at the building of the Art Association, No. 174 Montague street.

Dennis McCarthy, Fiscal Supervisor of State Charities, is co-operating with the department of rural art of Cornell University in plans to beautify the grounds of the institutions in his department.

The Sun and The Bite, two of the oldest taverns in Boston, are soon to be demolished. The Sun was erected in 1690. Both stand in Dock Square, under the shadow of Faneuil Hall. A modern brick building will replace them.

According to J. Waldo Smith, chief engineer of the Board of Water Supply of New York City, the Catskill aqueduct is far enough advanced to enable the Catskill supply to be poured into the Croton reservoirs in case of need. The tunnel under the Hudson precludes any such danger of a water shortage as the city has been threatened with during the last four dry summers.

Dock Commissioner Tomkins, in a memorandum to the Mayor this week, recapitulates the appropriations necessary to carry out his waterfront improvement plan. The appropriations aggregate \$84,000,000. The memorandum, which is printed elsewhere, enumerates the individual works contemplated, and serves the purpose of a convenient summary of Mr. Tomkins' projects for enlarging the port facilities.

The office of the Commissioner of Accounts makes about 200 investigations a year. The reports on the investigations contain recommendations, the carrying out of which frequently depends upon department heads. In order to promote economy and efficiency, the Citizens' Union suggests that, when voting on requests for departmental appropriations, the Board of Estimate should take into consideration the manner in which department heads have dealt with recommendations of the Commissioner of Accounts.

The Public Service Commission is being urged by the Merchants' Association to investigate the value of a device proposed by Charles T. Harvey for reducing the noise caused by trains running over the elevated railway. Mr. Harvey's device has been endorsed by Mr. Craven, chief engineer of the commission, and by Mr. Kimball, chief engineer of the Boston Elevated Railway, as worthy of careful consideration. Mr. Harvey, who died recently at the age of eighty-three, designed the first elevated railway in this city, which was constructed in Greenwich street. He is perhaps better known, however, as the constructor of the Sault Ste. Marie Canal.

An Announcement.

The Record and Guide will begin next week the publication of a series of twenty-six articles on "The Commercial Value of Buildings," by Cecil C. Evers, vice-president of the Lawyers Mortgage Company. The articles deal with the economic and structural essentials of profitable building, and the text is illustrated with 100 drawings and photographs. A series such as this, dealing authoritatively with two diverse subjects usually treated separately, on the one hand, by students of the principles that govern land values and rents, and on the other by architects or engineers, is necessarily the product of a very exceptional educational and professional experience. It may be proper, therefore, to explain that Mr. Evers, after studying architecture in England, Germany and France, practiced architecture for some six or eight years in San Francisco and Seattle, before associating himself, in 1896, with the United States Mortgage and Trust Company. With that company and later with the Lawyers Mortgage Company his business has been to pass on the loan risk of buildings offered as security for mortgages, a business which calls for a thorough knowledge both of planning and construction and of the influences that determine the uses and the value of building sites in cities.

A Great Piece of Social Legislation.

A great victory has been won on behalf of the prosperity and welfare of the people of New York. The Legislature has passed the bill enabling the local authorities to construct the proposed dual subway system, and the Governor will sign it. The only possible remaining obstacle to the carrying out of the official plans consists of the litigation, and that will be decided within a few months. Good lawyers have never taken it very seriously. It looks, consequently, as if the new system would be built and operated under the plans so ably prepared and advocated by the Transit Committee of which Borough President McAneny is chairman, and if so, New York City has before it a period during which its inhabitants will enjoy, on the whole, greater prosperity and more wholesome surroundings than they have done at any time during the last twenty-five years. The subway plan is substantially a great piece of social legislation. The city of New York has sacrificed its financial interests in profitable subways to the more important social interest which demands that existing congestion be relieved and that its inhabitants enjoy the benefit of better light and air and more wholesome living conditions. The taxpayers may in consequence be obliged to meet a deficit for a certain period, but they will be compensated by the increase in the value of taxable property, and by the fact that the new system distributes its benefits as well as its burdens fairly. Not only do all the boroughs (except Richmond) obtain the new transit lines essential to their proper development, but all the parts of all the boroughs obtain fair treatment. There is no section of the city, which is entitled to improved means of communication, which will not get it. The city has been able to go further in satisfying the demands of property owners in outlying districts than anybody could have anticipated only a few years ago, and it has been able to do so because every dollar hitherto invested in rapid transit, or hereafter to be invested under the official plan, has been made to count for its full value.

The magnitude of the plan as compared with any other previous enterprise connected with New York rapid transit may be judged by the figures. It calls for the expenditure of about five times as much money as that which was invested in the present subway. It almost triples the existing subway service in Manhattan. It doubles the subway and elevated mileage in the Bronx. It provides for two additional tunnels to Brooklyn and the early utilization of one to Queens. It not only arranges with wholly unexpected generosity for the construction of new lines, but it utilizes to the very

limit the existing means of rapid transit. The new bridges, which have constituted in the past a heavy loss to the taxpayers, will be converted into rapid transit highways. The Brooklyn elevated roads will become feeders for a subway that penetrates the heart of the business district of Manhattan. The Manhattan elevated roads will be made twice as useful as they now are for long-distance passengers. Traffic will not only move much more freely in new directions, but it will move much more conveniently and quickly along existing lines of communication. The pulse of the whole city will be quickened. Its extremities will be invigorated, and an enormous increase of social and industrial vitality should result.

The Record and Guide has always believed and asserted that this momentous question would not be finally settled until it was settled right. But at times it has required a great deal of faith to hold to this opinion. The obstacles in the way of the adoption of a comprehensive and satisfactory system have frequently appeared to be insurmountable. For a while it looked as if a majority of the Board of Estimate were more interested in doing an injury to the Interborough company than they were in laying out a subway system which would be of most service to the people of New York. Conditions were particularly discouraging during the winter and spring of 1911, when the idea of any arrangement with the Interborough company was opposed, not merely by the yellow journals, but by the better part of the press of the city. An independent system was advocated, no matter how much it would cost the public in money and convenience, on the delusive idea that competition would in some way result in an improvement of service. This idea, which has been rejected by all municipal economists, was so insistently preached that in all probability it would have prevailed had not the proposal of the Brooklyn Rapid Transit Company for a Broadway-Seventh avenue line fortunately been submitted. This proposal did not provide for any competition, but it did look in the direction of a division of territory between two different corporations. It enabled the advocates of independence to save their faces by pretending that a dual system satisfied the demand for a competitive system. As a matter of fact, the two systems will not compete any more than if they were both operated by one president. The dual nature of the new system is a theoretical and a practical disadvantage, which is justified merely by the fact of an existing duality of ownership in New York transit lines. It is to be hoped that some day a merger can be effected whereby traffic can be interchanged between the two systems without the payment of two fares. In any event, the arrangement with the Brooklyn Rapid Transit Company has served a useful purpose in sweetening the pill of an arrangement with the Interborough company for certain New Yorkers and their newspapers. Public opinion with an insignificant exception is now practically united in favor of the dual plan—a very good evidence of this fact being the prosperous course of the enabling legislation at Albany. And public opinion has been converted by nothing except the intrinsic merits of the proposed arrangement. If New York had rejected the last proposal of the Interborough company, it would belong in the same class as Charleston, South Carolina, which, after the war, refused to permit the main line of a railroad entrance to the city limits. The metropolis may have its moments of aberration, but it is not foolish enough to cut off its nose to spite its face.

The Next Important City Problem.

Assuming that the subway question is disposed of, the next most important problem which confronts the government of New York is the adoption of some improved machinery for transporting and handling freight in and about the city. Every expert knows that in this respect New York is fully a generation behind the times, and that if the lethargy and

indifference of the past continues to prevail, the ultimate result will be a grave injury to the industrial and commercial prosperity of the city. But, while the evil is apparent, the means of removing it are not so apparent. The Record and Guide has always adhered to the opinion that the Dock Commissioner, Mr. Calvin Tomkins, had prepared the best plan for improving the freight handling machinery of the city, but the Board of Estimate has been of a different opinion, and nothing has been done. It is surely time that the local authorities reach some final decision about this all-important matter. If they cannot agree among themselves, an expert commission should be appointed with full authority to investigate both the engineering, the traffic and the financial aspects of the problem. Their report should outline a plan that would not merely provide efficiently for the handling of the freight, but one which could be carried out without any impossible strain upon the credit of the city.

The financial questions raised by any such plan of improvement are probably the most difficult ones to solve. While believing in general that Commissioner Tomkins' proposals are right, the Record and Guide has never been able to see how the money to carry them out was to be raised. It looks as if the city was in the same situation with respect to its needed freight tunnels and warehouses as it is in respect to its new subways. It cannot afford to finance them with its own credit, and if any practicable measures are to be adopted the assistance of private corporations must be obtained. If such be the case, it were well to recognize it at once and act upon it. The only private corporations who might be interested in introducing better methods are the railroad companies with freight terminals in and around New York City. But certain of these corporations have declared that they are not interested in the matter. We understand that none of the railroads with terminals in New Jersey have consented to participate in any such plan. In that case, there are apparently only two courses open to the city. One is to see whether any plan can be devised which would secure the co-operation of the New Jersey railroads. If such negotiations be successful, well and good; but if they are not, surely the sensible arrangement is to make the best possible contract with the New York Central Railroad Company. That corporation has a plan of its own, which is conceived in a generous spirit and which has many advantages. It is ready to do its part of the work and supply the necessary capital. Assuming that no better bargain can be made, it is surely the part of common sense to close with the New York Central. Of course, no terms should be arranged with that corporation which would prevent or embarrass future negotiations with other freight carriers. But if an arrangement can be made which does not violate that condition, the sooner it is consummated the better. We sincerely hope that this essential business will be settled during the term of the existing administration. A mayor and a Board of Estimate which could place to their credit a solution of the freight handling problem as well as that of rapid transit would have made a record of valuable public service unprecedented in the previous history of the city.

The Week in Real Estate.

This week the real estate market in Manhattan and several of the other boroughs displayed a marked improvement in the volume of business transacted. The quality in general was excellent, and, excepting Harlem and the district south of 4th street, nearly all parts of the city contributed some items of realty news. Big transactions were again in evidence, and while most of those reported involved some element of exchange, they had more bearing on the market than the average transactions of this nature, as extensive improvements will result.

Owing to the fact that the loaning institutions are rather favoring the mid-town district, especially east of Sixth avenue, the interest of speculative builders is centred there, and well located plots are in fairly good demand. Apartment construction is not being pushed to any

great extent, but judging from this week's sales, attractive West Side corners are still being sought as sites for apartment houses. Apartment renting conditions appear to be excellent for the season of the year, and this is especially noticeable along Park avenue. Washington Heights has many less vacancies than it had a year ago, but it is doubtful if any large amount of building will be undertaken in that district this spring.

The Lexington avenue subway is beginning to have a more decided effect on East Side real estate, and many of the old-time operators are watching the district closely and buying whenever any reasonable parcels are offered. Brokers and operators generally are somewhat elated over the progress made toward settling the general subway plans, and now that the Wagner enabling bill has been passed by the legislature the Board of Estimate will no doubt approve the plan at the earliest possible moment; any further objections will then come up only through action in the courts.

Among the more important sales in the mid-town section this week were those of the McClure building, at Fourth avenue and 20th street, the partially improved plot at 25 to 29 West 31st street; the Hotel St. Louis, at 34 and 36 East 32d street, and a big parcel at 158 to 164 West 27th street. The old Hoyt mansion, at the northwest corner of Fifth avenue and 36th street, was again resold at a price of about \$1,100,000, and a new building will be erected on the site. The Theodore B. Starr building, at 206 Fifth avenue, running through to 1126 Broadway, was also sold. Negotiations are pending for a lease to one tenant. Two large sales, which will result in the construction of big apartment houses, were reported from the West Side; one was concerned with the long-vacant plot at the northwest corner of Broadway and 81st street, and the other involved the block front on the north side of 83d street, between Broadway and West End avenue. Aside from these, there were few sales of any importance in this section.

The Building Department was busier this week than for some time past. Plans for a big apartment to cost \$1,250,000, on the site of the old Steinway piano factory, were filed, as were also those for an office and loft building at the southwest corner of Madison avenue and 42d street. Besides these, there were a number of plans for loft buildings involving considerable amounts.

Business leasing to date from May 1st is in full swing, and brokers report a much better demand for mercantile space than existed last year.

The new buildings along Fourth avenue are filling up fairly well, and between 34th and 42d streets considerable renting is being done, but as a number of new buildings have recently come on the market here, it is likely that considerable space will have to be carried untenanted, at least until next fall.

The auction market continues to be very disappointing, although considerable interest was aroused by the offering of the city-owned plot at the northeast corner of Broome street and Cleveland place. The parcel was finally acquired by a manufacturer, who outbid several speculators.

The Bronx market remains very quiet and is not living up to the promises held out some weeks ago. A few scattering vacant lot sales were closed, included among which were two sites in the Hunts Point section sold to builders by the Henry Morgenthau Company. Business men and real estate operators have taken well the suggestion of Borough President Miller to build a large meeting place in the Bronx, similar to Terrace Garden, and a committee has been appointed to see what can be done.

The Brooklyn market showed some slight improvement but no important transactions were closed. Building is more active than it was at this time last year, and in the Bedford and Bergen sections a number of six-story apartment houses are going up. Last week plans were filed in the borough for 98 new structures, which is more than double the number for the corresponding week of last year.

Reports from Queens continue to be encouraging, and indicate a much better spring selling market than obtained last year. The idea of apartment living has reached this borough, and two modern housekeeping apartments are projected for Jamaica. It was also reported that a theatrical concern was negotiating for the purchase of a large site in Richmond Hill and that a fine theatre would be erected. Money for mortgage purposes is easy and the title companies are making a number of loans ranging in size from \$30,000 to \$70,000. Negotiations were virtually closed this week for at least two new tracts for development purposes, but no

details were made public. One is said to be on the city line between Brooklyn and Queens.

Building material interests throughout the entire district complain that spring construction work is from two to three weeks behind the season. This is not taken as evidence of lack of construction work, but rather of uncertainty regarding the movement of prices and quantities. Better inquiries are reported by wholesalers, even though prices of raw materials in almost every line are becoming firmer each week.

There was a sharp decline this week in the iron market. Furnace companies were less anxious to contract for second half deliveries, indicating a tendency to continue hand-to-mouth buying until the market strikes something like a regular basis. Copper sharply advanced this week, and 15½ was quoted on nearly all business toward the week end. The new level was well maintained. Tin and other flashing material are also firmer. Constructional steel is being taken largely just now for bridge work, there being comparatively little new building construction contracts moving.

Buyers of paint and oils report considerable competition and some price cutting. Linseed oil is now quoted at from 72 cents to 73 cents for city raw American seed and out-of-town raw American 71 to 72 cents. China wood oil is now quoted at 11 to 15 cents. Crushed stone can be had in quantities desired since navigation in the upper Hudson has been reopened. Quotations run from 85 to 95 cents wholesale for 1½-inch size and 90 cents for ¾-inch, showing that the market is firmer and the demand heavy. Sand is now here in larger quantities than at any time this year, but on account of the great demand there is no change in quotations. Taking the construction situation from all angles, it would appear as though builders were coming into the market with less reserve than they have shown at any time since last fall. It is significant that in most branches of the material market distributors have made reservations rather out of proportion to the quantity of construction work that has materialized so far this year. If indications can be trusted, there is an optimistic attitude in all departments.

A Square Deal Asked for the Brick Market.

Editor of the RECORD AND GUIDE:

Under the present selling arrangement of the North River common brick manufacturers, the dealers in masons' building materials and the mason builders of this city are placed in a very embarrassing situation, to say the least, as at the present time it is impossible to purchase North River common brick for future deliveries. The builder, in estimating for the owner, unless he can find some dealer who is willing to take all the risk by making quotations for future deliveries or for the life of the work, has to go it blind on that one article.

Every other kind of material that is required for the completion of a building or other work can be purchased at a price, and the manufacturers of common brick on the North River are making a great mistake and standing in their own light by taking such an arbitrary stand. The present unpleasantness now being ventilated in the courts never would have been started but for this, in my estimation. I do hope the powers that be will see to it that "a square deal" is given the building material interests of this great and growing city.

FRANCIS N. HOWLAND.

New York, March 27.

Are Commuters Being Favored Over City Taxpayers?

Regarding the proposed order of the Board of Estimate and Apportionment relative to removing encumbrances in the "wholesale produce" district, may I be permitted to set forth certain facts showing the way the city authorities handle the business of the taxpayers?

At the hearing a petition, signed by over three hundred and fifty of the owners and large tenants, was handed up, and with the possible exception of the President of the Borough of Manhattan not one of the other borough presidents, nor the Mayor or Comptroller, ever saw the petition, and the vote was taken without any consideration whatever of the rights of the petitioners.

A representative of the railroad stated that 25,000 commuters used the ferries

at Chambers and Barclay streets, and that this number was as many as formerly went through the district before the opening of the Hudson tunnels. I use the tunnels frequently and I think the railroad representative was at least "stretching it." The railroad company was the only party represented who asked that the encumbrances be removed for the reason that they interfered with the ferry passengers.

Does it not seem reasonable that the interests of the people of Manhattan are better subjects for consideration than some 25,000 (?) commuters who pay taxes in New Jersey? It is entirely possible for the ferries to be removed to the waterfront from Cortlandt to Dey street, where they would be near the elevated stations and subways, but that might cost the railroad companies some money. I think it is not unreasonable to assume that the railroads should pay for improvements which benefit them only.

It will probably cost the owners in the wholesale produce district hundreds of thousands of dollars and decrease the values many more hundreds of thousands (owing to the fact that the basements cannot be rented under the new street regulations), and all of this is done to help the railroads have clear passageway for the commuters. The decrease in the city revenue because of the changes in the district must of course come out of the other parts of the city.

It has been said that the railroad companies have in mind getting all the produce people to do their business in New Jersey at the railroad terminals and using large motor trucks to deliver the goods in Manhattan. This would of course be a good thing for the ferry and for New Jersey. When it was suggested to an engineer of the city that such a thing was possible and that it would ruin the Manhattan real estate, he suggested as a remedy THAT MODEL TENEMENTS BE ERECTED! Model tenements will pay on lots worth from \$10,000 to \$15,000, and lots in the wholesale district are worth to-day about \$40,000. I submit all of the above as evidence of the "brains" used in handling honorable and well-meaning taxpayers.

MURRAY WARREN.

New York, March 28.

Inwood Hill.

Editor of the RECORD AND GUIDE:

Permit me, through the medium of your influential paper, to call attention to the condition of Inwood Hill, at the extreme northern end of Manhattan Island. Prompt action is required to prevent the execution of plans now under way to cut streets through this most beautiful section, the last of its kind on Manhattan Island, and destroy forever the most charming and perfect park site that this city could bequeath to posterity.

Inwood Hill comprises 150 acres of the most beautiful and natural scenery with hundreds of miles of Manhattan Island, being to-day in virtually the same condition that it was when Henry Hudson first sailed past it on the river that bears his name; and the lover of natural scenery who will avail himself of its easy accessibility by the Broadway subway to Dykeman street, thence going directly over to the Hudson river, will be amply repaid in a few minutes when he finds himself in the midst of a most beautiful region, where hundreds of stately old trees of seventy varieties vie with each other in age and size, where the largest tree in this State is to be found, and where the purest, refreshing water gushes from several wholesome springs.

Most of the cities of the continent and many of our Western cities have made especial efforts to secure and reserve as parks parts of their territory as lie along their water front. Few such reservations, however, compare at all favorably with Inwood Hill, combining as it does the beautiful shore line of a river, which is indispensable to a perfect landscape and from which one commands an enchanting view of the majestic palisades, as well as many miles of the Hudson itself.

And now this beautiful part of Manhattan Island, in which it would seem that nature and circumstances had united to make the finest and most perfect park that any city could boast—this last and most beautiful portion of our Island City which nature seems to have held exempt—is threatened with speculative invasion.

Can nothing be done to prevent this? Will not our Park Commissioners and our civic guardians at once bestir themselves in the interest of this last opportunity to secure to posterity the splendid heritage

(Continued on Last 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 Mar. 22 to 28	1911 Mar. 24 to 30
Total No.....	156	175
Assessed value.....	\$9,183,100	\$10,546,500
No. with consideration..	13	14
Consideration.....	\$291,150	\$1,108,376
Assessed value.....	\$326,500	\$911,500
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	2,154	2,440
Assessed value.....	\$191,268,345	\$135,421,700
No. with consideration..	214	200
Consideration.....	\$11,079,562	\$10,702,072
Assessed Value.....	\$10,145,800	\$9,678,500

MORTGAGES

	Mar. 22 to 28	Mar. 24 to 30
Total No.....	115	132
Amount.....	\$3,216,265	\$4,032,070
To Banks & Ins. Cos....	31	30
Amount.....	\$1,742,500	\$1,680,500
No. at 6%.....	40	58
Amount.....	\$633,332	\$700,064
No. at 5½%.....	.....	4
Amount.....	.....	\$296,000
No. at 5%.....	34	35
Amount.....	\$706,707	\$1,915,750
No. at 4½%.....	9	11
Amount.....	\$402,500	\$685,200
No. at 4%.....	2	2
Amount.....	\$46,500	\$143,500
Unusual rates.....	1	3
Amount.....	1,625	\$34,921
Interest not given.....	29	19
Amount.....	\$1,425,601	\$256,635
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	1,486	1,831
Amount.....	\$102,777,232	\$56,205,390
To Banks & Ins. Cos....	328	.....
Amount.....	\$77,461,115	.....

MORTGAGE EXTENSIONS

	Mar. 22 to 28	Mar. 24 to 30
Total No.....	46	58
Amount.....	\$1,287,500	\$2,200,500
To Banks & Ins. Cos....	13	22
Amount.....	\$483,500	\$1,432,000
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	678	699
Amount.....	\$18,183,677	\$27,294,468
To Banks & Ins. Cos....	222	.....
Amount.....	\$16,193,000	.....

BUILDING PERMITS

	Mar. 23 to 29	Mar. 25 to 31
New buildings.....	22	22
Cost.....	\$9,142,900	\$2,289,120
Alterations.....	\$112,525	\$237,430
Jan. 1 to Mar. 29 Jan. 1 to Mar. 31		
New buildings.....	191	182
Cost.....	\$28,329,700	\$23,194,355
Alterations.....	\$2,546,160	.....

BRONX

CONVEYANCES

	Mar. 22 to 28	Mar. 24 to 30
Total No.....	121	116
No. with consideration..	16	6
Consideration.....	\$115,460	\$19,650
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	1,704	1,785
No. with consideration..	640	.....
Consideration.....	\$2,097,744	\$916,779

MORTGAGES

	Mar. 22 to 28	Mar. 24 to 30
Total No.....	91	98
Amount.....	\$866,792	\$1,274,951
To Banks & Ins. Cos....	10	20
Amount.....	\$147,300	\$648,000
No. at 6%.....	37	48
Amount.....	\$323,504	\$749,051
No. at 5½%.....	7	11
Amount.....	\$78,250	\$144,100
No. at 5%.....	24	11
Amount.....	\$355,612	\$79,600
Unusual rates.....	4	.....
Amount.....	\$13,951	.....
Interest not given.....	19	28
Amount.....	\$95,475	\$302,200
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	1,235	1,504
Amount.....	\$10,748,428	\$13,118,885
To Banks & Ins. Cos....	157	.....
Amount.....	\$2,878,666	.....

MORTGAGE EXTENSIONS

	Mar. 22 to 28	Mar. 24 to 30
Total No.....	10	14
Amount.....	\$343,800	\$199,600
To Banks & Ins. Cos....	4	1
Amount.....	253,000	\$24,000
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
Total No.....	200	157
Amount.....	\$3,698,975	\$2,339,129
To Banks & Ins. Cos....	49	.....
Amount.....	\$1,390,000	.....

BUILDING PERMITS

	Mar. 23 to 29	Mar. 25 to 31
New buildings.....	42	40
Cost.....	\$805,825	\$444,900
Alterations.....	\$8,100	\$16,475
Jan. 1 to Mar. 29 Jan. 1 to Mar. 31		
New buildings.....	291	241
Cost.....	\$7,812,250	\$3,325,000
Alterations.....	\$331,505	.....

BROOKLYN

CONVEYANCES

	1912 Mar. 21 to 27	1911 Mar. 23 to 29
Total No.....	407	468
No. with consideration..	24	22
Consideration.....	\$534,700	\$317,540
Jan. 1 to Mar. 27 Jan. 1 to Mar. 29		
Total No.....	5,749	6,085
No. with consideration..	329	.....
Consideration.....	\$3,143,181	\$2,891,571

MORTGAGES

	Mar. 21 to 27	Mar. 23 to 29
Total No.....	407	361
Amount.....	\$1,560,878	\$1,397,850
To Banks & Ins. Cos....	169	.....
Amount.....	\$742,050	.....
No. at 6%.....	236	204
Amount.....	\$750,540	\$479,962
No. at 5½%.....	40	68
Amount.....	\$208,250	\$385,148
No. at 5%.....	101	59
Amount.....	\$523,500	\$321,936
Unusual rates.....	1	3
Amount.....	\$1,850	\$1,950
Interest not given.....	29	27
Amount.....	\$76,738	\$208,854
Jan. 1 to Mar. 27 Jan. 1 to Mar. 29		
Total No.....	4,190	5,013
Amount.....	\$16,680,070	\$17,666,302
To Banks & Ins. Cos....	1,007	.....
Amount.....	\$6,572,773	.....

BUILDING PERMITS

	Mar. 21 to 27	Mar. 23 to 29
New buildings.....	250	87
Cost.....	\$2,463,470	\$719,065
Alterations.....	\$174,442	\$66,815
Jan. 1 to Mar. 27 Jan. 1 to Mar. 29		
New buildings.....	1,085	763
Cost.....	\$9,282,453	\$5,009,703
Alterations.....	\$826,577	\$696,497

QUEENS

BUILDING PERMITS

	Mar. 22 to 28	Mar. 24 to 30
New buildings.....	120	137
Cost.....	\$389,940	\$452,040
Alterations.....	\$53,250	\$11,852
Jan. 1 to Mar. 28 Jan. 1 to Mar. 30		
New buildings.....	974	1,203
Cost.....	\$3,681,265	\$5,151,699
Alterations.....	\$226,472	\$220,747

RICHMOND

BUILDING PERMITS

	Mar. 22 to 28	
New buildings.....	18	.....
Cost.....	\$30,545	.....
Alterations.....	\$7,100	.....
Jan. 1 to Mar. 28		
New buildings.....	161	.....
Cost.....	\$931,930	.....
Alterations.....	\$93,285	.....

(Continued from First Column.)

of this site for one of the finest parks in the world?

About four years ago there was a project on foot for the city to acquire this tract, and considerable money and time was then spent in surveys, etc., but for some unaccountable reason this worthy project was allowed to lapse, until recently when \$30,000 more were spent by New York City in maps and plans to divide it into building lots.

I understand that the New York Scientific Preservation Society and the New York Historical Society are interesting themselves with a view of rescuing this section from speculators and reserving it to this city, but their efforts so far do not seem to have been effectual. I therefore appeal to you to lend your mighty influence to rescue and bequeath to our city this priceless asset, and lasting object of civic pride which will redound to our credit in a gratitude that can never wane with passing years.

FREDERICK J. GOTTLIEB.

New York, March 23.

The Jamaica Union Station

Long ago, President Ralph Peters declared that Jamaica would be the principal traffic center of Long Island. Events are gradually but slowly bearing out his prediction. The construction of the union station and office building has been postponed several times, owing to changes in the plans, but it is now said that the work will be under way by May first. The building will be of steel, stone and brick construction and absolutely fireproof.

BUILDING SECTION

WHAT THE DOCK DEPARTMENT WANTS TO BUILD.

A Compact Statement of Purposes and Plans for the Organization of Harbor Facilities—Where the Betterments Are to Be Made and How Much They Will Cost.

THE Commissioner of Docks and Ferries, Calvin Tomkins, reported this week to Mayor Gaynor his estimate of the corporate stock requirements of the Dock Department. The grand total for immediate use is \$47,273,917, and for deferred expenditures \$37,065,500, for which last named sum corporate stock need not necessarily be issued.

For the construction of an elevated railroad along the West Side waterfront \$9,490,000 is asked, with \$1,000,000 more for a power house; another million for two piers on the side of West Washington Market, nearly an equal sum for two piers near the Battery, \$250,000 for a basin and one pier at West 204th street, \$450,000 for a basin and three piers at the foot of West 150th street, and \$100,000 for dredging for the Riverside Park improvement.

For Brooklyn the expenditure of about ten million dollars is contemplated, principally for the proposed South Brooklyn work. The Bronx is remembered in a recommendation for two piers in Eastchester creek, and for Richmond there are plans for improvements at Tompkinsville and St. George, estimated to cost \$1,065,000.

The report puts into concrete form the entire scheme of Commissioner Tomkins and the Dock Department for the organization of New York Harbor, with each item set down and the estimated cost carried out in detail. It shows what is to be done in each borough, and in substance is as follows:

"Under date of Jan. 23, 1912, I submitted to you a request for the issue of corporate stock for the balance of the current fiscal year, viz.: January 1 to July 1; a corporate stock budget for only half the year having been allowed the Dock Department. The total amount of this requisition was \$6,069,776.59, of which \$3,427,934 is for the acquisition of property. I submit herewith a detailed copy for your information, together with a brief explanation of the various items.

"As of the same date, I submitted a request for the issue of corporate stock for the fiscal year July 1, 1912, to July 1, 1913, amounting to \$14,514,140.53, of which \$10,656,117 was for the acquisition of property. No action has been taken on either of these applications as yet.

"I herewith submit a request for the issue of corporate stock for 'present expenditures,' \$26,690,000, and 'deferred expenditures,' \$37,065,500, for which last items corporate stock need not be immediately issued, but will be required in the future. This makes a grand total of \$84,339,417.12 for the three budgets.

"The Comptroller has certified that in his judgment \$77,869,585.81 of dock bonds may be exempted from the debt limit. The Comptroller's statement is in the hands of the Corporation Counsel, and the precise amount of exemption under the constitutional amendment will be determined by the Appellate Division of the Supreme Court, when the figures shall be submitted to it. I have delayed urging submission until such time as the city shall have adopted a comprehensive plan and policy for its waterfront terminal improvements. The city has not yet adopted a port plan and policy; consequently, I still hesitate to recommend a submission to the court until this shall have been done, as I fear otherwise the fund may be diverted in whole or in part to other uses.

"Some months since the Department of Docks submitted plans to the Board of Estimate and Apportionment for the more important port improvements, which have not yet been acted on. Over half my term as Dock Commissioner has expired, and in view of the necessary delays involved in submission to the court, negotiations with private interests, adoption of plans and beginning construction, the present administration can at the best expect to do little more than make a start—even if progress hereafter shall be as rapid as it has been dilatory. I urgently recommend that the Board of Estimate give immediate consideration to the Dock Department's plans so that a prompt submission of the Comptroller's figures may be made to the court.

"Dock improvements can in the main be made self-sustaining enterprises, and in conformity with the practice of the great seaports of the world, the Dock Improvement Fund of the Port of New York should be reserved for port improvements and should not be depleted by diversion to other uses. This fund is the accumulation of many years and should be permanently maintained to meet the great national responsibility which rests upon the city to care for the country's commerce, which focuses at this port.

"During the past three years city appropriations have been sufficient for little else than maintaining existing docks. Thirty-one applications for docking facilities are now on file from railroad, steamship and other marine interests which cannot be provided for; and this number is steadily increasing. Other cities are openly taking advantage of New York's inertia to build up their trade at our expense. One of the principal reasons recently cited before the Interstate Commerce Commission for maintaining the railroad freight discrimination against New York was that we do not improve our terminals to avoid congestion, as do other ports.

"The zone system of railroad rate control put into effect by the Interstate Commerce Commission, creates competitive conditions between New York and its Western rivals less advantageous to our city than heretofore. The city's commercial interests have been seriously prejudiced by delays already incurred.

"While I believe that the integrity of the Dock Fund should be maintained, the city cannot advantageously employ the total amount in acquisition and new construction at once. I am inclined to think that the city's policy should be to make haste slowly and proceed as experience shall be acquired, without undertaking too much work at one time; and also with the reasonable expectation of making the expenditures self-sustaining as soon as may be. With this end in view, I have separated the items of this last corporate stock budget into two classes, viz.: 'Present' expenditures and 'deferred' expenditures.

"In past years it has been the custom of the Board of Estimate to authorize an issue of corporate stock for a period of one year. Last year the department's request was granted only for the half year to December 31, 1911, on the assumption that the Dock Department would have a large fund available by the release of self-sustaining dock bonds. These bonds have not been released, and I respectfully request that the Board, as soon as may be, vote the Dock Department Budget 'X,' which includes funds for carrying out the department's contemplated improvements from January 1 to July 1, 1912; and that as promptly as possible—not later than July 1 next—the Budget from July 1, 1912 to July 1, 1913, should also be granted.

"The 'present' expenditures submitted herewith amount to \$26,690,000, and should be forthcoming for the department's use as soon as the city shall have adopted a uniform plan, and the courts shall have determined the amount of exemption available."

Request for Corporate Stock Funds.

	Present Expenditures.	Deferred Expenditures.
MANHATTAN.		
A: Four-track elevated railroad, complete, including track work and 3d rail, Cortlandt st to W. 60th st., N. R.	\$9,490,000	.....
B: Three piers and six transfer bridges in vicinity of W. 33d st. N. R. ....	.....	\$1,128,000
C: Tunnels bet. W. 44th st and the State line. ....	.....	4,775,000
D: Power house and equipment	1,000,000	.....
E: Terminal at Fulton st (part city property).	2,940,690	.....
F: Terminal at Canal st (part city property)....	.....	4,616,900
G: Terminal, Gansevoort Mkt. (private property)	1,675,000	560,000

	Present Expenditures.	Deferred Expenditures.
H: Two 900-ft. piers and two-story sheds, West Washington Mkt., without dredging (dredging already requested).	1,055,000	.....
I: Three piers and two-story shed in the vicinity of Desbrosses st. ....	.....	3,300,000
J: Between piers 1 and 7, North River: Two piers, 2-story sheds and bulkhead wall.	950,000	.....
K: Basin and 1 pier, W. 204th st, H. R.	250,000	.....
L: Basin and 3 piers, W. 150th st to Macomb's lane	450,000	.....
M: Basin and 1 pier, W. 208th st, H. R. ....	.....	335,000
N: Riverside Park: Dredging only for Park Department*	100,000	400,000
	\$14,970,000	\$18,055,500

*Items are put in for dredging and bulkhead wall in front of Riverside Drive property under the jurisdiction of the Park Department, with the understanding that the work will probably be done as at present by the Dock Department, and that the Park Department will reimburse the Dock Department for its expenditures. There is no doubt that under the plans submitted by the New York Central to the city, which are now under discussion, that the city will be required to expend certain moneys for the improvement of Riverside Park. This is a matter which is entirely under the control of the Board of Estimate, and at the present time there is no way of knowing what will be the amount or the character of the expenditures which the Board of Estimate will commit the city to. When the Board of Estimate and Apportionment, after negotiating with the New York Central, as provided for in the McClelland-Walker Act, shall have defined its policy in this matter, an appropriation will doubtless be needed to meet the necessary expenditures of the city.

BOROUGH OF BROOKLYN.

	Present Expenditures.	Deferred Expenditures.
Acquisition of Property:		
O: Gowanus Section, 28th st to Hamilton av (construction of Second avenue, including property)	\$860,000	\$2,660,000
P: Brooklyn & Erie Basin	8,075,000	.....
Q: Conover street. ....	.....	1,105,000
Construction:		
R: Gowanus Section, 28th st to Hamilton av. ....	.....	3,380,000
S: Brooklyn and Erie Basin	1,000,000	3,125,000
T: Conover st terminal.	100,000	205,000
U: Railroad main line and bridges at Gowanus Canal	245,000	430,000
V: Between 57th and 63d sts. ....	.....	3,415,000
	\$10,280,000	\$14,320,000

BOROUGH OF THE BRONX.

W: 2 Piers, Hunts Pt. to Eastchester Creek.	\$250,000	.....
X: 3 Piers, Hunts Pt. to Eastchester Creek. ....	.....	\$375,000

BOROUGH OF RICHMOND.

Arietta St., Tompkinsville:		
Y: 1½ piers and transfer bridges, including property	\$955,000	.....
Z: Level approach from Arietta street to St. George Ferry	110,000	.....
	\$1,065,000	.....

BOROUGH OF QUEENS.

Flushing Bay:		
AA: pier	\$125,000	.....
BB: 1 pier, transfer bridge and railroad connection .....	.....	\$315,000

SUMMARY.

	Present Expenditures.	Deferred Expenditures.
Total for Manhattan.	\$14,970,000	\$18,055,500
Total for Brooklyn.	10,280,000	14,320,000
Total for the Bronx.	250,000	375,000
Total for Richmond.	1,065,000	.....
Total for Queens.	125,000	315,000
CC. Total for Jamaica Bay .....	.....	1,000,000
DD. Total for contingencies .....	.....	1,000,000
EE. Provisions for terminal markets .....	.....	2,000,000
	\$26,690,000	\$37,065,500
Past requests, 6 mos., June 30, 1912.	\$6,069,776.59	.....
Past requests, 1 year, June 30, 1913.	14,514,140.53	.....
Grand total.	\$47,273,917.12	\$37,065,500

CONCRETE AS APPLIED TO BUILDING CONSTRUCTION.

What Recently Has Been Discovered in Regard to Methods of Handling Raw Materials and Finished Products During Cold Weather—Comparative Costs of Heating With Salamanders.

GREAT strides are being made in getting closer to the secrets of successful concrete construction. During the recent protracted cold spell contractors were enabled to proceed with concrete construction where it was necessary to do so, and yet turn out a finished product that was in every respect as safe as it would have been had it been constructed in summer. Great savings are being effected in the matter of reinforcement, due to the application of scientific principles of concentrating weight upon many small rather than single large units of reinforcement. A closer understanding is also being gained in the matter of aggregates that enter into concrete mixing and of the mysteries of the action of cement during the process of setting and drying, is partly responsible for the rapid development of the use of this building material in constantly increasing volumes.

This has, in turn, made necessary a revision of reinforced concrete standards in the Building Department of this city. The old rules have been outgrown and a new code even to-day is very much needed. But in the absence of any disposition upon the part of the city authorities to arrive at an understanding as to what constitutes a safe and sane building ordinance, the concrete interests themselves have fixed their own standards, as it were, by perfecting their modes of reinforcing concrete and finding new ways of defying weather conditions.

At the same time the tendency of the concrete engineer has been in recent years toward reducing bulk in concrete structures and toward reducing the cost to the owner. With this end in view many cement companies have been devoting considerable time and effort to bringing this construction system nearer to the ultimate consumer. Volumes are being published almost daily on the subject of concrete construction of one kind or another, but it has remained for the Information Department of the Universal Portland Cement Company to show what can be done with concrete in cold weather.

It frequently is difficult to ascertain just what damage freezing will do to concrete. The most apparent effect is a scaling of the surface and ugly blotching, laying bare the aggregates. In the case of reinforced concrete there is a danger that expansion of the water in the concrete body will create voids which might prove to be a menace to the structure.

It is no test of the reliability of a concrete surface to hit it with a hammer, because it will ring when struck just as truly as will the good concrete.

Tests recently made showed the effect of low temperatures upon different mixtures. Cubes were made of different mixtures and they were placed in a cold-storage warehouse where some of them were subjected to a 39 degrees F. and some to a zero temperature. Those subjected to a still lower temperature were mixed and molded at a temperature below freezing. All cubes were subjected to the temperature noted as soon after mixing as was practicable, and before being tested they were kept at a temperature of 70 degrees for the number of days indicated. The results obtained on cubes composed of one part Portland cement and one part sand are tabulated as quoted below:

Days at 0° F.	Days at 0° F.	Strength.	Days at 0° F.	Days at 70° F.	Strength.	Days at 39° F.	Days at 70° F.	Strength.
5	1	287	5	7	846	15	0	1710
14	1	321	14	7	1000	31	0	1960
21	1	337	21	7	1010	60	0	2460
31	1	383	31	7	981	15	7	2710
60	1	416	60	7	981	31	7	2720
90	1	497	90	7	1010	60	7	3270

Each strength shown is the average compressive strength in pounds per square inch of 2 inch cubes. The results show plainly that during low temperatures the hardening of concrete is practically suspended and that a marked increase in age is accompanied by a comparatively slight increase in strength; also that frozen mortar when subjected to favorable conditions shows a marked gain in strength. It will be noted that all cubes subjected to zero temperatures and then to a temperature of 70 degrees for 7 days, show practically the same strength, irrespective of the length of time they have been frozen, and that the 21-day strength, 14 days at 0 degrees, 7 days at 70 degrees, is nearly three times the 22-day strength, 21 days at 0 degrees and 1 day at 70 degrees.

Since freezing temperatures materially retard the hardening of concrete, and injury is likely to result, it is obvious that precautions should be taken to enable the fresh concrete to acquire strength rapidly and allow the structure to support, without great delay, the loads for which it was designed. The precautions necessary to insure satisfactory results with concrete during freezing weather depend largely upon the class of construction. Plain mass work such as retaining walls and abutments will not require the same care and protection as thin walls, columns, beams and floor slabs.

Work can be successfully carried on during freezing weather by either or both of two methods: First, lowering the freezing point of concrete which is only effective for temperatures but little below freezing point, and second, by heating the concrete materials and then protecting the work until it has had a chance to harden.

Lowering the Freezing Point of Concrete.

There are several ways of lowering the temperature of concrete. Salt retards the setting and lowers the strength of cement for a period, but does not, according to Gillette and Hill, injure the ultimate strength when not used to excess. The amount beyond which the addition of salt tends to affect injuriously the strength of cement is stated variously by different authorities. Sabin places the safe figure at ten per cent. and the same figure is given by a number of other American experimenters.

As a rule the custom is to add one per cent. of salt by weight of the water for each degree F. below 32, but more than ten per cent. of salt cannot be considered safe, and this amount is not effective for temperatures lower than 22 degrees F. Where the appearance of the surface is a factor, salt should not be used, as there is danger of efflorescence which will disfigure the work.

But even if salt is used, it is important that the aggregate be free from frost, as it is otherwise impossible to properly mix the concrete. Sometimes salt is used when the materials and water are heated, but since salt retards the hardening of concrete and lowers its initial strength, it must be intelligently used. While the heating of the materials accelerates that hardening and enables the concrete to gain strength more rapidly, it is evident that much better results would be obtained if the salt were eliminated and more attention given to heating the materials and protecting the concrete after it is placed.

Where there is a possibility of electrolytic action in concrete construction the use of salt is to be discouraged, as concrete containing salt would be far more susceptible to such action than concrete free from salt. In reinforced concrete work there is always danger that the salt in the concrete will corrode the metal.

The methods of heating materials by means of an old boiler opened at both ends into which a fire is built and the materials to be heated shoveled over it, are familiar to all contractors.

Too high a temperature will turn sand red, while stone and gravel are very apt to crack or soften. A temperature not to exceed 150 degrees F. should suffice. Where steam is on the job, sand and con-

crete aggregates may be warmed by shoveling them on pipe coils through which the steam is allowed to pass. Hose stuck into sand piles will do the work and thus save many handlings of the materials. It is not necessary to warm cement.

Building Construction.

The investigations conducted by the Universal Portland Cement Company also included building construction requirements, and on this subject the investigators reported as follows:

"In reinforced concrete building construction greater precautions must be taken than for mass work because of the large surfaces exposed and the comparatively small amount of concrete in the

members. Also in work of this character the concrete should develop sufficient strength to allow the safe removal of the forms in a reasonable time. This can only be accomplished by placing and keeping the concrete under conditions which will induce rapid hardening.

"It is good practice to warm the forms with steam or hot water before placing the concrete. A steam jet is also very efficient in removing any ice or snow that may have collected on the forms.

"The present-day practice in handling reinforced concrete building construction during the winter months is practically as follows:

"Take for example the construction of a building having a reinforced concrete skeleton and floors. After completing the forms for the first story columns and second story floor slabs, beams and girders, but before depositing any concrete, the entire area is housed in with canvas and heated with salamanders to a temperature of about 60 or 70 degrees F. The water used for mixing, as well as the materials are heated. For heating water a tank about the size of an ordinary street sprinkler wagon should be provided. It should be equipped with a special heating coil supplied with steam from a separate boiler or from those supplying the mixer and hoisting engines. The concrete when deposited in the forms should be warm; this initial heat with that supplied from the salamanders on the floor below, and the protection offered by the forms, will result in the concrete gaining strength rapidly.

"The forms for the wall columns of the next story above are then placed, and this story housed in with canvas as soon as possible. Enough canvas is necessary to house in at least two stories at a time, and salamanders should be kept burning on each floor during the time the housing is in place. Work handled in this manner progresses but little slower than similar work concreted under favorable weather conditions, and while it is not possible, as a rule, to remove forms as soon as is customary with summer work, only one additional set of forms is required, if the work is properly handled. Where the wearing surface is placed with the floor slab, it is necessary to have the housing in place and the salamanders burning on each floor before depositing concrete, otherwise it would be impossible to properly finish the surface of the floor."

In building work it is found that one salamander is required for every 500 to 800 feet of floor area, and with the use of good coke, if properly handled, a temperature of about 60 degrees may be obtained.

Cost of Heating With Salamanders.

In conclusion the investigators gave a computation of the cost of heating with salamanders in a warehouse in which there were about 72,500 cubic feet of air space in each story. Twelve salamanders were kept going on one floor for five days, during which time an average of 1,800 pounds of coke were burned in twenty-four hours or 150 pounds per salamander a day. The inside temperature was kept at about 60 degrees, while the outside temperature was between 10 degrees and 35 degrees. The total cost of the salamanders was \$16.80, making the cost including a day and night watchman, \$3.36 per floor. The cost of heating the enclosure was:

Coke, 4 tons at \$6.75 per ton.....	\$30.38
Salamanders, cost per floor.....	3.36
Labor, 20 hours, at 37½c. per hour..	7.50
Labor, 30 hours at 25c. per hour.....	7.50
Total	\$48.74
Cost of salamander per day .....	.81

Supt. Miller's Annual Report.

After considerable delay beyond the control of the bureau, the annual report of the Bureau of Buildings, Borough of Manhattan, for the year 1910, is ready for distribution. Architects and builders will find the report of more than passing interest, inasmuch as it contains besides the usual statistical information constituting previous reports, a complete compilation of all the rulings, special orders, and modifications issued during 1910, with an index to the same, a list of approved fireproof constructions and many other items of value.

GNVBCO IN COURT.

Hearing Continued in Yorkville Court Yesterday Afternoon.

The hearing in the matter of the complaint of D. C. Weeks & Son, builders, against the Greater New York Brick Company on a bill of information filed by Assistant District Attorney Ellison, will be continued this afternoon before Magistrate Freschi in his chambers in the Criminal Courts building.

The bill of information states the belief that the manufacturers of the North river combined between January and June of last year and organized the Greater New York Brick Company, with the alleged intention of obtaining a monopoly of the brick business. The action before Magistrate Freschi follows that taken earlier in the year before Attorney General Carmody in Albany, when a change of venue was obtained and the action was changed from a civil to one to show cause why criminal procedure should not be taken against the defendant company.

The information alleges that the price at which manufacturers sell brick in New York is fixed by the Greater New York Brick Company and that the same company fixes the quantity which any manufacturer shall put on the market in any given period. Members of the company, it is alleged, refused to sell brick except at the price named by the company, and agreed to limit their output to the quota allowed by the company, although by so doing they were producing far below their capacity.

The Greater New York Brick Company was incorporated June 19, 1911, with an authorized capital stock of \$100,000. It deals in all kinds of building materials, acts as agent for other dealers, trades in coal, coke and wood and charters and owns steamboats, tugs, barges and other craft used in its varied business.

Its officers are as follows: John B. Rose, president; Aaron E. Aldridge, vice-president; Robert Main, treasurer, and Frank De Noyelles, secretary. The executive committee is composed of Everett Fowler, Lucien H. Washburn, Harry J. Jova, Aaron E. Aldridge, Alonzo Rose, Henry R. Brigham, Conrad F. Suderley, Robert Main and George W. Washburn.

The restriction of the North River brick trade competition, the information asserts, has been accomplished as follows:

1. By control, purchase, lease, agreements or otherwise, of practically all of the sources of supplies of North River brick for the City and County of New York and the cities and towns upon the Hudson River.
2. By control of the output of North River brick and reduction of said output.
3. By entering into agreements with competing makers and dealers in North River brick for market use at the City and County of New York, by which such competitors should agree not to compete with said North River brickmakers.
4. By reduction and limitation of the actual amount of brick to be manufactured by each brickmaker.
5. By increasing the price of brick to the consumers in New York County.
6. By entering into an agreement with the commission men doing the great bulk of the brick commission business and in control of such business in New York County, whereby the commission men agreed to sell exclusively brick manufactured by aforesaid North River brick manufacturers, members of the Greater New York Brick Company.

Frank M. Patterson, counsel for the Greater New York Brick Company interests, said in reference to the filing of the bill:

"It is to be noticed that these same charges when brought before Attorney General Carmody last month were thrown out on the ground that no evidence to prove restriction of trade was produced. And now it is to be noticed that the District Attorney, in the information, does not himself make the complaint as is customary in such cases. The complaint is made by Francis M. Weeks, a builder, of the firm of D. C. Weeks & Son. He was the man who petitioned the Attorney General for the dissolution of the Greater New York Brick Company.

"My clients deny that they control the sources of brick manufacturing. There are thousands of acres of undeveloped clay lands in the Hudson Valley which do not belong to any of the manufacturers who sell their brick to the Greater New York Brick Company. Any one can enter the field and start a rival industry. They also deny that they have reduced the output.

"They are making just as many or even more bricks than ever before. Nature may have intervened here and there in the form of snow and rain, but over these things, of course, there is no control.

"And as to price, that is the biggest wail of all, of course. There was no agreement to raise the price. The law of supply and demand fixes the price automatically. The present price is \$7 a thousand, shipped to the dock. This, we say, is a reasonable price for bricks. In 1907 the price was \$14. For years the price stood at \$9. When the Greater New York Company was formed in June, 1911, the price was around the \$5 mark, it is true, but that figure was actually below the cost of production. The manufacturers were simply holding on for a better day, and many were driven into bankruptcy. The price was kept down by force, and we can prove it."

Poor Construction at Ridgewood.

When common sand costs but two dollars a load and cement thirty-three dollars, the temptation to mix with the cement more sand than the law allows is a strong one to men of weak moral fiber. Borough President Connolly of Queens, the Superintendent of Buildings, John W. Moore, and Leonard C. Smith, consulting engineer, have just concluded an investigation into a case at Ridgewood where a row of tenement houses suffered in consequence of someone's failure to mix the mortar properly.

The evidence is contained in an official report on file in the Bureau of Buildings at Long Island City. The walls of one or more of the houses fell, and the borough officers named visited the scene and brought away samples of the mortar. These were analyzed at a laboratory and all the samples except one were found "to have been made up with amounts of sand greatly in excess of the ratio which would make strong mixtures," to quote from the report. In one sample the ratio of quicklime to aggregate was 1 to 7.9; the percentage of quicklime was 11.18. In another sample the ratio of cement to aggregate was as 1 to 5.8.

Odd Ornaments for Street Corners.

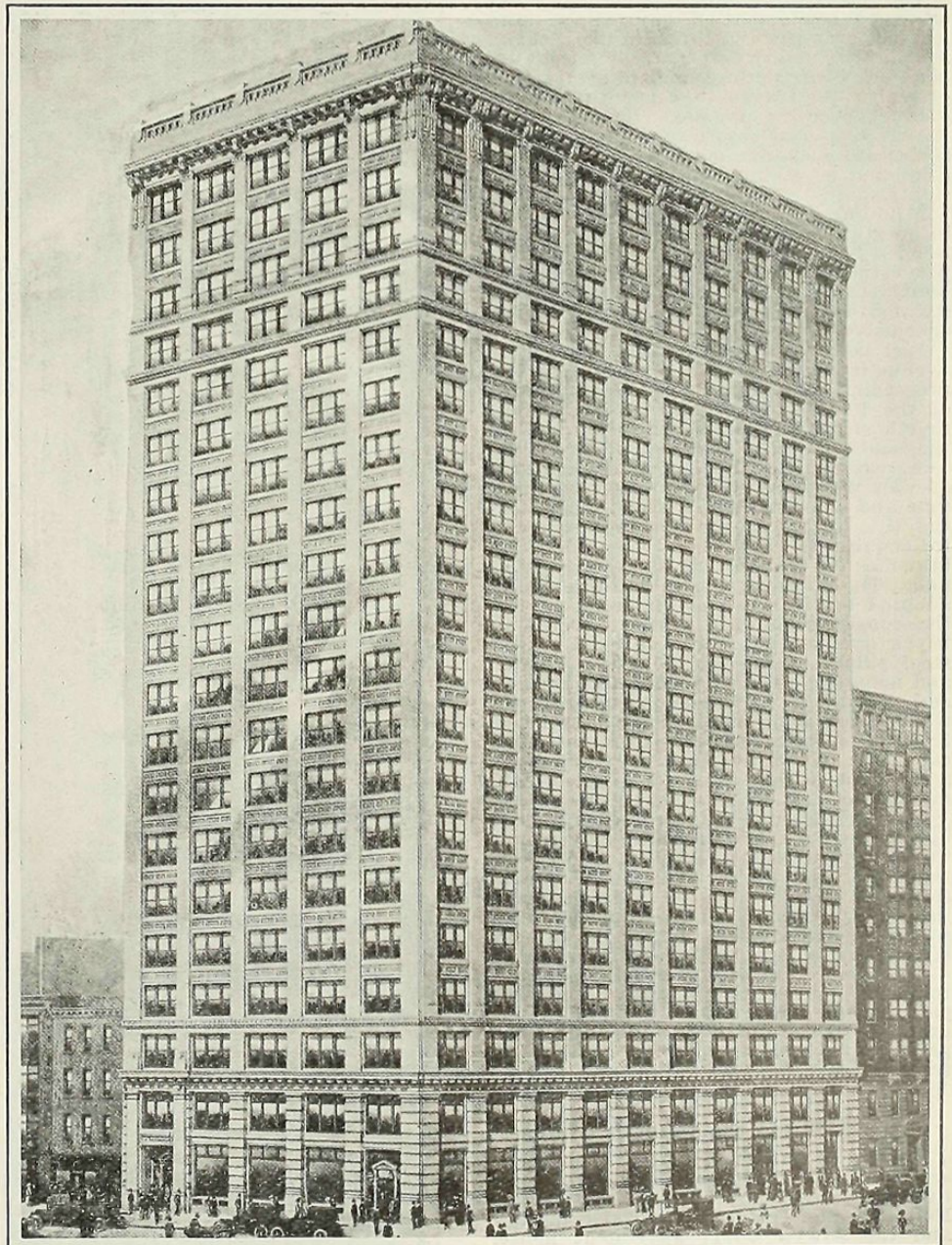
The beautifying of street corners by ornamental posts of stone or concrete has developed to such an extent in the outlying sections of Los Angeles that practically every newly opened tract has its distinctive landmarks. Sometimes they are really useful, as in the case of the Mission style resting place, furnished with benches and a shelter from sun or rain, a convenient place for the suburban resident to wait for his car. This one is in an architectural style which conforms to many of the homes in that section.

Another one is at the entrance to Arden avenue, and consists of two shelters built of large cobblestones and cement. These resting places are furnished with a rustic fountain and drinking cups, as well as benches for the tired commuter. They support a rustic arch that spans the thoroughfare and carries an electric light and a large street sign—a very useful idea for the suburbs.

On the "King's Highway," the old road between the California missions, mission bells on artistic corner posts are placed at corners in the cities to mark its route.

Still other corner ornaments are merely odd, such as the cobblestone column, which reminds one of the structures built of oranges seen at agricultural exhibits; while the "castles" of concrete blocks, which make the sparsely settled tract look like a giant's chessboard, are not only grotesque, but positively detrimental, for it will be noticed that these "castles" span the sidewalk, and a better lurking place for highwaymen, than their dark interiors could hardly be devised.—"Municipal Journal."

—The President of the Borough of Manhattan has been requested to permit a rehearing upon the resolution of the Board of Estimate and Apportionment, requiring the removal of all show-windows from Cortlandt street. The property owners assert that the removal of the windows will not give pedestrians more space than they would have without such removal.



4th ave. at the southwest cor. 26th st. Neville & Bagge, architects. DESIGN FOR THE HESS BUILDING.

The twenty-story store, office and loft building which the Hess Realty Company, 907 Broadway, is about to erect fronting 200 feet on 4th avenue and 98.9 feet in 26th street, opposite Madison Square Garden.

JAMAICA BETTERMENTS.

New Railroad Work to Start at Once—
Favorable Court Decisions.

Legal impediments to the structural changes and additions which the Long Island Railroad Company has planned for Jamaica and vicinity are being removed by the courts. The famous Sherwood case, on which other causes depended, has been decided in favor of the principles contended for by the railroad.

The construction of the new union station at Jamaica will be started just as soon as bids can be collated and compared and contracts awarded. The trackage changes will also start as soon as the work can be organized. At the office of the president of the road it was stated that the decision in the Sherwood case would probably be accepted as substantially conclusive in the Adicks case also, as the questions at issue in the two cases are similar.

Property owners at Jamaica have been resisting condemnation proceedings on the plea that the railroad corporation had no legal right to take additional land after having once acquired a right-of-way. In the case of the railroad company against James K. O. Sherwood and others it was argued that the railroad having once located its route and acquired its right-of-way was bound thereby and could not go outside to take more land by condemnation, except in the cases provided by statute; and inasmuch as it sought to acquire lands for a cutoff through the sparsely settled neighborhood at Van Wyck avenue, it was contended that there was no authority in the statutes therefore.

The Court of Appeals has now decided (see Law Journal March 27) that the amendment to the Railroad Law of 1905 (chap. 727, sec. 2) enlarged the right of a railroad company to acquire by condemnation proceedings additional lands abutting upon its line for the purpose of betterments and to change the grade of its road without changing the route.

The railroad company sought to acquire by condemnation proceedings land located between two branch lines of its road, about ninety feet apart, for the purpose of constructing embankments and elevating its tracks to carry them on a viaduct over an avenue. It is held by the court of last resort that this does not constitute a change of route and that the company is acting within its statutory rights.

A finding by the trial court that the land in question was not actually necessary for the purposes of the company, based upon the erroneous assumption that the contemplated cutoff and change of grade constituted a change of route, is held as not conclusive.

Just before the road crosses Van Wyck avenue it separates into two branches, one proceeding on through the new tunnel of the Pennsylvania Railroad at Thirty-fourth street and the other forking off to the south into the Borough of Brooklyn. The two branches upon the western side of Van Wyck avenue are ninety feet and nine and one-half inches apart. The land the title to which the corporation seeks to acquire is located between the two branches on the western side of the avenue. The plans of the railroad company adopted by its board of directors call for the construction of a viaduct over Van Wyck avenue two stories in height upon steel pillars in the centre of the avenue, and upon the curbs and sidewalks thereof, and the moving of the company's railroad tracks upon such bridge or structure. The bridge is designed to carry thirteen tracks over Van Wyck avenue, so arranged by a double deck that the tracks thereon will not cross each other at the same grade. Van Wyck avenue was crossed at grade by seven tracks, two of them being Atlantic division tracks, two Montauk division, two main line tracks and one, the most southerly of all, which is used for carrying empty trains to and from Flatbush avenue station. The avenue is a very heavily traveled highway, and is protected at its intersection with the company's railroad by four crossing gates, and the plans, when completed, will eliminate the grade crossing and will enable the company to nearly double its number of tracks across the highway.

Lessons From the Equitable Fire.

A report from the Board of Underwriters on the Equitable Building fire asserts that this fire, like those in the Parker Building, the Triangle shirtwaist factory and the Alwyn Court apartment house, calls attention to the inability of any fire department effectively to fight a fire which has once gained headway in the upper stories of a tall building lacking such essential fire appliances as an adequate standpipe equipment in conjunc-

tion with smoke proof stair towers. The height of buildings should be limited in proportion to the effectiveness of their fire protection if life and property are to be conserved.

The most blame for the catastrophe is placed on the unprotected floor openings, which permitted the flames, sucked up by the draft in the elevator shaft, to spread out on the upper floors, and to the cast iron columns supporting the floors, which caused their collapse.

New Studio Building for 59th Street.

Work has just been begun on a new nine-story studio building, which is illustrated herewith, at No. 116 West 59th street, commanding a view over the park. The building is to be fireproof, and will be equipped in the most approved manner. The lot is 25x100 feet. Each floor is planned with a three-room, tiled bath

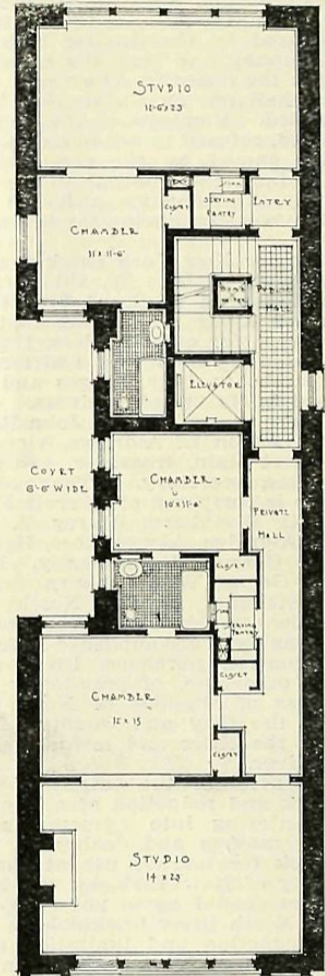
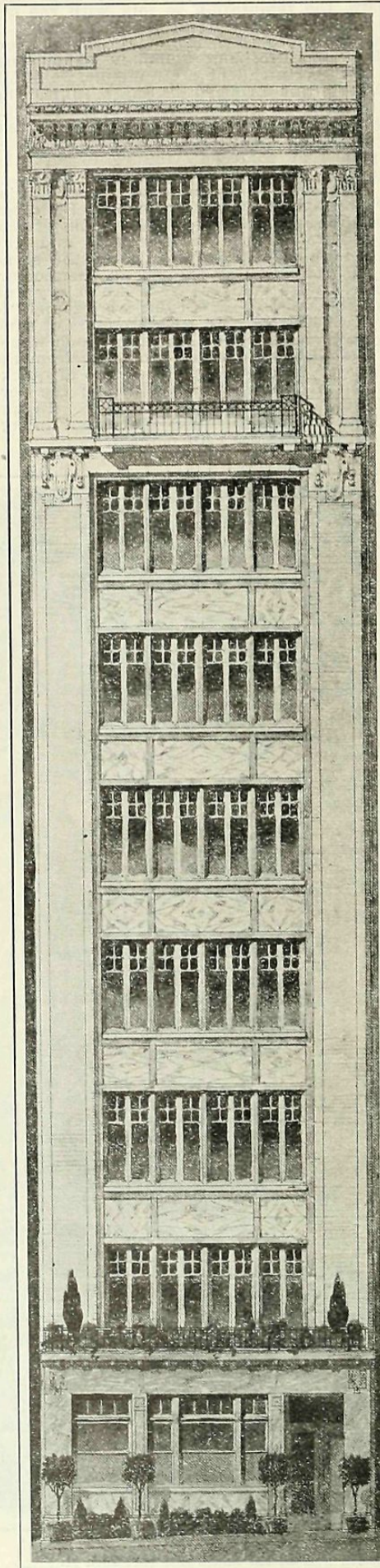
and kitchenette apartment in front, and a two-room, bath and kitchenette apartment in the rear. The large studio rooms are the full width of the building by fourteen feet in depth, and each will have window space fifteen feet wide.

The ground floor will be fitted up for doctors' offices, and the entrance and the reception room will be finished in Caen stone.

The building will have a high-speed Otis elevator, and will also be provided with a dumbwaiter in the public hall, to serve each apartment.

The front is dignified and at the same time attractive in design. The first floor forming the base of the building will be entirely of Tavernelle Clair marble, and the next six floors will have white porcelain brick piers with Tavernelle, and white veined statuary marble panels between the windows, and the two upper stories will have white matt-glazed terra cotta with similar panels between the windows.

This building has been designed by and is being erected under the supervision of Herbert M. Baer, architect, 21 West 45th street. The ground is owned by Dr. Julius Sachs. The contract has



GENERAL FLOOR PLAN.

been awarded to the Andrew J. Robinson Company. The building will be ready for occupancy on September 15.

—A. D. Seymour, Jr., who, in association with J. H. Freedlander, of 244 Fifth avenue, won the first prize in the architectural competition for the design of the proposed Memorial for the Battle of Lake Erie, is a graduate of Columbia, and after his college days he pursued his architectural studies at the American Academy in Rome and finally at the Ecole des Beaux Arts in Paris. Meanwhile he traveled extensively through Europe, as a matter of course, making sketches and measured drawings of historical works. Mr. Freedlander has won competitive prizes of note in a number of cities; this year the first prize for the Auditorium Building at Portland, Oregon, and last year an honorable mention in the competition for the Commerce and Labor Building at Washington.

The annual appropriation bill calls for an appropriation of \$27,600,000, an increase of \$400,000 over last year.

In order to raise an \$11,000,000 direct state tax, a bill fixing the rate at one mill on every dollar was passed by both houses.

—The darkest hour in any man's life is when he sits down to plan how to get money without earning it.—Horace Greeley.

—The annual meeting of the Brooklyn League will be held at the building of the Art Association, 174 Montague street, Monday evening, April 1.

Herbert M. Baer, Architect.
STUDIO BUILDING, 116 WEST 59TH STREET.

CITY HALL PARK TEN YEARS HENCE.

A Picture of the Future—The New Manhattan Station of the Brooklyn Bridge and the Service It Will Render the Public.

WHEN the several radical betterments under way and planned for the City Hall Park and its surroundings are completed, the view from the west side of Broadway will be like the picture on this page. The original water-color drawing at the Bridge Department was made with the object of showing the design of the new Manhattan station of the Brooklyn Bridge in relation to its surroundings, present and prospective. In ten years or less the picture will come true.

In the view, City Hall Park is freed from the present general post office, the county courthouse and the other county buildings now usurping space there, and in the background, at the left, is the site which has been suggested for a new post office and also the one that has been tentatively selected for a new courthouse. A bill now in Congress carries an authorization for the removal of the existing post office building.

A new terminal has been planned for the Brooklyn end of the Brooklyn Bridge, and artistic approaches for the Manhat-

allow the second step to be undertaken, the construction of the subway connection between the bridge and the new Municipal Building. The plans for this are ready, the money provided, and the bids for the contract about to be advertised for. The work in this connection can proceed without any interruption to the travel across the bridge and, save where it meets the present grade on the bridge, few people will know that it is being built, from all that can be seen.

"The construction of this subway connection will take but ten months. Before its completion the main station building will, according to proposed plans, be under contract in order that no time be lost or interest money wasted, and to the end that we may have a modern entrance to the bridge that has done more in its day for Greater New York than any other single structure.

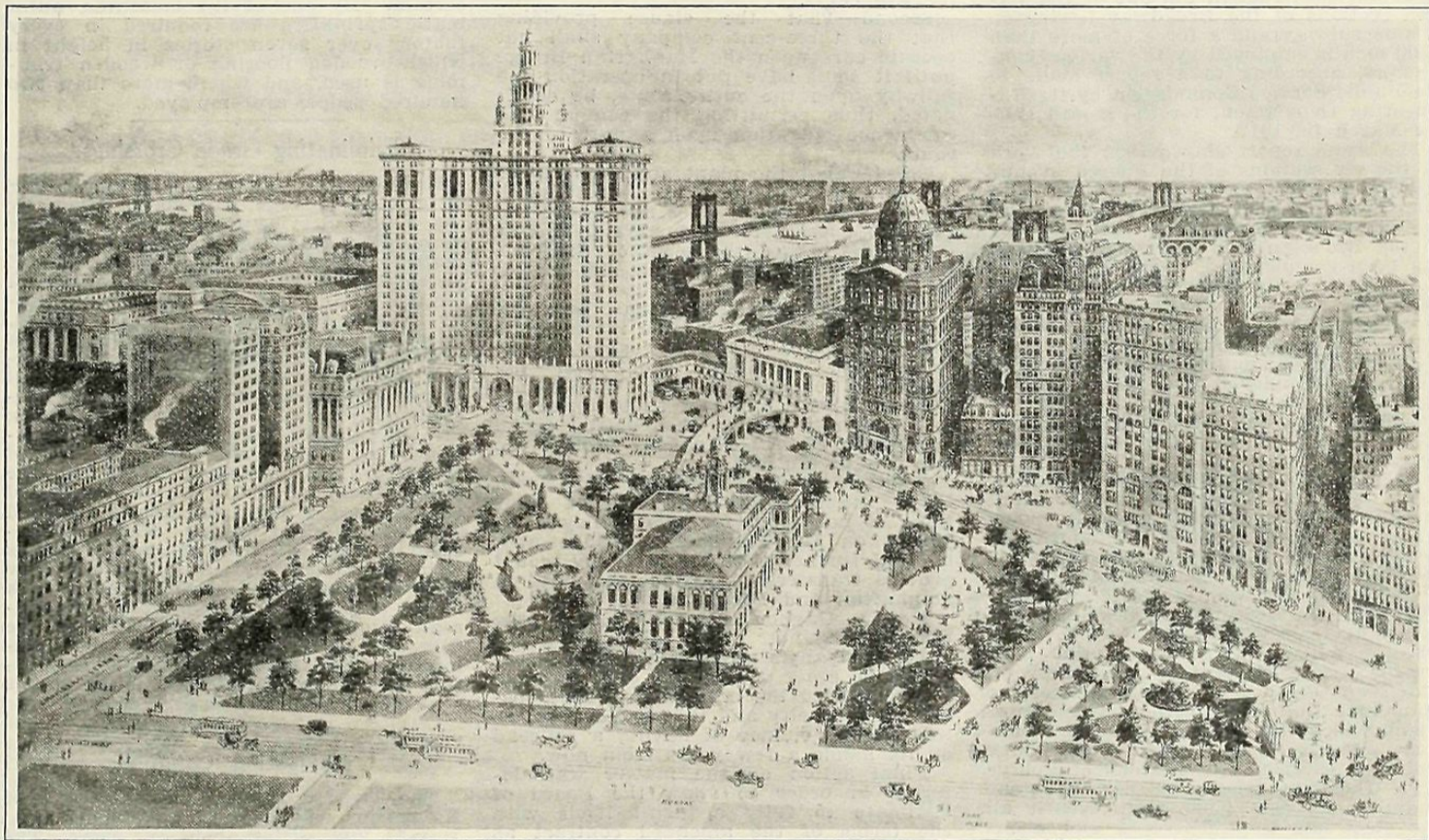
"The new station will have two tracks, connecting the bridge with the Municipal Building. These pass almost directly under the station. Above these and on

of artistic design. It will carry traffic from the City Hall Park and west over Park Row to the new station on the mezzanine floor, where the throng can take the moving stairways to the train floor or turn to the left and take the Third Avenue trains, which are practically on this level, or cross over to the Municipal Building by a passway along the end of the Third Avenue Railway station."

PLUMBING CODE REVISED.

Registered Plumbers Must Not Act as Agents for Unlicensed Men.

Revised rules and regulations for plumbing and drainage, water-supply, gas-piping and ventilation of buildings have been adopted by the Superintendents of Buildings for the City of New York. They will be found printed in the City Record of March 25. The new code embraces altogether 197 rules and requires



THE NEW MANHATTAN STATION OF THE BROOKLYN BRIDGE, THE MUNICIPAL BUILDING AND CITY HALL PARK RESTORED.

tan Bridge, so that altogether the Bridge Department is extremely busy with construction projects of one kind or another. The Municipal Building is being erected under the jurisdiction of this department, for the reason that it occupies land acquired for bridge purposes and is regarded as a part of the terminal. The basement of the building will serve as a terminal of the loop subway that will connect the Brooklyn, Manhattan and Williamsburg bridges.

In the northeast corner of the City Hall Park there will center (1) the Manhattan terminal of the Brooklyn Bridge, at which both the surface and elevated lines from Brooklyn will discharge their passengers, (2) the southerly end of the Third Avenue Railroad, (3) the subway bridge loop, (4) the Brooklyn Bridge station of the original subway. To the right of the Municipal Building and connected with it by passways, both over the street and under, is shown the proposed new Manhattan station of the Brooklyn Bridge which is to cost \$2,500,000. "In the study which was made of this building," says Commissioner Arthur J. O'Keefe, "it was aimed to give it a municipal character, and the classic style was chosen following the tradition for municipal buildings, and harmonizing with the Hall of Records, the Municipal Building and the City Hall itself.

"The first step towards the reconstruction of this station has been completed; that is, the widening of the roadways on the Manhattan approach. This will now

the ground level will come the two roadways, one on each side, each passing through an arched portal. On the same level pedestrians leaving the sidewalk will enter the building, pass the entire length and on to the bridge on wide and spacious passways, without crossing railway tracks. Directly over this ground floor passway and on the mezzanine floor the trolley cars that cross the bridge will unload their passengers.

"Above all this is the main trackshed for the Brooklyn elevated railroads, consisting of four tracks with platforms provided for the separate loading and unloading of passengers. On the main train floor there is also a rotunda where tickets are purchased and where the moving stairways discharge passengers from the ground floor or from the mezzanine floor. This rotunda provides ample space for people bound for the elevated trains, to reach the platforms of the trains desired, without crowding

"A new wide footbridge takes the place of the present unsightly structure over Park Row, a structure that it was necessary to build in order that the through service could be operated by elevated trains over the bridge. The city is under both moral and legal obligations to remove this present structure as soon as equal facilities can be provided that will allow of this through operation being continued without the trains crossing over the street. This, the new station, with the subway connection, does. The bridge over Park Row is an elevated promenade

from plumbers a number of changes in practice.

The Building Bureau of the Borough of Manhattan has indicated for the Record and Guide what these changes are. No registered plumber must hereafter sign the specifications and act as agent for a plumber who has not obtained a certificate from the Examining Board of Plumbers.

No earthenware house drains when found in a leaky or defective condition can hereafter be repaired or replaced except with a heavy cast-iron pipe. Other new requirements are:

(77). "When the plumbing system of any building is altered by the addition of a new soil, waste or vent line, and no house trap and fresh-air inlet or leader trap exists on the house drain, the same shall be provided."

(79). "A fresh-air inlet pipe must be connected with the house drain just inside of the house trap and extended to the outer air, terminating with a return bend, with open end one foot above the grade at most available point to be determined by the Superintendent of Buildings and shown on plans. The fresh air inlet pipe must be of the same diameter as the house drain. An automatic device approved by the Superintendent of Buildings may be used, when set in a manner satisfactory to him."

(114). "No plumbing fixtures except bar sinks, soda fountains or drinking fountains shall be installed with an indirect waste connection to the plumbing and

drainage system. The waste of every bar sink, soda fountain and drinking fountain if not directly connected, must discharge over a properly water supplied, trapped and vented sink. The main waste lines shall be 2 inches in diameter, and the branches to fixtures at least 1½ inches in diameter. Drinking fountains must be trapped and the waste line extended through the roof. No vent connections need be provided."

(121). "In all buildings occupied as stores, dwellings, lodging or boarding houses, hotels, offices, lofts, workshops, factories or storage houses, there must be sufficient water closets so that there will never be more than 15 persons to each water-closet. In places of public assembly, the number of toilets and the most available locations are to be determined by the Superintendent of Buildings."

In the revised code are several new regulations, applicable particularly to garages.

SUBWAY PROGRESS.

A Report From the Public Service Engineers—Brooklyn Line 85 Per Cent Done.

In spite of the severe weather which has hindered the progress of subway work, there are now under contract and in actual construction ten out of the sixteen sections of the Broadway-Lexington avenue subway and a force of more than 1,300 men is employed by the various contractors, according to a report made to the Public Service Commission by its Engineering Department for the month ending March 15, 1912.

The same report shows that the work on the six sections of the Fourth avenue subway in Brooklyn is about 85 per cent completed and that about 38 per cent of the value of the work on section 9-0-1 on the Brooklyn loop lines in Manhattan has been completed.

A report of the status of work on the Lexington avenue subway was given in the Record and Guide of March 2, which is in effect confirmed by this statement from the P. S. engineers. About 1,300 men were employed on the work on March 15. In relation to other subway workings than the Broadway-Lexington, official report contains the following information:

The Brooklyn loop subway runs from Park Row and Chambers street north through Centre street and Delancey street extension to the Williamsburgh Bridge, with a spur at Canal street connecting with the Manhattan Bridge. This subway has been completed for some time with the exception of Section 9-0-1, extending from Chambers street to Pearl street. William Bradley is the contractor for this section, the work on which was delayed by the erection of the Municipal Building, in the basement of which will be the station of the new subway. About 38 per cent of the work had been completed at the end of February. The excavation is 63 per cent done and the concrete 22 per cent. Nearly all the steel has been delivered and about 22 per cent of it has been erected. The contractor employs an average daily force of about 120 men.

The Fourth avenue subway, which was begun in November, 1909, is now approaching completion. It is a four-track subway, with additional tracks in places where connections are provided for future extensions. The route extends from the Brooklyn end of the Manhattan Bridge at Nassau street, through Flatbush avenue extension, Fulton street, Ashland place and Fourth avenue to 43rd street, a distance of about four miles.

There are six sections under construction by four different contractors at an aggregate price of \$14,807,221.65. The three lower sections are the most advanced. In Fulton street and Ashland place the subway passes under private property, and the necessary rights have been acquired by legal proceedings. In Fulton street the roof of the subway will be strong enough to support buildings when they are restored overhead. In Ashland place, however, the street is to be made wider by taking a strip along the west side. The permanent widening will be of great benefit to this section.

As soon as the frost is out of the ground and the weather conditions are otherwise favorable repaving will be in progress all along Fourth avenue. The original parkways down the middle of Fourth avenue, which occupied a middle strip 20 feet wide, will not be restored, but a narrow line of ventilating openings will be left in their place. The effect will be to widen the Fourth avenue roadways correspondingly.

For a considerable proportion of its length the subway is of uncommon size

and depth. On this account, and because the excavation is all in soft material, some unavoidable damage has been done to buildings along the line. This inconvenience, however, will be temporary and the contractors are all required under their contracts to make good such damage before receiving full payment.

Manhattan Bridge Trolleys.

Many property owners in Brooklyn attended the meeting of the Board of Estimate last Thursday to hear the arguments in behalf of the Brooklyn and North River Railroad Company and of the Manhattan Bridge Three-Cent Line petitioning for franchises to operate trolley cars across Manhattan Bridge. The three-cent line would operate across the bridge proper, while the rival company proposes to operate from Flatbush avenue station of the Long Island Railroad across the bridge and along Canal street, Manhattan to Desbrosses street ferry.

At the meeting of the Board of Estimate on March 21 the Franchise Committee recommended that the proposed form of contract contained in the report of the Bureau of Franchises, presented to the Board July 6, 1911, be amended as follows:

First—That the fare clause now providing for a three-cent rate be amended to provide that two tickets shall be sold for five cents.

Second—That the clause providing that the three-cent company shall not operate cars upon the Manhattan Bridge until it shall have put in operation the railway upon the entire route, be eliminated, thus permitting the company to commence operation upon a part of the route.

Third—That the plant and property of the company outside of the street shall, in case the company does not secure the right to operate for a further period at the expiration of the term of the contract, be purchased by the city at its then value.

The form of contract has been so amended and the committee recommends that the Board tentatively approve the terms and conditions and refer the amended contract to the Corporation Counsel for his approval as to form, and to incorporate therein such matter as he may deem advisable to fully protect the interests of the city.

Counsel for the Brooklyn and North River Railroad Company urged that there is not room for two trolley companies on the Manhattan Bridge and, he said further that his company would provide transfers to various car lines in Manhattan and Brooklyn.

Mayor Gaynor remarked that the Board was not much alarmed about either company's refusing a franchise because the other one wanted one; that the Board wanted the best arrangement possible for the city and that it did not care to take the chance of having a railroad on its hands a few years from now.

Final action on the matter was deferred in order to allow the Board of Estimate to fully acquaint itself with the terms of the amended contract as proposed by the committee.

Lowest Bid on Subway Job Is \$912,351.

The tabulation of the bids received for the construction of the Canal street station on the Broadway-Lexington avenue subway and the Canal street crosstown section at that point, which goes underneath the Broadway station, was finished by the Public Service Commission. The lowest bidder was the O'Rourke Engineering Construction Company, whose offer worked out at \$912,351. There were six bidders. The highest bid was \$1,719,730.

Public Improvement Commission.

The Board of Estimate is expected to consider soon the creation of a public improvement commission for the city of New York. It would be the duty of this commission to study the larger questions of civic development and city expansion in connection with the current projects of public work, so that each and all of these current problems would be decided with a mind to a large general scheme of development of the city.

Fire Brokers' Election.

The annual election of the Insurance Brokers' Association resulted in the choice of the old ticket: Seelye Benedict, president; A. C. Hegeman, vice-president; William C. Pate, treasurer, and F. S. Little, secretary.

Legislative Notes.

The Assembly Rules Committee decided not to report the Goldberg bill, giving universal transfers on the surface railroads of Manhattan and the Bronx.

The Senate killed Senator McManus's bill to enforce a penalty for the failure of the New York Central Railroad Company to remove its tracks from Eleventh avenue.

The concurrent resolution proposing a constitutional amendment providing for excess condemnation when real estate is required for public purposes failed of passage.

The Seventh Avenue Association was well represented at the hearing on the Wagner rapid transit bill and is being congratulated on the apparent success of its labors in behalf of a Seventh avenue subway.

The Wagner rapid transit bill, which will enable the city to enter into a contract with the Brooklyn Rapid Transit and the Interborough for the construction and operation of new subways, was passed by both houses and sent to Mayor Gaynor for his approval.

The factory investigating commission bills, many of which were the direct result of the Asch Building fire in New York City a year ago, were passed by both houses, are now in the hands of the Governor, and his approval is almost certain. By one of the measures, automatic sprinklers are required in every factory over seven stories in height in which wooden flooring or wooden trimming is used, and where more than two hundred people are employed.

Eliminating Grade Crossings.

Further proceedings for the elimination of grade crossings have been taken by the Public Service Commission. A new group of crossings on the Far Rockaway branch of the Long Island Railroad will be considered at a public hearing called for April 2. These crossings are: Atlantic avenue, Park avenue, Smith street, Carnaga avenue, Hollywood avenue, Sea View avenue, Mott avenue, Carlton avenue, McNeil avenue and Clark street, all on the Far Rockaway branch in the Borough of Queens. In the last two years, the Commission has ordered the elimination of grade crossings within the City of New York to cost about \$2,000,000, the greater part of which will be expended on the lines of the Long Island Railroad in the Borough of Queens. There still remain a large number of such crossings to be eliminated, and as the State of New York is required by law to pay one-fourth of the cost of such eliminations (the railroad company bearing one-half and the City of New York one-fourth), the Commission has asked the present Legislature to appropriate \$600,000 as the state's quota for the present year.

Navigation Congress.

The Twelfth International Congress of Navigation will meet at Philadelphia, Pa., May 23, 1912, sitting about one week. The assembling in this country, under the auspices of the Permanent International Association of Navigation Congresses, of the leading shipbuilders, waterway engineers and maritime experts of the world, may be both helpful to the United States as a nation and pleasing in the sense that American hospitality may be better understood abroad.

There are great questions to be discussed, most of them bearing directly upon the movement by water of the products of the soil and of the factories. In addition to these discussions, visits to important engineering works are to be arranged for, so that foreign members may better understand our country and its progress; and, reciprocally, their views and suggestions regarding what they may see cannot fail to be of benefit.

—The William R. Grace Company, which recently acquired the properties between Conover street, Devine & Burtis shipyard at South Brooklyn, is pressing for permission to construct piers for its own use on the property. To grant this permission would block the city's plans for a comprehensive development of the whole waterfront of South Brooklyn.

—The proceedings in the matter of the proposed widening of Broadway, Flushing, from Cemetery Lane to the city line will not come up again until April 18. Five times the item has been laid over without action, in the hope that the interested parties, who are divided on the question, can come to a mutual understanding.

Have You Ever Really Studied the Other Side of the Power Question ?

You, Mr. Power-User, like to run your business independently---as you see fit. But you can't be independent so long as you operate a private power plant. You have to rely on your power plant for your business efficiency. If it fails, even if only for a short time, you must suffer serious loss. If fire or explosion occurs---as they do occasionally with a private plant---what then? Are you really independent in regard to power?

Central Station Service

When you use Edison Power you get cheaper power, better power, more reliable power. It is adequate to meet every requirement. And your business is entirely free from risk of every kind. Ask for an appointment with one of our engineers and you will look at the power question in a different light.

The New York Edison Company At Your Service

55 Duane Street

Phone Worth 3000

TRADE LITERATURE

The Story of the Silent Partners.

Many business men there are who, unfortunately for themselves, are doing without many things that would enable them to work in greater comfort and, in general, conduct their business with increased efficiency. That such a state of affairs exists is not the fault of the business men, but rather due to the fact that they have not been told in the right way. Realizing this, the Western Electric Company has recently published an attractive little book aptly named "The Silent Partners—A True Story."

The book, written in an easy, colloquial style, is so convincing that the reader wants to invest in everything described therein. The advantages of Western Electric Inter-phones as time and step savers; of desk, bracket, ceiling and counter fans as creators of coolness; of ventilating or exhaust fans as fresh air producers and of large and small motors for shop and factory use, are set forth cleverly. Copies may be obtained by addressing the Western Electric Company, 463 West street, New York.

"Paving and Roads."

The Texas Company in its last issue of "Paving and Roads" has gone into the subject of economic management of roads and in a very interesting manner, especially in reference to oiling macadam and telford surfaces. Those who are interested in the subject will do well to address the Texas Company at 17 Battery place, New York, for a copy of this number. The work contains a comparative table of specific gravity pounds per U. S. gallon and kilos, which is valuable to highway engineers for reference purposes.

The Pedestal Piles.

The MacArthur Concrete and Foundation Company of New York, has just issued a booklet entitled "Some Structures Supported by Pedestal Piles." Illustrated in a convincing manner, it shows the remarkable sustaining power of piles built under the MacArthur system. Copies of

same may be obtained by addressing the Company at No. 11 Pine street.

Electric Fans in Water Colors.

The catalogue No. 325, issued by the Sprague Electric Works of the General Electric Company, is attractively done in colors and shows the progress being made in high-class catalogue work. The last Sprague catalogue is a book of tabulated prices, but nevertheless color effects have been introduced with such skill as will no doubt prompt many recipients to keep it on file for reference purposes, not only for the quotations it contains but also for the artistic merit of the book itself. Copies may be obtained by addressing the Sprague Electric Works, 527 West 34th street, New York.

Elementary Studies of Lime.

In the current issue of "The Mason Builder" there are interesting analyses of lime which every architect should peruse. The book also contains suggestions about the practical use of high-grade lines and contains much information of general interest to architects and builders. Copies may be obtained by addressing the Charles Warner Company, 103 Park avenue, New York.

Brickyard Equipment.

The Arnold-Creager Co. of New London, Ohio, has issued its 1912 bulletin of brickyard equipment which every brick manufacturer should have in his possession. The book is done in colors and vividly expresses the character of the goods manufactured by this concern. Copies may be obtained by addressing the company at New London, Ohio.

Taxation in New York.

The New York Tax Reform Association of 29 Broadway has issued in pamphlet form the address by A. C. Pleydell, secretary New York Tax Reform Association before the second State Conference on Taxation, which was held in Buffalo last January. Copies may be obtained by addressing the association at 29 Broadway.

"Inductance of Coils."

"Inductance of Coils," by Morgan Brooks and H. M. Turner, has been issued as Bulletin No. 53 of the Engineering Experiment Station of the University of Illinois. This bulletin discusses the theory and determination of the self-inductance of coreless coils. An empirical modification of the common formula for the inductance of solenoids, is represented as the Brooks universal formula, applicable to all forms of cylindrical coils. Easy methods are given for predetermining the dimensions of a coil for any required reactance or inductance, for any purpose from the massive power protective coils to the smallest instrument coils. Definite coil proportions are assigned for producing the maximum inductive effect with a given strength of conductor and data are furnished on the relation of the mutual inductance of adjacent coils to their self-inductance. Copies may be obtained by addressing W. F. M. Goss, director of the Engineering Experiment Station, University of Illinois, Urbana, Illinois.

The Strength of Rolled Zinc.

Bulletin No. 52, giving the results of an investigation of the strength of rolled zinc by Herbert F. Moore, has been issued by the University of Illinois. It may be obtained for 15 cents by addressing the University at Urbana, Ill.

Stresses in Transmission Lines.

Bulletin No. 54, has been issued by the University of Illinois at Urbana, dealing with mechanical stresses in transmission lines by A. Guell. Copies may be obtained by enclosing 20 cents in a letter addressed to the University at Urbana, Ill.

Concreting in Cold Weather.

The Universal Portland Cement Company of Chicago and Pittsburgh has just issued a booklet entitled "Concreting in Cold Weather," giving practical hints to architects and builders and valuable suggestions to inspectors of concrete work. Copies may be obtained by addressing the company in Chicago.

BUILDING MATERIALS.

General Construction Work Still Shows Sluggishness.

Weather, Not Politics, the Reason—Lumber Interests Enthuse Over Suggested National Wood Products Exposition—Iron Buying Falls Off Sharply.

BUSINESS is still backward. No single department in the building market, with the possible exception of structural steel, is reporting new business in the volume usually expected on April 1. The steel mills are fairly well supplied with work, but there is some concern regarding June, July and August requirements in the metropolitan district.

Hand to mouth buying is the rule rather than the exception in the paint market. Retail stocks are moving very slowly, because alteration work and new construction operations are being held up pending settled weather. The wholesale market is crowded, and the price of raw materials is still high, although China wood oil and linseed have dropped a little recently.

Common brick is slightly firmer. Front brick is a little more active. In enamels there is practically no activity. Fire-brick and fireproofing are about the only active features in the clay products department. There is, however, a very definite movement toward betterment, if inquiries may be relied on, and it is presumed that the 1912 brick market will be active but late.

There is less purchasing in iron. This was the most important feature of the week's business in the metal department. Melters were not so keen to cover on second quarter iron. The furnaces, however were firm, indicating an unmistakable tendency to play safe in anticipation of coal mine trouble. Copper stiffened further, quotations now ranging between 15 1/4 to 15 1/2. Tin is easier, although prices are still held firmly to last week's levels.

Railroad requirements are monopolizing the structural steel market. There were few active prospects in the market this week, the 8,000 ton Stern brothers contract being one of them and the others being small loft building jobs requiring from 500 to 900 tons. Fabricating plants are not shading prices except for very desirable business.

Portland cement is in a better market. Lime is in steadier demand, and plaster is active as far as inquiry is concerned.

The proposal to hold a national annual wood products exposition seems to meet with the general approval of lumber interests in and about the metropolitan district. The general verdict would appear to be an acceptance of the proposition and most interests say it would be a good thing for the trade in general.

Boiler Arthur Johnson, editor and publisher of the Lumber World Review, has sent out practically to all lumber interests and building material publications, an appeal, part of which we quote in the lumber department. There is no doubt that such an exposition would do a great deal of good, just as other expositions devoted to building materials of different kinds have been beneficial to their respective departments. The day of lumber and its uses is still a long one, and it is a building material that will have to be reckoned with by many future generations of builders. The day will come when wood as a structural decorating material will be as expensive as fine marble is, because it will be as rare. A national exposition will do a great deal of good; all that is needed is that the lumber people get together, boost and contribute to the cause of progressiveness, morally and financially.

Lime.

Lime is one of the strongest factors in the whole market. The demand is much stronger and the prices are firm. But the character of the current inquiry is the most satisfactory factor. The increasing call for the standard grades is largely attributed to the practical application of the "get-to-gether" principle among lime manufacturers and to the success of the educational campaign that is being conducted with the purpose of stimulating demand for good serviceable rather than cheap, shoddy lime.

At a recent meeting of the N. Y. Lime Manufacturers Association it was shown by sales statistics that the 1912 lime market outlook was very encouraging and that the "good lime" campaign was making splendid progress.

Brick.

The last covered barge of brick was sold last week, leaving the market quotations ranging from \$6.50 to \$7. Raritants are being quoted at \$6.25 to \$7.

The reopening of navigation dispelled the last fear that construction interests here entertained regarding a possible shortage and open market buying was resumed in something like reasonable proportions. In this department, activity is markedly restricted, because of the large quantity of stock material that still has to be disposed of.

Transactions last week with those of the corresponding week last year follow:

1912.			
	Left over, open list, Mar. 23, 0.	Covered, 3.	
	Arrived.	Sales.	Covered.
Monday	9	2	2
Tuesday	1	1	1
Wednesday	5	0	..
Thursday	10	4	..
Friday	6	2	..
Saturday	2	5	..
	32	14	3

Condition of market, strengthening. Prices, Hudson, \$6.50 to \$7. Raritants, \$6.25 to \$6.75. (Wholesale, Dock, N. Y. Allow for cartage, and dealers' profit.) Left over, March 25, 18.

1911.			
	Left over, March 19, 4.		
Monday	7	10	
Tuesday	3	4	
Wednesday	2	2	
Thursday	20	14	
Friday	0	1	
Saturday	9	6	
	41	37	

Left over, March 26, 8. Prices on Hudson River common, \$4.75 to \$5.25. Raritants, \$5. Condition of market active.

There is no change in other clay products departments, save that of steadier inquiry and a firmer tone in certain lines.

Lumber.

The lumber market is strong. Prices are being held close to list and there is considerable rough material going into the suburbs to retailers. Distributors, however, are aggressively after new spring business, but they are not taking it at the sacrifice of margins. They had enough of that kind of business last year, but the weeding out of a large number of the undesirable element in the trade during the last six months has brought about a condition of solidity which the trade in general is glad to see.

National Wood Products Show Suggested.

Lumber interests here are being invited to consider the probable support a national wood products exposition would have. "The Lumber World Review" will have this to say of the project in its next issue:

"A wood products exposition in this country is imminent. It is in the atmosphere. It is necessary. It seems inevitable, and it does not at this moment seem that there can be urged a single objection to such a movement by any member of the lumber press or any manufacturer or retailer of lumber or user of wood.

"This proposition is larger than any one lumber trade newspaper, than any one lumberman or set of lumbermen, than any one state or any one locality in any state.

"Already five hundred letters have been sent to five hundred lumbermen in this country asking them what they think about it.

"Here in Chicago, where the "Annual Cement Show" advances the interest of that material so remarkably each year and where the "Clay Products Exposition" has just held its first grand meet, it will not be difficult to convince anybody in interest that a building woods exposition must be inaugurated.

"The Lumber World Review' is formulating a statement concerning this proposition in connection with the 'Clay Workers' Exposition,' which will be forwarded, when secured, to anyone who expresses a desire to know the result of that exposition, and is now in possession of valuable data in regard to the various cement shows that have been held in this country.

"The possibilities of a forest products exposition are so much greater than that which have or could be organized to exploit any other building material that all the cement shows and clay workers shows rolled into one and shaken up with the other types and varieties of expositions that have been held in this country since the great White City made expositions popular, that there could be no comparison as to the beauty, interest and public value of such an exposition.

"If you would like to see this thing accomplished, say so. If you do not want to see it accomplished, say so, and in each case be good enough to give your reasons.

"The Lumber World Review' expects to have detailed plans made of this affair and to keep hammering this proposition into the ears of the lumber world until

the movement crystallizes into a show which will help to right many of the wrongs that have been forced upon lumber interests by their lack of enterprise in matters of exploitation and to set the trade straight with the great building material consuming population of this and other countries."

Metals.

A decrease in activity in the iron market was the feature of the metals market this week. Melters are less anxious to contract for second half deliveries and there is a falling off in demand for even second quarter iron. Furnaces, however, remain firm, indicating that the tendency is largely governed by the prospective coal strike. Bar iron is quiet, but steady at 1.10c mill with a range of 1.15c, which brings tidewater quotations up to 1.20c@1.25c on common bars. Refined and double refined bars are held at 10 cents premium. First half quotations on No. 1 X Foundry Northern are 15.25@15.75; 14.75@15.25 for No. 2 X Foundry Northern; 16@16.50 for No. 1 Virginia foundry, and 15.25@15.50 Foundry Southern.

Copper further advanced this week. Small consumers are buying heavily for May and June shipment and are paying higher prices. Quotations on Wednesday ran to 15 1/4c. cash, or 15 1/2c. delivered thirty days for May and June shipment, but on Thursday the quotations were 15 1/2 on nearly all business, with the new level firmly sustained.

Tin is firmer and easier. Offerings by operators are freer as a result of the smaller demand from consumers.

Structural steel business is running mostly to bridges. The West was more active this week than the East as far as contract were concerned, but there is a very encouraging inquiry. The architects of the Grand Central Hotel say they will have plans ready for figures by the first of May. The active features of the steel market as far as local requirements are concerned were the Sterns store operation in 42d street, which will require about 8,000 tons, and several small West Side operations. Quotations are unchanged.

Paints.

The paint and oil market is showing seasonable activity in spots. The absence of good outside painting weather is still restraining orders, but there is a fair amount of interior work now being done by painters and decorators.

Linseed oil is quoted at 72 and 73 cents for city raw, American seed with out of town raw American at 71 and 72 cents. China wood oil is now quoted at 11 and 13 cents, but the level is only temporary.

Stone.

The general stone market continues to gain strength. Prices are still firm for granite and limestone. Blue stone is being shaded in spots, due to a supply somewhat greater than normal.

Crushed stone is coming in in larger quantities since the Hudson has been reopened to navigation. The new shipments are arriving just in time as weather conditions are more conducive to outside concrete construction work. Quotations run from 85 cents to 95 cents for 1 1/2 in. sizes, 90 cents for three-quarter in. sizes, with here and there dollar business. Screenings bring a dollar flat, where 500 or more cu. yards are bought at a time.

Sand.

Sand is still in very heavy demand here, although prices are still pretty firmly held at 45 cents. In fact, it was stated this week that there is little likelihood of quotations dropping very much below that figure because of the large amount of work that must go ahead at once as a result of protracted delay in building and surface construction work due to severe weather conditions earlier in the year. Gravel is slightly firmer.

Emergency Lights in the Subway.

The Public Service Commission has issued an order to the Interborough Rapid Transit Company, which operates the New York Subway, to install an emergency lighting system in all cars operated in the subway. These cars are lighted with electric lamps, the current for which is supplied by the same cables which furnish power to the motors. In emergencies due to accidents or other causes the power current is sometimes suddenly shut off and this leaves the trains affected in darkness. The emergency system will furnish a certain number of lamps in each car which will be supplied by current independent of the power cables, either by storage battery or other device, and will be so adjusted that when the ordinary lamps go out the emergency lamps will at once automatically come into service.

CURRENT BUILDING OPERATIONS

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

Cotton Exchange to Erect New Building.

The New York Cotton Exchange, now occupying the southeast corner of Beaver and William streets, 89 feet in Pearl, 117 feet in William and 87 feet in Beaver, streets, will be torn down and replaced with a twelve-story office and exchange building containing about 10,000 square feet, with an exchange room on the top floor. The officers of the exchange—Arthur R. Nash, president; Marshall Geer, secretary; James F. Maury, treasurer—and a special building committee composed of A. B. Gwathmey, 22 Exchange place, chairman, and E. K. Cone, 70 Cotton Exchange, have invited the following named architectural firms to submit plans in competition, which will close on May 6th next: Kenneth Murchison, of 298 Fifth avenue; Maynicke & Franke, of 25 East 26th street; Henry Ives Cobb, of 55 Liberty street; Warren & Wetmore, of 3 West 33d street; George B. Post & Sons, of 341 Fifth avenue; and Donn Barber, of 25 East 26th street. Walter Cook, of 3 West 29th street, will act as advisory architect. The New Cotton Exchange was organized with 100 members August 15, 1870, and incorporated April 8, 1871. The present building is seven stories in height, and was occupied April 30, 1885. The cost, including ground, furniture, etc., was about \$1,000,000. George B. Post was the architect.

Bowery Y. M. C. A. Building.

N. W. Hoot, Secretary of the Bowery Branch Young Men's Christian Association, through Architects Jackson & Rosencranz, 1328 Broadway, will start building operations in about three months for the new ten-story fireproof building covering property at 6 to 20 East 3rd street, the Bowery. The building will measure 64x153 feet, and is to be one of the best Y. M. C. A. buildings in the country. The equipment will include the Tower fire system, dormitories, restaurant in basement, sub-cellar, refrigerating plant, assembly hall and 2500 movable seats, pipe organ, toilets and shower baths on each floor, lockers, metallic doors and terra cotta and hollow tile construction. The estimated cost is \$400,000. In all probability plans will be filed and the contract awarded by June 1st.

Big Hotel for Harlem.

George & Edward Blum, 505 Fifth avenue, are preparing plans for the twelve-story hotel which Gustavus Sidenberg, 48 West 56th street, is to erect on the site of the old Hotel Winthrop, occupying the block front on the west side of Seventh avenue. Work in tearing down the old building will begin May 1. The exact frontage on 7th avenue is 210.10 feet, 64 feet in 124th street and 62.6 feet in 7th avenue. Bing & Bing, lawyers, 505 Fifth avenue, have received the general contract and will take figures on all branches of the work separately. This is the first general contract ever taken by Bing & Bing.

Apartments for 3d Ave. and 19th Street.

Gronenberg & Leuchtag, 7 East 22nd street, are preparing plans for an elevator apartment house, six stories, arranged in suites of two and three rooms and kitchenettes, to be erected by the Gramercy Freehold Company, 710 St. Nicholas avenue, at the northwest corner of Third avenue and 19th street, on a plot 46x100 feet. This is the first improvement of this character in this section in many years.

Business Building for 53d Street.

Fanny R. Smith, in care of J. J. Clancy & Company, 1767 Broadway, is having plans prepared, (architect's name for the present withheld,) for an eight-story fireproof loft building to be erected at 133 to 137 West 53rd street. The owner will have full charge and will award all building contracts.

Bids Wanted for \$1,000,000 Plant.

The H. W. Johns-Manville Company, 100 William street, Manhattan, will receive bids on the general contract about April 5th for the \$1,000,000 manufacturing plant (asbestos and roofing) which they will erect this summer at FINDERNE, near Bound Brook, New Jersey. H. J. Esser, in care of the company, is architect and engineer.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Gaetan Ajello, 1 West 34th st, will have plans ready in about 3 weeks for the two apartments to be erected on the southwest corner of West End av and 92d st by the A. C. & H. M. Hall Realty Co., Broadway and 112th st. Total cost, \$1,500,000. All bids will be taken separate by owner.

WEST END AV.—The Townsend Holding Co., 190 Riverside Drive, will be ready for bids on sub-contracts about May 5 for the 12-sty apartment house to be erected at the northeast corner of 91st st and West End av. Cost, \$300,000. Townsend, Steinkle & Haskell, 45 West 34th st, architects.

HAVEN AV.—Gross & Kleinberger, Bible House, have completed plans for the 6-sty apartment house, 70x127 ft., to be erected at 169th st and Haven av for H. L. Falk, 56 Beaver st, owner. Work will begin about April 1.

119TH ST.—Jacob Israelson, 19 East 116th st, in charge for Mayer L. Half, 130 West 58th st, owner, is taking bids on the general contract for alterations to the 8-sty apartment, 86 West 119th st. Chas. Birge, 29 West 34th st, architect. Cost, between \$5,000 and \$6,000.

7TH AV.—Hallahan & Ahearn, 271 West 125th st, N. Y. C., are refiguring the general contract and desire estimates on subs for alterations to the 8-sty fireproof apartment at the southwest corner of 122d st and 7th av for the estate of Ross C. Browning, Llewellyn Park, West Orange, N. J.; Hill & Stout, 1123 Broadway, architects. Cost, \$25,000.

ST. MARKS PL.—O. Reissmann has prepared plans for alterations to the two 5-sty tenements 105-105½ St. Marks pl for Jacob Reitman, 181 Ludlow st, owner. Estimated cost, \$12,500.

COLONIAL PARKWAY.—Chas. Schaefer, Jr., 401-3 Tremont av, has completed plans for the two 5-sty tenements to be erected at the southwest corner of Colonial Parkway and 167th st and the northwest corner of Colonial Parkway and 166th st, 32.2x85.2 ft., by Otto Schwartz, 1340 Brook av, owner. Total cost, \$75,000.

ST. NICHOLAS AV.—Mitchell Bernstein, 24 East 23d st, has completed plans for the 5-sty tenement, 24.11x90 ft., to be erected at the southwest corner of St. Nicholas av and 148th st by the St. Nicholas Holding Co., 200 Broadway, owner. Estimated cost, \$30,000.

HESTER ST.—Chas. M. Straub, 147th 4th av, has completed plans for the 6-sty tenement to be erected at the northeast corner of Hester and Mulberry sts by Americus C. Stable, 189 Grand st, owner. Estimated cost, \$20,000.

CHURCHES.

106TH ST.—Ludlow & Peabody, 12 West 31st st, are preparing plans for a new edifice for the Church of the Ascension (Presbyterian Italian), 2050 1st av, to be erected at 340-2 East 106th st, 3-stys, 45x100 ft., red brick, stucco-tile roof, recreation and class rooms. Rev. Francesco Pieazzini, is Ppastor.

DWELLINGS.

MADISON AV.—S. E. Gage, 340 Madison av, architect, is revising plans for the three residences to be erected at the southwest corner of Madison av and 79th st for the Charles Buck Construction Co., 5-7 East 42d st.

FACTORIES AND WAREHOUSES.

BARROW ST.—George H. McEntree, 1123 Broadway, is figuring the general contract and desires bids on all subs for the 6-sty fireproof warehouse to be erected at 75 Barrow st by Jas. H. Cruikshank, 50 Pine st. Robert E. Moss, 126 Liberty st, engineer. Cost, \$35,000.

HOTEL.

BROADWAY.—The construction of the Hotel McAlpin, on the block front east side of Broadway, 33d to 34th sts, is advancing rapidly, steel being up to the roof and masonry to the 13th tier. The McAlpin Estate, 68 William st, owner of land; Greeley Sq. Hotel Co., 1 Madison av, owner of building; F. M. Andrews & Co., 1 Madison av; architects, Hiss & Weekes, 1123 Broadway, consulting architects; Thompson-Starrett Co., 49-51 Wall st, general contractor; Sloane & Moller, Inc., 316 East 65th st, carpenters. Cost, \$4,500,000.

MUNICIPAL WORK.

LUMBER.—Bids will be received by the Fire Commissioner, Tuesday, April 2, for furnishing and delivering lumber for the division of buildings.

PAINTINGS.—Estimates will be received by the Board of Trustees of the College of The City of New York, 17 Lexington av, until Wednesday, April 3, for painting at the College of The City of New York, at 139th st and Convent av.

WATER MAINS.—Estimates will be received by the Park Board until Thursday, April 4, for furnishing and laying water mains and appurtenances adjacent to the lower pond and also westerly from the terrace bridge, in Central Park.

BUILDING.—Estimates will be received by the Department of Public Charities until Wednesday, April 3, for labor and materials required for the erection and entire completion and equipment of a brick building, to be used as a bone rendering and grinding plant, to be located in the New York City Home District, Blackwells Island.

MATERIALS.—Bids will be received by the Commissioner of Correction, Tuesday, April 2, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

PAINTING.—Bids will be received by the Commissioner of Docks, Tuesday, April 2, for labor and materials required for preparing for and painting the hulls of the municipal ferry-boats.

SCHOOLS AND COLLEGES.

76TH ST.—N. Serracino, 1170 Broadway, has been commissioned to prepare plans for an addition to St. Ann's Academy, 155-157 East 76th st. The structure will be 5-stys, fireproof, 50x75 ft., with a tile roof, hot water heating, electrical installation and all modern improvements.

STORES, OFFICES AND LOFTS.

BROADWAY.—Francis H. Kimball, architect, 71 Broadway, will have plans ready in about three weeks for figures for the 30-sty building to be erected at the northwest corner of Broadway and Exchange Alley by a syndicate, in which Robert E. Dowling is chiefly interested.

40TH ST.—Gronenberg & Leuchtag, 7 West 22d st, are preparing plans for the 8-sty store and loft building, 40x98 ft., to be erected in the north side of 40th st, 180 ft. east of 9th av, for the Greenwich Investing Co., 69 West 138th st. Cost, \$75,000.

DELANCEY ST.—Paul C. Hunter, 191 9th av, has finished plans for the 12-sty store and loft building, 100x100 ft., to be erected by Louis Marx & Son, 336 Delancey st, on the north side of Delancey st, 50 ft. east of Mangin st. The owners desire bids on all subs. Work will probably be started about April 22.

MADISON AV.—Buchman & Fox, 11 East 59th st, have plans ready for figures for the 20-sty office building which Frederick Johnson, 830 Park av, will erect at 310-314 Madison av, Nos. 19-21 East 41st st and 18-28 East 42d st, at a cost of \$1,100,000.

CHARLES ST.—The Van Allen Chemical Co., 170 Waverly pl, has purchased 15 Charles st, a 4-sty building, 22x95 ft., and will alter the premises for business. No architect has been selected and it will be two months before operations will be undertaken.

3D AV.—Dr. Justin Herold, 11 East 48th st, trustee of the Herold estate, has plans for extensive alterations to the plot 690-692 and 694 3d av, between 43d and 44th sts, in anticipation of the boom expected in that neighborhood on the completion of the new Grand Central terminal.

25TH ST.—The Lodrog Realty Co., Abraham Gordon, president, has purchased 164 and 166 West 25th st, and contemplate the erection of a 12-sty loft building, to cost \$300,000, from plans by C. B. Meyers, 1 Union sq.

29TH ST.—The A. & S. Construction Co., 1133 Broadway, contemplate the erection of a 12-sty loft building, 40x98.9 ft., at 105-107 East 29th st. C. B. Meyers, 1 Union sq, architect. Work will begin about May 1.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

AVON AV.—Henry Nordheim, 1087 Tremont av, has completed plans for the 5-sty apartment, 50x94 ft., to be erected at the northwest corner of Avon and Zerega avs. Norbett Rohllard, 1445 Zerega av, the owner, builds and is taking bids on subs.

TREMONT AV.—Richard H. Scobie, 385 East 149th st, has sold the plot 50x190 ft. in depth on the north side of Tremont av, 100 ft. east of Prospect av, with an "L" of 15 ft. extending to Prospect av. The site is not to be improved, as was reported in the general press during the week.

MUNICIPAL WORK.

EXCAVATION.—Bids will be received by the Park Board, until Thursday, April 4, for the excavation of rock in the service yard in the Zoological Park, in Bronx Park.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened March 25, by the Board of Education. For Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new public school 47, the Bronx. Item 1, Raisler Heating Co., \$47,964, low bidder. Other bidders were: Wm. J. Olvany, \$50,832; Grimshaw & Sturges, \$49,913; E. Rutzler Co., \$48,177; Daniel J. Rice, \$48,667; Jas. Curran Mfg. Co., \$49,425. Item 2, National Regulator Co., \$4,072, low bidder.

BRONX.—The School Board opened bids March 25 for installing electric equipment in new public school 47, the Bronx. F. Frederick Jackson, Inc., \$10,575, low bidder. Other bidders were: Anderson-Martin Electric Co., Inc., \$10,976; J. & F. Electric Co., \$11,970; Commercial Construction Co., \$10,765.

Brooklyn.

DWELLINGS.

JAMAICA AV.—Bernstein & Jacobs, 748 Flushing av, owners, are taking bids on all contracts from plans by Shampam & Shampam, 772 Broadway, for the 2-sty brick store and residence, 25x100 ft., to be erected at the northwest corner of Jamaica av and Elm st.

HIMROD ST.—Frederick Dassau, 1371 Myrtle av, Brooklyn, is preparing plans for three 2-sty brick residences, 19x55 ft., to be erected on the west side of Himrod st, near Grandview av, by Andrew Wisenburger, 1396 Myrtle av. The owner will build and desires bids on subs and materials at once. Cost, \$3,500 each.

Burchell, 51 Maple av. New Rochelle. dwelling in Centre av. estimated cost, \$8,000; brick building in 5th av. Mount Vernon, estimated cost, \$20,000; and for the New York, Westchester and Boston Railway the plastering and stucco work for the North av station.

MUNICIPAL WORK.

FLUSHING, N. Y.—L. R. Doughty, Lawrence st, has received the contract for the laying of concrete basins in the fountains at the Flushing and College Point parks.

PUBLIC BUILDINGS.

ALBANY, N. Y.—Thomas Gildea, of Syracuse, at \$41,747, submitted the lowest bid for heating and plumbing, and L. F. Bannon & Co., of Kingston, N. Y., the contract for the plumbing and drainage of the State Capitol, bid \$54,488.

STABLES AND GARAGES.

FRONT ST.—The Jersey Construction Co., 1041 Pacific st, Brooklyn, has received the contract for alterations to the 3-sty stable, 282 Front st, for James F. Cosgrove, 292 Hancock st, owner.

STORES, OFFICES AND LOFTS.

4TH AV.—Jeans & Taylor, 59 Carmine st, have received the general contract to erect the 4-sty loft, 23x49.10 ft., for Albert Pittis, 178 East Front st, Plainfield, N. J. Estimated cost, \$12,000.

4TH AV.—George E. Gibson, 140 East 31st st, has received the plumbing contract for the 22-sty and loft building to be erected at the southwest corner of 4th av and 26th st for the Hess Realty Co., 907 Broadway. Structural work has not yet been started. Estimated cost is \$1,500,000. Neville & Bagge, 217 West 125th st, architects.

PARK ROW.—The Vogel Cabinet Co., 535-541 East 79th st, has received the general contract for alterations and new store fronts at 36-37 Park Row for Geo. B. Tripler.

WEST BROADWAY.—The Russo & Stola Construction and Building Co., 1123 Broadway, has received the mason work for the 8-sty loft building to be erected at 534-538 West Broadway, from plans by A. Vendrasco, 1457 Rose-dale av, Van Nest, N. Y., for Peasgno & Montrose, owners.

THEATRES.

115TH ST.—Hoffman & Elias, 549 Columbus av, have received the contract for electric work necessary for the 3-sty theatre, 125x100 ft., at 129-135 West 115th st and 132 West 116th st, for the Ormong Realty Co., 99 Nassau st; A. Bedell, president; Henry B. Herts, 35 West 31st st; architect; Fleischmann Bros., 505 5th av, general contractors. Cost, \$140,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV, e s, 52d to 53d sts, 12-sty apartment house, 200.10x179.11, slag roof; cost, \$1,250,000; owner, Montana Realty Co., 135 Broadway; architects, Rouse & Goldstone, 38 West 42d st. Plan No. 170. Eugene C. Potter, pres.; Benj. Mordecia, treas.; G. R. Davis, secy.

EDGEcombe AV, w s, 674.6 n 150th st, 6-sty brick apartment, 75x87, tar and gravel roof; cost, \$75,000; owner, Edgecombe Court Co., Inc., 271 West 125th st; architects, Henry Andersen & Joseph Stevens, 271 West 125th st. Plan No. 173.

DWELLINGS.

71ST ST, No 10 E, 5 and 6-sty brick dwellings, 25x70, tile roof; cost \$125,000; owner, Marie H. Clemens, 603 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 161. John Downey, 410 West 34th st, has contract.

115TH ST, Nos. 443-453, rear, 1-sty brick sacristy, 16x20; cost, \$1,000; owner, Church of Our Lady of Mt. Carmel, 447 East 115th st; architect, N. Serracino, 1170 Broadway. Plan No. 172.

FACTORIES AND WAREHOUSES.

BETHUNE ST, Nos. 66-80; 12th st, 394-6 w, 1-sty brick storehouse, 35x20; cost \$1,800; owner, New York Telephone Co.; architects, J. K. Wright, 15 Dey st. Plan No. 156.

BLACKWELLS ISLAND opposite E. 70th st, 1-sty brick storehouse, 16x25; cost \$2,000; owner, Department of Public Charities, Foot East 26th st; architect, S. A. Taggart, Foot East 26th st. Plan No. 157.

39TH ST, Nos. 621-627 West, 9-sty reinforced concrete abattoir, 96.9x99, slag roof; cost, \$225,000; owners, Joseph Stern & Sons, 616 West 40th st; architects, Turner Const. Co., 11 Broadway. Plan No. 174.

27TH ST, n s, 408.4 w 11th av, 9-sty storage and warehouse, 51.6x97.11; cost, \$65,000; owner, Terminal Warehouse Co., 17 S. William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 171.

HOTELS.

MADISON AND VANDERBILT AVS, 43D AND 44TH STS, 26-sty brick and stone hotel, 200.10x215.8, pitch and gravel roof; cost, \$4,500,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Warren & Wetmore, 70 East 45th st. Plan No. 175. Not let.

MISCELLANEOUS.

1ST AV, No. 373, 1-sty shed, 16x8; cost \$100; owner, Hamilton Fish Corporation, 52 Wall st; architect, H. Zlot, 230 Grand st. Plan No. 160.

STORES, OFFICES AND LOFTS.

MADISON AV, Nos. 112-116; 30th st, No. 24 E, 12-sty loft, 47x95, slag roof; cost \$300,000; owner, Lee Holstein, 1133 Broadway; architect, W. H. Birkmire, 1133 Broadway. Plan No. 158, not let.

4TH AV, No. 236, 4-sty loft, 23x49.10, tar and slag roof; cost \$12,000; owner, Albert Pittis, 178 E. Front st, Plainfield, N. J.; architect, W. H. Torstrick, 110 E. 23d st. Plan No. 159. Jeans & Taylor, 59 Carmine st, builders.

NASSAU ST, Nos. 75-77, 3-sty brick store and loft, 51.8x86, slag roof; cost, \$40,000; owner, C. F. Kingsland, care Goldsmith Bros., 73 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 166.

38TH ST, Nos. 63-67 West, 39th st, Nos. 62-64 West, 12-sty store and loft, 61.9x197.6, plastic slate roof; cost, \$400,000; owner, Colony Court Co., 118 East 28th st; architect, Frederick C. Zobel, 118 East 28th st. Plan No. 167. Max Solomon, 709 Willoughby av, Brooklyn, pres.; Robert P. Zobel, 118 East 28th st, secy.

33D ST, Nos. 1-13 East, 42-sty brick loft, 125x85.3, slag and metal roof; cost, \$200,000; owner, John Jacob Astor, 23 West 26th st; architects, Maynicke & Franke, 25 Madison Sq. North. Plan No. 163.

27TH ST, Nos. 158-162 West, 12-sty store and loft, 44x90; cost, \$325,000; owner, Marmac Const. Co., 316 West 35th st; architects, Browne & Almiroty, 220 5th av; owner builds. Plan No. 163.

DUTCH ST, Nos. 4-6, 3-sty brick office building, 47.1x73.7; cost, \$71,000; owner, Reformed Protestant Dutch Church, 111 Fulton st; architect, Wm. S. Purdy, 320 5th av. Plan No. 162.

MADISON AV, Nos. 310-14, 41st st, Nos. 19-21 East, 42d st, Nos. 18-28 East, 20-sty store and office, 144x192.6; cost, \$1,100,000; owner, Frederick Johnson, 830 Park av; architects, Buchman & Fox, 11 East 59th st. Plan No. 168.

38TH ST, No. 5 East, 39th st, No. 6 East, 12-sty store and loft, 37.6x197.6, slag roof; cost, \$200,000; owner, Estate Henry A. Cram, 3 East 38th st; architects, Schwartz & Gross & B. N. Marcus, 347 5th av. Plan No. 176.

THEATRES.

AV B, s w cor 5th st, 4-sty brick theatre, 84.2x143.10; cost, \$100,000; owner, Matoma Amusement Co., 260 West 42d st; architect, Thomas W. Lamb, 501 5th av. Plan No. 164.

BROADWAY, n e cor 146th st, two 2 and 3-sty theatres and lofts, 99.11x139 and 87.11x74; total cost, \$150,000; owner, Bradhurst Const. & Amusement Co., 35 Bond st; architect, Thomas W. Lamb, 501 5th av. Plan No. 169.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

174TH ST, n e cor Hoe av, two 5-sty brick tenements, plastic slate roof 42.6x88, 37.6x90; total cost \$95,000; owners, Trask Const. Co., Aug. F. Schwarzer, 1718 so. Boulevard, Pres; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 180.

21ST ST, n e c Albany rd, 5-sty brick tenement, plastic slate roof, 90x72.8; cost, \$65,000; owners, Martin Wilbur Constn Co, Michael J. Martin, on premises, pres; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 178.

COURTLANDT AV, s w cor 156th st, 6-sty brick tenement, tin roof, 49x90; cost, \$45,000; owners, Huebner & Escher, 748 Melrose av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 190.

VYSE AV, n e cor 179th st, three 5-sty brick tenements, plastic slate roof, 43.9x89, 42.0x92.6 and 34.0; total cost, \$125,000; owner, Jacob Streifer, 1135 Intervale av; architect, Chas. Schaefer, Jr, 401 Tremont av. Plan No. 191.

VYSE AV, e s, 77.9 n 180th st, 5-sty brick tenement, slag roof, 43x109.2; cost, \$50,000; owners, Arc Realty Co, I W Shamberg, 15 William st, pres; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 187.

173D ST, n s, 44.5 w Bathgate av, 5-sty brick tenement, plastic slate roof, 42x88; cost, \$35,000; owners, Fulle Bldg Co, Henry Fulle, 495 E. 173d st, pres, and architect. Plan No. 188.

ALDUS ST, s e cor So. Boulevard, two 5-sty brick tenements, slag roof, 50x95, 42x93; total cost, \$100,000 owners, Eberhardt Podgur Co., Aug. Eberhardt, 859 So. Boulevard, pres.; architects, Kreyborg Archtl. Co., 1330 Wilkins av. Plan No. 197.

180TH ST, n s, 78 e Vyse av, 5-sty brick tenement, slag roof, 43x67.9; cost \$35,000; owners, Arc Realty Co., I. W. Shamberg, 15 William st, Pres.; architect, Geo. & Edw. Blum, 505 5th av. Plan No. 205.

TIFFANY ST, e s, 325 s 163d st, 5-sty brick tenement, plastic slate roof, 50x97.8; cost, \$50,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 203.

DWELLINGS.

STEBBINS AV, e s, 89 s 169th st, 2-sty frame dwelling, tin roof, 20x37; cost, \$3,500; owner, August Obroch, Pleasantville, N. J.; architect, Robt E. La Velle, 813 East 168th st. Plan No. 173.

250TH ST, n e cor Independence av, 2 1/2 sty brick dwelling, slate roof, 75x36; cost \$12,000; owner, Geo W. Perkins, Riverdale, architect; R. M. Byers, 59 Pearl st. Plan No. 176.

McGraw AV, s s, 343.3 e Pugsley av, 2-sty frame dwelling, tin roof, 24x49; cost, \$5,500; owner, Wm. Buhl, Starling and Glebe av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 183.

DECATUR AV, e s, 44.4 n 205th st, two 2-sty brick dwellings, tin roof, 20x50 & 54; total cost, \$8,000; owner, Wm. Freeland, Kimball av, Yonkers; architect, W. S. Irving, 543 E. 181st st. Plan No. 184.

DECATUR AV, e s, 1135.4 n 207th st, 2-sty brick dwelling, tin roof, 20x50; cost, \$4,000; owner, Wm Freeland, Kimball av, Yonkers; architect, W. S. Irving, 543 E. 181st st. Plan No. 185.

PARKSIDE PL, w s, 104 n 207th st, two 2-sty brick dwellings, tin roof, 20x54; total cost, \$8,000; owner, Wm. Freeland, Kimball av, Yonkers; architect, W. S. Irving, 543 E 181st st. Plan No. 186.

CASTLE HILL AV, w s, 137.3 n Parker st, 2-sty frame dwelling, tin roof, 20x58; cost, \$3,700; owner, Jos. Darmiano, 401 East 100th st; architect, Michael D. Caucio, 2015 1st av. Plan No. 194.

FORT SCHUYLER ROAD, s s, 125 e Lating st, 2-sty brick dwelling, tin roof, 20x48; cost, \$5,500; owner, M. F. McGrail, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 196.

MISCELLANEOUS.

200TH ST, n s, 150 e Depot pl Sq, 1-sty frame shed, 60x30; cost, \$200; owners, Metropolitan Fire Proof Block Co, on premises; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 181.

230TH ST, n s, 392.5 e White Plains av, 1-sty brick tool house, 20x13.4; cost, \$150; owner, J. Espaugmberger, on premises; architect, John P. Boyland, Webster av and Fordham road. Plan No. 182.

167TH ST, n s, 100 w Sedgwick av, frame stone crusher; cost, \$3,000; owners and architects, Pittsburgh Cont. Co., 3785 Broadway. Plan No. 195.

OAK POINT R. R. YARD, near Bungay st, two 1-sty brick sand and repairmen's houses, slag roof, 29x28, 20x12; total cost, \$2,600; owners, N. Y., N. H. & H. R. R. Co., New Haven; architect, C. W. Lord, New Haven, Conn. Plan No. 199.

BRONX BOULEVARD, w s, 450 s 213th st, 1-sty frame moulding rack, 43.6x10; cost, \$700; owners and architects, J. Marcus Woodworking Co., on premises. Plan No. 200.

STABLES AND GARAGES.

DOROTHEA PL, n s, 81 e Marion av, 1-sty brick garage, 17x24; cost, \$300; owner and architect, Hugh I. Young, 2564 Marion av. Plan No. 171.

ELLIS AV, n s, at easterly intersection Tremont av, 1-sty frame stable, 20x14; cost, \$300; owners, D. J. Lahey Bldg. Co., on premises; architect, Robt. E. La Velle, 813 East 168th st. Plan No. 174.

LORING PL, e s, 307.88 n 183d st, 1-sty brick garage, shingle roof, 14x20; cost, \$200; owner, J. J. Powers, on premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 177.

141ST ST, n s, 131.6 e Alexander av, 1-sty brick garage, plastic slate roof, 25x25; cost, \$350; owner, Michael J. Sullivan, 343 E. 141st st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 179.

McGraw AV, s s, 343.3 e Pugsley av, 1-sty brick garage, 12x19; cost, \$250; owner, Wm. Buhl, Starling and Glebe avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 189.

STORES AND DWELLINGS.

ROBBINS AV, e s, 238 s 149th st, 1-sty frame store and dwelling, tin roof, 8x50; cost, \$1,500; owner, Daniel J. Dillon, 2796 3d av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 175.

WEBSTER AV, e s, 51.5 s 200th st, 2-sty frame store and dwelling, tin roof, 39.6x70; cost, \$3,500; owners, Church E. Gates Co., on premises; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 202.

WEBSTER AV, s e cor Bedford Park Boulevard, 2-sty frame store and dwelling, slag roof, 51.10x99.1; cost, \$6,000; owners, A. Hupfel Sons, 161th st and 3d av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 204.

STORES AND TENEMENTS.

VYSE AV, n e cor 180th st, 5-sty brick stores and tenement, slag roof, 78x69.10; cost, \$70,000; owners, Arc Realty Co., I. W. Shamberg, 15 William st, Pres.; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 201.

STORES, OFFICES AND LOFTS.

LINCOLN AV, w s, 75 s 137th st, 1-sty brick office, 20x24; cost, \$700; American Iron Supply Co., 368 East 149th st, lessees; architect, Robt. E. La Velle, 813 East 168th st. Plan No. 172.

TREMONT AV, n e cor Lafontaine av, 1-sty brick stores, plastic slate roof, 69.8x42.8; cost, \$12,000; owner, L. Napoleon Levy, 27 Pine st; architects, Koppe & Daube, 830 Westchester av. Plan No. 192.

BOSTON ROAD, w s, 61.3 n 180th st, 2-sty brick loft, slag roof, 71.48x100; cost, \$25,000; owners, Taxpayers' Realty Co., Philip Wattenberg, 1203 Franklin av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 193.

OAK POINT R. R. YARD, near Bungay st, 1-sty brick offices, stores, etc, slag roof, 191.6x50.6; cost, \$29,500; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, C. W. Lord, New Haven, Conn. Plan No. 198.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PARK PL, s s, 450 e Classon av, two 4-sty brick tenements, 50x43.6, twenty families each; total cost, \$50,000; owner, Morr's Sherwin, 172 7th av; architects, Cohn Bros., 361 Stone av. Plan No. 1257.

EAST 17TH ST, e s, 215.10 s Caton av, two 4-sty brick tenements, 55x86, sixteen families; total cost, \$60,000; owner, Caton Holding Co., 16 Bay 31st st; architect, C. Schubert, 13th av and 86th st. Plan No. 1266.

57TH ST, s s, 200 w 14th av, two 4-sty brick tenements, 37x55.4, eight families each; total cost, \$16,900; owner, Paul W. Connolly; architect, Benj. F. Hudson, 319 9th st. Plan No. 1214.

PROSPECT PARK WEST, n w cor 8th st, 6-sty brick tenement, 100x88, thirty-six families; cost, \$150,000; owner, Wald Constn Co, 119 W. 23d st; architects, Schwartz & Gross, 347 5th av. Plan No. 1316.

61ST ST, s s, 150 w 5th av, 4-sty brick tenement, 48x86.4, seventeen families; cost, \$125,000; owner, Gustaf Adolf Realty Co, 79th st and 17th av; architect, Hy Vollweiller, 696 Bushwick av. Plan No. 1329.

ST. MARKS AV, n s, 244 e Hopkinson av, 4-sty brick tenement, 25x92.4, twelve families; cost, \$20,000; owner, Matthews Constn Co, 1709 Lincoln pl; architect, A C Kinzi, 98 Cedar st. Plan No. 1333.

ST. MARKS AV, n s, 180 e Hopkinson av, two 4-sty brick tenements, 32x90, twelve families each; total cost, \$40,000; owner, Matthews Constn Co, 1709 Lincoln pl.; architect, A. C. Kinzi, 98 Cedar st. Plan No. 1334.

61ST ST, s s, 100 w 5th av, 4-sty brick tenement, 50x86.4, 21 families; cost, \$25,000; owner, Gusatv Adolp Realty Co., 79th st, cor 17th av; architect, Hy. Vollweiller, 696 Bushwick av. Plan No. 1275.

STH AV, e s, 50 n 8th st, 4-sty brick tenement, 50x83.1, 16 families; cost, \$30,000; owner, Cromwell Realty Co., 1957 3d av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1279.

SOUTH 1ST ST, s s, 153.6 w Driggs av, 6-sty brick tenement, 50x86.9, 35 families; cost, \$40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nast & Springsteen, 21 West 45th st, New York. Plan No. 1303.

STATE ST, s s, 213.1 w Bond st, 4-sty brick tenement, 20.11x86.4, eight families; cost, \$12,000; owner, Pinnerger Constn Co, 576 Quincey st; architect, J. W. Lyon, Jr, 33 Elm st. Plan No. 1366.

LINCOLN PL, n s, 72 e Schenectady av, three 4-sty brick tenements, 26.5x81.3, eight families; total cost, \$4,500; owner, Rudolph Norek, 1544 Union st; architects, Farber & Nurick, 1028 Gates av. Plan No. 1386.

6TH AV, n e cor 51st st, 4-sty brick tenement, 50.2x90; nineteen families; cost, \$35,000; owner, Hy Fields, 3d av & 51st st; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 1339.

HOPKINSON AV, e s, 125.3 s Sutter av, 4-sty brick tenements, 50x87, slag roof, 23 families; cost, \$28,000; owner, Wolf Rosenson, 312 Osborn st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1480.

LIVONIA AV, s s, 50 w Rockaway av, 4-sty brick tenement, 50x88, tin roof, 24 families; cost, \$25,000; owner, Hyman Arkaway, 1265-67 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1486.

HINSDALE AV, s w cor Livonia av, 3-sty brick tenement, 21.3x62.6, tin roof, 5 families; cost, \$7,000; owner, Mendel Koeppl, 445 Sackman st; architect, Louis Danancher, 7 Glenmore av. Plan No. 1474.

HINSDALE AV, w s, 21.3 s Livonia av, three 3-sty brick tenements, 21.3x62.6, tin roof, 6 families each; total cost, \$21,000; owner, Mendel Koeppl, 445 Sackman st; architect, Louis Danancher, 7 Glenmore av. Plan No. 1475.

SUTTER AV, n s, 25 e Snediker av, 4-sty brick tenement, 25.5x86.4, 7 families; cost, \$15,000; owner, Philip Brady, 503 Sutter av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1449.

EASTERN PARKWAY, n s, 240 w Utica av, two 4-sty brick tenements, 50x89.7, gravel roof, 16 families each; total cost, \$56,000; owner, Kellner Const. Co., 1538 Union st; architect, F. L. Hine, 370 Jefferson av. Plan No. 1516.

LIVONIA AV, s w cor Rockaway av, 4-sty brick tenement, 50x90, tin roof, 23 families; cost, \$28,000; owner, Hyman Arkaway, 1265-7 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1487.

ALABAMA AV, n e cor Dumont av, 4-sty brick tenement, 50x90, tin roof, 23 families; cost, \$28,000; owner, Alabama-Dumont Realty Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 1488.

DUMONT AV, n s, 50 e Alabama av, 4-sty brick tenement, 50x88, tin roof, 24 families; cost, \$25,000; owner, Alabama-Dumont Realty Co., 189 Montague st; architects, Cohn Bros., 361 Stone av. Plan No. 1489.

STUYVESANT AV, e s, 22.1 s Willoughby av, three 4-sty brick tenements, 26.2x86, tin roof, 8 families each; total cost, \$30,000; owner, Aug. Todebush, 422 Hart st; architect, Louis Allmendinger. Plan No. 1533.

BERGEN ST, s s, 260 e Ralph av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$25,000; owner, Moses N. Glickman, 454 Jerome st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1599.

BANKS.

PITKIN AV, n s, 20 w Stone av, 2-sty brick bank, 20x73; cost, \$20,000; owner, Max Kohn, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 1362.

HAVEMEYER ST, e s, 40 n Broadway, 2-sty brick bank and offices, 40x70, slag roof; cost, \$25,000; owner, North Side Holding Co., 189 Montague st; architect, Alex Mackintosh, 55 Bible House. Plan No. 1566.

CHURCHES.

ASHFORD ST, e s, 150 s Sutter av, 2-sty brick synagogue, 32x80; cost, \$9,500; owner, Cong. Crowning Glory of Israel, 496 Ashford st; architect, J. Millman & Son, 1780 Pitkin av. Plan No. 1398.

DWELLINGS.

WARWICK ST, e s, 185 n Arlington av, 2-sty frame dwelling, 25x37.2, one family; cost, \$4,000; owner, Ida M. Wiess, 1235 3d av, N. Y.; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1212.

PRESIDENT ST, s e cor Albany av, four 2-sty brick dwellings, 20x45.6, one family each; total cost, \$36,000; owner, J. K. Cole Corporation, 1460 Union st; architect, J. L. Brush, Jr., 534½ Pacific st. Plan No. 1221.

FLATBUSH AV, w s, 200 s Av R, 2-sty frame dwelling, 20x38.11, one family; cost, \$3,500; owner, Fred W. Brecht, 1580 Flatbush av; architects, Parfitt Bros., 26 Court st. Plan No. 1230.

LOTT ST, w s, 68.8 n Snyder av, 2-sty brick dwelling, 51x31, one family; cost, \$3,500; owners, Castle Bros. (Inc.), on premises; architect, A. White Pierce, 59 Court st. Plan No. 1238.

18TH AV, w s, 148 s 84th st, two 1-sty brick dwellings, 30x60, two families each; total cost, \$6,000; owner, Etta Ehrlich, 8714 21st av; architects, Slee & Bryson, 153 Montague st. Plan No. 1239.

FENIMORE ST, s s, 560 e Nostrand av, 2-sty brick dwelling, 19x50, two families; cost, \$4,000; owner, Mary Lang, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 1259.

EAST 19TH ST, e s, 380 n Av K, 2-sty frame dwelling, 24x26, one family; cost, \$6,000; owner, Edw. T. Dickinson, 1139 East 19th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 1261.

GRAVESEND AV, — 26.5 n 18th av, three 3-sty brick dwellings, 19x53 two families; total cost \$16,500; owner, Oscar Sherman 44 Court st; architect, A. J. MacManus, 44 Court st. Plan No. 1262.

18TH AV, w s, 87.4 w Gravesend av, two 3-sty brick dwellings, 21.10x55, two families; total cost, \$11,000; owner, Oscar Sherman 44 Court st; architect, A. J. MacManus, 44 Court st. Plan No. 1263.

BAY 7TH ST, e s, 184 n Cropsey av, 2-sty frame dwelling, 16x20; 1 family; cost, \$1,000; owner and architect, Spencer Wells, 118 Bay 8th st. Plan No. 1319.

BATTERY AV, w s, 75 n 90th st, 2-sty frame dwelling, 20x50, two families; cost, \$2,000; owner, Thos Phythian, 82 Battery av; architect, H Rucker, 9109 4th av. Plan No. 1327.

73D ST, n s, 313 e 2d av, 2-sty frame dwelling, 24x55; two families; cost, \$8,000; owner, Hy C Granaman, 238 55th st; architects, Brock & Stork, 865A Gates av. Plan No. 1332.

13TH AV, n e cor 76th st, 3-sty brick dwelling, 20x60, 2 families; cost, \$7,500; owner, Jos. Moscovitz, 5119 5th av; architects, S. Millman & Son, 1750 Pitkin av. Plan No. 1464.

13TH AV, e s, 20 s 75th st, eight 3-sty brick dwellings, 20x50, 2 families each; total cost, \$48,000; owner, Jos. Moscovitz, 5119 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1465.

75TH ST, s e cor 13th av, 3-sty brick dwelling, 20x60, 2 families; cost, \$7,500; owner, Jos. Moscovitz, 5119 5th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1466.

EAST 14TH ST, e s, 336 s Av N, 2-sty frame dwelling, 18x29, 1 family; cost, \$3,000; owner, Cornelius M. Meyer, 1439 East 14th st; architect, A. W. Peirce, 59 Court st. Plan No. 1460.

HAWTHORNE ST, s s, 280 e Brooklyn av, 2-sty brick dwelling, 20x48, 2 families; cost, \$3,500; owner, John Sarcone, 504 Hawthorne st; architect, C. G. Wessell, 1456 35th st. Plan No. 1422.

FOSTER AV, n s, 225 e East 3d st, 2-sty frame dwelling, 19x37.6, 1 family; cost, \$2,805; owner and architect, Chas. Flor, 1520 45th st. Plan No. 1427.

79TH ST, s s, 180 w 13th av, two 2-sty frame dwellings, 17x34.10, 1 family; cost, \$6,000; owner, Sophia Nelson, 1268 1st st; architects, Slee & Bryson, 153 Montague st. Plan No. 1440.

75TH ST, n s, 180 e 10th av, two 2-sty frame dwellings, 17x34.10, 1 family each; total cost, \$6,000; owner and architect, as above. Plan No. 1441.

17TH AV, e s, 80 n 53d st, 2-sty frame dwelling, 17x29, 1 family; cost, \$3,500; owner, C. A. Kloeppel, 729 East 53d st; architect, L. F. Schilling, 167 Van Siclen av. Plan No. 1410.

KINGS HIGHWAY, s s, 26 e W. 8th st, three 3-sty brick dwellings, 20.2x55, 2 families each; total cost, \$16,500; owner, Otto Singer, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 1414.

KINGS HIGHWAY, s e cor West 8th st, 3-sty brick dwelling, 23.1x65, 2 families; cost, \$1,000; owner, Otto Singer, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 1415.

84TH ST, s s, 280 w 2d av, 2-sty and attic frame dwelling, 22x49.8, one family; cost, \$6,500; owner, E Thygeson, 49 Wall st, New York; architect, F. W. Wingeroth, 29 Broadway, N. Y. Plan No. 1309.

EAST 18TH ST, e s, 100 n Av I, 2-sty frame dwelling, 28x28, one family; cost, \$6,500; owner, Ascutey Realty Co, 1721 Av J; architect, S. H. Caltney, 1721 Av J. Plan No. 1300.

EAST 18TH ST, w s, 100 n Av J, 2-sty frame dwelling, 24x36, one family; cost, \$7,000; owner and architect as above. Plan No. 1301.

EAST 4TH ST, s w cor Vanderbilt av, 3-sty frame dwelling, 18x56.5, two families; cost, \$5,000; owner, Jas. G. Duffy, 49 Coney Isl and av; architect, B. F. Hudson, 319 9th st. Plan No. 1280.

EAST 12TH ST, e s, 260 s Av P, 2-sty brick dwelling, 15x50, one family; cost, \$6,000; owner, 138 Linden st; architect, A. A. Peirce, 59 Court st. Plan No. 1284.

20TH ST, n s, 125 e 10th av, seven 2-sty brick dwellings, 17.5x42.6, two families each; total cost, \$21,000; owner, Church Realty Co, 430 W 45th st, N. Y.; architects, Brook & Rosenberg, 186 Rensen st. Plan No. 1295.

66TH ST, n s, 340 w 14th av, 2-sty brick dwelling, 20x28, two families; cost, \$2,500; owner, Dominic Graziano, on premises; architect, Angelo Adams, 64th st and 15th av. Plan No. 1297.

BEAUMONT ST, w s, 180 n Esplanade av, 2-sty frame dwelling 35.8x58.8, one family; cost \$10,000; owner, Mrs. A. C. Cassidy, 520 West 114th st, New York; architect, C. B. Chesterman, 150 Nassau st, New York. Plan No. 1365.

75TH ST, s s, 80 e 13th av, 2-sty and attic frame dwelling, 18x55, one family; cost, \$6,000; owner, M. & J. Constn Co., 5119 5th av; architects, Glucroft & Glucroft, 1780 Pitkin av. Plan No. 1399.

WEST 23D ST, e s, 335 n Mermaid av, two 3-sty brick dwellings, 20x55; three families each; total cost, \$8,000; owner, Vincent Nasta, 186 Nelson st; architect, W. J. Conway, 400 Union st. Plan No. 1396.

76TH ST, n s, 80 e 13th av, 2-sty and attic frame dwelling, 18x55, two families; cost, \$6,000; owner, M. & J. Constn Co., 5119 5th av; architect, J. Millman & Son, 1780 Pitkin av. Plan No. 1397.

61ST ST, n s, 220 W. 15 th av, 2-sty frame dwelling, 18x40.2, two families; cost \$4,000;

owner, Mich'l Wilson, 4906 4th av; architect, Mary E. Cobb, 166 Montague st. Plan No. 1368.

57TH ST, s s, 230 e 16th av, 2-sty brick dwelling, 25x34, one family; cost, \$4,000; owner, L. H. Jackson, 153 W. 53d st, N. Y.; architect, A. A. Zuck, 215 E 73d st. Plan No. 1389.

NEWPORT AV, s s, 40 e Bristol st, four 2-sty brick dwellings, 20x52, two families each; total cost, \$17,500; owner, Plate Realty Co, 1580 Pitkin av; architects, J. Millman & Son, 1780 Pitkin av. Plan No. 1400.

GATES AV, w s, 250 s Hamburg av, 2-sty brick dwelling, 22x85.2, one family; cost, \$4,000; owner, J. Feldman, on premises; architect, W. E. Parpalle, St Albans, L. I. Plan No. 1342.

AMHERST ST, e s, 440 n Hampton av, 2-sty frame dwelling, 28.6x38, one family; cost, \$4,500; owner, Jas. W. McCulloch, 100 William st, N. Y.; architect, Edw. B. Chesterman, 150 Nassau st. Plan No. 1343.

NAUTILUS AV, s s, 100 e Seagate av, 2-sty brick dwelling, 37.6x35.3, one family; cost, \$3,500; owner, John Offerman, Fulton and Duffield sts; architect, B. P. Wilson, 1910 Prospect av. Plan No. 1405.

GEORGIA AV, w s, 84.6 s New Lots av, ten 3-sty brick dwellings, 20x70.5; cost, \$25,000; owner, Georgia Bldg Co, 312 New Lots rd; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1409.

WORTHMAN ST, n s, 60 e New Jersey av, 1-sty frame dwelling, 17x35, one family; cost, \$500; owner, Rachael Goldstein, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 1379.

AV G, s s, 50 w E 93d st, 2-sty frame dwelling, 20x50.2, two families; cost, \$3,000; owner, M. Pladge, on premises; architect, W. J. Morris, 1668 Rockaway av. Plan No. 1381.

73D ST, n s, 97 w 13th av, 2-sty brick dwelling, 23x55, two families; cost, \$4,500; owner, Hy Rogge, on premises; architect, M. S. Foot, 1432 75th st. Plan No. 1382.

GLEN ST, n e cor Enfield st, six 2-sty brick dwelling, 16.6x40, one family each; total cost, \$21,000; owner, City Line Constn Co, 378 Grand av; architect, Hy Rockwell, 1729 President st. Plan No. 1383.

GLEN ST, n s, 95.6 e Enfield st, 2-sty brick dwelling, 16.6x40, one family; cost, \$5,000; owner, City Line Constn Co, 378 Grand av; architect, Hy Rockwell, 1729 President st. Plan No. 1384.

CHERRY ST, n s, 100 e Stewart av, 2-sty frame dwelling, 15x25, tar and gravel roof, 1 family; cost, \$1,500; owner, Solomon Baur, on premises; architect, Christian Bauer, 6 Bedford av. Plan No. 1514.

CYPRESS AV, n s, 240 e Highland av, 2-sty brick dwelling, 37.2x44.2, shingle roof, 1 family; cost, \$5,000; owner, John Offerman, Fulton & Duffield sts; architect, Byron P. Wilson, 1910 Prospect av. Plan No. 1499.

67TH ST, s e cor 21st av, 1-sty brick dwelling, 20x36, slag roof, 1 family; cost, \$4,000; owner, Alco Bldg. Co., 60 Liberty st, N. Y. C.; architect, John Heinemann, same address. Plan No. 1533.

67TH ST, s s, 24 e 21st av, twenty-four 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$84,000; owner, Alco Bldg Co., 60 Liberty st, N. Y. C.; architect, John Heinemann, same address. Plan No. 1534.

CLINTON AV, w s, 20.2 s DeKalb av, 3-sty brick dwelling, 20x49.11, tar and gravel roof, 1 family; cost, \$10,000; owner, Thos. A. McGoldrick, 95 Clinton av; architect, J. Sarsfield Kennedy, 44 Court st. Plan No. 1556.

75TH ST, n s, 180 e 15th av, six 2-sty brick dwellings, 18x38, tin or gravel roof, 1 family each; total cost, \$24,000; owner, John A. Jones Bldg. Co., 6601 19th av; architect, J. C. Wandell Co., 4-5 Court sq. Plan No. 1562.

55TH ST, w s, 200 e 6th av, two 2-sty brick dwellings, 20.4x55, tar or gravel roof, 2 families each; total cost, \$9,000; owner, Johann Const. Co., 1-3 Walton st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1597.

EAST 34TH ST, e s, 100 n Church av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$4,000; owner, Herman Himovitch, 1693 Lexington av, N. Y.; architect, E. Trubner, 1 Madison av, N. Y. Plan No. 1548.

GROVE ST, s e s, 86.8 n e Wyckoff av, two 2-sty brick dwellings, 19.10x55, tin roof, 2 families each; total cost, \$9,350; owner, Jos. Goetz & ano., —; architect, Emil Hartman, —. Plan No. 1549.

EUCLID AV, w s, 250.6 n Etna st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owner, Herman Richter & ano, 23 Shepherd av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1570.

NICHOLS AV, e s, 125 s Jamaica av, six 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$18,000; owner, Louis Mehrmann, 45 Euclid av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1571.

AV K, s e cor East 18th st, 2-sty and attic frame dwelling, 31.8x30.2, gravel roof, 1 family; cost, \$6,800; owner, Edw. T. Dickinson, 1139 East 19th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 1589.

PRESIDENT ST, s s, 50 w Schenectady av, six 2-sty brick dwellings, 20x55, — roof, 2 families each; total cost, \$42,000; owners, T. & B. Leslie Co., 231 Tompkins av; architect, D. Salvati, 19 4th av. Plan No. 1590.

DRESDEN ST, e s, 150 s Etna st, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$7,000; owners, Herman Richter & ano, 23 Shepherd av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1572.

NICHOLS AV, w s, 240 s Ridgewood av, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$12,000; owner, Nathan Ginsberg & ano, 188 Richmond st; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 1573.

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WASHINGTON AV, n s, 400 e East 3d st, 2-sty brick dwelling, 20x40, tin roof, 1 family; cost, \$4,000; owner, Fredk. Loebke, 155 Washington av; architects, Louis Berger & Co., Myrtle & Cypress avs. Plan No. 1576.

FACTORIES AND WAREHOUSES.

PUTNAM AV, n e cor Irving av, 1-sty brick auto storage, 37x20; cost, \$1,000; owner, Isidore Wenzler, 1432 Putnam av; architect, H. Wenzler, same address. Plan No. 1236.

ROCKAWAY AV, s w cor McDougall st, 3-sty brick factory, 100x90.3; cost, \$20,000; owner, Barnett Schoenfeld, 198 Greene av; architect, Louis Danancher 7, Glenmore av. Plan No. 1250.

NEW LOTS AV, s s, 80 w Alabama av, 1-sty brick storage, 4x8; cost, \$150; owner, Jacob Hoffman, 278 New Lots av; builder, —. Plan No. 1255.

GREENPOINT AV, n s, 325.4 e Provost st, 3-sty brick factory, 79x141.4; cost, \$50,000; owner, C. M. Burschenck, on premises; architect, C. Bauer, Jr., 6 Bedford av. Plan No. 1325.

COLERIDGE ST, w s, 100 n Oriental Boulevard, 2½-sty brick shop, 36x36.2; cost, \$12,000; owner, Eliz. Ryan, 147 West 66th st, New York; architect, P. J. Gallagher, 227 Monroe st. Plan No. 1276.

WEST 9TH ST, n s, 100 e Court st, 6-sty brick factory, 45.6x100; cost, \$32,000; owner, H. H. Doehler, 157 Rutland rd; architects, Moyer & Faribault, 375 Fulton st. Plan No. 1298.

MEEKER AV, n s, 58 e Manhattan av, 1-sty frame storage, 34.5x69; cost, \$1,400; owner, Palma Tersso, on premises; architect, Jos. McKillopp, 154 India st. Plan No. 1387.

RICHARDSON ST, s s, 345 e Humboldt st, 3-sty frame shop, 25x75.3; cost, \$6,500; owner, Jacob Hirschberg, 226 Richardson st; architect, Louis Allmendinger, 926 Broadway. Plan No. 1391.

BALTIC ST, n s, 100 e Bond st, 1-sty brick factory, 25x60.1, gravel roof; cost, \$1,300; owner, Gabriel Bolinsky, 209 Bond st; architect, B. Benson, 324 Sackett st. Plan No. 1476.

WEST 55TH ST, w s, 100 n Neptune av, 1-sty frame storage, 20x20.1, tar and gravel roof; cost, \$200; owner, Wm. S. Canning, Surf av & West 30th st; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 1468.

FRANKLIN AV, w s, 222.9 n Park av, 1-sty brick storage, 26.7x50.3; cost, \$750; owner, John Merz, 207 Nostrand av; architects, Chris Bauer, Jr., 6 Bedford av. Plan No. 1456.

FURMAN ST, w s, 216.9 s Montague st, 3-sty and basement brick factory, 85x228.5, concrete roof; cost, \$100,000; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architects, Maynicke & Franke, 25 Madison Sq. North. Plan No. 1524.

MILLS ST, n s, 125 e Hicks st, 1-sty frame storage, 24x46; cost, \$500; owner, Sebastian Pilaso, 30 Harrison st; architect, Geo. M. Monroe, 1420 Nostrand av. Plan No. 1563.

HOTELS.

HICK ST, n e cor Remsen st, 12-sty brick hotel, 96x78; cost, \$300,000; owner, Louis Bossert, 1335 Grand st, N. Y.; architects, Palmier & Hornbostel, 63 William st, N. Y. Plan No. 1372.

MISCELLANEOUS.

CEDAR PL, n e cor Sullivan st, new brick concrete stand and baseball park, 398.8x406.5x 638.2x474.2x85; cost, \$175,000; owner, Chas. H. Ebbetts, 3d st and 4th av; architect, C. R. Van Buskirk, 180 Montague st. Plan No. 1318.

19TH AV, w s, 292 s Cropsey av, 1-sty frame boat house, 25x50; cost, \$600; owners, Robt. J. Hughes & ano, —; architects, Parfitt Bros., 26 Court st. Plan No. 1454.

SAME PROPERTY, 1-sty frame bath house, 22x165; cost, \$1,000; owner and architect, as above. Plan No. 1455.

OLIVER ST, n s, 318 w Shore road, 1-sty brick greenhouse, 19.8x92.2; cost, \$7,000; owner, Wm. F. Kenny, on premises; architect, W. Weisnberger, Jr., 55 Duane st, New York. Plan No. 1443.

20TH ST, Nos. 548-550, 1-sty brick toilet, 10.6x10, gravel roof; cost, \$300; owner and architect, D. Hart, 118 Prospect Park West. Plan No. 1532.

PACIFIC ST, s s, 90 e 6th av, 1-sty brick wagon shed, 40x34.3, tar and gravel roof; cost, \$4,000; owner, Chas. D. Strong, 189 So. Portland av; architect, E. Burnell, same address. Plan No. 1504.

STABLES AND GARAGES.

DUMONT AV, s s, 50 w Thatford av, 2-sty frame stable, 25x16.2; cost, \$300; owner, Guisipp Grago, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No. 1249.

WEST 17TH ST, e s, 140 n Neptune av, 2-sty brick garage, 25x98; cost, \$6,000; owner, Mich. Minichallo & Son, on premises; architect, D. Salvati, 19 4th av. Plan No. 1312.

SURF AV, n w cor West 30th st, 2-sty frame garage, 26x17.6; cost, \$1,400; owner, E. F. Hemberger, 2725 Surf av; architect, G. H. Suess, 2985 West 28th st. Plan No. 1324.

77TH ST, n e cor Ridge Boulevard, 1-sty brick garage, 25x22.6; cost, \$1,200; owner, Pher Nelson, 7624 Ridge Boulevard; architect, Jefferson R. Edwards, 7616 Ridge Boulevard. Plan No. 1308.

THATFORD AV, No. 157, 1½-sty frame stable, 25x15; cost, \$500; owner, Mary Gross, 157 Thatford av; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1403.

EAST 14TH ST, w s, 230 s Av T, 1-sty brick garage, 20x16, shingle roof; cost, \$300; owner, Thos. Kelly, 2063 14th st; architect, John Steinmeger, East 19th st, near Av W. Plan No. 1467.

81ST ST, s s, 240 w 23d av, 1-sty frame garage, 14x18; cost, \$200; owner and architect, Frank Osborn, 2252 81st st. Plan No. 1445.

BAYARD ST, No. 106, 1-sty frame stable, 24x11, gravel roof; cost, \$250; owner, Felix Prato, 10 Meeker av; architect, G. Harry Madigan, 243 Withers st. Plan No. 1527.

BEVERLEY RD, n w cor East 17th st, 1-sty frame garage, 20x18, shingle roof; cost, \$450; owner, Alice J. Williams, 1617 Beverley rd; architect, S. A. Olson, 1526 Cortelyou rd. Plan No. 1523.

66TH ST, n s, 120 w 12th av, 1-sty frame stable, 27x28, gravel roof; cost, \$400; owner, Paul Como, 1163 66th st; architect, A. Maiorine, 1169 66th st. Plan No. 1518.

EAST 28TH ST, e s, 170 n Av D, 1-sty brick garage, 18x20, shingle roof; cost, \$400; owner, Geo. Toblin, 365 East 28th st; architect, G. W. Duryea, 366 East 28th st. Plan No. 1508.

MACON ST, No. 75, 1-sty brick garage, 23x 100, steel roof; cost, \$465; owner and architect, Jos. W. McDermott, 75 Macon st. Plan No. 1532.

MIDWOOD ST, n s, 206 w Kingston av, 2-sty frame loft and stable, 40x15, shingle roof; cost, \$300; owner, Frank Ulrich, 895 Lafayette av; architects, Van Buskirk & Leslie, 180 Montague st. Plan No. 1554.

42D ST, n s, 270 w 13th av, 2-sty frame stable, 20x16, tin roof; cost, \$350; owner, Louis Bretschneider, on premises; architects, Eisenla & Carlson, 3d av and 51st st. Plan No. 1558.

HICKS ST, e s, 40 n Mills st, 1-sty frame stable, 25x15, gravel roof; cost, \$400; owner, Ruffelo Uttaro, 779 Hicks st; architect, John Burke, 703 East 4th st. Plan No. 1581.

OCEAN AV, w s, 504 s Foster av, 1-sty frame garage, 17x21, shingle roof; cost, \$300; owner, Dr. Geo. H. Muth, 1124 Ocean av; architect, R. M. Syers, 59 Pearl st, N. Y. Plan No. 1535.

EAST 19TH ST, w s, 180 s Av I, 1-sty frame garage, 11x17, shingle roof; cost, \$250; owner and architect, Sherman Worster, 948 East 19th st. Plan No. 1541.

STORES AND DWELLINGS.

FT HAMILTON AV, s w cor 59th st, 3-sty brick stores and dwelling, 20x60, two families; cost, \$6,500; owner, Israel J. Rosenbein, 589 30th av; architect, A. J. McManus, 44 Court st. Plan No. 1218.

FT HAMILTON AV, s w cor 60th st, 3-sty brick stores and dwelling, 20x60, two families; cost, \$6,500; owner and architect as above. Plan No. 1219.

FT HAMILTON AV w s, 20 s 59th st, eight 3-sty brick stores and dwellings, 20x50, two families each; total cost, \$44,000; owner, Israel J. Rosenbein, 589 30th av; architect, A. J. McManus, 44 Court st. Plan No. 1220.

NEW UTRECHT AV, e s, 43.1 s 58th st, two 3-sty brick stores and dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$10,000; owner, Simon Frank, 1434 57th st; architect, Harry Olsen, 1621 51st st. Plan No. 1531.

62D ST, s e cor 18th av, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$6,500; owner, Lippman Realty Co., 16 Court st; architect, Eric J. Ericson, 640-2 Fulton st. Plan No. 1519.

18TH AV, e s, 20 s 62d st, eight 3-sty brick stores and dwellings, 20x52, tar and gravel roof, 2 families each; total cost, \$48,000; owner, Lippman Realty Co., 16 Court st; architect, Emil J. Ericson, 640-2 Fulton st. Plan No. 1520.

18TH AV, n w cor 59th st, 3-sty brick store and dwelling, 20x60, tar and gravel roof, 2 families; cost, \$7,500; owner, Tilley Brownstein Bldg. Co., on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1502.

18TH AV, w s, 20 n 59th st, 3-sty brick store and dwelling, 20x60, tar and gravel roof, 2 families; cost, \$7,500; owner and architect, as above. Plan No. 1503.

IRVING AV, s e cor Jefferson av, 3-sty brick store and dwelling, 20x59, slag roof, 2 families; cost, \$7,000; owners, Church & Gough, 1344-6 Jefferson av; architects, Nast & Springsteen, 21 West 45th st, N. Y. Plan No. 1505.

IRVING AV, s e cor Hancock st, 3-sty brick store and dwelling, 21x59, slag roof, 2 families; cost, \$7,000; owner and architects, as above. Plan No. 1506.

STORES, OFFICES AND LOFTS.

WEST 17TH ST, No. 2850, 1-sty frame store, 18x35, tin roof; cost, \$350; owner, Harry Blatt, on premises; architect, Henry M. Entlich, 29 Montrose av. Plan No. 1585.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Kowenhaven st, e s, 132 n Jamaica av, 4-sty brick tenement, 37x66, slag roof, 8 families; cost, \$12,000; owner, Chas. G. Mohler, 381 9th av, L. I. C.; architect, Valentine Schilles, 391 10th av, L. I. C. Plan No. 767.

LONG ISLAND CITY.—Beebe av, s e cor Prospect st, 4-sty brick tenement, 250½x82; cost, \$14,000; owner, Jos. Kopecky, 123 Beebe av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 789.

LONG ISLAND CITY.—Van Alst av, w s, 50 n Cedar pl, 4-sty brick tenement, 25x75; cost, \$10,000; owner, Julius Harber, 139 West 67th st, N. Y. C.; architect, C. W. Hewitt, 717 Crescent st, L. I. City. Plan No. 809.

LONG ISLAND CITY.—Blackwell st, w s, 200 n Vanderventer av, 3-sty brick tenement, 25x 73; cost, \$7,500; owner, Wm. B. Nallen, 452 Lockwood st; architect, Gustav Erda, 826 Manhattan st, Brooklyn. Plan No. 808.

LONG ISLAND CITY.—13th av, e s, 350 s Wilson av, 2-sty frame tenement, 25x52; cost, \$4,000; owner, Louis Anglia, 448 13th av, L. I. City; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 787.

L. I. CITY.—Steinway av, e s, 100 n Broadway, two 4-sty brick tenements, 25x74, tin roof, 7 families; cost, \$18,000; owner, Annie Krue-

ger, 238 East 59th st, New York; architect, Louis Danancher, 7 Glenmore av, Brooklyn. Plan No. 734.

LONG ISLAND CITY.—16th av, n s, 35.20 n Grand av, 3-sty brick tenement, 25x58; cost, \$7,000; owner, Wm. E. Wade, Lynbrook, L. I.; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 786.

RIDGEWOOD.—Forest av, n w cor Halleck av, 3-sty brick tenement, 20x55; cost, \$4,000; owner, Jacob Erbach, 39 Halleck av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 823.

DWELLINGS.

JAMAICA.—Sylvester av, s s, 250 w Rockaway rd, 2-sty frame dwelling, 20x35, tin roof, 2 families; cost, \$2,000; owner, Adam Fialkosky, 299 Rockaway rd, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 636.

OZONE PARK.—Welcome pl, w s, 220 n Park av, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$4,000; owner, Dave Dougherty, Ozone Park; architect, Geo. Stahl, 1524 Welcome pl, Ozone Park. Plan No. 637.

COLLEGE POINT.—Av C, s s, 270 e 13th st, 2-sty frame dwelling, 20x44, 2 families; shingle roof; cost, \$4,500; owner, Elizabeth Bastard, 10th st, College Point; architect, Chas. W. Wright, Jr., Corona. Plan No. 638.

JAMAICA.—Normandie av, 235 & 210 n So. Boulevard, two 2½-sty frame dwellings, 16x26, shingle roof, 1 family; cost, \$4,000; owner, Lewis Pearsall, Inwood, L. I.; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 639-640.

JAMAICA.—Baldwin av, s s, 280 & 180 e Burrough lane and s e cor Jamaica Borough Lane, e s, 90 & 45 s Baldwin av, five 2½-sty frame dwellings, 18x28, shingle roof, 1 family; cost, \$12,500; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 641-642-643-644-645.

COLLEGE POINT.—14th st, e s, 260 s 7th av, 2-sty frame dwelling, 21x48, tin roof, 2 families; cost, \$4,000; owner, W. Eberle, 17th st & 6th av, College Point; architect, Christian Gebele, 114 Cook av, Elmhurst. Plan No. 614.

ROCKAWAY BEACH.—So. Division av, w s, 569 w Boulevard, 3-sty frame dwelling and boarding house, 20x60, slag roof, 1 family; cost, \$6,000; owner, Pauline Hartung, 18 So. Chase av, Rockaway Beach; architect, Paul Hartung, 18 So. Chase av, Rockaway Beach. Plan No. 633.

ROCKAWAY PARK.—9th av, e s, 450 s Washington av, 2½-sty frame dwelling, 34x25, shingle roof, 1 family; cost, \$4,000; owner, Sol L. Youngenthal, 256 Broadway, Manhattan; architect, James B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 723.

ROCKAWAY BEACH.—Ward av, w s, 276 s Boulevard, ten 1-sty frame dwellings, 14x25, shingle roof, 1 family; cost, \$5,000; owners, K. & J. Schakenberg, 159 Broadway, Brooklyn; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan Nos. 724 to 733.

JAMAICA.—Washington st, e s, 100 n State st, 2-sty frame dwelling, 20x30, tin roof, 2 families; cost, \$2,400; owner, Catherine Matter, 335 West 44th st, Manhattan; architect, I. P. Card, Corona. Plan No. 719.

CORONA.—Grinnell av, w s, 100 s Smith av, 2-sty brick dwelling, 20x45, tin roof, 2 families; cost, \$3,500; owner, Domenico D. Ippolito, 145 Grinnell av, Corona; architect, A. Magnoin, 112 Lincoln st, Corona. Plan No. 720.

JAMAICA SOUTH.—New York av, w s, 260 n Kenmore Boulevard, 2½-sty frame dwelling, 19x37, shingle roof, 1 family; cost, \$4,000; owner, Market Realty Co., 44 Court st, Brooklyn; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 721.

WOODHAVEN.—Fulton st, s s, 20 w Ferry st, ten 2-sty brick dwellings, 18x36, tar and gravel roof, 1 family; cost, \$25,000; owner, S. Epstein, Locust st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 716.

WOODHAVEN.—Fulton st, s w cor Ferry st, 2-sty brick dwelling, 19x36, tar and gravel roof, 1 family; cost, \$2,800; owner, S. Epstein, Locust st, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 717.

FOREST HILLS.—Ibis st, n s, 200 e Colonial av, 2½-sty brick dwelling, 37x39, shingle roof, one family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan No. 739.

GLENDALE.—McKinley av, e s, 225 s Central av, 2-sty brick dwelling, 20x52, tin roof, 2 families; cost, \$4,000; owner, Charles Mote-kewerz, 21 Richard st, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 735.

RIDGEWOOD.—East Thompson av, w s, 665 s L. I. R. R., 2-sty brick dwelling, 20x55, tin roof, two families; cost, \$4,000; owner, Theodore Roppelt, 1861 DeKalb av, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 736.

EVERGREEN.—Park pl, n s, 125 w Prospect st, 1-sty frame dwelling, 15x24, shingle roof, one family; cost, \$1,000; owner, Anna L. Weaver, 305 Cooper av, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 737.

JAMAICA.—South st, n w cor Allen st, 2½-sty frame dwelling, 24x45, shingle roof, one family; cost, \$3,000; owner, Max Gross, west and South sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 762.

JAMAICA.—Baltic st, e s, 100 n South st, three 2½-sty frame dwellings, 18x36, shingle roof, two families; cost, \$6,000; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 741-2-3.

JAMAICA.—Baltic st, e s, 100 n Humboldt Boulevard, two 2½-sty frame dwellings, 18x36, shingle roof, one family; cost, \$4,000; owner,

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Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica; Plan Nos. 744-5.

JAMAICA.—Humboldt Boulevard, s s, 50 e Allen st, four 2½-sty frame dwellings, 18x28, shingle roof, 1 family; cost \$2,000; owner, Max Wohl, 210 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 746-7-8-9.

JAMAICA.—Allen st, w s, 100 n Bandman av, three 2-sty frame dwellings, 20x46, tar & gravel roof, 2 families; cost \$6,750; owner, Joseph Drogin, 216 Liberty av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 750-1-2.

ELMHURST.—Cook av, s s; 428 w Chicago av, 2½-sty frame dwelling, 22x53, shingle roof, 2 families; cost \$3,900; owner, Shur & Mohlenhoff Toledo av, Elmhurst; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 753.

LOCUST LAWN, JAMAICA.—Fairview av, e s, 150 s Summit av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family; cost \$2,500; owner, G. Stoutenberg, 319 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 754.

KEW GARDENS.—Beverly road, n s, 120 e Lefferts av, 2½-sty frame brick dwelling, 26x42 clay tile roof, 1 family; cost \$8,000; owner, Sage Const. Co., 27 William st; art, D. Stage, Hollis L. L. Plan No. 755.

UNION COURSE.—4th st, n s, 200 s Sneider av, 2-sty frame dwelling, 18x30; cost, \$2,800; owner, Margaret J. Steiner, 17 Moffat st, Brooklyn; architect, Geo. Josiah, 94 Rector st, Union Course. Plan No. 807.

RICHMOND HILL.—Ward st, w s, 134 n Beaufort st, two 2-sty frame dwellings, 18x36; cost, \$5,000; owner, I. Gudmonson, 1320 Ward st, Richmond Hill; architect, as above. Plan Nos. 815-816.

CORONA.—Ferguson st, s s, 175 w De Puyster st, 2-sty frame dwelling, 20x28; cost, \$2,500; owner, Catharine Doyle, 27 Mulberry av, Corona; architect, I. P. Carter, 35 Main st, Corona. Plan No. 820.

CORONA.—Lake st, s s, 250 w Central av, 2-sty frame dwelling, 20x48; cost, \$3,000; owner, John Murray, 301 West 126th st, N. Y. C.; architect, C. S. Varrone, Corona. Plan No. 824.

CORONA.—Rapelje av, s s, 20 w McKinley pl, 1-sty frame dwelling, 20x28; cost, \$1,200; owner, Andrew Lagrega, 62 Newins st, Corona; architect, C. S. Varrone, Corona. Plan No. 825.

CORONA.—Baylis st, e s, 214 s Park av, 2½-sty frame dwelling, 17x33; cost, \$2,500; owner, Amelio Quaranto, 168 Sycamore av, Corona; architect, C. S. Varrone, Corona. Plan No. 826.

WOODHAVEN.—4th st, s s, 100 w Suydam st, two 2-sty frame dwellings, 20x49; cost, \$5,000; owner, Minnie H. Foster, 167 4th st, Woodhaven; architect, Chas. W. Ross, 1180 Jamaica av, Woodhaven. Plan No. 785.

FAR ROCKAWAY.—Morse court, w s, 100 s Boulevard, two 2½-sty frame dwellings, 40x30; cost, \$12,000; owner, Wm. J. Morse, Morst court, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Far Rockaway. Plan Nos. 783-784.

ROCKAWAY BEACH.—Waverley av, w s, 438 s Boulevard, 3-sty frame boarding house, 20x42; cost, \$5,600; owner, Amelia Rogers, 396 Boulevard, Rockaway Beach; architect, L. W. Crow, 29 N. Pleasant av, Rockaway Beach. Plan No. 834.

BAYSIDE.—Highland av, w s, 180 n Palace boulevard, 2½-sty frame dwelling, 24x36; cost, \$5,400; owner, Ellen Connolly, 2747 Fulton st, Brooklyn; architect, Peter Connolly, same address. Plan No. 833.

COLEGE POINT.—11th st, e s, 100 s Monument av, 2½-sty frame dwelling, 31x36; cost, \$6,000; owner, A. M. De Walltears, 321 13th st, Colege Point; architect, owner. Plan No. 830.

ROCKAWAY BEACH.—Hammels av, w s, 26 n Boulevard, 2-sty frame dwelling, 18x34; cost, \$2,500; owner, Wm. Rider, Hammels av, Rockaway Beach; architect, Wm. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 832.

ELMHURST.—Summit av, s s, 325 e Chicago av, 2½-sty frame dwelling, 19x32; cost, \$3,000; owner, Christian Gebel, 114 Cook av, Elmhurst; architect, owner. Plan No. 829.

WINFIELD.—Myers av, w s, 432 n Woodside av, 2-sty frame dwelling, 24x42; cost, \$4,500; owner, Alex. Buchanan, 212 East 70th st, N. Y. C.; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 821.

WINFIELD.—Shell rd, n e cor Burrough av, 2-sty frame dwelling, 22x44; cost, \$3,500; owner, Josephine Hayden, Shell rd, Winfield; architects, Ed. Rose & Son, Grand st, Elmhurst. Plan No. 822.

WOODHAVEN.—Maple st, s s, 92 e Wyckoff av, and Elm st, n s, 205 e Wyckoff av, nineteen 2-sty brick dwellings, 20x55; cost, \$73,500; owner, Lewis Gotthelf Constr. Co., 2377 Jamaica av, Woodhaven; architect, Wm. Debus, 914 Broadway, Brooklyn. Plan Nos. 796-805.

DOUGLAS MANOR.—Arleigh rd, n s, 100 e West Drive, 2-sty frame dwelling, 40x33; cost, \$7,000; owner, Henry C. Wright, 105 East 22d st, N. Y. C.; architect, Fredk. Wallick, 11½ West 37th st, N. Y. C. Plan No. 806.

WOODHAVEN.—Water st, s s, 25 e Park pl, two 2-sty frame dwellings, 18x33; cost, \$1,600; owner, Rafaelo Zapolo, University pl and 3d st, Union Course; architect, Angelo Chio, University pl and 3d st, Union Course. Plan No. 791.

RICHMOND HILL.—Morris av, w s, 175 s Chichester av, 2-sty frame dwelling, 16x32; cost, \$1,800; owner, Mrs. A. Lind, 4437 University pl, Union Course; architect, W. P. Lind, 4437 University pl, Union Course. Plan No. 792.

AQUEDUCT.—Grimm av, n s, 40 e Thadford av, 1-sty frame dwelling, 25x39; cost, \$1,400; owner, Chas. R. Smith, 1424 Gherardi av, Woodhaven; architects, McAvoy Bros., Woodmere, L. I. Plan No. 793.

LONG ISLAND CITY.—2d av, e s, 100 n Jamaica av, 2-sty frame shed and dwelling, 25x43; cost, \$5,300; owner, Philip Miller, 30 Wilbur av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 790.

KEW GARDENS.—Beverly road s s, 170 w Willow st, 2½-sty brick dwelling, 26x42, clay tile roof, 1 family; cost \$8,000; owner, Stage Construction Co, 27 William st, Manhattan; Architect, D. Stahe, Hollis, L. I. Plan No. 756.

JAMAICA.—Chichester av, n s, 50 e Hulst st, two 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost \$4,000; owner, T. A. Thompson, 1022 Atfield st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 757-58.

JAMAICA.—Allen st, w s, 75 s South st, 2½ sty frame dwelling, 16x32, shingle roof, 1 family; cost \$4,000; two buildings; owner, Louis J. Tebor, West and South st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 759-60.

JAMAICA.—Church st, e s, 237 s Beaver st, 2-sty frame dwelling, 20x41, tin roof, 2 families; cost, \$2,500; owner, Chas. J. Wachtel, 98 Johnson av, Jamaica; architect, J. Robertson Baum, 38 Guilford st, Jamaica. Plan No. 778.

MORRIS PARK.—Vine st, w s, 290 s Jerome av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,200; owner, W. H. Jack, 3715 Beaufort st, Richmond Hill; architect, Lyman J. Fisher, 329 So. Vine st, Richmond Hill. Plan No. 773.

HOLLISWOOD PARK.—Palo Alto av, e s, 225 n Calmus av, 2½-sty frame dwelling, 25x44, shingle roof, 1 family; cost, \$7,000; owner, Robt. W. Stevenson, Richmond Hill; architect, David B. Woodin, Richmond Hill. Plan No. 772.

WOODHAVEN.—Wyckoff av, s e cor Maple st, and Elm st, n s, 92 e Wyckoff av, four 2-sty brick dwellings, 20x50, gravel roof, 2 families; cost, \$14,000; owner, Lewis Gotthelf Const. Co., 2377 Jamaica av, Woodhaven; architect, Wm. Debus, 914 Broadway, Brooklyn. Plan Nos. 764-5-6.

JAMAICA.—Beaufort st, s s, 50 w Frost st, three 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$6,000; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 774-5-6.

LAURELTON.—Franklin Blvd., w s, 280 s Laurelton Blvd., 2½-sty frame dwelling, 27x34, shingle roof, 1 family; cost, \$5,000; owner, H. Jarrett, 50 Church st, N. Y. C.; architect, A. White Pierce, 59 Court st, Brooklyn. Plan No. 779.

FACTORIES AND WAREHOUSES.

AQUEDUCT.—Centerville av, e s, 175 n South st, 2-sty brick factory, 35x60, slag roof; cost, \$5,000; owner, J. Ravith & Son, Aqueduct; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 780.

FLUSHING.—Brown av, e s, 400 n Forest av, 1-sty frame storehouse, 20x25; cost, \$200; owner, Peter Rosenlund, on premises. Plan No. 827.

MISCELLANEOUS.

FLUSHING.—Linden av, No. 97, 1½-sty frame shed, 26x15, tarpaper roof; cost, \$100; owner, Paul F. Brogan, on premises; architect, D. F. Kennedy, 143 19th st, Flushing. Plan No. 634.

MASPETH.—Fulton st, n s, 125 w Fisk av, frame sign, 12x11; cost, \$10; owner, Henry Schaefer, 6 Fulton st, Maspeth. Plan No. 613.

BAYSIDE.—Bell av, s e cor Willets Point rd, 1-sty frame runway, 115x19.6; cost, \$550; owner, T. Skinnell, on premises; architect, F. B. Anderson, 32 Union av, Jamaica. Plan No. 635.

JAMAICA SOUTH.—Birch st, w s, 101 s Rockaway road, 1-sty frame shed, 30x16, paper roof; cost \$90; owner, Tony Tamanona, 227 Elm st, South Jamaica. Plan No. 738.

ROCKAWAY PARK.—5th av, w s, 100 n Washington av, 1-sty frame pavilion, 34x34; cost, \$800; owner, M. Albert, Rockaway Park; architect, Jos. H. Cornell, Far Rockaway. Plan No. 781.

FLUSHING.—Colden av, s w cor Cherry st, two 1-sty frame greenhouses, 49x233; cost, \$15,000; owner, M. F. Loughman, Cedarhurst, L. I.; architect, owner. Plan No. 794.

OZONE PARK.—McCormack av, e s, 475 s Belmont av, 1-sty frame chicken coop, 20x12; cost, \$150; owner, Herman Haas, 1353 McCormack av, Ozone Park. Plan No. 810.

WOODHAVEN.—Ridgewood av, s e cor Gherardi av, 1-sty frame shed, 12x20; cost, \$50; owner, Wm. Sim, 165 2d st, Woodhaven. Plan No. 818.

ROCKAWAY BEACH.—Division av, s w cor Hammels st, 1-sty frame stand, 18x50; cost, \$50; owner, Conrad Seidenberg. Plan No. 817.

CORONA.—Buena Vista st, s s, 175 w Central av, 1-sty frame shed, 20x9; cost, \$50; owner, Nathan Goldberg, on premises. Plan No. 828.

STABLES AND GARAGES.

RICHMOND HILL.—Broadway, s e cor Johnson av, 1-sty frame barn, 14x22, paper roof; cost, \$200; owner, H. C. Riis, 319 Fulton st, Jamaica. Plan No. 715.

OZONE PARK.—Ocean av, e s, 185 n Liberty av, 1-sty frame stable, 14x20, gravel roof; cost, \$150; owner, Joseph Marino, 3968 Broadway, Woodhaven. Plan No. 718.

WEST ROCKAWAY.—Huron st, w s, 163 s Washington av, 1-sty brick garage, 14x16, tile roof; cost \$200; owner, Neponset Building Co, 176 Remsen st, Brooklyn; architect, Arnold Johnson, Neponset, L. I. Plan No. 740.

JAMAICA.—South st, n s, 80 w Allen st, 1½ sty frame stable, 20x15, gravel roof; cost \$300; owner, Max Gross, West and South sts, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 761.

WHITESTONE.—5th av, n w cor 18th st, 1½-sty frame barn, 50x24, shingle roof; cost, \$700; owner, E. P. Roe, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 769.

JAMAICA.—Church st, e s, 237 s Beaver st, 2-sty frame stable, 51x18, tin roof; cost, \$1,000; owner, Chas. J. Wachtel, 98 Johnson av, Jamaica; architect, J. Robertson Baum, 38 Guilford st, Jamaica. Plan No. 777.

FAR ROCKAWAY.—The Strand, n e cor Waterloo pl, 1½-sty brick garage, 31x22, tile roof; cost, \$2,800; owner, Mrs. Hattie J. Farrell, Riverside Drive and 156th st, N. Y. C.; architect, A. J. Gette, 97 Nassau st, N. Y. C. Plan No. 768.

ROCKAWAY PARK.—Monmouth av, e s, 100 n Triton av, 1½-sty frame garage, 15x23, shingle roof; cost, \$1,500; owner, John Peary, 13 University pl, N. Y. C.; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 770.

FAR ROCKAWAY.—Kensington Gardens, n s, 500 n Mott av, 1-sty frame stucco garage, 16x16; cost, \$400; owner, Leah Cohn, Far Rockaway; architect, —. Plan No. 788.

RIDGEWOOD.—Putnam av, s s, 90 e Seneca av, two 2-sty frame stables, 25x32; cost, \$2,300; owner, Arthur R. Bartels, 1656 Putnam av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 795.

ROCKAWAY BEACH.—Boulevard, s s, 100 w Grove av, 2-sty brick stable, 20x20; cost, \$1,500; owner, Alex. Weiner, Rockaway Beach; architects, Molle & Mejo, Rockaway Beach. Plan No. 782.

STORES AND DWELLINGS.

JAMAICA.—Smith st, w s, 400 s L. I. R. R., 2-sty frame store and dwelling, 25x49, tin roof, 2 families; cost, \$2,500; owner, Liuga D. Giovanni, 99 Smith st, Jamaica; architects, Candela & Tripputi, 619 East 16th st, N. Y. C. Plan No. 771.

JAMAICA.—Pacific st, s e cor Union Hall st, ten 2-sty brick stores and dwellings, 20x52; cost, \$29,600; owner, S. Epstein, Park & Locust avs, Jamaica; architect, Henry T. Jeffery, 923 Lefferts av. Plan Nos. 811-12-13-14.

JAMAICA.—N. Y. av, s w cor Myer av, 2-sty brick store and dwelling, 20x55; cost, \$4,600; owner, Oscar Winzerling, Myer av, Jamaica; architect, J. H. Vandervegt, 319 Fulton st, Jamaica. Plan No. 831.

CORONA.—Sycamore av, e s, 100 n Grand av, 2-sty store and dwelling, 18x37; cost, \$3,800; owner, Chas. P. Flaherty, 233 East 112th st, N. Y. C.; architect, A. Scholler, Mulberry av, Corona. Plan No. 819.

THEATRES.

OZONE PARK.—Broadway, s s, 132 w Washington av, 1-sty frame open airdrome, 55x100; cost, \$500; owner, Arthur Hubbs, Union pl, near Broadway, Ozone Park; architect, Louis F. Schillinger, 167 Van Siclen av, Brooklyn. slate roof; cost \$1,500; owner, N. Santacrose,

GLENDALE.—Hancock st, n e cor Grant st, 1-sty frame moving picture theatre (open air), 50x100; cost, \$900; owner, Herman Block, 80 Stockholm st, Brooklyn; architect, Henry A. Sands, 192 St. Nicholas av, Brooklyn. Plan No. 763.

Richmond.

DWELLINGS.

BREHANT AV, e s, 200 s Amboy, Tottenville, three 1½-sty frame dwellings, 22x36; cost, \$3,900; owners, Palmer & Lindquist, Tottenville; owner builds. Plan No. 111.

WANDELL AV, n s, 650 w Van Duzer st, Concord, 2-sty frame dwelling, 22x48; cost, \$4,000; owner, Carl Anderson, Stapleton; architect, John W. Woodland, Rosebank; architect builds. Plan No. 117.

THIRD ST, s e cor Fairview av, New Brighton, 2-sty frame dwelling, 26x26; cost, \$2,000; owner, Mary Mahoney, New Brighton; architect, H. H. Hutton, New Brighton; builder, T. W. Hutton, New Brighton. Plan No. 118.

AMBOY AV, s s, 50 w Seeley la, Great Kills, 2-sty frame dwelling, 35x25; cost, \$3,500; owner, Chas. B. Aiken, 84 Varick st, N. Y. C.; architect, Wm. T. Boyd, 561 Hudson st, N. Y. C.; builder, Claude Decker, New Springville. Plan No. 120.

COLLEGE AV, n s, 200 w Colorado pl, West-erleigh, 2-sty frame dwelling, 20x28; cost, \$3,000; owner, C. Herbert Jones, 311 Carlton av, Brooklyn, N. Y.; architect, James Whitford, St. George; builder, E. K. Whitford, Port Richmond, S. I. Plan No. 113.

BOYD ST, n s, 75 e Court st, Stapleton, 2-sty frame dwelling, 21x30; cost, \$2,800; owner, Thos. Steele, Stapleton; architect, H. F. Com-tors, New Brighton; builder, John A. B. Larsen, Stapleton. Plan No. 114.

MIDLAND AV, n w cor 1st st, Midland Beach, 1-sty frame bungalow, 10x18; cost, \$175; owner, M. Greenberg, 120 Delancey st, N. Y. C.; builder, Robt. Seelen, Midland Beach. Plan No. 108.

FOURTH ST, n s, 100 w Central av, New Dorp Manor, 1-sty frame bungalow, 12x20; cost, \$150; owner, Chas. Wilson, 9 Elm av, New Dorp Manor; owner builds. Plan No. 109.

MANEE AV, w s, 300 s Amboy, Tottenville, 2-sty frame dwelling, 18x32; cost, \$1,400; owner, Norah Leonard, Tottenville; architect and builder, J. Jensen, Amboy rd, Richmond. Plan No. 110.

CARY AV, s s, 70 e Taylor st, West New Brighton, 2-sty frame dwelling, 21x29; cost, \$1,600; owner, Josephine Groen, 626 Cary av, West New Brighton; architect, E. Klevert, 60 Du Bois av, West New Brighton; architect builds. Plan No. 105.

HENDERSON ST, w cor Oakland av, West New Brighton, 2-sty frame dwelling, 24x28; cost, \$3,200; owner, John J. Whalen, West New Brighton; architect, T. Benson, 91 Du Bois av, West New Brighton; architect builds. Plan No. 106.

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VAN CORTLANDT AV, n s, 360 e Granada av, South New York, 2-sty frame dwelling, 29x24; cost, \$3,500; owner, G. A. Grossbach, New Brighton; architect, E. S. Barnes, Bement av, New Brighton; builder, S. Hermanson, New Brighton. Plan No. 107.

MISCELLANEOUS.

CAMP IDEAL, Lot 14, South Beach, 1 building camp; cost, \$200; owner, Frank L. Enger, 546 West 50th st, N. Y. C.; architect and builder, Geo. B. Alfing, 544 West 50th st, N. Y. C. Plan No. 115.

RICHMOND TERRACE, n s, 20 n e Newark av, Port Richmond, frame fence; cost, \$180; owner, Edw. J. Fulton, West New Brighton; architect and builder, The Texas Co., 17 Battery pl, N. Y. C. Plan No. 112.

ARRIETTA AV, s 500 R. R. tracks, Tompkinsville; owner, John J. McHenry, Tompkinsville, S. I., 1 frame shed; cost, \$125; owner builds. Plan No. 116.

STABLES AND GARAGES.

PHELPS PL, w s, 150 n Hamilton, New Brighton, 1-sty tile garage, 24x24; cost, \$815; owner, Robert C. Stanley, 9 Phelps pl, New Brighton; builder, Rich Bros., 20 West 41st st, Bayonne, N. J. Plan No. 119.

PLANS FILED FOR ALTERATION
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RAYMOND ST, s e cor Willoughby st, interior and exterior alterations; cost, \$16,500; owner, City of N. Y., City Hall; architect, D'Oersh & Yost, 165 W. 40th st, N. Y. Plan No. 1363.

BEEKMAN ST, n w cor Cliff st, columns, girders, to 5-sty warehouse; cost \$5,000; owner, Chas. A. Schieven, 405 Clinton av; architect, Walter S. Timmis, 108 Avondale st, Woodhaven, N. Y. Plan No. 687.

CANAL ST, Nos. 440-444, tank to 7-sty loft; cost, \$3,500; owner, Corporation Trinity Church, 187 Fulton st; architect, Fred T. Bass, 229 Washington pl, Flushing. Plan No. 713.

CEDAR ST, Nos. 97-103, mezzanine balcony, to 2-sty office; cost, \$400; owner, The Fidelity & Casualty Co., 92 Liberty st; architect, Silver Construction Co., 407 East 8th st. Plan No. 696.

CEDAR ST, Nos. 63-65; Nassau st, Nos. 28-40; Liberty st, No. 48, stairways, steps, alter entrance, to 8-sty office; cost, \$20,000; owner, The Mutual Life Insurance Co., 32 Nassau st; architect and builder, John I. Downey, 410 West 34th st. Plan No. 702.

CLINTON ST, No. 9, partitions, toilets, to 3-sty store and tenement; cost, \$700; owner, Mendel Boliakoff, 273 East Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 699.

CROSBY ST, Nos. 80x88, Broadway, Nos. 546-548, elevator shaft, skylights, doors to 5-sty store and lofts; cost, \$5,000; owner, Estate J. Jacob Astor, 25 West 26th st; architect, L. C. Maurer, 1493 Broadway. Plan No. 711.

DELANCEY ST, No. 168, 1-sty brick rear extension, 11x3.8, toilets, partitions to 5-sty tenement and store; cost, \$600; owner, Herman Leiman, 168 Delancey st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 712.

EAST BROADWAY, No. 230, toilets, store fronts, to 4-sty tenement; cost, \$1,200; owner, Ruben Satenstein, 24 Mt. Morris Park West; architects, Horenburger & Bardes, 122 Bowery. Plan No. 693.

EAST BROADWAY, No. 179, fence to 5-sty tenement; cost \$300; owner, Isidor Cuba, 171 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 686.

FRONT ST, No. 282, runway, piers, to 3-sty stable; cost \$1,500; owner, James F. Cosgrove, 292 Hancock st; architect W. H. Volkening, 116 Deatur st. Plan No. 685. Jersey Construction Co., 1041 Pacific st, Brooklyn, has contract.

GERRY ST, s s, 80.10 w Harrison av, new extension, 30.10x16.6; cost, \$200; owner and architect, Chas. Pfizer & Co., 11 Bartlett st. Plan No. 1369.

HUDSON ST, Nos. 326-344; Vandam st, Nos. 67-77; Charlton st, Nos. 80-88, tank to 8-sty loft; cost \$1,225; owner, Corporation Trinity Church, 189 Fulton st; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 689.

MADISON ST, No. 283, partitions, windows, to 7-sty stable and loft; cost \$1,500; owners, Fannie Osborne, 1244 Madison av, and Fannie Osnowitz, 985 Tiffany st; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 675.

MADISON ST, No. 248, 1-sty rear extension, 11.6x10.6, steps, to 3-sty dwelling and store; cost, \$250; owner, Ike Brook, 248 Madison st; architect, Henry M. Eutlich, 29 Montrose av, Brooklyn. Plan No. 695.

MACDOUGAL ST, No. 108, partitions, toilets, windows to 5-sty tenement and store; cost \$2,000; owner, Mrs. L. De Barbier, 21 Grove st; architect, L. A. Sheinart, 194 Bowery. Plan No. 674.

NORTH 4TH ST, n s, 63 e Myrtle av, exterior and interior alterations; cost, \$1,400; owner, Thos. Conowitz, 73 North 4th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1370.

PARK PLACE, Nos. 48-50, Barclay st, Nos. 43-45, alter hoist, elevator, windows to 5-sty loft; cost \$7,000; owner, Emily Redmond, 6 Washington Sq.; architects, Cross & Cross, 527 5th av. Plan No. 684.

VAN BRUNT ST, s e cor Delevan st, move building, &c; cost, \$300; owner, Jas Comichael, Commerce and Inlay sts; architect, Benj Driesler, 178 Remsen st. Plan No. 1364.

WORTH ST, Nos. 100-102, alter stairs, elevator, toilets, to 6-sty storage and loft; cost, \$5,000; owner, C. S. Wadsworth, 22 East 17th st; architects and builders, Sawyers & Murphy, 112 West 42d st, Plan No. 707.

10TH ST, No. 3S1 East, partitions, show windows, to 5-sty store and tenement; cost, \$500; owner, Wm. Cohen, 169 Av C; architect, Louis A. Sheinart, 194 Bowery. Plan No. 688.

22D ST, No. 32 East, wall, toilets, to 4-sty loft; cost, \$1,500; owners, J. W. Stern and E. B. Marks, 102-4 West 38th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 704.

23D ST, No. 519 West, 1-sty rear extension, 25x50, partitions, to 3-sty dwelling; cost, \$500; owner, Jacob Appell, 271 West 23d st; architect, Henry Davidson, 400 West 23d st. Plan No. 706.

23D ST, No. 38 E, windows, partitions, to 4-sty store and offices; cost \$8,000; owner, James L. Breeze, premises; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 672.

24TH ST, Nos. 148-150 West, partitions, toilets, to 12-sty store and loft; cost, \$2,000; owner, Security Mortgage Co., 76 William st; architects, Marvin & Davis, 303 5th av. Plan No. 705.

28TH ST, No. 119 West, columns, partitions, to 3-sty storage; cost, \$5,000; owner, Elizabeth Benze, 908 West End av; architect, Wm. H. Barnett, 1500 Vyse av. Plan No. 700. Freeman & Gato, 139 West 24th st, has contract.

44TH ST, No. 312 W, rear, columns, to 3-sty factory; cost, \$75; owner, Peter J. Ryan, premises; architect S. F. Bowser & Co., Inc., 50 Church st. Plan No. 673.

44TH ST, Nos. 111-121 West, 7-sty rear extension, 83.8x10, doors, to 5 and 6-sty theatre and office; cost, \$8,000; owner, Stuyvesant Theatre Co., 111 West 44th st; architect, Geo. Keister, 12 West 31st st. Plan No. 694.

83D ST, No. 101 West; Columbus av, Nos. 482-8, partitions, to 5-sty store and apartments; cost, \$300; owner, J. P. Kennelly, 101 West 83d st; architect, D. Mitchell, 302 West 53d st. Plan No. 710.

100TH ST, No. 222 E, partitions, toilets, windows to 5-sty tenement; cost \$2,000; owner, Henry Rosenwasser, and U. S. Carpar, 189 2d st; architect, O. Reissmann, 30 1st st. Plan No. 679.

100TH ST, No. 168 East, cut windows, to 5-sty tenement; cost, \$35; owner and architect, Thomas McMahon, 177 East 70th st. Plan No. 691.

BROADWAY, Nos. 2192-2196; 78th st, No. 238 W, sign to 2-sty store; cost, \$200; owner, Frederick Saltziede, 324 W 108th. Plan No. 683.

BROADWAY, s e cor 145th st, 1-sty rear extension, 5x20, to 2-sty store; cost, \$200; owner, J. J. Healey, on premises; architects, Moore & Landsiedel, 3d av & 148th st. Plan No. 680.

BROADWAY, s w cor 4th st, partitions to 16-sty store and loft; cost, \$500; owner, Philip Braender, 315 4th st; architect, Earl C. Maxwell, 143 Liberty st. Plan No. 678.

BROADWAY, Nos. 546-548; Crosby st, Nos. 82-88, partitions to 5-sty loft; cost, \$1,000; owner, John J. Astor, 23 W. 26th st; architect, James McWalters, Jr., 2434 Broadway. Plan No. 677.

BROADWAY, s w cor 89th st, sign to 2-sty store and office; cost, \$600; owners, Klein & Jackson, 149 Broadway; architect, Otto Rettig, 289 East 146th st. Plan No. 698.

BROADWAY, s e cor 37th st, partitions, windows, to 4-sty store and office; cost, \$600; owner, Estate Robert Hoe, 504 Grand st; architect, Robert L. Pryor, 9 Sussex st, Newark, N. J. Plan No. 701.

LENOX AV, No. 83, dumbwaiter to 5-sty shop and tenement; cost, \$200; owner, Abraham Jacobs, 93d st and East River; architects, Euell & Euell, 101 E 125th st. Plan No. 682.

LEXINGTON AV, No. 645, partitions, toilets to 4-sty store and dwelling; cost, \$1,000; owners, Peter Combier & Louis Cerlian, 166 East 67th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 714.

LIBERTY AV, s s, 104.6 e Sheridan av, 1-sty extension, 3.6x4.6; cost, \$250; owner, H. L. Young, 1162 Liberty av; architect, L. J. Frank, Jr., 509 Euclid av. Plan No. 1367.

MADISON AV, n w cor 44th st, 2-sty front extension, 23x5, stair, plumbing, heating, windows to 4-sty office; cost, \$7,500; owner, Thomas B. Hidden; architect, V. Hugo Koehler, 489 5th av. Plan No. 681.

MADISON AV, Nos. 72-74, fireproof balcony, to 12-sty store and loft; cost, \$1,000; owner, Madison Holding Co., 83 Canal st; architects, Eberle & Denner, 1269 Broadway. Plan No. 692.

MADISON AV, No. 694-696, 2-sty front extension, 3.6x20, partitions, stairs, windows, to two 4-sty dwellings; cost, \$15,000; owner, Chas. J. Smith, East Orange, N. J.; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 709.

3D AV, s w cor 22d st, partitions, windows, toilet to 3-sty dwelling & store; cost, \$800; owner, Adolph Rauch, 1 E 115th st; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 676.

5TH AV, w s, 20 s Dean st, new plumbing, &c; cost, \$150; owner, John G. Roth, 34 5th av, architect, Wm. Nugent, 53 DeKalb av. Plan No. 1361.

6TH AV, No. 659, stairs, alter windows, to 4-sty store and tenement; cost, \$100; owner, F. H. Mullinger, 395 Broadway; architect, David Morison, 119 West 33d st. Plan No. 690.

7TH AV, No. 252, toilets, partitions, show windows, to 4-sty tenement; cost, \$1,000; owner, Franmor Realty Co., 207 West 24th st; architect, Frederick B. Warren, 4 East 42d st. Plan No. 697.

7TH AV, No. 799; 52d st, Nos. 154-156 West, partitions, skylights, to 5-sty tenement; cost, \$300; owner, Mrs. Mary Cunningham, 215 West 116th st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 703.

8TH AV, No. 385; 29th st, No. 301 West, partitions, windows, to 4-sty store and apartments; cost, \$150; owner, Mrs. Sarah F. Sands, Park Av. Hotel; architect, Geo. M. Pollard, 127 Madison av. Plan No. 708.

Bronx.

AUGUSTA PL, w s, 450 n Eastern Boulevard, new doors, new stairs to 2-sty frame dwelling; cost, \$250; owner, Arthur Decker, on premises; architect, Chas. R. Bafler, 1587 Grant av. Plan No. 129.

192D ST, cor Grand av, 1-sty frame extension, 5x25, to 1-sty frame garage; cost, \$300; owner, Thos. H. Thorn, 2549 Grand av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 127.

BRYANT AV, e s, 93.82 n 180th st, move 3-sty frame tenement; cost, \$3,000; owners, Taxpayers' Realty Co., Philip Wattenberg, 1203 Franklin av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 128.

OLD ALBANY POST RD, w s, 312 s 246th st, 3-sty store and frame extension, 18x12, to 3-sty stone and brick dwelling; cost, \$1,000; owner, Martha L. Schrady, 521 West 157th st; architects, Ahneman & Younkhere, 3320 Bailey av. Plan No. 132.

PARK AV, n e cor Wendover av, 1-sty brick extension, 6.6x13, to 6-sty brick stores and tenement; cost, \$200; owner, John C. Heintz, 116th st and 7th av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 134.

PROSPECT AV, e s, 344.3 n Westchester av, 1-sty frame extension, 17x14.10 1/2, new partitions to two 2-sty frame stores and dwellings; cost, \$2,500; owner, Jennie E. Byrne, 1200 Franklin av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 130.

WASHINGTON AV, No. 1526, new store front, to 4-sty brick stores and tenement; cost, \$750; owner, Frank Girardin, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 133.

3D AV, No. 2899, new show windows, to 3-sty frame stores and loft; cost, \$100; owners, Hygrade Wine Co., 2555 Broadway; architect, W. G. Clark, 438 West 40th st. Plan No. 131.

Brooklyn.

BOERUM ST, s s, 400 e Bushwick av, exterior and internal alterations; cost, \$175; owner, Abr Bogan, 112 Graham av; architect, Tobias Goldstone, 217 Fayette st. Plan No. 1244.

BAY 19TH ST, e s, 100 n Croysey av, alter moving picture show, &c; cost, \$150; owner, M. Michaelson, Bay 19th st & Bath av; architect, N. Michaelson, same address. Plan No. 1337.

CARROLL ST, n s, 245 e Columbia st, exterior and interior alterations; cost, \$600; owner, D. Crove, 99 President st; architect, John Burke, 702 E 4th st. Plan No. 1323.

CLINTON ST, e s, 20 n Huntington st, new plumbing, &c; cost, \$2,500; owner, John C. Crothers, 422 West st, N. Y.; architect, Edw Scully, 527 Henry st. Plan No. 1371.

CONSELYEA ST, n s, 275 e Lorimer st, 1-sty extensions, 5.2x7.6; cost, \$450; owner, Lion Leibowitch, 73 Conselyea st; architect, Nathan Langer, 81 E 125th st, N. Y. Plan No. 1254.

COOK ST, n s, 100 e Manhattan av, new exterior and interior alterations; cost, \$250; owner, John Foar, 9 Cook st; architect, Philip Scherman, 172 Middleton st. Plan No. 1313.

COURT ST, No. 351, new partitions, &c; cost, \$150; owner, Est John Taylor, Poughkeepsie, N. Y.; architect, Bert Benson, 324 Sackett st. Plan No. 1313.

DUFFIELD ST, e s, 172 n Willoughby st, new toilet; cost, \$150; owner, Kate A Nugent, 93 St James pl; architect, Wm. A. Nugent, 53 De Kalb av. Plan No. 1245.

EMERSON PL, e s, 200 s Myrtle av, repair fire damage; cost, \$1,400; owner, E. Hamburg & Co, 139 Emerson pl; architect, John C. Pittall, 181 Putnam av. Plan No. 1330.

FLEET ST, w s, 195 n Willoughby st, new toilet, &c; cost, \$200; owner, Robt M Barrow, 305 Fulton st; architect, W. A. Nugent, 137 Hewes st. Plan No. 1252.

JEFFERSON ST, No. 133, new windows, &c; cost, \$300; owner, Leon Kalish, 7 Sumner av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1357.

JOHNSON ST, n e cor Lawrence st, new plumbing, &c; cost, \$75; owner, Saml B Cornell, 123 Court st; architect, John Todd, 105 Johnson st. Plan No. 1242.

LYNCH ST, w s, 206 Broadway, exterior alterations, &c; cost, \$600; owner, August Moll, 235 Lynch st; architect, Stephen Gill, 157 Meserole av. Plan No. 1217.

MELROSE ST, s s, 300 e Broadway, 2-sty extension, 9x7.2; cost, \$500; owner, Max Kaplan, on premises; architect, Chas. P. Cannella, 60 Graham av. Plan No. 1283.

MONROE ST, s s, 247 w Throop av, new bathroom, &c; cost, \$135; owner, Mary E. Melody, 394 Monroe st; architect, F. J. Malone, 642 Nostrand av. Plan No. 1302.

MORRELL ST, w s, 100 n Debevoise st, new plumbing, &c; cost, \$500; owner, S. Gonsky; architects, Klein & Keon, 361 Stone av. Plan No. 1281.

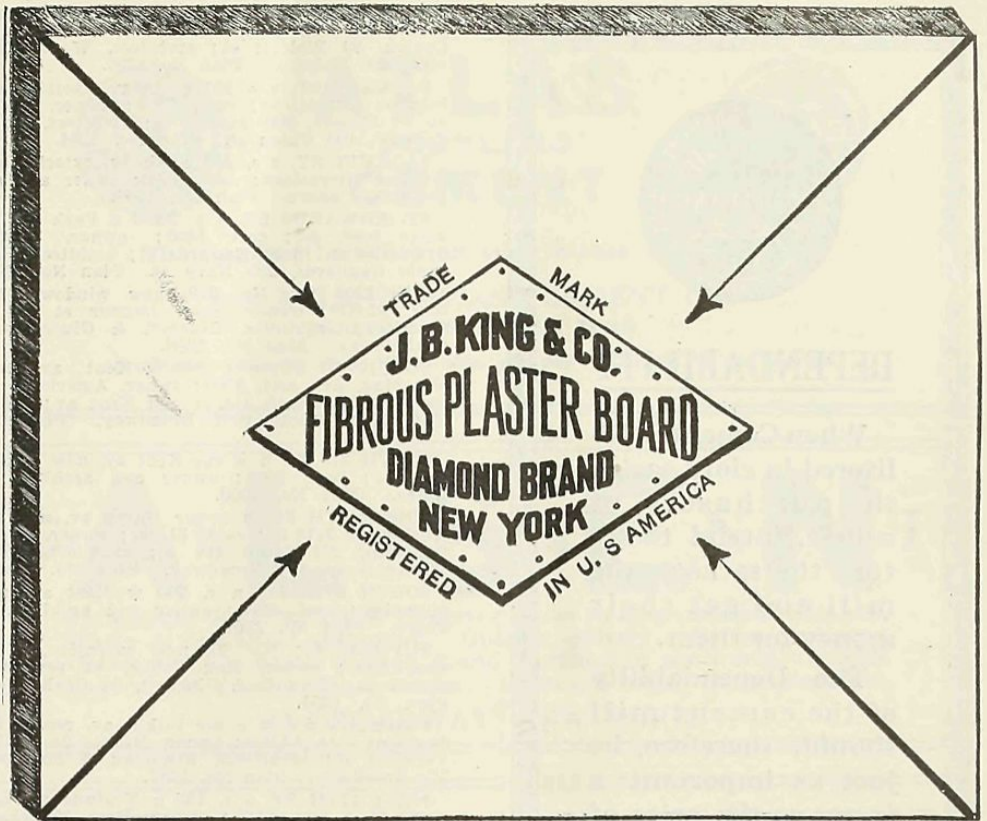
NAVY ST, e s, 125.4 n Bolivar st, new extension; cost, \$250; owner, Jas. D. Ambrosio, 84 Navy st; architect, P. Gaglardi, 239 Navy st. Plan No. 1272.

PINEAPPLE ST, s s, 60 e Columbia st, add new sty to present bldg; cost, \$6,000; owner, Mrs. P. McCarter, 10 Pineapple st; architect, D. A. Lucas, 98 3d st. Plan No. 1376.

PULASKI ST, No. 346, alter porch, &c; cost, \$100; owner, Phoebe Barkan, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1358.

QUINCY ST, s s, 37.7 w Broadway, 1-sty extension, 9x44.9; cost, \$2,500; owner, John Mullen, Broadway and Quincy st; architects, Koch & Wagner, 26 Court st. Plan No. 1340.

RALPH ST, s s, 410 w Central av, 2-sty extension, 40x26.6; cost, \$14,000; owner, Christian Oswald, 88 Harman st; architect, Hy Wolfensberger, 926 Grand av, Richmond Hill. Plan No. 1229.

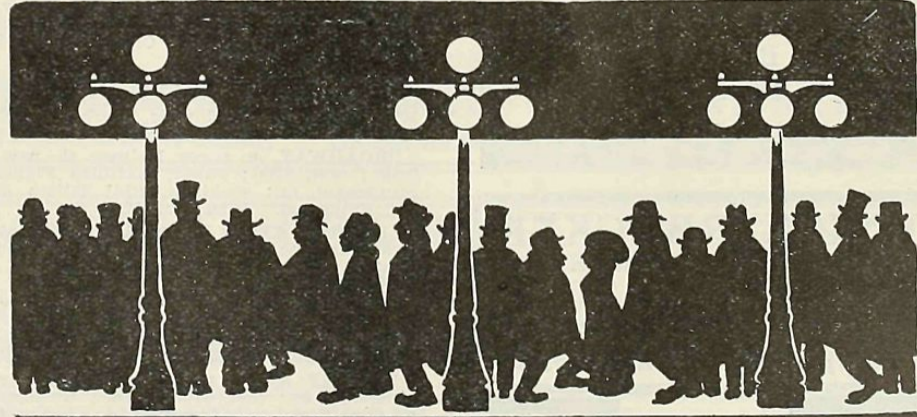




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RICHARDS ST w s, 40 s Wolcott st, new plumbing, &c; cost, \$250; owner, Margt W. Coulon, 39 Wolcott st; architect, W. J. Conway 400 Union st. Plan No. 1290.

SACKETT ST, s s, 191 e 4th av, exterior and interior alterations; cost, \$250; owner, Filippo Di Simone, 690 Sackett st; architect, W. J. Conway, 400 Union st. Plan No. 1264.

SACKETT ST, s s, 216 e 4th av, exterior and interior alterations; cost, \$500; owner and architect as above. Plan No. 1265.

ST. EDWARDS ST, e s, 252.6 n Park av, remove roof, &c; cost, \$400; owner, Angelo Grammarino, 16 St Edwards st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 1310.

SCHOLES ST, No. 219, new windows, &c; cost, \$1,000; owner, Saml Denner et al, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1356.

SOUTH 3D ST, s s, 200 w Kent av, new plumbing, &c; cost, \$500; owner, American Sugar Ref Co, South 4th st and Kent av; architect, John Knox, 1051 Broadway. Plan No. 1305.

SOUTH 3D ST, n w cor Kent av, new plumbing, &c; cost, \$600; owner and architect as above. Plan No. 1306.

SOUTH 4TH ST, s w cor Marcy av, new extension, 24.6x18.10; cost, \$1,800; owner, D. H. Goodrich, 274 South 4th st; architect, Benj Finkensieper, 134 Broadway. Plan No. 1234.

SOUTH 5TH ST, n s, 200 w Kent av, new plumbing; cost, \$200; owner and architect as above. Plan No. 1307.

SUYDAM ST, No. 99, new extension, 7x12; cost, \$800; owner, Max Cohen, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1354.

VERMONT ST, n e cor Pitkin av, repair fire damage; cost, \$3,000; owner, Minnie Stone, 240 Vermont st; architects, Shampin & Shampin, 772 Broadway. Plan No. 1287.

WEST 17TH ST, e s, 155 n Neptune av, new walls, &c; cost, \$150; owner, Mich Minichallo & Son, on premises; architect, D. Salvati, 19 4th av. Plan No. 1311.

4TH ST, e s, 120 s Hoyt st, exterior and interior alterations; cost, \$1,000; owner, A. H. Hastings, 235 President st; architect, Richard Von Lehm Sons, 1565 New York av. Plan No. 1277.

42D ST, s s, 75 e 16th av, new plumbing; cost, \$100; owner, John Cohen, 1610 42d st; architects, Smith & Thies, 65 Lawrence av. Plan No. 1267.

44TH ST, n s, 100 w 13th av, 1-sty extension, 17x12; cost, \$150; owner, Loring E Parrish, 1265 44th st; architect, ———. Plan No. 1271.

45TH ST, n s, 300 w 18th av, new plumbing, &c; cost, \$100; owner, Saml Walor, 1757 45th st; architects, Smith & Thies, 65 Lawrence av. Plan No. 1268.

45TH ST, n w cor 15th av, new plumbing, &c; cost, \$200; owner, John Carlson, on premises; architects, Smith & Thies, 65 Lawrence av. Plan No. 1392.

55TH ST, n s, 95 w 4th av, exterior and interior alterations, &c; cost, \$800; owner, Alfred Hamilton, 448 55th st; architect, Thos Bennett, 3d av & 52d st. Plan No. 1278.

63D ST, n s, 320 w 20th av, new extensions, 5 x7; cost, \$100; owner, Margaret L. Mourey, on premises; architect, F. J. Mourey, 1945 63d st. Plan No. 1248.

85TH ST, s s, 290 e Ridge Blvd, alter window, &c; cost, \$150; owner, Alphonse J Henry, on premises; architect, Jas. J. Steup, 363 Ovington av. Plan No. 1269.

ATLANTIC AV, s e cor Flatbush av, interior alterations; cost, \$150; owner, Bertram & Stein, on premises; architect, Richard H. Wenzlick, 492 Dean st. Plan No. 1260.

ATLANTIC AV, n s, 150 w Nevins st, new skylight, &c; cost, \$200; owner, Harry Harris, 486 Atlantic av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1355.

BATH AV, n e s, 100 s Bay 19th st, interior alterations; cost, \$9,000; owner, Irwin Realty Co., 99 Nassau st; architect, M. J. Garvin, 3307 3d av. Plan No. 1430.

BROADWAY, w s, 72 n Rockaway av, new store front; cost, \$200; owner, C and F. Miller, 1704 Broadway; architect, Chas. Wulke, 15 Hull st. Plan No. 1233.

BROADWAY, No. 1380 and 1382, new plumbing, etc.; cost, \$2,500; owner, Jas. H. Hart, 1028 Gates av; architects, Farber & Nurich, same address. Plan No. 1555.

BROADWAY, n e cor Melrose st, new store front; cost, \$200; owner, Matthias Figura, 14 Stuyvesant av; architect, Phil Tillion & Son, 381 Fulton st. Plan No. 1237.

CENTRAL AV, w s, 176.11 n Grove st, new crosswalls, etc.; cost, \$40,000; owner, Henry C. Bohack Co., 1293 Broadway; architects, Koch & Wagner, 26 Court st. Plan No. 1565.

DUMONT AV, n w cor Christopher av, new extensions, 9x129.1; cost, \$150; owner, David Blumberg, on premises; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 1247.

DUMONT AV, s s, 50 w Thatford av, new plumbing, &c; cost, \$400; owner, Guiseppi Grego, on premises; architect, L. Danancher, 7 Glenmore av. Plan No. 1285.

ENGERT AV, No. 109, interior alterations, etc.; cost, \$2,400; owner, Dr. John Simpson, 2 Broome st; architect, Christian Bauer, 6 Bedford av. Plan No. 1515.

FOSTER AV, n s, 375 w 3d st, new extension, 7x14; cost, \$1,000; owner, Cath McCabe, 736 E 3d st; architect, Wm. B. Cole, 74 Washington st. Plan No. 1256.

GRAHAM AV, w s, 25 n Frost st, new store front, &c; cost, \$250; owner, F. J. Rau, 15 Frost st; architect, E. J. Messinger, 394 Graham av. Plan No. 1393.

GREENE AV, n s, 215 e Central av, new toilet, &c; cost, \$150; owner, Miss B. Bepplor, 1254 Greene av; architect, Louis Binder, 246 Hamburg av. Plan No. 1394.

GREENE AV, No. 595, new doors, etc.; cost, \$5,000; owner, Simon Berg, on premises; architect, Michael Bernstein, 185 Madison av, N. Y. Plan No. 1578.

GREENPOINT AV, n s, 100 e Oakland st, 1-sty extension, 8.4x20.8; cost, \$250; owner, Jos Deidensky, 207 Greenpoint av; architect, Jos. McKillopp, 154 India st. Plan No. 1388.

KENT AV, s w cor South 3d st, new plumbing, &c; cost, \$150; owner, American Sugar Ref Co, — Wall st, N. Y.; architect, W. J. Pirney, Jr., 95 Reid av. Plan No. 1258.

KENT AV, e s, 300 n Myrtle av, move bldg, &c; cost, \$1,000; owner, Francesco Rocco, 847 Kent av; architect, D. Salvato, 19 4th av. Plan No. 1331.

LEXINGTON AV, s s, 150 e Tompkins av, new extension, 31.3x95; cost, \$1,000; owner, Wm. G. Carr, 524 Putnam av; architect, Gust Seaberg, 407 Douglass st. Plan No. 1317.

LIBERTY AV, s w cor Shepherd av, new extension, 6x4.2; cost, \$500; owner, Pauline Frost, 500 Monroe st; architects, Brook, Rosenberg & Hirsch, 186 Rensen st. Plan No. 1246.

MYRTLE AV, w s, 50 e Harmon st, new interior alterations, &c; cost, \$600; owner, Flne-lich & Bauer, 1109 Decatur st; architect, John Vanderbergh, 47 Butler st, Evergreen, L. I. Plan No. 1320.

MYRTLE AV n s, 25 e Clermont av, new plumbing, &c; cost, \$1,000; owner, Hopkins Security Co, 101 Pulaski st; architects, Harrison & Sackheim, 230 Grand st, N. Y. Plan No. 1224.

MYRTLE AV, n w cor Harmon st, new extension, etc.; cost, \$10,000; owner, Geo. Giegericht and ano, on premises; architect, Louis Allmendinger, 926 Broadway. Plan No. 1551.

MONTROSE AV, n s, 75.9 e Lorimer st, new extension, 25.5x42.4; cost, \$4,000; owner, Jos. Fallert, 346 Lorimer st; architect, Fredk Wunder & Son, 957 Broadway. Plan No. 1293.

MYRTLE AV, n s, 80 e Sanford st, new store front; cost, \$200; owner, May Tully, 582 Hicks st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 1390.

NASSAU AV, n e cor Monitor st, new store front, &c; cost, \$250; owner, Benj Jones, 7 Bedford av; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 1373.

NOSTRAND AV, No. 688, new extension, &c; cost, \$10,000; owner, Realty Associates, 176 Rensen st; architect, Fred Whiteside, 406 E. 31st st. Plan No. 1401.

OCEAN PARKWAY, n w cor Neptune av, new extension; cost, \$3,000; owner, Jos. Guffanti, on premises; architect, Adolph W. Guthell, 8755 24th av. Plan No. 1546.

PARK AV, s e cor Portland av, exterior and interior alterations; cost, \$600; owner, Emil Baranello, 86 Park av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 1375.

PITKIN AV, n w cor Stone av, interior alterations; cost, \$10,000; owner, Max Kobre, 1779 Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 1582.

PUTNAM AV, s s, 80 e Bushwick av, 1-sty extension, 12x20; cost, \$350; owner, C. D. Zemeck, 1153 Putnam av; architect, Louis H. Loide, 1156 Putnam av. Plan No. 1288.

ROCKAWAY AV, s e cor Dean st, 1-sty extension, 24.5x37.7; cost, \$2,000; owner, Jas. Aguello, 2116 Dean st; architect, John Burke, 703 East 4th st. Plan No. 1429.

ROGERS AV, w s, 81 n St Johns pl, 1-sty extension, 20x18; cost, \$500; owner, Michl Berkley, 130 Rogers av; architect, J. F. Bly, 422 St Marks av. Plan No. 1338.

SUMNER AV, e s, from Putnam av to Jefferson av, exterior and interior alterations, &c; cost, \$2,000; owner, Armory Board, Hall of Records; architect, Pilcher & Tarhan, 109 Lexington av. Plan No. 1395.

SURF AV, s w cor Sheridans walk, 1-sty extension, 14x36; cost, \$200; owner, Hy McCullough, 2847 W. 28th st; architect, Richard Mazan, 2818 W. 6th st. Plan No. 1251.

THATFORD AV, e s, 300 s Dumont av, new extension, 56x60; cost, \$400; owner, F. Lerner, 307 Thatford av; architect, L. Danancher, 7 Glenmore av. Plan No. 1233.

THATFORD AV, No. 157, move building; cost, \$1,000; owner, Mary Gross, 157 Thatford av; architects, Brook, Rosenberg & Hirsch, 186 Rensen st. Plan No. 1402.

3D AV, w s, 50.2 s 25th st, alter building for moving pictures, &c; cost, \$1,500; owner, Mary O Mallon, 481 Waverly av; architect, H. G. Dangler, 215 Montague st. Plan No. 1385.

4TH AV, s e cor 100th st, interior repairs; cost, \$257; owner, Wm. Hartman, on premises; architect, A. B. Olmgren, 230 95th st. Plan No. 1328.

5TH AV, w s, 40 s 10th st, new store front; cost, \$250; owner, Eliza A Collins, on premises; architect, E. B. Miller, 620 E 19th st, N. Y. Plan No. 1232.

Queens.

ELMHURST.—Union av, n s, 378 w Junction av, 3 1-3 sty brick side extension, 8x24, tin and slate roof; cost, \$1,500; owner, N. Santacrose, Union av, Elmhurst; architect, I. P. Card, Corona. Plan No. 219.

OZONE PARK.—Broadway, No. 4109, new electric sign; cost, \$50; owner, O. W. Svenson, 4101 Broadway, Ozone Park. Plan No. 182.

L. I. CITY.—Flushing av, No. 159, repair store front and fire-escapes; cost, \$125; owner, Adolph Berengarten, 154 Union av, Brooklyn; architects, Glucroft & Glucroft, 34 Graham av, Brooklyn. Plan No. 183.

L. I. CITY.—9th st and Van Alst av, P. S. No. 1, fireproof stairs; cost, \$6,000; owner, Board of Education, 500 Park av, New York. Plan No. 181.

GLENDALE.—Myrtle av, s w cor Martin av, 1-sty frame extension on rear hotel, 59x39, tar and gravel roof, new plumbing; cost, \$2,700; owner, George Schaible, on premises; architect, Henry Ludeman, 333 Chestnut st, Richmond Hill. Plan No. 206.

RICHMOND HILL.—Jamaica av, n s, 220 w Stoothoff av, 1-sty frame extension on rear, 20x39, tin roof and other repairs; cost, \$800;

owner, E. C. Abel, on premises; architect, Henry E. Haugaard, Richmond Hill. Plan No. 207.

CORONA.—Park st, No. 84, general repairs; cost, \$100; owner, Frank Hilderbrand, on premises. Plan No. 208.

FLUSHING.—Sandford av, s s, erect new bay window; cost, \$500; owner, Drake, 8th av, n w cor 51st st, New York. Plan No. 209.

FLUSHING.—Franconia av, s w cor 24th st, 1-sty to be erected over present store; cost, \$450; owner, Carl Gehres, on premises. Plan No. 210.

FLUSHING.—Sandford av, s s, 50 e Bowne av, 1-sty frame extension on side, 6x18, tin roof; cost, \$30; owner, John F. Dick, 227 Sandford av, Flushing. Plan No. 211.

ROCKAWAY BEACH.—Boulevard, s e cor Franklin av, interior alterations to provide for store and erect new store fronts; cost, \$400; owner, Kalmen Kohen, Boulevard av and Chase av, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 212.

CORONA.—Filmore av, n s, alter two windows and doors; cost, \$200; owner, Bridget Scully, 5 Filmore av, Corona. Plan No. 213.

LONG ISLAND CITY.—Academy st, w s, 225 s Ridge st, 2-sty frame extension on rear, 11x18, gravel roof; cost, \$900; owner, Jas. F. MacDonald, 447 Academy st, L. I. City; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 214.

MASPETH.—Zeidler av, No. 110, general alteration to strengthen dwelling; cost, \$300; owner, Mrs. Herman Rochild, on premises. Plan No. 215.

COLLEGE POINT.—13th st, e s, 100 s 4th av, build an areaway; cost, \$35; owner, Anton Klarmann, 4th av, College Point. Plan No. 216.

GLENDALE.—Nichols av, n s, 100 e Woodhaven av, 1-sty frame extension on rear, 25x13, tarpaper roof; cost, \$200; owner, J. George Weber, 56 Nichols av, Glendale. Plan No. 217.

FAR ROCKAWAY.—Oak st, e s, 500 s Merrall rd, erect new chimney; cost, \$185; owner, Mrs. E. C. McKenna, 123 East 72d st, N. Y. City. Plan No. 218.

ROCKAWAY BEACH.—North Hammels av, w s, 100 n Boulevard, alter one 2-sty frame dwelling, 24x30; cost, \$300; owner, H. Dasky, premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 240.

RIDGEWOOD.—Cypress av, No. 891, alter frame hotel, 50x40; cost, \$200; owner, Chas. Eisenhofer, 889 Cypress av; architect, Ernest H. Lohse, 2346 Myrtle av, Brooklyn. Plan No. 241.

RIDGEWOOD.—Bleecker st, s w cor Forest av, alter 3-sty brick tenement and store, 25x75; cost, \$150; owner, Jno. Heusner, 4 Forest av, Ridgewood; architect, Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 242.

HOLLANDS.—Bayview av, e s, 164 n Boulevard, alter 1-sty brick express building, 20x41.6; cost, \$1,000; owner, L. I. R. R. Co., Pennsylvania Station, N. Y. C.; architect, owners. Plan No. 236.

RIDGEWOOD.—Myrtle av, n e cor Palmetto st, alter 2-sty brick car barn and club rooms, 102x180; cost, \$20,000; owner, Brooklyn City Railway Co., 168 Montague st, Brooklyn; architect, Fred. J. Helmle, 190 Montague st, Brooklyn. Plan No. 237.

MASPETH.—Willow av, e s, 163.2 n Perry av, alter 2-sty frame dwelling, 43½x99; cost, \$150; owner, Paul Kerye, Willow av, Maspeth. Plan No. 238.

OZONE PARK.—Ocean av, s e cor Belmont av, alter 2-sty frame store and dwelling, 16x44; cost, \$180; owner, Pasquale Napolitano, premises; architect, Angelo Cehio, University pl and 3d st, Ozone Park. Plan No. 239.

FLUSHING.—Broadway, s s, 150 w Lawrence st, alter 2-sty frame hotel, 30x34; cost, \$2,000; owner, Thos. A. Halleran, Secy., Winter Realty & Const. Co., 63 Broadway, Flushing; architect, T. A. Halleran, same address. Plan No. 233.

LONG ISLAND CITY.—Queensborough Plaza, e s, Jackson and Hunter avs, alter 10 ft. frame sign, 140; cost, \$300; owner, I. T. Flatto, Atty., 261 Broadway, N. Y. C. Plan No. 234.

LONG ISLAND CITY.—Borden av, n e cor Van Alst av, alter 6-sty brick factory, 75x80; cost, \$1,700; owner, Chas. H. Goddard, Secy. Am. Drug Syndicate, premises; architect, Stephen Gill, 157 Meserole av, Brooklyn. Plan No. 235.

RICHMOND HILL.—Elm st and Stewart av (Richmond Hill High, P. S. 52), alter brick school, 100x138F; cost, \$1,700; owner, City of New York Board of Education; architect, owners. Plan No. 229.

WOODHAVEN.—University pl and Rockaway rd (P. S. 59), alter brick school, 82x112; cost, \$3,000; owner, City of New York Board of Education; architects, owners. Plan No. 230.

LONG ISLAND CITY.—Greenpoint av and Pearsall st (P. S. 80), alter brick school, 62x112; cost, \$4,000; owner, City of New York Board of Education. Plan No. 231.


RIDGEWOOD.—Cypress av and Bleecker st (P. S. 81), alter brick school, 76x200; cost, \$9,000; owner, City of New York; architect, owner. Plan No. 232.

ROCKAWAY POINT.—Washington av, n s, 500 e 5th av, alter frame dwelling, 22x22; cost, \$300; owner, Chas. Young, premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Point. Plan No. 225.

LONG ISLAND CITY.—5th av, e s, 314.6 n Webster av, alter 1-sty frame dwelling, 22x35; cost, \$2,000; owner, Cano Dalvano, 75 6th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 226.


LONG ISLAND CITY.—Prospect st and Beebe av (P. S. No. 4), alter brick school, 68x84; cost, \$3,000; owner, City of New York Board of Education; architect, owners. Plan No. 227.

SPRINGFIELD.—Higbys rd, near Springfield rd (P. S. No. 37), alter frame school, 67x136; cost, \$1,800; owner, City of New York Board of Education; architect, owner. Plan No. 228.



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JAMAICA.—Hackett st, n e cor South st, alter 2-sty frame dwelling, 25x34; cost, \$1,800; owner, Mr. and Mrs. Jas. Colaci, 99 South st, Jamaica; architect, Anthony, D. Gordin, 114 10th st, College Point. Plan No. 221.

GLENDALE.—Bedford av, w s, 150 s Myrtle av, alter frame dwelling, 25x16; cost, \$100; owner, Martin Scheeler, Bedford and Myrtle avs, Brooklyn; architect, Louis Berger & Co., Myrtle and Cypress avs, Brooklyn. Plan No. 222.

WOODSIDE.—2d st, e s, bet Woodside and Riker avs, alter frame dwelling, 21x30; cost, \$150; owner, Burkhard Herold, 33 2d st, Woodside. Plan No. 223.

SOUTH JAMAICA.—Masterson av, w s, 60 s Paynter av, alter 2-sty frame dwelling, 14x32.6; cost, \$500; owner, Mrs. J. Mason, Masterson av, South Jamaica; architects, Henry & Russell, Vaughan av, South Jamaica. Plan No. 224.

Richmond.

BEACH ST. n s, 100 e Van Duzer st, Stapleton; owner, Dr. O'Dea, Stapleton; builder, Wm. Maher, Stapleton; alteration, \$300. Plan No. 68.

GORDON ST. w s, 150 s Elm st, Stapleton; owner, Henry Hesse, 297 Broad st, Stapleton; owner builds; extension for kitchen; cost, \$300. Plan No. 79.

RICHMOND TERRACE. s s, 500 e Maple av, Port Richmond; owner, Eugene Haughwout, Port Richmond; builder, D. Lynch, Port Richmond; changing show window; cost, \$300. Plan No. 72.

VREELAND ST. n s, 100 e Richmond av, Port Richmond; owner, J. Louis Griffith, Vreeland av, Port Richmond; owner builds extension for kitchen; cost, \$300. Plan No. 80.

VAN DUZER ST. e s, 600 n Broad st, Stapleton; owner, Wm. Horn, Stapleton; builder, Wm. Van Riper, Stapleton; addition frame dwelling; cost, \$400. Plan No. 77.

VAN DUZER ST. e s, 100 n Beach st, Stapleton; owner, Mrs. Emma Videll, Stapleton; builders, Hesse & Offerjost, Stapleton; frame cottage house; cost, \$750. Plan No. 73.

BROADWAY. 50 s Castleton av, West New Brighton; owner, Frank Kuhn, West New Brighton; builder, Leo Bonerki, West New Brighton; changing to barber shop; cost, \$100. Plan No. 74.

CENTRAL AV. e s, 25 s Jacob st, Tottenville; owner, Geo. Fisher, Tottenville; architect, Royal Daggett, Tottenville; builder, W. H. Dogget, Tottenville; frame dwelling; cost, \$3,000. Plan No. 76.

CASTLETON AV. n s, 50 Taylor st, New Brighton; owner, Fred Rossbach, 1211 Castleton av, West New Brighton; architect, Edward O. Deppe, New Dorp, S. I.; architect builds; 1-sty addition, brick; cost, \$400. Plan No. 69.

LEXINGTON AV. s w cor 1st st, New Dorp Manor; owner, Andrew J. Miller; builder, Wm. Ellis, New Dorp Manor; addition to dwelling; cost, \$150. Plan No. 78.

MANOR RD. e s, 500 New Dorp la, New Dorp; owner, Wm. Emmons, New Dorp; builder, A. Deppe, New Dorp; 1-sty addition; cost, \$150. Plan No. 70.

ROCKAWAY AV. w s, 300 s Belmont st, Tottenville; owner, Chas. B. Keffer, 600 East 167th st, N. Y. C.; builder, Chris Peterson; frame addition; cost, \$600. Plan No. 75.

ROSE AV. s s, cor 2d st, New Dorp; owner, J. W. Hughes; owner builds; frame addition; cost, \$300. Plan No. 71.

SPRAGUE AV. w s, 500 s Amboy rd, Tottenville; owner, Tottenville A. C., Tottenville; owner builds; addition to grand stand; cost, \$50. Plan No. 67.

Personal and Trade Notes.

JOSEPH PUTZEL, architect, formerly of Cleyerdon & Putzel, has removed his office to 29 West 34th st, where Alfred Freeman, architect, will be associated with him.

JOHN B. SNOOK SONS, architects, now at 73 Nassau st, will move their offices on May 1 to the Smith-Gray Building, 261 Broadway, where they were located for ten years prior to 1906. John B. Snook Sons are one of the oldest, if not the oldest, firms of architects in New York and were previously located at 12 Chambers st from 1837 to 1896.

RICHARD D. KIMBALL CO., 6 Beacon st, Boston, Mass., mechanical, electrical and sanitary engineers, have opened a branch in Buffalo, N. Y., 1011 Mutual Life Building. Mr. Fletcher H. Burke is manager.

LOUIS FREUND, electrical engineer and contractor, has moved his place of business to 360 7th av.

THE CHICAGO PORTLAND CEMENT COMPANY announces the death of David D. Drummond, its vice-president and manager. Mr. Drummond died at his home, Oglesby, Ill., on Friday, March 8.

COOMS & WARD, general contractors, have dissolved partnership and have been succeeded by the firm of J. L. Ward Co., Inc., at 29 West 34th st.

FRANK STANLEY, architect, of 367 Fulton st, Brooklyn, died on Saturday, March 23. Mr. Stanley was especially well known in Brooklyn.

J. H. L'HOMMEDIEU'S SON & CO., builders, 1133 Broadway, will move May 1 to 132 Madison av.

ALFRED BUSSELLE, architect, 1133 Broadway, will move May 1 to 132 Madison av.

AYMAR EMBURY, architect, 1133 Broadway, will move May 1 to 132 Madison av.

O. C. HERRING, architect, 1 West 34th st, will move May 1 to 132 Madison av.

DOUGLAS FITCH, architect, 1 West 34th st, will move May 1 to 132 Madison av.

THE FORTY-SECOND STREET AND MADISON AVENUE CO., which will erect the 20-sty office building at 42d st and Madison av, from plans by Buchman & Fox, 11 East 59th st, as

previously reported, has opened an office at 313 Madison av, where plans are on exhibition. Work is already under way on the operation.

SPIERS-LEDERLE GLASS CO.—Richard N. Spiers announces that he has moved his place of business from 859 to 900 6th av, corner of 51st st, and has secured the co-operation of Louis J. Lederle, an artist, late of the Tiffany glass department.

LEHIGH VALLEY STRUCTURAL STEEL CO. has recently opened a New York office at 620-630 West 25th st, to facilitate the handling of New York and New England business.

HARRY GOODSTEIN, the builder, has removed his offices to 42 Broadway.

CHAS. A. ANDRES, formerly of the Contract Department of the Geo. A. Fuller Co., is now connected with the Hale & Kilburn Co., 30 Church st.

Government Work.

GLOUCESTER, N. J.—Bids were received by the supervising architect, Treasury Department, Washington, D. C., March 21, for the construction, complete, of a pier for the Philadelphia immigration station, Gloucester, N. J. Wm. L. Miller, Boston, Mass., \$63,369, low bidder. Other bidders were: the Cantrell Construction Co., Philadelphia, Pa., \$74,125; Guernsey O'Meara Co., Philadelphia, Pa., \$69,979; Armstrong & Latta Co., Philadelphia, Pa., \$72,000; Edward F. Fonder, Philadelphia, Pa., \$84,700; American Paving & Construction Co., Philadelphia, Pa., \$72,000; Filbert Paving & Construction Co., Philadelphia, Pa., \$73,985; Sanford & Brooks Co., Baltimore, Md., \$69,600; J. J. Williams & Co., Chester, Pa., \$85,442.45; Mitchell & Co., New York City, \$73,879; E. Hart, Norfolk, Va., \$81,375.

OLYMPIA, WASH.—Sealed proposals will be received until May 7 for the constructing (including plumbing, gas piping, heating apparatus, electric conduits, wiring, and interior lighting fixtures) of the United States post office at Olympia, Wash. The building is to be approximately 5,500 sq. ft., 2-stys and attic, with granite facing to first floor, limestone or sandstone above, and tin roof; the first floor only is of fireproof construction. Drawings and specifications may be had from the Custodian of site at Olympia, Wash., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

CROWLEY, LA.—Sealed proposals will be received until May 21 for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Crowley, La.; 1-sty, 5,100 sq. ft.; fireproof first floor; stone facing, and tile and copper roof. Drawings may be obtained from the custodian of site at Crowley, La., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

HILLSBORO, TEX.—Bids will be received until May 4 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Hillsboro, Tex.; 4,350 sq. ft., 1-sty, faced with stone and granite to first floor with brick above, terra cotta trimming and tile roof; first floor fireproof. Drawings may be obtained from the custodian of site at Hillsboro, Tex., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

OKLAHOMA CITY, OKLA.—Bids will be received until May 1 for the installation of a vacuum cleaning system in the United States post office at Oklahoma City, Okla. James Knox Taylor, Supervising Architect, Washington, D. C.

Novel Way of Placing Concrete in Cold Weather.

A somewhat unusual method of laying concrete foundations in cold weather has been developed and adopted by the T. B. Ackerson Company, at Brightwaters, Bay Shore, L. I. When it became apparent that work would have to proceed without interruption during the winter months on several dwellings which the company was under contract to finish for occupancy in the spring, a unique plan was devised. A "wall type" pavilion tent, thirty feet wide by sixty feet long, was shipped to Brightwaters and erected over a cellar foundation. Hot coke fires were lighted in the center of the covered space and a moderate temperature maintained. A concrete mixing outfit was stationed nearby and with the aid of heated sand and hot water for mixing purposes, it was found that the concrete foundation could be placed without being delayed by either freezing weather, rain, sleet or snow. This would be a good and economical plan for others similarly situated to adopt, as it would enable them to continue uninterruptedly construction work in all kinds of weather. There is no patent right claimed for the idea.—"Concrete Age."

The Subway Explosion.

A corps of experts from the Building Bureau and the Bradley Contracting Company made an inspection of the sidewalk and houses on the wrecked block after the unusually severe explosion in the Lexington avenue subway workings on Wednesday and reported that they were safe. Besides tearing away heavy supports which had been holding up the temporary wood covering for the street surface, the blast smashed one of the Croton water-mains and cracked a gas-supply pipe.

DEPARTMENTAL RULINGS.

[This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association. The rulings affect the operations of Architects, Owners, Contractors and Others.]

BUILDING DEPARTMENT.

Eccentric Load on Columns.

BULLETIN NO. 5, 1912.—In order that there may be uniformity of practice, stresses in columns shall be computed as follows: The maximum unit stress shall be taken as the sum of the unit stress due to the concentric load and the algebraic sum of the stresses due to eccentric loads. The unit stress due to any eccentric load shall be determined by dividing the product of that load times its distance from the neutral axis by the section modulus. In steel columns, the total unit stress shall not exceed by more than twenty-five per cent. the stress allowed by Section 138 of the Building Code, but in no case shall it exceed 16,000 pounds per square inch. In cast iron columns, the total unit stress shall in no case exceed the stress fixed by Section 138 of the Building Code.

Dated: March 4th, 1912.

RUDOLPH P. MILLER,
Superintendent of Buildings.

New Materials of Construction.

BULLETIN NO. 6, 1912.—During the month of January, 1912, approvals have been issued by the Bureau of Buildings, Borough of Manhattan, for the following materials and construction:

FIREPROOF FLOOR FILLINGS:

Name.	Span	Live Load	Thickness of Material.
ft. in.	sq. foot.		
Pierce	8 0	300 lbs.	5 1/4 inch cinder concrete 1" x 1/8" twisted steel bars 8" o.c., hooked over flanges of supporting beams. Tracing 96-A.
Pierce	6 0	400 lbs.	4 inch cinder concrete at crown, 1x 1/8" twisted steel bars 8" o.c. 96-B.
Expanded Metal	8 0	120 lbs.	4 inch cinder concrete "Steelcrete" 3-13-125. Tracing 62.
Key-stone	3 6	549 lbs.	4 to 5 inch flat slab, Plaster of Paris, 75% by weight; wood chips 20%; cocoanut fibre 2 1/2% asbestos 2 1/2%; No. 12 Gal. wires 1 1/4" to 3" o.c. 74-A.

PLASTER BOARD:

Sanitary Fireproofing & Contracting Co., 5/8" Plaster Board with 1" x 1" plaster strips 9" o.c. cast to the board. Approved for bakery ceilings.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Dated: March 4th, 1912.

Modification Sections 32 and 36, Building Code.

BULLETIN NO. 7, 1912.—In re Application No. 3178, alterations of 1911, premises on the west side of Church street from Cortlandt to Dey streets.

In the court of a fireproof office building consisting of a 22-story main building and a 5-story extension, it is proposed to build fireproof corridors eight feet wide and about 17 feet long, connecting each floor of the extension with the corresponding floors of the main building, enclosing the same on the two sides with 6-inch terra cotta block partitions in angle iron frames covered on the outside with metal and supported at each floor on steel girders. At the junction of the corridors with the main building fireproof doors will be provided. The purpose of the corridors is to afford the tenants of the extension access to the elevators located in the main building. A strict interpretation of Sections 32 and 36 of the Building Code would require the two side walls to be of brick 12 inches thick.

A modification of Sections 32 and 36 of the Building Code is requested and hereby granted to permit this form of construction, inasmuch as the proposed construction is lighter than would be required by a strict interpretation of the Building Code, and is sufficient for the purpose of enclosure walls, and as no additional fire hazard will be incurred.

Dated: New York, January 23, 1912.
(Signed) RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

GEORGE McANENY,

President of the Borough of Manhattan. A similar modification has been granted in the following case: Application No. 227, alterations of 1912, premises west side Church street, from Fulton to Dey streets, known as Hudson Terminal Building.

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MORTGAGES SECURED AND DESIRED

THE ASBESTOS INDUSTRY.

Production Increased in the United States
by 100 Per Cent.

It is a matter of more than ordinary interest that the production of asbestos in the United States is rapidly increasing. It more than doubled in 1911 and the increase was largely in fiber of the serpentine (chrysotile) variety, of which the best grades are spun and woven into fireproof fabrics for theatre curtains, motor-brake bands, and the like, where incombustible material must be used.

The finest asbestos thread yet spun carries a small percentage of cotton and runs over two miles to the pound. The total production of asbestos in the United States in 1911 was 7,604 short tons, valued at \$119,935, and it came almost wholly from Vermont and Georgia. A little came from Wyoming and Virginia. Canada, however, produced thirteen times as much asbestos in 1911 as the United States, and we imported for our manufacturers 62 per cent. of all Canada produced and 83 per cent. of all she exported.

One of the most remarkable features of the asbestos industry in recent times is the growth of the demand for the lower grades. Being fireproof and an electric and heat insulator, asbestos is extensively used in the building arts, and the interest in this sort of manufacture at a number of points throughout the country indicates that the industry is developing rapidly.

The most striking new application of

asbestos was made last September in Louisiana, in extinguishing a burning oil well from which 40,000 barrels of oil was escaping daily.

The finest asbestos yet found in the United States, comparing favorably with the best from any part of the world, is in the Grand Canyon of the Colorado in Arizona; it is not, however, easily accessible.

The United States Geological Survey has just published a report on the production of asbestos in 1911, by J. S. Diller, who describes briefly some of the applications of asbestos and its occurrence in the several States. Copies of this report may be obtained free by application to the Director of the Survey at Washington.

How To Measure the Volume of Stream.

The United States Geological Survey frequently receives letters inquiring for some simple method of determining the approximate flow of streams or small rivers. It is believed that the following instructions may be of some value to those who for any reason wish to determine the velocity or volume of a stream.

To ascertain the velocity of the stream choose a place where the channel is straight for 100 to 200 feet, and has a nearly constant width and depth; lay off on the bank a line 50 or 100 feet in length, marking each end; then allow small chips to float down the stream, by one of the methods described below, noting the time required for these to traverse the distance laid off on the bank. The surface velocity in feet per second is obtained by dividing

the distance in feet passed over by the float by the time in seconds it takes the float to travel this distance. The average of several such determinations will give the mean surface velocity of the stream. This result multiplied by the coefficient 0.80 gives very nearly the mean velocity of the stream.

To obtain the area of the cross section of the stream, stretch a tape from shore to shore and take the depth of the stream at intervals of 2 to 5 feet. The average of these depths may be assumed as the mean depth of the stream. This average multiplied by the total width will give the area of the cross section of the stream in square feet.

The discharge is found by multiplying this cross-section area by the mean velocity, as obtained by the float measurements, the result giving the discharge in second-feet, or, in other words, the number of cubic feet flowing past the point of measurement each second.

In determining the velocity for small streams and when only approximate results are desired, the float is placed in the center of the stream only. For larger streams and when greater accuracy is desired a tape is stretched across the stream and the distance between the banks is divided into a number of equal spaces or sections. Floats are then allowed to drift down the stream as near as possible in the center of each of these spaces, the same number of floats being used for each section. The mean surface velocity is then assumed to be the mean of the surface velocities obtained for the several sections. For each float the distance of its starting point from the right bank is recorded as indicated.

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THE SEWERAGE PROBLEM.

A Report From the Commission—Four Principal Drainage Divisions.

The Metropolitan Sewerage Commission has issued its second preliminary report in advance of the final report on the disposal of New York's sewage. The commission is composed of George A. Soper, James H. Fuertes, H. B. Parsons, Charles SooySmith and Linsly R. Williams. The report contains a description of the four principal drainage divisions in that part of the Metropolitan sewerage district which lies in New York State. The divisions are described as follows:

"The territory whose drainage flows or can readily be made to flow into Jamaica Bay is called the Jamaica Bay Division. The territory in the Borough of Richmond, or, as it is more generally termed, Staten Island, constitutes the Richmond Division. The territory on Manhattan Island and in Brooklyn which drains into the Lower East and Lower Hudson rivers and Upper bay constitutes the Lower Hudson river, Lower East river and Bay Divisions. The territory in the Borough of Northern Queens, in the Borough of The Upper East river, and that part of the Borough of Manhattan and the Borough of the Bronx which naturally drains into the Harlem river constitutes the Upper East river and Harlem Division."

The commission is charged with the duty of making plans and estimates of cost for drainage works for this city. In separating the territory into main sewerage divisions, the chief consideration is to provide for an adequate and reasonably economical protection of the harbor water and to accomplish this by means of systems of large collecting sewers and well-situated central stations to which the sewage can be collected, and from which it can be discharged after the removal of more or less of its impurities.

"The extent to which the harbor needs to be protected," the report says, "is of fundamental importance in these studies. The commission has found that it will not be necessary to keep all the sewage out of the harbor, for these waters can absorb a large amount of sewage harmlessly and inoffensively. The commission considers that this capacity should be fully utilized, and has undertaken to determine to what extent and in what ways this can be done. A report which will deal especially with the absorptive capacity of the harbor will soon be issued by the commission as Preliminary Report No. 3.

"It is considered by the commission that as far as practicable, the collecting points should be near the ocean or Long Island sound or close to the unobstructed flow in deep, tidal channels. Points of outlet for untreated sewage should never be situated in shallow, stagnant or remote parts of the harbor. When these favorable conditions cannot be secured, an approach to them should be sought. At any outfall where facilities are lacking for the disposal of the sewage through dilution

by large volumes of freely-flowing tidal water, compensation for this lack should be made by a higher degree of treatment for the removal of impurities before the sewage is discharged."

The greater part of Manhattan Island, all of the Borough of Brooklyn except that part which naturally drains into Jamaica Bay, and the eastern end of Gravesend Bay, and that part of the Borough of Queens which naturally drains into the East river south of Lawrence Point near Hell Gate, is included in the "Lower Hudson, Lower East river and Bay Division." The report says that this division affords serious obstacles to the design of sewerage works. There are about two hundred sewer outlets in this division under the present system.

Newest Stunts in Hotel Designing.

Each new hotel built in New York has tried to introduce some novel feature which should be characteristic of the building and which would act as a sort of trademark. In practically every one built up to the present time this endeavor has taken the form of added richness, a sort of attempt to out-Herod Herod, and perhaps in no palace of the old world has been such profusion of costly marbles, such intricate and wonderful carving and such a wealth of gold leaf used as in some of our later hotels.

The Vanderbilt Hotel, Warren & Wetmore, architects, has tried to make a novelty in really a novel way, not by terrific expense, but rather by using simple materials in an artistic manner and by combining them into color schemes of such loveliness that the onlooker sees only the excellence of the scheme and does not for a moment consider the cost. The style chosen, too, is a reversion to simplicity after the exuberant magnificence of the styles of Louis XIV. and XV. in which most of our big buildings have been treated, and to find the simple elegance of the late English renaissance used comes as a refreshing surprise. Not less astonishing is to see the marbles and granites of the other hotels replaced by a material so simple and common as terra cotta. But the general public seems to be discovering what the architects knew long ago, that the materials used are secondary and that it is the intelligence with which they are used that counts.

The exterior was long watched with curiosity and, it must be confessed, with some apprehension by the profession. It did not seem possible that the dull gray brick chosen for the main body of the building could ever appear sufficiently cheerful and comfortable for a hotel exterior. Now, however, the white window trim, the warm ivory of the terra cotta, and, best of all, the gold colored lanterns and other metal work, have made the exterior gay and bright without being gaudy or overdone; although with the darkening of the whole color scheme, inevitable under the action of the elements, the original objection will obtain. At any rate, the building has a color scheme which has been carefully thought out, and this

is more than can be said of many other of our large buildings.

The treatment of the architecture of the exterior is, perhaps, the most interesting of any hotel in New York, although whether it is universally admired or not is another question. The roof line is somewhat broken and uneasy, perhaps no more than is needed to differentiate it from the excessively dull silhouettes of the mansard roof style such as Recor's and the Astor. But the superb treatment of the lower two stories more than atones for the roof. The scale is kept very small, as is essential in a building to be seen from the street, and a simple and lovely cornice of a neo-Adam style crowns the lower stories. The windows have wonderful terra cotta fan-shaped plaques above them and at the center of the Park avenue side an interesting marquise of unique pattern covers the entrance.—"Architecture."

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.

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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.
23 Adams, Saml S—Eaton & Gettinger. 124.61
25 Ardel, Morris—Chas Lacey Plumb, Inc. 139.41
25 Anderson, Jas McCulloch—Mrs Ralston Co. 495.92
26 Appel, Abraham—M Gottesfeld 30.90
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27 Adler, Sigmund, Inc—Tompkins Kiel Marble Co. 712.00
28 Aikin, Isaac R—H Fuellert. 257.72
28 Appell, Max—A Appell. 504.41
28 same—same. 504.41
28 Alexander, Louis—J Hoerter. 24.87
28 Altschiller, Sam—N Y Tel Co. 25.16
28 Arthur, Danl V—same. 49.53
28 Axelrod, Chas—H Cohen. 202.41
28 Averell, Geo W—E Keller. 1,058.88

- 29 Alexander, Henri—W J Lederer. 56.36
29 Armato, Giorannie—Johnson Sal-kold Co. 310.66
29 Arthur, Danl V—I Miller. 269.67
23 Boyle, Jas J—J Hannon. 147.16
23 Battenhausen, Aug & Mary—K J Schmidt. 319.21
23 Brower, Edwin S—J B Young, costs 102.40
23 Benkiser, Christian—F Raad. 290.18
23 Bischof, Emil A—W E Tooker. 1,830.37
23 Boris, Wm—E Fleischl et al. 69.97
23 Bloom, Simon J—H London. 39.42
25 Bergerand, Alice—People, &c. 119.49
25 Burtis, Chas—C Grozinger. 121.63
25 Burns, Jas & Timothy J Kirwan—People, &c. 1,000.00
25 Behrens, Fernando & Angeline Probert—W J M Donovan et al. 115,233.00
25 Butler, Emma L exr—N Y & Albany Lighterage Co. 61.61
25 Borwig, Elise, admtrx—Hamburg-American Packet Co. costs 128.06
25 Blauberg, Wm—Street & Corkran Co. 47.38
25 Barr, Harry D—N Y Tel Co. 42.32
25 Behrens, Fernando & Angeline Probert—M T Donovan. costs 107.10
25 Barranco, Atella E—Interborough Rapid Transit Co. 73.88
25 Byrnes, Thos C gdn & Johanna F Betz—H B Dunseath. 500.00
25 Same—A R Barrows. 1,500.00
26 Borel, Jacob—J Seeman et al. 311.51
26 Batdorf, John W—G H Mathews. 1,405.71
26 Barmore, Wm R & Francis A Randall—Palisade Sewing Machine Co. 442.58
26 Blackford, Louise—P Aprill et al. 36.96
26 Brown, John—W H Letty. 168.19

- 26 Byrnes, Nora D—J W Mahoney, costs 37.35
26 Baker, Eliner V—Tower Mfg Co. 63.41
27 Batistato, Gabriel—A Schulties. 88.91
27 Bauer, Harry J & Dominick Napoles*—Title Guar & Trust Co. 60.70
27 Boese, Wm—Barrett Mfg Co. 69.68
27 Brennan, Henry D—Duffy Carney Co. 39.00
27 Bressler, Rebecca—U S Grand Lodge of the I O Brith Abraham of U S A. costs 68.28
27 Bowman, Chas E—A P W Seaman et al. 160.32
27 same—B Hoffman. 160.32
27 Same—A D Lind. 173.92
27 Same—J J Dozell. 160.32
27 Bloom, Abr—M Segal. 86.66
27 Bausch, Frank—S S Steiner et al. 1,127.81
27 Bardenhagen, Jno—C Borghardt. 61.00
28 Brand, Claude Z—C Niner. 132.70
28 same—same. 261.65
28 Baker, Chas—Wetmore Bowen Co. 44.35
28 Bakal, Jos—L Weintraub. 24.65
28 Butts, Saml H—J W Rochlitz. 69.66
28 Burke, Harry—G B Leonard. 264.41
28 Bulmer, Sidney, Beatrice Johnson & Ernest Langerfeld—Natl Surety Co. 291.02
28 Benton, Benj H—N Y Tel Co. 45.68
28 Basile, Giacinto—same. 18.94
28 Brunner, Isaac—Isidore Miller Co. 100.86
28 Brocker, Jno O—N Y Tel Co. 25.39
28 Bob, Herman D & Louis Baskind—Kolbrauer. 10,150.70
29 Behrmann, Adolph E & Mary S—Geo Ringler & Co. 100.91
29 Brooks, Jno—B Schultz. 94.72
29 Barney, Aaron—J Darrow. costs 9.00

29 Blumenthal, Hyman—Bklyn Union Elevated R R Co. 128.75	28 Engelking, Wm—Bronx Borough Bank. 306.18	26 Hough, Joseph C—S Rich 32.55
29 Bogardus, Chas—Butler Bros. 145.69	28 Ebert, Geo A—Brooklyn Furniture Co. 186.75	26 Hurty, Geo A—H H Swasey et al. costs, 47.50
29 Brown, Bertha B—M Stern. 189.55	28 Epstein, Rebecca, Abr & Geo—L Steiner. 660.81	27 Hume, Jno F—P Arpino. 119.43
29 Blausten, Geo L—S Langsdorf et al. 88.85	29 Epstein, Sahre R—Cudebrod Bros Co. 116.93	27 Halley, Benj R & Rose—R R Eaton. 650.14
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23 Campbell, Christopher F—Soc for the Prevention of Crime. 2,616.15	29 Ehrlich, Jules S—M A Pearson. 1,341.22	27 Haberly, Wm F—Superior Saving & Trust Co. 28.19
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25 Catts, Robt M—Western Union Tel Co. 42.15	23 Ferrigan, Mary J—J McCormick. 380.81	28 Hogan, Robt V—Crescent Delivery Co. 41.87
25 Campbell, Edw C—O Lion. 116.65	25 Friedlander, Edw & Mamie—J E Briggs. 3,617.78	28 Hirsh, Henry M—N Y Tel Co. 28.37
25 Cooper, Saml—N Y Tel Co. 27.20	25 Fries, Herman—H Hillebrand. 3,224.41	28 Hohmann, Henry & Isidor Berliner—N Y Tel Co. 25.77
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25 Cowen, Lizzie S—W J Fraser. 3,432.68	25 Frank, Harry—Hall & Cole. 518.01	28 Homan, Lester—H Daniels. 43.84
25 Coffey, Patk—Interborough Rapid Transit Co. costs 70.35	25 Friedman, Harold—G Barrie et al. 594.73	28 Hennessy, Annie admr—Inter Rapid Transit Co. costs 107.88
26 Conley, Jas—M Hyams 383.91	25 Friedheim, Morris—L M Taylor et al. costs 13.77	29 Harrigan, Thos F—C Furthmann. 114.66
26 Castle, Jas—R Kinziger 74.65	25 Freund, Ferd—Johnson & Johnson. 94.31	29 Herrlich, Christian—H Hesse. 265.27
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26 Cooley, Edward Jr—D A Skinnell. 141.22	27 Frankel, Abr—H Cohen 74.65	29 Herschman, Robt H—American Surety Co of N Y. 47.91
27 Crystal, Israel—B Silverman. 169.22	28 Felcin, Jno—Soc of N Y Hospital. costs 219.41	29 Helfenstein, Robt M—C G Rice. 553.68
27 Carlson, Francis A—J Finck 931.38	28 Fromm, Adolph—Cook & Bernheimer Co. 130.38	25 Isaac, Philip—A Beckman et al. 107.24
27 Ciccone, Giovanni—Geo Ringler & Co. 302.16	28 Fresenius, Theo C & Louis Olin—J G Freaney et al. 35.70	26 Israel, Joseph—M Hyams 320.91
28 Conklin, Jno J—H Heide 171.98	28 Fruchman, Adolf—N Y Tel Co. 22.54	27 Israel, Sidney M—Marble & Matty. 76.41
28 Connelly, Walter T—Diebold Safe & Lock Co. 44.41	28 Fish, Geo S, Jr—Fullerton Elec Co. 474.15	29 Ives, Kenneth—E G Toel. 340.05
28 Corson, Geo—G Prior 111.81	28 Fry, Jno E—City Credit Co Inc. 66.48	29 same—E G Toel. 514.13
28 Cirelli, Jno—Cook & Bernheimer Co. 141.97	29 Friedman, Frank—H M Ballard. 62.06	29 Interranto, Aug—C Franks. 73.30
28 Craven, Frank T & Herbert J Linder—T E Vermilyea. 698.87	29 Farrell, Jno F—Consumers Bwg Co of N Y Ltd. 3,226.39	23 Jones, Richd & Mary Meade—People & Co. 1,000.00
28 Coleman, Clyde J—American Metal Hose Co. 44.27	29 Fagenson, Abe—Herald Realty Co. 17.50	23 Jones, Richd W Jr—First Natl Bank of Jamaica, NY. 8,362.82
28 Cohen, Harry—Harry F Adams & Co. 79.38	29 Fogert, Arthur P—A Blum Jrs Sons. 107.38	23 Johnson, Jno G—A H Hillers, costs. 17.41
28 Clark, Frank C—Acker, Merrall & Condit Co. 158.58	29 Fishman, Hyman—R Seril & Co. 38.08	23 Jacobs, Jos & Jos Jacobson or Jos Jacobs—German Exchange Bank. 188.70
29 Constad, Wm W—H M Cohen. 250.58	29 Frank, Saml—E R Thomas Motor Co. costs 110.70	25 Jacob, Harris & Hyman—G Hoffspiegel. 30.55
29 same—same. 381.63	29 Franham, Paulding—A Blum's Jrs Sons. 1,170.94	25 Jaskson, Wm S—C A Spoffard. 537.84
29 Crennan, Michl & Jos S (not summoned)—S Hochstadter. 68.63	23 Gardner, Mary—M H Smith. 332.63	26 Jowaiszas, Frank—Swift & Co. 104.65
29 Catts, Robt M—Miyake Kawa R Baisley. 339.52	23 Gable, Nathan & Louis Lindsman—E Fleischl et al. 16.52	26 Same—same 104.65
29 Cella, Giovanni & Michaele Rennaccio—A Cagliostro. 148.01	25 Gruber, Isaac—N Y Tel Co. 42.41	26 Jackson Edgar R—Rex Tire Co. 427.78
23 De Boer, Chas P—E Fleischl et al. 59.93	25 Graves, Russell C—Sheffield Farms Slawson Decker Co. 99.77	26 Same—same 469.06
23 Dannies, Jno—W Giehl, costs 135.09	25 Green, Max & David N—S Scharf. 81.90	27 Jesberger, Otto—A Aspegren et al. 37.61
23 Dawley, Bert N—Natl Nassau Bank. 2,153.35	25 Goebert, Gustave—American Slicing Machine Co. 123.31	28 Joseph, Jeanette H—J S Ehrlich. 84.92
25 D'Andrea, Americo T—M Lonza. 116.52	25 Gilly, Dina—Musical Courier Co. 268.45	28 Jaffe, Theo—Louis Jaeger & Co. 183.22
25 Dartley, Albt—N Y Tel Co. 48.95	25 Ginsberg, Rae—Royal Bank of NY. 857.53	28 Jenkins, Johanna—Geo Ringler & Co. 427.26
25 Dawson, Carroll H—same. 64.58	25 Gerstle, Ralph J H—Abendroth & Root Mfg Co. 3,227.35	29 Jarret, Victor* & Laura G—Dunton Lodge Realty Co. 118.20
25 Dennett, Oliver M—G H Wilson et al. 1,814.04	25 Grisco, Alfredo—N Y Piano Hardware Co. costs 13.03	29 Jarn, Chas—A Yohana. 214.41
25 Dulberger, Louis L—S L Kahn. 99.41	25 Goldberg, Max—I L Morrow. 270.90	29 Joline, Adrian H & Douglas Robinson, receivers—J Finnerty. 2,132.47
25 Dilbert, Silvestori—Consumers Brewing Co. 299.73	25 Gottesfeld, Bertha & Ida Levinson—N Y Tel Co. 17.49	29 Johnson, Alex gdn—N Bruneri costs. 73.16
26 Danzer, Jacob—Continental Fish Co. 55.23	25 Gordon, Mildred R—J R Keim. 36.02	23 Knobloch, Wm L—S Hochstader. 117.96
26 Dyer, Geo H—G B McClellan, costs. 100.55	25 Gould, Jno J—L Connor. 63.62	23 Knopp, Jos—A Probst. 177.42
26 Dole, Henry P—P F Keogh. 309.60	25 Gold, Edw—Hahn & Amberg. 3,217.15	23 Knowles, Henry H—Jno Forsythe. 64.87
27 Davis, Ralph W—L Leshinsky. 112.41	25 Geer, Geo T—J S Simon et al. 76.56	23 Kanski, Lee Dree—E Rosenbluth. 115.90
27 Durkin, Patk & Robt J Ryan—A Blau 249.91	26 Grossman, Louis—M Goldstein. 416.87	23 Kennedy, Arthur—Duval & Egan. 34.65
27 Disbrow, Chas—R A Albee. 121.69	26 Gunn, John gdn—City of N Y. costs, 112.07	23 Kerrigan, Cath—H Gross. 69.31
27 Durant, Janet L—M McCann. 249.97	26 Gammon, Chas E—Same, costs. 157.31	23 Kane, Jno S—Jas T Haverty Stable, costs 17.72
27 Deser, Jno—A Droll 167.72	27 Grennan, Jno J—Nason Mfg Co. 132.35	25 Kirshman, Isaac—J Levinson. 164.40
28 Dore, Robt—M M Feely. 55.90	27 Grahm, Lea—S & H Mfg Co. 129.48	25 King, Harry D—E Palmenberg. 44.86
28 De Lesuw, Philip J* & Harriet—E Polite. 38.41	27 Gatings, Wm H—Sanatille Co. 25.55	25 Kahl, Mary—W Belfour et al. 76.75
28 De Luca, Felix—M M Menken. 50.91	27 Gladman, Geo J—Tammany Times. 274.41	25 Kendall, Nicholas D—A B Pfenninger. 1,864.96
28 De Raismes, Frank J J—Murray & Drury. 76.16	27 Groch, Moses—J F Patching. 40.25	26 Koch, Jacob—Hannis Distilling Co. 111.91
28 Dodge, Warren A—Fuller Bros & Co. 77.45	27 Geitz, Geo W—E A Ferguson. 49.76	26 Keirns, John H—Century Hotel Co. 57.41
29 Di Benditto, Angelo—A J Romagna. 64.72	28 Goldstein, Max—M Heller. 85.21	26 Kammerer, Mathew—Liberty Brewing Co, costs 108.18
29 De Fabritius, Nicola—L W Prager et al. 157.97	28 Gladman, Geo J—J Schorr. 159.41	26 Kruker, Marks—B Isaacs 28.91
29 Drommerhausen, Jacob* & Elisa—Geo Ringler & Co. 289.91	28 Goldstein, Bernard, Jos & Fredk—P E Paicis. 75.00	26 Kimball, Samuel E—N Y Incandescent Lamp Co 455.92
29 Davis, Wm G—Interstate Finance Corpn. 71.41	28 Grate, Gus—Geo Ringler & Co. 326.42	26 Kohn, Alfred T—Town Topics Pub Co. 49.65
29 Duhrenheimer, Sigmund & Ceaser Aschein—Robinson Mfg Co. 691.83	28 Garnsey, Erasmus D—Northern Bank of NY. 2,498.89	26 Kantor, Hyman & Greater N Y Sash & Door Co—I Mosson et al. 86.41
29 Dickson, Wm F—R Wemple. 1,696.05	28 Garnsey, Everett N—same. 2,496.19	27 Koller, Saml—Shinold Co. 441.96
25 Emden, Victor C—S Levy Realty Co. 105.25	29 Grimes, Michl—L Manchester. 48.50	27 Kilbourne, Mary T—J Blau. 153.06
25 Echhoff, Jno—L Bermickler et al. 415.00	29 Gordon, Morris—A Rosenblum. 644.19	27 Kennedy, Anne & Arthur—Postal Telegraph Cable Co. 1,419.06
25 Edelman, Morris—N Y Tel Co. 36.31	29 Goldman, Barney—J Lautenburg. 155.72	27 Kujacva, Frank—T C Raine et al. 56.87
25 Ericson, Jno A—Mulroy Distilling Co. 84.31	29 Goldman, Gilbt—D L Kaufman et al. 116.36	27 Konop, Wlady—Luke A Burke & Sons Co, Inc 22.41
25 Eakins, Wm C—W H Dean. 2,222.50	29 Glickstein, David—Freedman & Spiegel. 166.25	28 Kantrowitz, Bessie—T Kopflsberger 91.72
25 Eytbenbenz, Edward—City of N Y. 59.41	29 Greller, Henry & Regina—M Maiman. 235.27	28 Kahn, Solomon—S Elsner. 171.95
26 Emanuel, Otto W, Eva N & Juliana—W B Leonard 519.32	29 Goldstein, Saml—A Bockman. 176.91	28 Kane, Mary J—N Y Tel Co. 26.10
26 Einstein, Arvilla—M Spiegel 158.67	29 Garguilo, Frank—W Knowlton. 77.64	28 Kennedy, Thos J—A Schoenberger et al. 117.98
26 Edelman, Israel—D Fox et al. costs, 68.88	29 Goodman, Pincus—Equitable Trust Co. 62.71	29 King, Saml J—O J Gude. 564.69
26 Evsclin, Leo—I Stern et al. 92.56	29 Gordon, Herman—J T Smith. 31.75	29 Kimber, Fredk J—J W Place. 440.71
27 Ehrenzweig, Jno—Modern Cafe Co. 28.37	29 Gwartzman, Michl—H Martin. 26.45	29 Kassel, Abr—Germania Bank of N Y. 5,318.19
27 Evers, Frederic W—Reaser Furniture Co. 106.31	23 Hofferberth, Chas F—A W Duckett. 0.01	29 Kaplan, Louis—A Pockrass. 6,858.38
27 Evers, Fredk W—W H Stansfield et al 302.81	25 Hotz, Geo—N Y Tel Co. 34.65	29 Keil, Leonard—I Male. 161.41
27 same—Crandall Bennett Porter Co. 46.81	25 Higgin, Edw F—same. 33.85	29 Klein, Jacob—West Side Foundry Co. 1,139.03
27 same—S P Porter et al. 441.81	25 Hilbert, Jno W—R Kinzinger. 72.40	29 Kalish, Morris—R E Thibaut. 74.93
27 same—Conswange Furniture Co. 255.41	25 Hasset, Michl J—Savie Rubber Co. 168.76	23 Leibholz, Martin—H Cohen. 264.31
27 same—Metropolitan Chair Co. 286.53	25 Huebach, Morris—Harlem Brass Bed Mfg Co. 48.66	23 Lentini, David—J T Willets. 2,354.34
27 same—Wilson Bennett Porter Co. 133.00	25 Herman, Isaac & Max Norton—N Y Tel Co. 23.23	23 Levy, Saml—A Hyman. 415.68
27 same—Star Furniture Co. 39.81	25 Heyman, Saml & Saml L Green—N Y Tel Co. 23.99	25 Ludwig, Henrietta—J McGinty. 796.23
27 same—C F Rohman et al. 312.31	25 Hess, Chas—H Kirschbaum. 44.63	25 Levy, Morris & Morris Epstein—Chas Bloom & Son. 127.65
27 Eline, Chas—M Eline. costs, 89.20	25 Hamilton, Geo M & Cath Lee—First National Bank of Guttenberg. 891.47	25 Levy, Hyman—American Seating Co. 119.49
27 Ellingwood, Grace M—D C Goodman. 596.38	25 Herschel, Bernard B—M Bramson. 129.41	25 Levenstein, Jos—N Y Tel Co. 36.53
27 Elder, Robt H—I Unterberg. costs, 166.70	26 Harris, Jas B—F C Overbury. costs, 67.89	25 Levisson, Henry W—H T Bulman Co. 130.91
28 Egan, Thos P—Royal Chemical Wks. 29.43	26 Hencken, Eliz D—City of N Y. 59.41	26 Leone, Andrew—People & Co 200.00
28 Ellerton, Ezra J—P Miklowitz. 32.41	26 Halpern, John & James Deutsch—C Ironson. 32.00	26 Lederle, Louis J—J Dougerty 549.65
	26 Hawkins, Jennie—People & Co 200.00	
	26 Hamilton, Francis—J B Regan. 154.19	
	26 Halpin, James N—H Graf. 116.03	

- 26 Ludwig, Karl, gdn—Interboro Rapid Transit Co, costs 113.88
- 26 Leary, Daniel J—Sandblom Iron Wks costs, 87.78
- 26 Same—same, costs 87.78
- 26 Lang, Francis J—S Beck 100.77
- 26 Lindenfeld, William & Louis Altman—M Davidson 64.65
- 27 Ledbetter, Walter recvr—K Mandel costs, 214.40
- 27 Lury, Isaac—J Abrahams 109.65
- 27 Lefkowitz, Moses & Morris—H Fischer 402.15
- 27 Lederer, Max—J Tauber 185.50
- 27 Lupowitz, Louis—J Baum Safe & Lock Co; possession of prop or \$29.41
- 27 Lavine, Barnett—I Gordon 356.91
- 27 Lagadzinsky, Jacob—S R Babson et al 27.41
- 27 Levine, Morris—Baldinger Kupperman Mfg Co 309.40
- 27 Loeb, Wm—J Walworth 40.72
- 28 Lo Turco, Salvatore—Carlo Boatti, Inc 76.17
- 28 Laufman, David—N Y Tel Co 42.06
- 28 Laukota, Harriet C—same 25.54
- 28 Lynch, Thos P—Alfred De Montebello Co 65.29
- 28 Lang, Leo—H Moore et al 27.65
- 28 Lynch, Mary—N Holden 229.41
- 28 Lynch, Geo W recvr—H Birdsell 172.91
- 29 Lover, Nellie—Judkins & McCormick Co 219.82
- 29 Lembeck, Anthony C—W W Farley 1,820.97
- 29 Levy, Alex W—N Simmons 45.82
- 29 Loftus, Thos J—T McWilliams 181.64
- 29 Levine, Herman—R Isaacs 100.77
- 29 Meiboom, Jacob—J L Vos 50.91
- 29 Moran, Marie E—G Pigage 192.92
- 29 Marts, Saml P—J Goldman 51.67
- 29 Mildorf, Sigmund—J Rosenberg 14.41
- 29 McCall, Jno F Jr—A C Potter 145.95
- 29 Mason, Wm—C E Lays et al 280.43
- 29 Morrison, Lewis J—Edw Thompson Co 115.70
- 29 Mahoney, Jas—N Y Tel Co 27.72
- 29 Mullally, Jas—same 26.49
- 29 Moore, Jno F—J Serrenger costs 106.99
- 29 McNulty, Harold C—28th St Co 40.87
- 29 MacKippip, Chas A—J E Nichols et al 583.73
- 29 Merenstein, Emma—G Scher, possession of prop of 87.41
- 29 MacCracken, Raymond—J Providento 1,090.63
- 26 Murphy, John J, gdn—P Elfers costs, 163.88
- 26 Moschowitz, Leopold—S H Lummis 121.78
- 26 Minuttillo, Luciano—Cipolla Contracting Co 432.97
- 26 McC Pote, Lucius—F B Alexander 983.25
- 26 Moore, Elizabeth A & Kutty P de Groote—G Fox 21,234.05
- 26 Macri, Felice—Swift & Co 13.87
- 26 Mandel, Harry—Brand & Silverstein Iron Works 119.77
- 26 Meehan, Margaret—City of N Y costs, 124.17
- 26 Morris, John P—L Poirerier 206.61
- 26 McCloy, Fred M—B Golla 37.59
- 26 Magee, Alonzo & Wm Kerby—R A Belfour et al 471.62
- 27 Murphy, Jas & Ellen—A Blau 335.91
- 27 Mills, Geo W—Sonn Bros Co 163.57
- 27 Mintz, Abr & Nathan Miller—H Kaufman et al 80.41
- 27 Maslin, Jacob & Isidor Begun—Bronze Powder Works Co 39.61
- 27 Monday, Chas—E G Selchow 136.27
- 28 Morris, Isaac—B Kimler et al 125.17
- 28 Melancon, Jules—M Rosenberg 75.87
- 28 Marsol, Francis—M Heitz 412.41
- 28 Macher, Saml—A Levinson costs 57.88
- 28 Mulligan, Thos P—Fred Hollender & Co 29.56
- 28 McComb, Marion—N Y Tel Co 26.21
- 28 McKenna, Wm—E Y Bauchle 464.65
- 28 Mullen, Michl—Burke Importing Co 485.06
- 28 Mueller, Julius—T J Mooney 3,424.60
- 28 Manning, Thos—S Robinson 42.65
- 28 McCabe, Jas W—C Jacobson 5,202.10
- 28 McKnight, Thos W exr—W Sohner 94.36
- 28 same—C S Whitman costs 20.00
- 28 Morris, Louis H—E Rothschild 1,863.44
- 29 Multerer, Charley—C Buchwald 501.67
- 29 Mitchell, Jno—Heneken & Willenbrook Co 94.07
- 29 Martin, Edmund P—G C Wedekind 403.40
- 29 Martin, Edmund P—W H Critchley 97.63
- 29 Morris, Adolf, Hayes Ruber Co & David Grinberg—Noera Mfg Co 103.27
- 29 Melvin, Geo F—S Bender 1,149.29
- 29 McCulloch, Jno—C M Smith 494.41
- 29 Maguire, Jno F—Equitable Trust Co 154.51
- 29 Muir, Jos—W J Robinson 296.31
- 29 Mackenzie, Maggie M—I M Witt et al 161.56
- 29 Marcus, Bernard & Max—J Busch 79.51
- 29 Meyerowitz, Jacob & Sarah—German Exchange Bank 246.41
- 29 Nagle, Percival E—M Leight 630.15
- 27 Neely, F Tannysen—J A Hoagland costs, 10.17
- 27 Newman, Saml—Klauber Bros & Co 319.35
- 28 Norton, Patk—A Auslander 130.32
- 28 Nunes, Harold G & Helen—D Levy 90.72
- 29 Nagler, Morris—R Nagler 81.65
- 29 Nendell, Geo H—P J O'Brien 61.99
- 25 O'Neill, Michl—American Cigar Co 140.82
- 25 Oberman, Geo R—Browning King & Co 61.22
- 26 Oakes, Chandler A & Frederick Durgan—Singer Sewing Machine Co 442.58
- 27 O'Neil, Chas—I Clute 123.81
- 27 O'Connell, Jas & Jas J Cashman—National Casket Co 239.13
- 27 O'Rourke, Eliz—A Spencer 388.98
- 27 Orton, Wm C—G W Warren 245.03
- 28 Owens, Jos D—Dorfman & Oshinsky 81.65
- 29 Oppenheim, Benj—W Lee 382.90
- 23 Pietrzak, Anna, Jos Werlock & Jacob Pietrzak—W & R Iron Works 421.67
- 23 Porper, Morris—D Osterweis 127.98
- 25 Platak, Benj—J Samuelson 339.41
- 25 Pokalski, Isidor—N Malberg 47.48
- 25 Paige, Porter—Clay Constn Co 75.88
- 25 Pate, Lucius McC—F B Alexander 983.25
- 25 Plitt, Moses—N Y Tel Co 28.33
- 25 Post, Walter S—M G Kaufman 430.91
- 25 Price, Edith Y—A W Hillebrand et al costs 98.40
- 26 Printz, Samuel—D Coulter et al 278.75
- 26 Phillips, Thomas—City of N Y 224.69
- 26 Pagani, Henry G—Press Distilling Co 901.90
- 26 Porter, Alfred G—J M Minugh Co 267.84
- 27 Polanski, Chas—R Herschman et al 136.31
- 27 Paleologue, Jean—Price Fireproofing Co 142.62
- 27 Perlman, Gussie—M Margulies costs, 67.89
- 28 Pokorny, Vachov—H Steiner 54.22
- 28 Peterson, Chas H—N Y Tel Co 45.36
- 28 Papassimakes, Jno K—same 45.52
- 28 Platt, Edw T trste—N Y Cab Co Ltd 1,080.64
- 28 Puner, Jacob—W Bomzon 69.65
- 28 Powdermaker, Jos—J Oshinsky costs 292.07
- 29 Primm, Wm S—Welsbach Gas Lamp Co 97.95
- 29 Poulas, Nick—Produce Sales Co 23.68
- 29 Pedonick, Edw—M M Kossin 75.31
- 29 Pellinoff, Morris—C Jacobs et al 34.41
- 29 Prizworsky, Abr—Amsterdam Broom Co 230.25
- 29 Prevoost, Chas W—International Silver Co 23.84
- 29 Pullen, Clifford L—F D Blendermann 116.91
- 29 Paris, Nathan—Jos Johnson & Son 37.51
- 23 Reynolds, De Elbert A—M Hart 1,544.50
- 23 Rubin, Louis Morris Cohen & Philip Cohen—I Levitsky 194.00
- 23 Reichenbach, Harry—T Bartholdi 70.16
- 23 Riege, Fredk A—G Scheidler 106.92
- 23 Rosenblatt, Paul—A Zierer et al 66.85
- 25 Ringstrand, Conrad—T Le C Jacques 189.75
- 25 Russo, Adeline—N Y Tel Co 33.17
- 25 Rice, Geo G—Ph Weinberger Sons & Co, Inc 115.17
- 25 Reumert, Elith—Musical Courier Co 189.65
- 25 Rosner, Isaac—A Nemirowsky 303.76
- 25 Richman, Saml—E Feinman 513.20
- 25 Raport, Jacob—R M Solomon 29.41
- 25 Rosenquit, Saml—Inter Rapid Transit Co costs 67.88
- 25 Rosenquit, Saml gdn—same 67.88
- 26 Rabbage, Lewis—City of N Y 71.49
- 26 Russell, Wm C—H C Smith 129.40
- 26 Reis, Moses—Connecticut Cab Co 534.67
- 26 Rubb, William & Clara E—H Radin 46.41
- 26 Rhodes, Fred D—Realty Records Co 142.34
- 26 Roys, Herman E—J Adler 339.71
- 26 Ross, Chas E—C E Miller 175.50
- 26 Robinson, Beverly W—Mark Cross Co 41.38
- 26 Robinson, Maude—A M Frizzall 113.42
- 27 Reda, Santo—H D Muller 1,347.28
- 27 Robby, Sophia D—L Lande 181.30
- 27 Ritzheimer, Henry C—Wholesale Typewriter Co 122.71
- 28 Ritchie, Adele—Greenhut & Siegel-Cooper Co 64.90
- 28 Rosenbaum, Max—Meyer & Nelson 145.06
- 28 Roberto, Jesse—S Goldstein 337.20
- 28 Rochmes, Aaron—N Y Tel Co 35.59
- 28 Reitzes, Essie—same 25.88
- 28 Ranton, W J—M Maloney Co 385.86
- 29 Ranier, Robt L—A G Saumenicht 129.91
- 29 Roberts, Jesse—S Goldstein 337.20
- 29 Rennis, Fredk—Equitable Trust Co 102.33
- 29 Raber, Sarah & Philip—I Harris 419.41
- 29 Rogers, Carroll S—S W Johnson 152.44
- 29 Svitek, Annie, gdn—Washburn Wire Co costs 118.18
- 23 Shaffer, Beverly K—Fidelity & Casualty Co of NY 647.40
- 23 Stadler, Muriel V or Muril C Spencer Wm Darling Press 994.11
- 23 Sugarman, Mark—J A Sperry et al 90.00
- 23 Sadalah, Sassen—United Raincoat Co 71.37
- 23 Stearns, Wm T—Birdsall Bros Co 1,122.26
- 23 Same—same 1,127.26
- 23 Steets, Geo—G Scheidler 70.16
- 23 Scheier, Jno H—C Pulvins 47.67
- 23 Shalet, Paul—H Cohen 279.15
- 25 Schlossberg, Lena—H Baum et al 191.50
- 25 Sipp, Geo A—F Oehl 228.24
- 25 Spencer, Jno H—Puritan Soap Co 51.41
- 25 Schueller, Chas A—T McAdams et al 3,658.50
- 25 Schier, Max, Abr Goldman & Sam Ouslander—Lansing & Sgannard; possession of prop or 100.55
- 25 Smith, Edgar M—C A Morgan et al 32.68
- 25 Smith, Everett C—C A Morgan et al 185.48
- 25 Schlager, Benj & Henry L Smith—N Y Tel Co 43.18
- 25 Sears, Richd J—P J Boland Co 128.31
- 25 Severson, Ole—N Y Tel Co 16.72
- 25 Smith, E Osborne—same 34.52
- 25 Schiltz, Carl R—B Blumenthal 26.69
- 25 Surkan, Benj—H K Mulford Co 83.41
- 26 Siegel, Meuer—M H Bernstein 30.82
- 26 Schroeder, Ludolph G—Broadway Taxicab Co 60.50
- 26 Slater, Isaac—M Shimko 77.45
- 26 Seliger, Solomon—C Ironson 61.45
- 26 Stein, Albert—E M Neary 2,000.00
- 26 Schoen, Samuel—Amsterdam Rubber Co 229.02
- 26 Scott, John T—W H Rogers 31.97
- 26 Spielvogel, Rebecca—Leibes & Tichner 281.95
- 26 Spielvogel, Max—S Leibes et al 287.08
- 26 Segal, Aaron—E Elsohn 124.00
- 26 Stein, Henry E—C A Stein costs, 593.75
- 26 Samuel, Jacques—H M Silverman 454.86
- 26 Steinberg, Geo—H B Claffin Co 63.67
- 27 Specht, Emil—J Lunenfeld 85.65
- 27 Swenson, Orloff—City of N Y 224.69
- 27 Scott, Annie I—H Edelstein et al 36.21
- 27 Solomon, Sidney—Schwartz & Lustig 68.59
- 27 Solomon, Bernard—German Exchange Bank 635.25
- 27 Smith, Chas E W—W J Bartnett 5,410.88
- 27 Stodel, Jos—J Goetz 29.72
- 28 Saunders, Jas E—M Levin 207.46
- 28 Sullivan, Matthew G—J Giorno 50.61
- 28 Spiegler, Mandel—Denzer & Nathan 81.76
- 28 Shill, Moses S—M Lowenstein et al 317.99
- 28 Schutzer, Philip—A C Weingarten Co 61.41
- 28 Schwartz, Tobias—B Kimler et al 46.83
- 28 Shanley, Wm—H Simons 94.08
- 28 Stecker, Isidore—Simon & Keane 79.98
- 28 Simpsk, Jno—S Frank 46.28
- 28 Stein, Geo F—Hazen Confectionery Co 127.00
- 28 Spiro, Louis—Lion Brewery of N Y City 347.97
- 28 Studnitz, Milton—N Y Tel Co 31.43
- 28 Sibley, Clara L—same 25.47
- 28 Savitch, Sam & Solomon—J Weingarten 163.45
- 28 Scheiber, Abe & Saml—N Y Tel Co 30.11
- 28 Spitz, Felix—Acker, Merrall & Condit Co 213.15
- 28 Schmalzreid, Carl—W H Raiser 31.31
- 29 Sherman, A Percy—A L Hoyer 212.45
- 29 Same—same 27.41
- 29 Sandbloom, Albt—H B Roberts 11.25
- 29 Savarese, Andrew—S Crisufulli et al 41.92
- 29 Sanford, Lewis P, Ida B* & Wm K*—American Newspaper Pub Assn 178.14
- 29 Swan, Kingsley—B Altman 32.65
- 29 Swan, Kingsley—J Grossman 185.59
- 29 Sadler, Perkins & Field—City of N Y 118.25
- 29 Smith, Ellen F—F W Jockel 50.41
- 29 Selenkow, Max J—M Eggers 215.38
- 29 Sadler, Perkin Field—City of N Y 38.56
- 29 Selenkow, Max J—M Eggers 214.96
- 29 Severe, Wm B—N E Archer 339.58
- 29 Sonne, Reuben & Theo S Rosengarten—A Marcus 27.66
- 29 Sutton, Woodruff—Moeten & Co 80.66
- 29 Silverman, Meyer—W Grossan 294.20
- 29 Sullivan, Maurice—E McElligott 179.14
- 29 Schipper, Jno F—J Harper 384.33
- 25 Tyrrel, Thos E—R Kinzinger 45.70
- 25 Tanafski, Jno—N Y Tel Co 28.07
- 25 Tholke, Fred J—J R Stout 24.56
- 27 Talty, Michl J—H Herrman Lumber Co 50.95
- 27 Tiedemann, Fredk—E Goodman et al 149.67
- 27 Tietjen, Christ T—T C Raine et al 74.77
- 28 Taylor, Leroy M—Eronel Realty Co 232.80
- 28 same—same 458.71
- 28 same—R T Short 233.94
- 28 Thom, Jas—Inter Rapid Transit Co costs 117.38
- 29 Tamos, Peter—R Seril & Co 120.99
- 25 Ulshen, Morris H—M Ascher 34.40
- 25 Ulshen, Morris H—B Kimler et al 99.71
- 25 Ventira, Conrad—A Loewinger 217.46
- 25 Verdier, Louise—N Y Tel Co 32.46
- 26 Vonder Smith, Samuel B & Stephen A Whitaker—L W P Norris 316.98
- 26 Vonder Smith, Samuel B & Chas W Hall—same 200.05
- 26 Vonder Smith, Saml B & Alex Hossach—same 217.71
- 26 Vonder Smith, Samuel B & Geo C Irvin—L W P Morris 163.76
- 26 Vonder Smith, Samuel B & Endicott G Putnam—same 379.06
- 26 Vonder Smith, Saml B—same 530.56
- 26 Vonder Smith, Samuel B & Henry I Pitney—same 163.26
- 26 Vonder Smith, Samuel B—same 399.31
- 26 Vonder Smith, Samuel B & L Bradford Wyckoff—same 217.81
- 26 Vonder Smith, Samuel B & Alexander Hassack—L W P Morris 175.01
- 26 Vonder Smith, Samuel B—same 139.31
- 26 Von Grouss, Adele—M Struzziери 118.87
- 27 Valentine, Wm S—M H Ives 33.65
- 28 Von Zastrow, Bertha—W E Mason 219.33
- 28 Vanoni, Eugenia—Barney Estate Co 1,339.67
- 23 Weller, Abr—A Alexander 74.41
- 23 Wolfe, Fredk—A Kinsella 37.01
- 23 Williams, Mary W—Oppenheim, Collins & Co 210.33
- 23 Weil, Benj—Wylie B Jones Adv Agency 119.26
- 23 Weiss, Hymann & Rubin—N Mishkin 219.61
- 23 Whitney, Chas M Jr—E Feinstein 117.72
- 25 Walkenstein, Harry—M Freifeld 202.41
- 25 Wendt, Louisa S—J J Davie et al 135.31
- 25 Wells, Adolphus J—S E & M E Bernheimer 377.30
- 25 Whiteside, Hayward—J Sinclair et al 291.98
- 25 Wallace, Wm H Jr—A Mactell 361.22
- 25 Weber, Max—N Y Tel Co 41.92
- 25 Wiesenberger, Isidor—H Kroger 6,841.71
- 26 Waruzinski, Anton—A Friedman costs, 112.58
- 26 Walsh, John—A Sullivan 677.76
- 26 Weinstein, Morris—City of N Y 59.41
- 26 Woodhull, Jessie C—W Flinn 307.30

26 Waxman, Max—M Davidson41.05
 26 White, Thomas R—P J Carlin Construction Co, costs110.43
 26 Wolf, David—M Hiziger49.65
 27 Whitall, Danl—G A Zabriskie et al131.05
 27 Ward, Geo M—158 West 58th Street Co179.90
 27 Watnik, Jos—M Malbin713.46
 27 Wetmore, Judson D—F Harris64.36
 27 Wilson, Max S—Canton Steel Ceiling Co270.53
 28 Walker, Geo F—T G Patterson Inc23.00
 28 Watson, Saml E—H M Childs71.21
 28 Waggoner, P Herbert—N Y Tel Co27.91
 28 Weisman, Isaac—same23.70
 28 Woods, J Harvey, Jr—Title Guarantee & Trust Co1,441.71
 29 Worth, Mary E—E Dailiba, costs, 110.68
 29 Walcott, Nathan E—I Anderson116.63
 29 Walsh, Wm A—S Cohn Son52.89
 29 Williams, Thos A—S Cohn52.50
 29 Wrinfeld, Rose—B Altmancosts 32.65
 26 Ziverman, Adam—City of N Ycosts, 110.65
 29 Zimmerman, Clinton S—W Knowlton159.75

CORPORATIONS

23 Abbott Detroit Motor Co—Klebold Press342.92
 23 Bachmann Bechtel Bwg Co—R Gehl1,344.58
 23 E Rossotti & Co—City of NY58.55
 23 J B Robinson Realty & Constn Co—City of NY38.65
 23 Kirby Constn Co—J W Grannis costs65.50
 23 Marchesini Bros & Co—Italian Vineyard Co573.49
 23 Manhattan Merchants Lunch—A Rothman126.33
 23 Natl Fire Ins Co of Hartford, Conn—S J Singer et al1,592.47
 23 Newton Realty & Constn Co—B Berenbery329.42
 23 Robinson, Myron W Inc—City of NY24.72
 23 Railway Educational Assn—same121.72
 23 Rutland Realty Co—same28.70
 23 Russell Realty & Impt Co—same38.65
 23 Rankin Delivery Co—same217.76
 23 Rechnitz & Potruch—same121.72
 23 Robbins Chemical Co—same38.65
 23 Rochlitz Studios—same64.52
 23 Royal Metal Mfg Co—same68.50
 23 Royal Paper Box Co—City of NY39.34
 23 Ruselman Realty & Mtg Co—same68.50
 23 Ruskin Realty Co—same38.65
 23 Transit Development Co—E S Frame & Picture Co205.47
 23 U S Motor Cab Co—H V Kennedy637.90
 23 Walter Russell Bond & Realty Co—City of NY516.28
 25 Atlantic Motor Truck Co—A P Dienst Co89.57
 25 Fisher & Yglesia—Moller Kokeritz & Co33.36
 25 Garage Mfg Co—Sweet & Doyle Machine Co494.99
 25 Robert T McMurray & Bro Inc—N Y Tel Co39.34
 25 Neal & Scott Co—Electric Hose & Rubber Co184.25
 25 Hacuenda Graves Co—Broun Green Co45.47
 25 Tangiers Development Co—Harper Press Inc1,550.27
 25 N Y House Wrecking Co—W Keller1,885.03
 25 Bellwood Constn Co—North American Wall Paper Co241.45
 25 Vechten Waring Co—G G Tegge54.91
 25 S Prager Commission Co—N Y Tel Co34.56
 25 S C Kraus & Co—W C Winter et al294.09
 25 Groff School—J L Hammett Co149.85
 25 Edward Cullinan Co—Charles & Co123.96
 25 Snare & Triest Co—P McKenna1,204.80
 25 Gimbel Bros—K Wiedner11,000.00
 25 Manhattan Properties Co—A W Brown240.29
 25 U S Malt Co—S Teichman146.91
 25 Concrete Fireproofing Co—B Göttrix1,635.80
 25 Joseph Meyers & Sons—L Isenberg503.93
 25 Staten Island Rapid Transit Co—E Venditto2,250.00
 25 Queen Toy & Novelty Co—Louis Amberg & Son62.41
 25 N Y Central Realty Co—R C Von Bayer673.09
 26 N Y Office Partition Co—City of N Y142.14
 26 North Side Cornice & Roofing Co—same45.60
 26 New Amsterdam Land Improvement Co—same154.07
 26 New Land Realty Co—same28.19
 26 Portland Construction Co of Richmond Hill—same28.16
 26 Pottsville Development Co—same179.94
 26 Press Service Co—same42.69
 26 Proven Belt Mines Co—same416.77
 26 Peerless Igniter Mfg Co—same49.64
 26 Plunkert Plumbing & Heating Co—same72.57
 26 Rogers Bros Own Co—same38.65
 26 Riley Optical Instrument Co—same29.88
 26 Royal Metal Steel Co—same84.42
 26 Rapid Transit Development Co—same31.17
 26 Rapid Floor Surfacing Co—same30.69
 26 Cloak & Suit Constructors Association of Greater N Y—A H Sarason270.03
 26 Louis J Poor Co—City of N Y52.57

26 Inter State Pneumatic Tube Co—M F Kerby et al95.57
 26 Sun Construction Co & Benjamin Nieberg—Church E Gates & Co581.68
 26 Same—same670.83
 26 Same—same1,352.59
 26 Reliance Metal Co—same56.55
 26 Rendall Metal Recovery Co—same1,013.79
 26 Richmond Terrace Realty Co—same98.35
 26 Reliance Mfg Co—same68.30
 26 Realty Incorporation Co—same29.74
 26 Max Roth Co—City of N Y34.67
 26 City of N Y—J Schaefer1,000.00
 26 International Service Corp—Clark & Gibby Inc62.19
 26 D S Rouss Co—E Lassere27.76
 26 Fillmore Construction Co—I Rosenzweig et al48.39
 26 J W Hughes & Co—Colgate & Co30.81
 26 Atlantic Motor Truck Co—S F Wherry543.35
 26 Greater N Y Extracting Co & Julius Biderman—Eastern Extracting Co101.62
 26 F T Construction Co, Hadden Realty Co, Frank Frankel & Jacob Frankel—Ital American Marble Co389.15
 26 Tangiers Development Co—John Donohue & Sons Inc714.56
 26 F T Construction Co, Hadden Realty Co, Frank Frankel & Jacob Frankel—Ital American Marble Co281.65
 26 Fiske & Co Inc, Clementine Realty Co & Maximilian Zipkes—Germanie Life Ins Co, costs143.39
 26 Graf-Graf Restaurant Hotel Co—W I Kollisch et al211.91
 26 United Surety Co—J C Bernheim669.38
 26 Greenwich Investing Co, Hyman Kantor & Greater N Y Sash & Door Co—I Mosson et al86.41
 27 Doctors' & Druggists' Co—Hydrox Chemical Co172.28
 27 Krauss Engineering Co—Bernard Realty Co27.31
 27 Morris Improvement Co, Wm T Hooker, Inc* & Max Henry—Hotchkiss Bros Co484.33
 27 Steel Vault Light Constn Co—City of N Y38.65
 27 Star Roofing Co—same38.65
 27 Standard Brick Machine Co—same68.50
 27 St Luke's Remedies Co—same28.70
 27 Spalding & Hodgson—same38.65
 27 Sharp Bros Co—same38.65
 27 Selmer Realty Co—same38.65
 27 Secor & Co—same28.70
 27 Scalessolvent Co—same38.65
 27 Saxon's Grocery Co—same38.65
 27 Santax Brush Co—same38.65
 27 Sanitary Furniture Mfg Co—same68.50
 27 Sanitary Engineering Co—same217.76
 27 S & P Chair Co—same28.70
 27 Sagesse Constn Co—same38.65
 27 H C Swain & Co—same38.65
 27 Sweedler Realty Co—same38.65
 27 Stephanidis Bros Co—same68.50
 27 H & J T Slade—same20.14
 27 Shatzkin & Son, Inc—same68.50
 27 H Sacks, Inc—same28.70
 27 Jno C Seager Co—same28.70
 27 Chas T Seddon Co—same35.65
 27 I Schwartz Co—same38.65
 27 Clark & Sheil, Inc—J Weinberg & Co117.15
 27 Welch Motor Car Co of N Y—First Natl Bank of Pontiaccosts, 214.40
 27 Minsker Progressive Young Mens & Ladies Assn—L Harris264.65
 27 Central Park Taxi Car Co—M H Resnick4,500.00
 27 Hartford Fire Ins Co—J Talcottcosts, 232.07
 27 Abelowitz Phonograph Co—Columbia Phonograph Co General722.16
 27 Ducas Chemical Co—Chambers Printing Co41.83
 28 Sanitary Waterproofing Mfg Co—City of N Y38.65
 28 Sacasn Realty Co—same65.50
 28 San Francisco Market—same38.65
 28 Safety Tank Co—same38.65
 28 Savage Mfg Co—same224.69
 28 Security Exchange—same118.25
 28 Square Deal Printing & Publishing Co—same38.65
 28 Standard Embroidery Works—same38.65
 28 Stapler Co—same38.65
 28 Steinfeld, Hazard & Green Co—same38.65
 28 Strauss & Fried Inc—same38.65
 28 Sheehan Contracting Co—same48.60
 28 Strauss & Co Signs—same28.70
 28 Standard Identification System Inc—same217.76
 28 Standard Investing Co—same217.76
 28 State Supply Co—same38.68
 28 Stanwall Realty & Constn Co—same416.77
 28 Sulzer's Sea Beach Palace Co—A T Schosberg et al300.71
 28 Precious Metals Corp—R L Clarkecosts 123.38
 28 Arnold Stein Development Co—same68.50
 28 Charles Swarris Co—same38.65
 28 Haywood Wagon Co—Patton Paint Co348.20
 28 Boston Ins Co—I Steinberg et alcosts 71.20
 28 Wendover Bronx Co & Abr Silverson—N J Terra Cotta Co216.41
 28 Touring News Co—Friedman Print175.41
 28 Seitz Bwg Co—Cons Packing & Supply Co247.94
 28 S A Whisten Constn Co—Chautauqua Planing Mill Co, Inc624.97
 28 Bergdoll Motor Co of NY—Fleischman Vehicle Co234.68
 28 Coleman Stable Co—D Hopper costs 9.81
 28 Jno Glass Jr Constn Co—N Y Tel Co137.63
 28 White & Wood Co—same66.04
 28 Junior Dress Co—A Barna92.22
 28 M R L Bldg Co—Geo F Moore, Inc218.93

28 Mountain Constn Co, Jacob I Frankel, Frank Frankel & Nicholas A Peterson—J L Mott Iron Works74.11
 28 Philip A Payton Jr Co—M H C Foster67.75
 28 Mayer Slotkin Mfg Co—J B Carse et al246.46
 28 Peerless Patterson Co—Pictorial Review Cocosts 97.05
 28 Same—J W Dunigancosts 96.45
 28 Fredk W Evers Inc—Mercantile Finance Co137.00
 28 Wax, Nathan—A Schwartz29.16
 29 Rapid Unloader & Equipment Co—City of N Y337.17
 29 Real Estate Builders Exchange—same15.22
 29 Ress Co—same257.56
 29 Realty Alliance Association—same615.79
 29 Richmond Title & Realty Co—same39.87
 29 Rinis Agency Law & Collection—same74.47
 29 Rockaway Motor Co—same43.18
 29 Jos Santley Co—same30.69
 29 Daniel Sheer & Co—same37.28
 29 Hampton Iron & Steel Co—Irving Iron Works Co645.57
 29 Henry A Gould Co—E W Rogers219.41
 29 York Chemical Co—J T Barry324.91
 29 American Cement Engineering Co—Edwin B Stimpson Co100.63
 29 Albert Spiers Mfg Co—City of N Y55.55
 29 City of N Y—R Finkelstein25.00
 29 Imperial Repair & Brazing Co—H T Alexander & Co133.22
 29 Ponca Realty Co—H Frank148.91
 29 Tangiers Development Co—American Newspaper Publishers Assn80.09
 29 Vechten Waring Co—B J Schaefer112.85
 29 Faust Co—W W Farley1,820.97
 29 Grande Ore Mines Co—A J Adams Jr15,934.82
 29 Saxon Development Co—City of N Y118.25
 29 Sanitary Feed Bag Co—same58.55
 29 Speculators & Investors Realty Co—same48.60
 29 Standard Auto Rolling Chair Co—same1,013.79
 29 Star Bag & Belt Mfg Co—City of N Y118.25
 29 Stadio Piano Co—same28.70
 29 Star Electric Stage Lighting Co—same34.67
 29 Steinberg Mfg Co—same40.60
 29 StCharles Hotel Co—same78.45
 29 Lovell Pub Co—J M Peter et al73.61
 29 Starr Coal & Land Co—Equitable Bond & Certification Co109.20
 29 Francis H Leggett & Co—W Harrimancosts, 112.00
 29 Minsky Progressive Young Mens & Ladies Assn—S Tabenkin125.00
 29 American Halls Co—F Markman69.15
 29 N Y C & Hudson R R R Co—P Lemoine2,250.00
 29 Chartered Co of Lower California—M J Heney21,389.09
 29 New Haven Casino—N Schweitzer275.66
 29 Sun Constn Co—A Pardi Tile Co478.72
 29 S B Rosenthal Co—I M Jawitz et al510.92
 29 Hayes Rubber Co, Adolf Morris & David Grinberg—Noora Mfg Co103.77
 29 Franzblau Le Bow Co—A G Hyde & Sons56.45
 29 City of N Y—M Daub50.00
 29 same—F W Daub100.00

Borough of Brooklyn.

Mar.
 23 Aiello, Jos—Strohmeyer & Arps Co43.51
 25 Abbott, Arthur P—C W Meyer205.40
 26 Ables, Nathan—M Salzman Co351.53
 26 Aronson, Peter—Richd E Thibaut, Inc125.93
 26 Anderson, Robt L—State of NY500.00
 21 Beck, Jno F—J Kostler534.40
 21 Baracco, Jno & Teresa—J Murray150.00
 21 same—Rachel Murray250.00
 21 Barret, Francis X & Eva M—F Barton406.48
 22 Broschart, David—R Page30.84
 22 Brinn, Simon & Louis—H Berson17.40
 22 Bloom, Simon J—H London39.42
 22 Buckingham, Edwd—N Y Tel Co20.60
 23 Bonforte, Paolo—Swift & Co188.41
 23 Battenhausen, Aug—Kath J Schmitt319.21
 23 Battenhausen, Mary—same319.21
 23 Braudet, Homer J—B F Gardner79.86
 25 Boldemann, Anthony—M Magler107.52
 25 Bauer, Harry J—Title G & T Co60.70
 25 Byrnes, Perry—Atlas Bldg Co513.65
 25 Boyer, Isidor—Sulzberger & Sons Co255.49
 26 Burns, Jas—State of NY1,000.00
 26 Belsito, Frank G—J Dairs & ano47.80
 27 Ball, Chas F—Realty Associates134.60
 27 Blick, Saml & Rosie—Terminal Bank11,461.33
 27 Blauberger, Wm—Streit & Corkran Co47.38
 27 Bowman, Chas E—A P W Seaman160.32
 27 Same—B Hoffman160.32
 27 Same—A D Lind173.92
 27 Same—J J Dezell160.32
 27 Ball, Jno O as trste Mary Caulfield—Jennie Caulfield2,269.25
 27 Brown, Caroline H—G I Roberts & Bros112.45
 27 Bernstein, Morris—J Maurer & Co84.80
 27 Baker, Elmer V—Tower Mfg & Novelty Co63.41
 27 Bilanoff, Isaac—M J Saltser & ano29.40
 22 Cornell, Wm C—Wilhelmina Disbrow71.40
 22 Campbell, Peter P—N Y Tel Co20.55
 22 Cronacher, Chris—J Otto821.67

22 Cohen, Chas—D Tabachnick & ano..	185.63	23 Kaplan, Dora—Igoe Bros	69.57	21 Southworth, Ellis B—Title Guar & Trust Co.....	1,117.40
22 Collella, Angelo—Eklyn Heights R R Co.....	109.15	23 Knopf, Jos—A Probst.....	177.42	21 Stubenwohl, Fredk—P Scalza & ano	32.68
25 Craven, Jas F—Margaretta Schierloh.....	118.12	23 Kleinman, Max—L C Teller.....	112.07	21 Streaty, Russell D—M Bunderoff.....	74.90
25 Crozier, Leonard—City of NY.....	70.57	23 Kabinoff, Harry—M Blumberg.....	94.00	22 Sena, Michl—Agnes Sena.....	28.25
25*Clancy, Theo F—C T Hardwick & ano as trste.....	274.40	25 Kozakiewicz, And J & Michl—J Svekiewicz.....	353.40	22 Sugarman, Mark—J A Sperry et al.....	90.00
25 Carroll, Danl J—O Dever.....	28.25	26 Koppel, Harry—P Siegel.....	40.30	22 Schneider, Morris & Max or Schneider Bros—Minnie Andersen.....	34.40
25 Connell, Jno J—M B Miller & ano.....	284.79	26 Kirwan, Timothy J—State of N Y.....	1,000.00	22 Smentkowsky, Jos—Annie Field.....	67.15
25 Castle, Jas—R Kinzinger.....	74.65	26 Koggan, Wm M—Lyn Oil & Varnish Co.....	154.26	22 Steinberg, Geo—C A Hardwick.....	344.26
25 Cohen, Louis—Sulzberger & Sons Co.....	39.56	27 Kelly, Chas—Realty Associates.....	157.95	22 Scheuing, Chas E—W C Scheuing.....	134.30
25 Clark, Jno J & Jas J—Mary Wengrowsky.....	250.00	27 Keller, Geo—J A Hebenstreit.....	52.59	22 Steinberg, Geo—J Levi.....	128.82
26 Cunohan, Paul F & Dennis—H L Redfield.....	85.25	27 Kolter, Herman H—A Birkle.....	5,124.24	22 Schieb, Henry—Figge & Hutwelker Co.....	94.68
27 Conley, Jas—M Hyams.....	373.91	27 Kaplan, Louis or Natl Show Case Co—Annie Pockress as admtrx.....	6,858.58	22 Sofir, Louis—I Krasnek.....	32.41
27 Cashman, Jas J—Natl Casket Co.....	239.13	27 Klindt, Jacob—H Von Glahn & Son.....	61.03	22 Schwartz, Hyman—A Goode & ano.....	618.90
27 Crane, Louisa A—H Shierloh.....	78.21	27 Kuhn, *Geo & Louisa—M J Saltser & ano.....	93.45	22 Schlager, Benj—N Y Tel Co.....	43.18
27 Cahill, Peter—British American Ins Co.....	288.45	21 Lockwood, Wm—Smyth-Donagan Co.....	190.22	22 Smith, Harry L—N Y Tel Co.....	43.18
21 Dunning, Eber—L Bossert & son.....	320.35	22 Lupinsky, Harry—A Fischerman.....	25.40	22 Smith, Theron L—B F Jayne & Co.....	214.98
22 Dreissagacker, Katie—Eve Stevens.....	1,526.80	22 Levine, Albt—M J Callahan.....	394.62	23*Scotto, Jno—Strohmeyer & Arps Co.....	43.51
22 Driscoll, Ellen—C L Baumann & Co.....	34.91	22 Livio, Sonito—Bklyn Heights R R Co.....	110.72	23 Smith, Chas—M Blumberg.....	71.00
23 D'Auria, Raffaele—E Casabianca.....	43,860.31	23 Linnstedt, Mathilda—Cross, Austin & Ireland Lumber Co.....	459.23	25 Swimm, Cornelia M—Peoples Trust Co.....	1,313.40
23 Drucker, Lillian—Morse Silver & ano.....	65.42	25 Lyons, Jno J—C Sohl & ano.....	103.35	25 Schmerzler, Henry—D J Rice.....	2,632.28
25 De Crescenti, Giuseppe as admtr Cosino—City of NY.....	89.97	26 Linnstedt, Mathilda—Cross, Austin & Ireland Lumber Co.....	519.40	25 Schiff, Louis—P Siegler.....	38.91
26 Di Fede, Domenico & Mariangela—Lyn Oil & Varnish Co.....	154.26	26 Lundy, Fredk—C Schaper.....	203.05	25 Seitz, Michl—Helen Chisholm.....	2,025.69
26 Durgan, Fredk—Singer Sewing Machine Co.....	442.58	27 Lefkowitz, Morris or Moses—H Fischer.....	402.15	25 Stearns, Marshall as gdn—G Wintjen.....	127.90
22 Elmhorst, Louis—Eve Stevens.....	1,526.80	27 Levin, Morris—Baldinger & Kupferman Mfg Co.....	309.40	25 Steron, Jno—Noonan & Price Co.....	78.45
22 Ehli, Louis—Figge & Hutwelker Co.....	94.68	27 Lampiner, Emil—H Saariner.....	70.00	25 Seitz, Chas W—Louise Sinnott & ano.....	108.07
22 Epstein, Jos—M J Callahan.....	394.62	27 Lambarto, Frank—J Maurer & Co.....	21.65	25 Steinberg, Sarah—A Rosenthal & ano.....	27.48
22 Edelson, Jno—M Blumberg.....	79.47	18 Martin, Frank—Lang & Co (corrects error in last issue when amt was 41.56).....	341.56	25 Shryver, Maurice—D Van Gelden.....	682.30
25 Eckolett, Harry H—F T Gallagher.....	104.28	21 Mass, Martin—C J Binisch & ano.....	66.40	26 Shoben, Jacob—Armour & Co.....	22.97
26 Ecker, Edw B—State of NY.....	500.00	21 Moore, Garret & Geo—S Beller.....	119.65	26 Schuttler, Fredk W—Eagle Savgs & Loan Co.....	2,343.21
21 Freed, Philip—Rachel Winer.....	64.40	22 Morgan, Dorothy—N Y Tel Co.....	23.22	26 Simon, Jacob—S Bernstein et al.....	67.20
21 Friedman, Louis—H H Ellison et al.....	133.71	22 Mass, Saml—L Fried et al.....	35.56	26 Shnayerson, Benj—E Rubin.....	40.91
22 Fullum, Thos A—C Oxx.....	1,301.42	22 Marks, Cornelia—W F Deitz.....	121.36	26 Smul, Jennie—M Wolfson et al.....	40.90
23 Fredberg, Henry—City of NY.....	59.40	22 Meany, *Harry T & Maude—C H Wolff.....	341.96	26 Schlossberg, Lena—Baum Dry Goods Co.....	191.50
23 Frank, Isaac—Halls Safe Co.....	112.41	22 Maahse, Balthasar—Figge & Hutwelker Co.....	94.68	27 Schneider, Rudolph—A Birkle.....	5,124.24
23 Fanning, Emilie—Cross, Austin & Ireland Lumber Co.....	459.23	22 Maher, Wm G—W Allen.....	3,127.85	27 Steinberg, Geo—H B Clafin Co.....	63.76
23 Feigherty, A—W S Bush.....	251.90	22 Mullen, Margt T—M Greenfield.....	22.40	27*Schwab, Wm—M J Saltser & ano.....	93.42
25 Friedlander, Edw & Mamie—J E Briggs.....	3,617.78	22 Mildner, Emma—H Schomaker.....	3,295.20	27 Schamber, David—same.....	24.92
25 Frankel, Frank & Jacob—Ital. American Marble Co.....	389.15	22 Minkoff, Abr—Nassau Electric R R Co.....	129.22	21 Timmermann, Anna M—J Kostler.....	534.40
25 same—same.....	281.69	22 Maczinkas, Agneszka—Bklyn Heights R R Co.....	116.03	22 Thompson, Albt & Aquie M—E Bradley Currier Co.....	275.36
25 Falding, Fredk J—M Shaler Allen as trste.....	2,921.09	22 Maczinkas, Povils—same.....	111.89	26 Thomas, Geo W—Mary Fronk.....	57.40
25 Frankel, Saml—Sulzberger & Sons Co.....	137.15	23 McCutchen, Frank—City of N Y.....	59.40	26 Tadross, Antonio—State of NY.....	1,000.00
26 Firth, Robt W—Harriet J Fielding.....	642.76	23 Meyer, Chas H—Swift & Co.....	72.11	27 Thiesen, Christ—J Maurer & Co.....	44.75
26 Fanning, Emile—Cross, Austin & Ireland Lumber Co.....	519.40	23 Melleman, David F, Jr—same.....	143.04	27 Ulrich, Chas F—A T Grosch.....	83.80
26*Fisher, L Harry—C Schaper.....	203.05	23 Marshall, Wm L—Dunn & Jewersen.....	21.38	23 Van Wicklen, Eliz—D S Van Wicklen.....	1,666.60
21 Gregory, Geo W—S Shanker.....	41.27	23 Metzger, Saml I—Buffalo Candy Co.....	20.95	27 Van Houten, Marie L—J H Gass Co.....	534.40
21 Glashoff, Henry—Sperry & Barnes Co.....	35.57	23 same—Gem City Liquorice Co.....	24.30	21 Wallace, Victor M—L Bossert & Son.....	320.35
21 Gilmartin, Eliz—H Duncan.....	164.91	23 Morris, Chas B—E Fitzpatrick.....	34.40	22 Wichods, Benj—N Y Tel Co.....	21.36
21 Glazer, Alfred—W D Scanlon.....	24.40	25 Maiselbach, Margt—G Wintjen.....	127.90	22 Whalen, Jno—F H Wortmann & Co.....	201.00
22 Gruber, Isaac—N Y Tel Co.....	42.41	25 McClosky, Wm J & Kath—W Gleichman.....	262.28	22 Wolff, Geo S—H Markowitz.....	162.90
23 Greenstein, Jacob—C Schaefer & ano.....	442.05	26 Meredith, Gertrude S—W P Clark.....	254.94	23 Whittaker, Jno—J H Neary.....	34.40
23 Greason, Walter H—H J Roosevelt.....	2,662.50	26 Mathias, Saml—Chas E Briggs; confession.....	100.25	23 Watson, Saml E—H M Childs.....	71.21
25 Gordon, Abr & Saml—Union Bank.....	8,289.57	26 McNulty, Harold C—28th St Co.....	40.87	23 Whaley, Geo H—Louls Meyer Co.....	73.78
26 Gurski, Jos—Curtis Bros Lumber Co.....	500.47	26 Meidenberg, Louis—F Popp & ano.....	66.16	22 Wolf, Max J—Advance Oil Works.....	368.14
26 Gurewitz Rubin—N Nathan.....	449.40	26 MacFarlane, Geo W—United Stove & Repair Co.....	70.22	25 White, Ida S—Mary M Ernst.....	157.25
27 Grotta, Jacob—M Herman.....	182.80	26 Mayer, Jona—M Schreiber.....	502.65	25 Werlock, Jos—W & R Iron Works.....	421.67
21 Hoehn, Hugh J—F D Creamer & Co.....	141.53	27 McCafferty, Chas—F Morris.....	112.15	25 Wintjen, Lur by exr—G Wintjen.....	127.90
22 Higgins, Edw F—N Y Tel Co.....	33.85	27 Moskowit, Sam—A Mauberg.....	40.85	25 Wintjen, Geo & Wm by gdn—same.....	127.90
22 Hotz, Geo—same.....	34.65	27 Mayer, Martin as exr Jos Heiser—Kings County Savgs Inst.....	11,631.98	26 Wechsler, Nathan—L Lerner.....	224.65
23 Harley, Jas—H L Plant.....	149.27	25 Napolee, Dominick—Title G & T Co.....	60.70	26 Woodhull, Jessie C—W Flinn.....	307.30
33 same—W Gleichman.....	148.67	26 Oakes, Chandler A—Singer Sewing Machine Co.....	442.58	27 Wright, Jno & Jacob—H Von Glahn & Son.....	487.05
23 Herman, Morris B—C Neely.....	643.13	27 Odom, Arch B—N Y Tel Co.....	341.51	27 Werner, Morris—M Davidson.....	74.65
23 Harvey, R Frank—Halls Safe Co.....	154.71	27 O'Connell, Jas—Natl Casket Co.....	239.13	27 Waxman, Max—same.....	41.05
23 Hanson, Bert & Hannah—L Sternbach.....	705.72	27 O'Sullivan, Jas E—F Loeser & Co.....	116.88	27 Wood, J Harvey Jr—Title G & T Co.....	1,441.71
23 Hallenbeck, Emanuel—J M McCann.....	106.15	21 Papa, Felix admstr Vincenza Papa—R Savarese & son.....	484.40	27 Walsh, Thos J—Globe Molasses Feed Co.....	50.53
25 Hinds, Gordon D—J J Ward.....	50.01	21 Petti, *Carlo & Giovanni—J E Wayland.....	50.16	27 Weisman, Frank J—M J Saltser & ano.....	389.71
26 Hornbeck, J Irving—W O Chapman.....	2,822.32	21 Pease, Leon W, *Edw & Josiah—C T Martens.....	165.90	26*Yglesia, Adolfo—C Schaper.....	203.05
26 Hecht, Anton—D M Michel.....	338.40	22 Pettit, Wyllys E & Bert S as exrs Lena S Pettit—Bklyn Development Co.....	67.64		
26 Hamway, Edw—State of NY.....	1,000.00	22*Polagnow, Louis—N Y Tel Co.....	21.36		
27*Havican, Frank—J A Hebenstreit.....	52.59	23 Place, Theo V—W S Bush.....	251.90		
27 Heyman, Jacob—M J Saltser & ano.....	34.86	25 Patone, Salvatore—A Callora et al.....	32.40		
27 Hoffman, Israel—A Mauberg.....	40.85	25 Pietrzak, Annie & Jacob—W & R Iron Works.....	421.67		
27 Hollahan, Wm H—Blanchard Atkinson & ano.....	170.40	25 Paige, Porter—Clay Constn Co.....	75.88		
27 Same—C L Atkinson & ano.....	162.80	25 Person, Geo W or Monarch Transfer Co—Donnellon Mfg Co.....	35.56		
27 Same—same.....	161.90	27 Papaceno, Antonio—F Kister.....	115.54		
27 Hoffstatter, Ernest W—K B Sackman.....	344.40	21 Rosenbaum, Max—R C Blancke & Co.....	83.41		
27 Hahn, Herman A—Margarita Story & ano as exr.....	214.40	22 Radford, Isaac H—E Pirani.....	312.35		
27 Hover, Harry W—J Platz.....	39.40	23 Regney, Jno E—Equitable Trust Co.....	77.78		
27 Heinz, Peter—Eliz Heinz.....	90.90	23 Robbe, Max—E B Carrick.....	31.81		
27 Irwin, Jno J—Agnes Irwin.....	82.75	23 Rossa, Carlo—S Tommasello & ano.....	412.50		
22 Johnson, Axel—Aurora Paint & Varnish Co.....	34.41	25 Robinson, Saml J or Colin J—C T Hardwick & ano as trste.....	274.40		
25 Johnson, Franklin—Leila Johnson.....	91.50	26 Rosedale, Michl—Betsey Berwin.....	29.42		
26 Jones, Richd W Jr—1st Natl Bank, Jamaica.....	8,362.82	26 Rosen, Leon—A Wittman.....	625.95		
27 Jacob, Harris & Hyman—G Hoffspiegel.....	30.55	26 Rees, Herbt K—Vivian V Rees.....	106.68		
27 Jacobs, David—State Comr of Excise.....	1,819.97	27 Rossa, Carlo—J Leon.....	1,180.71		
21 Koenig, Fredk W—S J Schiff.....	38.00	27 Re Thomas—G J Meyer & ano.....	124.26		
21 Kalmus, Philip—Burns Bros.....	35.36	27 Rosenthal, Jos—M Herman.....	182.80		
21 Kantro, Jno D—H B Alpijohn.....	17.40	27 Rapisarda, Giuseppe & Giuseppina—J A Carroa & ano.....	114.53		
21 Kemp, Julius—Puffer Mfg Co.....	178.58	27 Ryan, Cornelius A—W Tidey.....	81.71		
22 Kraslowsky, Davis & Gussie—L Fleischer.....	150.40	27 Reintz, Adolph & Morris—1st Co-op Steam Laundry.....	547.92		
22 Koller, Herman—Transit Development Co.....	109.95	27 Reeve, Julia B—Fidelity Phenix Fire Ins Co.....	55,796.57		
22 Korn, Paul—B F Jayne & Co.....	214.98	21 Scalice, Peter—R Savarese & Son.....	484.41		
22 Kleeger, Max—H Schuman.....	44.85	24 Scott, Jno T—J Steffins.....	30.56		
23 Kouski, Leo D—Emma Rosenbluth.....	115.90	21 Schlitz, Henry & Magdalena—City of N Y.....	46.72		

CORPORATIONS.

21 Dunning & Wallace—L Bossert & Son.....	320.35
21 Jno F Beck Co—J Kostter.....	534.40
22 A H Levinson Inc—J C Wemple Co.....	433.95
22 Brown Lee Realty Co—P Convery.....	1,282.32
22 same—J W Vogelsang.....	869.17
22 B Wichods & Co—N Y Tel Co.....	21.36
22 Co-operative Provision Co—Figge & Hutwelker Co.....	94.68
22 Hartford, Garage Co—Diamond Rubber Co, NY.....	183.89
22 National Fire Ins Co, Hartford, Conn—S J Singer et al.....	1,594.59
22 Robt T McMurray & Bro Inc—N Y Tel Co.....	39.34
22 Schlager & Smith—N Y Tel Co.....	43.18
22 Transit Development Co—David Moore, an infant.....	250.00
22 V. W. H Co—N Y Tel Co.....	22.88
23 Alexander Development Co—Cross, Austin & Ireland Lumber Co.....	459.23
23 Brooklyn Chair Co—Eliz De Santo as admr.....	113.98
23 Cranford & McNamee—Bklyn Heights R R Co.....	11,646.90
23 Kinscheif Litho Co—A Noden.....	45.08
23 Newton Realty & Constn Co—B Berenberg.....	329.42
23 Rapid Transit Subway Constn Co—Bklyn Heights R R Co.....	11,646.90
23 Seitz, Brewing Co—Acme Foundry Co.....	47.66
25 Berkshire Constn Co—H L Bartlett.....	81.10
25 F T Constn Co—Ital. American Marble Co.....	389.15
25 same—same.....	281.69
25 East Flatbush Bldg Assn—C H Finch & Co.....	64.60

25 Hadden Realty Co—Ital American Marble Co.	389.15
25 same—same.	281.69
25 Maurice, Schryver & Co—D Van Gelder.	682.30
25 Nassau Trust Co as exr—G Wintjen.	127.90
25 Transit Development Co—U S Frame & Picture Co.	205.47
25 Winona Worsted Yarn Co—J Ring & Sons.	176.97
26 Alexander Development Co—Cross, Austin & Ireland Lumber Co.	519.40
26 Fisher & Yglesia—Moller Kokeritz & Co.	33.36
26 Frank, Ibert Bwg Co—Martha Wengert as admtr.	100.05
26 Fisher & Yglesia Co—C Schaper.	203.05
26 L Schlossberg & Co—Baum Dry Goods Co.	191.50
26 Shoben Drug Co—Armour & Co.	22.97
27 Aronson Realty Co—Anna R Holzinger.	848.71
27 Edinboro Constn Co—Sanitary Heating Co.	332.80
27 Havican & Keller—J A Hebenstreit.	52.59
27 Kerr & Cook Constn Co—Sanitary Fire proofing & Contg Co.	404.36
27 Louis, Abramson Contracting Co—Sanitary Fire Proofing & Contg Co.	311.53
27 Sherman & Ryan Adv Co—L Youngson.	432.84

SATISFIED JUDGMENTS.

Manhattan and Bronx.

MAR. 23, 25, 26, 27, 28, 29.

Anquilli, Luigi—H L Slobodin; 1911.	184.51
Same—E O Grabo; 1907.	422.50
Alexander, Jane & Jno V—G R Simpson 1911.	638.40
Bennett, Jno D & Jno Schenk—Hydraulic Oil Storage Co; 1912.	313.51
*Barry, Fredk T—G R Waterbury et al; 1911.	18,754.33
*Same—same; 1911.	147.25
Bebarfould, Bertha—J Penn et al; 1911.	34.53
Benjamin, Abr—J Benjamin; 1911.	165.09
Bossak, David, Wm Bossack & Marcus S Rochinger—W Davis; 1912.	510.93
Cartier, Louis P—Boulevard Auto Co; 1910.	152.69
Carlson, Francis—F E Lennon; 1912.	792.98
Cuff, Wm—City of N Y; 1910.	32.67
Croissant, Anna—E H Wells et al; 1911.	29.13
Cuff, Wm & Allen—Northern Bank of N Y 1911.	401.62
Cuff, Wm—Phoenix Towing & Transportation Co; 1911.	164.88
Costa, Frank & Antonio Barone—J Rinaldi et al; 1911.	273.52
Dill, Chas E—American Newspaper Publishers Assn; 1911.	141.62
Dunsmore, Malcolm—S B Greenstein; 1912.	112.97
De Arteaga, Alberto—B Rosengarten; 1912.	30.40
Diamond, Arnold—J Fischel; 1909.	9,920.03
Drake, Margt F—M E Burns et al; 1911.	151.53
De Graffenried, Baroness, G V C—Baron R De Graffenried; 1912.	119.30
Daily, Geo & Jno A Carlson—American Radiator Co; 1911.	389.87
Ehret, Geo—R Kraus; 1912.	1,248.70
Feder, Harry A—D L Feder; 1909.	283.98
Feuer, Bennie—H Vogel; 1912.	2,095.93
George C Seeley Co—Butler Bros; 1912.	439.83
*Same—same; 1912.	105.85
Gonzales, Jno—J Rubin; 1906.	125.01
Goldstone, Harry—E Frankel; 1908.	59.65
Gilmore, Jas R O—S G Clarke et al; 1912.	141.26
Graves, Fredk R—W B Vanderpoel; 1910.	141.41
Goodheart, Geo H—J Delehanty; 1912.	181.20
Hammerstein, Oscar—M Resnick; 1912.	977.95
Huff, Thomas S & Chas E Coryell—L Huff; 1912.	1,153.33
Israel, Arthur—N Y Edison Co; 1911.	19.04
Indelli, Minnie A & Jas Conforti—S Adams et al; 1912.	2,666.78
*Juero, Michele & Mancini, Marco—People & Co; 1911.	500.00
Joline, Adrian H & Douglas Robinson—K Wiedner; 1912.	11,000.00
*Kyle, Paul & Ida A—S Goldberger; 1912.	1,115.00
*Kass, Abr L & Minnie Stein—People & Co; 1912.	300.00
*Kommel, Abr & Fanny Mayer—Peoples Bank of N Y; 1911.	210.70
Lutz, Jno G & Anna—M A Lesser; 1910.	104.41
Lowrie, Marion G—Rosenbaum & Co; 1911.	653.55
Lasky, David—Tenement House Dept; 1912.	262.00
Liginger, Geo F—J H Byrne; 1910.	67.67
*Meltzer, Samuel—A Shapiro; 1911.	15.56
Murray, John L—D Mitchell; 1912.	66.23
Mullane, Mary F—N Y Tel Co; 1909.	38.45
Monahan, Hugh V—Stern & Foster Co; 1910.	656.65
McCarthy, Johanna—J J Silver; 1909.	206.02
McCarthy, Johanna & Jno J—J Silver; 1909.	155.22
Mendoza, Isaac—H M Fischer; 1912.	665.48
*Mulligan, Kate & Amanda Gustafson—J A Fellows et al; 1912.	391.91
*Same—same; 1912.	391.91
*Middleman, Isaac L—B Silverman; 1907.	388.87
Orr, Wm J—J Hausman; 1911.	81.65
Oshinsky, Isidor & Oshinsky & Co—J Powdermaker; 1910.	1,077.53
*Ostrow, Bernard B—D Florin; 1912.	101.47
Prageron, Abr—M Stearn; 1908.	92.00

Pusculli, Dominick W—Park Drug Co; 1912.	17.96
Price, Henry E—German Grob & Son; 1912.	250.00
*Potter, Thos W—F L Slagenger; 1911.	48.05
Rostholder, Max & Dora—H Cannon; 1911.	95.65
Reese, Louis—F Finkel et al; 1911.	381.03
Ratnoff, Hyman L & Jos Gold—A Mintzer; 1912.	40.58
Seeley, Geo C—Butler Bros; 1912.	207.73
Smyth, Louis, Francis Smyth, Francis J M Dillon & Jno J O'Donohue—Rapid Transit Subway Constn Co; 1911.	45.00
*Same—City of NY; 1911.	127.45
Smith, Cath T, Jno H Murphy & Edw F Murphy—City of NY; 1907.	106.85
*Same—same; 1908.	176.95
*Same—Rapid Transit Subway Constn Co; 1907.	105.00
*Same—same; 1908.	70.00
*E & H Levy—City of NY; 1912.	1,013.79
Scheifer, Jno H—Kamerman & Co; 1912.	146.81
Sugarman, Harry—M Glickman; 1910.	82.06
*Schor, George & William Frankel—J Rabinowitz; 1908.	454.65
*Sutter, Jno A—J M James; 1905.	590.18
*Same—same; 1905.	267.26
Sterner, Fredk J—Arthur H Christ Co; 1911.	107.88
*Same—same; 1912.	83.15
*Sacks, Harris—Jackson McGlade & Co; 1907.	450.10
*Same—H Delansky; 1906.	258.98
*Same—R Rothschild; 1908.	3,146.33
*Volk, Albt A—City of N Y; 1912.	264.41
*Same—same; 1911.	262.00
Villone, Jos A—W H Matthews et al; 1912.	234.41
Warshauer, Jacob C—L Livingston; 1911.	265.90
Wolfenberg, Jos—L Joseph et al; 1908.	165.16
Willis, Jos T—R L Gray & Co; 1911.	80.29
Wolfinger, Morris—H Schneider; 1907.	37.40
Walsh, Wm S—J H Stoutenburgh; 1911.	161.91
*Same—same; 1911.	163.36
Woodcock, Danl, atty—Van Nest Woodworking Co; 1911.	808.75
Sykes, Walter F—same; 1911.	58.25
Wolfinger, Morris & Morris Zimet—H Zudek; 1907.	66.02
Wolf, Isidore D—Reich & Reinhardt Co; 1912.	146.36
Youmans, Gulbert E & Edna J—S Goldberger et al; 1911.	600.00

CORPORATIONS.

N Y Taxicab Co—H Pollman; 1911.	150.00
Manhattan Screw & Stamping Co—NY Edison Co; 1911.	842.60
Brooklyn Union Elevated R R Co—J Goldstein; 1912.	150.00
Nassau Electric Ry Co—R Kaufman; 1911.	262.00
National Surety Co—L M Buehler & Co; 1912.	1,183.13
Nagler, Samuel, Standard Chandelier Co & Benjamin Bindel—J Landsberg; 1911.	218.86
One Hundred & Thirty-Fourth Street Co—M Hochberg; 1911.	89.65
Reinitz, Max, Hannah Reinitz & Karl Kraus—C Smith; 1912.	298.62
Tangiers Development Co—Van Beuren & N Y Bill Posting Co; 1911.	3,658.67
Sea Beach Ry Co—J P Isenhauer; 1912.	89.64
*Same—E S Isenhauer; 1912.	93.29
*Same—J P Isenhauer; 1911.	1,130.79
*Same—E S Isenhauer; 1911.	2,130.79
*N Y Transportation Co—S West; 1904.	1,010.84
*Same—A Wilkins; 1906.	438.47
Berger Mfg Co—H Schechter; 1912.	1,730.74
Hudson Trust Co—G F Considine; 1912.	641.88
Massachusetts Bonding & Ins Co—W Karp; 1914.	884.13
N Y Veal & Mutton Co—I Dunbar; 1911.	1,490.38
Empire Clothing Co—L Lowenfels & Co; 1912.	88.22
134th St Co & Herman Knepper—W T Hookey, Inc; 1911.	394.25
Quinn Bros Bldg Co—Lang Contracting Co; 1912.	64.67
Weller Mfg Co—T Quinn; 1911.	363.02
N Y Central & Hudson R R Co; —H Best; 1906.	17,655.02
*Kraus Ernst Realty Co & Ernst Gustav Savoy Glass Co; 1912.	524.28
*Same—M Marks; 1912.	526.23
Sohlke, Gus—Morningside Park Co; 1911.	265.69
A Feldman Constn Co—L Packman; 1912.	192.61
Motor Car Exchange, Inc—J Thompson; 1912.	942.78
N Y Transportation Co—J P Sears; 1908.	12.67
Manhattan Screw Stamping Works—T A Painter; 1911.	57,017.84
*Same—F L Leland; 1911.	60,017.84
*Same—F L Leland; 1911.	90,017.84

Borough of Brooklyn.

MAR. 21, 22, 23, 25, 26, 27.

Brandau, Gustav & Lizzie—Mary M Markey; 1912.	100.00
Brice, Julia—Mary Brice; 1911.	32.40
Burchell, Kate—A W Cherington; 1912.	81.90
*Burchell, Kate & Arthur M—A W Cherington; 1911.	51.90
Berman, Isaac—Roscoe Conklin Wood & Co; 1911.	80.93
Bandel, Chas F—City of N Y; 1912.	124.22
Bloomgarden, Henry—J W Gottlieb; 1910.	74.40
*Bernstein, Abram—City of NY; 1912.	263.00

Berman, Leo—B Edelhertz; 1910.	29.41
*Same—same; 1910.	263.00
Canfield, Jas M—City of NY; 1912.	30.17
Carnel, Isidor—A Kreindels; 1912.	113.50
Cunahan, Dennis as admr of Mary—J H Ives & ano as trstes; 1911.	676.43
Dill, Clarence E—American Newspaper Pub Assn; 1911.	141.62
Freedman, Jonas—C Schirrmeister, Jr, 1910.	1,074.67
Goldstone, Harry—E Frankel; 1908.	59.65
*Gallagher, Catherine—City of NY; 1912.	260.00
Hill, Wm J—W L Durack; 1912.	558.12
*Hurwitz, Joe—Mary Fusfield; 1912.	394.70
Haims, Rebecca—H Schenker; 1912.	293.90
Johnson, Jesse W—Udall & Ballou; 1907.	130.15
Krancer, Herman—I Greenberg; 1912.	74.40
Lang, Michl—Thos F Fagen; 1905.	31.82
Miskind, Oscar—C J Davis; 1906.	133.02
McCarthy, Johanna—J J Silver; 1909.	206.02
McCarthy, Johanna & Jno J—same; 1909.	155.22
Mulvaney, Mary—P Ollikainen; 1911.	473.05
Magill, Susan A & Harry N W—Blanche A Magill; 1910.	95.57
McAulay, Jno J—City of NY; 1912.	30.17
Neiman, Jacob—S A Miller; 1912.	107.93
Parsons, Ellen R—W Burnside, infant &c; 1912.	300.00
Piesch, Chas—W Smith; 1910.	164.90
Rook, David—A Wohl; 1912.	112.74
Rowley, Leonard—Gross & Surless; 1911.	119.40
Robbins, Serena & Clarence H—W Burnside, infant; 1912.	300.00
Sicklick, Benj—B Edelhertz; 1910.	29.41
Schmidt, Chas F—State Commr of Excise; 1912.	1,820.97
Shapiro, Isaac—J Deutschman; 1910.	91.40
Tremmel, Martin & Susanna—C Sena; 1908.	124.40
Winham, Etta M—J Reizenstein; 1912.	161.15
Wollin, Wm F—W G Morrisey; 1910.	91.50

CORPORATIONS.

John Pierce Co—E Miller; 1912.	1,582.90
Milton Constn Co—Slavensky & Bardash; 1910.	291.40
Metropolitan Hotel Supply Co—W H Mohrman, infant; 1911.	1,631.73
*Same—same; 1911.	150.00
*Same—same; 1912.	107.33
Roman, Catholic Church of the Gdn Angel—F J Kelly's Sons; 1912.	10,765.07
Wm C Reid Constn Co—M G Williams & Co; 1912.	93.59

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

MAR. 21.

No judgments in foreclosure suits filed this day.

MAR. 22.

7TH av, sec 136th, 49.11x75; Greenwood Cemetery Co agt Philip Simon et al; Miller, King, Lane & Trafford (A); Jas A Foley (R), due, \$74,106.67.

MAR. 23.

No judgments in foreclosure filed this day.

MAR. 25.

Av C, 217; Emanuel Moses agt Henry Dorb et al; Sidney L Josephthal (A); Jos Gallagher (R), due, \$12,224.33.

Av C, 219; same agt same; action 2; same (A); same (R), due, \$13,239.99.

Fulton av, 1361; Wm Batz agt Ernesto G Biggio et al; Chas Zerbarini (A); Gilbt R Hawes (R), due, \$6,782.33.

MAR. 26.

Tower pl, ns, 185 e Webster av, 25.11x 100; Bernard J Rush agt Margaret Rush et al; Warren E Sannis (A); Hiram M Kirk (R), due, \$671.83.

MAR. 27.

138TH st, 515 W; Geo M Bruestle agt Isaac Levy et al; Chas Brandt Jr (A); Edw D Dowling (R), due, \$12,361.84.

LIS PENDENS.

Manhattan and Bronx.

MAR. 23.

34TH st, 11 W; Julian Benedict agt Edw Kupfer et al; specific performance; G P Brush, atty.

Broadway, sec 43d, 104.3x193.9x irreg; Wahle-Phillips Co agt Mary A Fitzgerald et al; action to foreclose mech lien; Hurry & Dutton, attys.

MAR. 25.

100TH st, 145-47 W; Rachael Cohen agt Yetta Cohen et al; action to declare conveyance void; M Shenckman, atty.

58TH st, 308-10 W & Lexington av, 61-65; two actions; Isaac Osserman agt Bernard Reich et al; foreclosure of two mech liens; Goldfogle, Cohn & Lind, attys.

Liberty st, 105-9; Louis Steckler agt Wm Kennedy et al; action to impress trust; Menken Bros, attys.

Park av, ws, 437.7 s 187th, 100.2x98.3; Jamestown Mantel Co agt Althea Realty Co et al; action to foreclose mech lien; Weschler & Rothschild, attys.

MAR. 26.

East Broadway, 181; Kamerman & Co agt Jacob Richman et al; action to foreclose mech lien; London & Davis, attys.

MAR. 27.

121ST st, sec Morningside av E, 100x 34.1; German Exchange Bank agt Simon Friedenstien; notice of levy; Steiner & Petersen, attys.

Jackson av, nec 160th, 24.2x175; also LONGFELLOW AV, ws, 107.4 n 167th, 100 x100; also FOREST AV, es, 100 n Cedar pl, 25x135; Max Fischer agt Emma M S Mes-taniz; notice of levy; B F Feiner, atty.

Same prop; Pierce, Butler & Pierce Mfg Co agt same; notice of levy; Pressinger & Newcombe, attys.

Decatur av, es, 300 s Woodlawn rd, 50x 120; Iroquois Door Co agt Annie D'Ambr; notice of levy; Quinn & Shoemaker, attys.

Same prop; Wilson M Powell Jr agt same; notice of levy; W M Powell, atty.

Jackson av, nec 160th, 24.2x175; also LONGFELLOW AV, ws, 107.3 n 167th, 100 x100; also FOREST AV, es, 100 n Cedar pl, 25x135; Max Fischer agt Emma M S Mes-taniz; notice of levy; B F Feiner, atty.

So Boulevard, es, bet 156th & Longwood av, lot 70; Jno H Ives agt Annie F Burr et al; foreclosure transcript of tax lien; E R Vollmer, atty.

Allen st, 79 and property in Richmond County; Caroline Lauber agt Emma Haller et al; partition; Hendrick & Hendrick, attys.

10TH av, 469-73; also 36TH ST, 505-9 W and property in Queens County; Wilhelmina F Gennerich agt D Gesine Hildebrand et al; partition; Holm, Whitlock & Scarff, attys.

MAR. 28.

Webster av, ws, bet 173d & 174th, lot 83; Belle T Sewell agt Ellen Tohey et al; foreclos of transfer of tax lien; M Frank, atty.

Mulberry st, swc Kenmare, 35x91; Dellon Watnik Co agt Michl Brigante; action to foreclos mech lien; J Gordon, atty.

Av A, ws, 77.6 s 15th, 25.9x94; Leon Kupferman agt Jos Finger et al; action to declare lease mts; M Davidson, atty.

MAR. 29.

51ST st, 239 W; Vermont Trading Co agt Josephine Bennett; notice of levy; Ernest Lowenstein & Cane, attys.

5TH st, 218; Isaak Klein agt Michl Kirschner; action to declare lien; Morris & Saml Meyers, attys.

Borough of Brooklyn.

MAR. 21.

Powers st, ns, 80 e Leonard, 20x80; Chas S Sargent agt Sarah J Sargent & ano; specific performance; H M Gescheldt, atty.

President st, sws, 150 nw Hicks, 20x100; Margt Dougherty agt Gelsamina Valentine & ano; A F Tuozzo, atty.

Carlton av, ws, 96.6 nw St Marks av, 20 x100; Jno A Doyle agt Thos Dumbleton et al; F H Nichols, atty.

Atlantic av, 1689; Mary B Francisco agt Emilie Romain et al; J J Hood, atty.

Atlantic av, 1691; same agt same; same atty.

E 5TH st, es, 260 s Albemarle rd, runs e100x2.4xsw50.1xw53.2 to st, xn20 to beg; Richd T Sherlock & ano agt Cath Phillips; Jos Fried, atty.

76TH st, ss, 380 e 3 av, 20x109.4; Wm Lawlor agt Mary Lawlor et al; partition; C H Winslow, atty.

S 1ST st, nwc Havemeyer, 25x104; Carmine Caccavale agt Luigi Salzano & ano; to foreclos mech liens; V H Seiler, atty.

MAR. 22.

S 4TH st, sec Wythe av, runs e 23x74x e 2 inches, xs16xw23.2 to av, xn90 to beg; Kings Co Savings Inst agt Michl L Bradley et al; S H Coombs, atty.

Amherst st, ws, 300 n Hampton av, 60x 100; Manhattan Beach Co agt Nils Johnson et al; Austin & McLanahan, attys.

Rodney st, ns, 144 e Bedford av, 22x100; Park Mortgage Co agt Aaron Greenberg et al; Frettrech & Sybel, attys.

S 2D st, nes, 40 nw Marcy av, 20x80; Helen F Foley et al as exrs & trstes agt Rebecca Feld et al; R M Hart, atty.

Ergert av, ns, 78 e Eckford, runs n95.6 xe20.6xse33.1lx60xw26 to beg; Max Levy agt Sarah Greenberg & ano; to set aside deed; H D Levy, atty.

S 2D st, ss, 97.6 w Bedford av, runs s48x w6.4xs42xw15.2xn90 to st, xe21.6 to beg; Gesiene Estrup & ano agt Saml Phillips et al; O F Struse, atty.

Prospect av, nes, 185.3 se 4 av, 25x80; Mary Hegeman agt Wm H Winchester et al; Eastman & Eastman, attys.

3D av, es, 59.6 n 12th, 19.5x75; J Clifton Montfort agt Wm H Winchester et al; Eastman & Eastman, attys.

Kosciusko st, 126; Solomon Wisotzky agt Birdie Kessler; J A Newman, atty.

E 32D st, ws, 80 s Tilden av, 20x100; Wm Herod agt Michl Pollock et al; A M Price, atty.

Schenectady av, es, 20x100, being lot 15 an block 4719 on map of Rugby; T Jno McKee agt Theodore Lodine et al; J B Burnett, atty.

Leonard st, es, 174 s Driggs av, 102x100; Louis Kaplan agt Isidor Kantor et al; B W Slot, atty.

43D st, sws, 120 nw 12 av, 20x100.2; Emi-lie Huber agt Annie Blankstein et al; E Kempton, atty.

E 17TH st, es, 140 s Av N, 30x100; Emi-lie Geiger agt Henry B. Tibbitts et al; J J Metzger, atty.

MAR. 23.

Plot begins at a point formed by the c l of Kimball av & s l of Hobson av, runs ne675 to Flatbush av, xn368.7 to a Creek, xnw314.6 to land of Vanderveer, xsw522 to c l of Kimball av, xse613 to beg; also PLOT begins at a monument in the c l of the rd laid out bet land of Hendrick I Lott & Eliza A Voorhees, runs ne672.6x se1617.9xsw672.6xn1619.11 to beg; also PLOT begins at a monument in the centre of the rd, leading to the land of Elijah M Kimball & bet land of Lott & land of Voorhees, 336.3 from a monument in the centre of said rds, runs nw582.4 to land of J Lott, xne335.2xs594 to centre of rd, xsw— to beg, except certain premises; Stone Constn Co agt Flatbush Estates; J J Schwartz, atty.

St Marks av, ns, 255 w Buffalo av, 20x 96; Jno S Healy agt Loriston M Sweet et al; T M Simonton, atty.

71ST st, ss, 180 w Narrows av, 80x100; Albt Berry agt Jacob S Glaser et al; G C Case, atty.

Brooklyn av, ws, 37.7 n Sterling pl, 18x 100; Florence M Corwin agt Mary Belle Brew et al; Magee & Cornell, attys.

Hopkinson av, es, 20x—, being lot 50 in blk 3612 on map of Waverly, said map filed in the office of Register of Kings Co as map 1489; Peter Mikalauckas agt Frank Jowaiszas et al; D B Getz, atty.

51ST st, sws, 53.1 nw West, runs sw94.11 xe4.9xs40xe100 to West, xn66.1lxnw53.1 to beg; Louisa Angle agt Chas A Miller et al; Caldwell & Holmes, attys.

76TH st, nc 17 av, runs nw100xne100xse 8xne100 to 75th, xse92 to 17 av, xsw200 to beg; released as to certain premises; F C Mebane, atty.

Av L, swc 16th, 35x100; Teresa Alfani agt Donato Palmieri et al; M H Latner, atty.

Knickerbocker av, 550; Aaron C Horn agt Aug Vogel et al; E D Newman, atty.

Myrtle av, sec Fleet pl, runs s75xe22xn 39xw4 ins, xn36 to av, xs21.8 to beg; Leopold Weill agt Gretta M Arthur et al; Strouse & Strauss, attys.

Doscher st, ws, 140 n Glenmore av, 40x 97.4; German American Impt Co agt Grace H Greger et al; J A Sheehan, atty.

Park Side ter, ws, 135 n Park Side av, runs w89.6xnw20.4xe95.5 to ter, xs20 to beg; Andres M Companioni as trste agt Louise Sinnott et al; E R Vollmer, atty.

Park Side ter, ws, 155 n Park Side av, runs w109.2 to Brighton Beach R R, xn 21.2xe103.9 to ter, xs20 to beg; same agt same; same atty.

Park Side ter, ws, 175.5 n Park Side av, runs w103.9 to Brighton Beach R R, xn 21.2xe98.3 to ter, xs20 to beg; same agt same; same atty.

Park Side ter, ws, 195.5 n Park Side av, runs w98.3 to Brighton Beach R R, xn 21.2xe92.10 to ter, xs20 to beg; same agt same; same atty.

MAR. 25.

Middleton st, ss, 100 e Harrison av, 30x 100; Henry Harrison agt Barnett Harrison et al; partition; Theo Gutman, atty.

Garden st, nes, 139.6 nw Bushwick av, runs nw20xne56.4xe58.8xs20xw52.2xsw50 to beg; also GARDEN ST, nes, 325.10 se Flushing av, runs se20xne56.4xe58.8 to Bushwick av, xn19.6xw65.1xsw26 to beg; State Bank agt Jacob Maziroff et al; W T Kohn, atty.

11TH st, sws, 280 nw 3 av, 20x100; Chas Franklin agt Michl Rafferty et al; East-man & Eastman, attys.

Gates av, es, 400 s Central av, 25x100; Mechanics Bank Brooklyn agt Francesca Chigala; Kiendl, Smyth & Gross, attys.

Myrtle av, ss, 60 w Ryerson, 20x82; Alex Mackenzie agt Geo W Heatley et al; East-ton & Bailey, attys.

Downing st, es, 375 s Gates av, 25x101; General Iron Works agt Downing Constn Co et al; to foreclose mechanics lien; Kiendl, Smyth & Gross, attys.

Columbia st, es, 202.2 n Degraw, 20x 97.6; J Clementine Grey agt Michele Mar-tesca et al; J L Goodwin, atty.

E 35TH st, ws, 230 s Av L, runs w83.10 xse51.10xe70.11 to st, xn50 to beg; Albt W Seaman as exr agt Carlo Rossa et al; H Bunker, atty.

Schenck av, ws, 235 s Dumont av, 20x 100; Wmsburgh Savgs Bank agt Philip Kiel et al; S M & D E Meeker, attys.

Schenck av, ws, 175 s Dumont av, 20x 100; same agt Sarah Silverman et al; same attys.

East N Y av, ss, 112.2 w Rockaway av, runs s79.3xsw30.1xn97.8 to East N Y av, xe24.6 to beg; Wmsburgh Savgs Bank agt Aaron Kaplan et al; S M & D E Meeker, attys.

Covert st, ns, 115 e Bushwick av, 15x 100; Wmsburgh Savgs Bank agt Wm G Dillingham et al; S M & D E Meeker, attys.

Putnam av, ss, 250 e Howard av, 25x100; Wmsburgh Savgs Bank agt Jno Rors et al; S M & D E Meeker, attys.

Dean st, ns, 347.6 w Carlton av, 47.6x 110; N Y Life Ins Co agt Julius Weiss et al; J L Goodwin, atty.

St Johns pl, ss, 100 w Troy av, 20x120.3; Jno S Healy & ano agt Ledyard Constn Co et al; Murphy & Fultz, attys.

E 2D st, ws, 180 n Av F, 40x125; Title Guar & Trust Co agt Louis C Prophet et al; J L Goodwin, atty.

Park pl, ns, 270 w Howard av, 20x127.9; Title Guar & Trust Co agt Ida Wittenberg et al; J L Goodwin, atty.

Saratoga av, es, 61.6 e Eastern pkway ext, runs e94.11 to land of S L Vander-veer, xs23.10xw108 to av, xn20 to beg; State Bank agt Tessie Greenbaum et al; J J Schwartz, atty.

MAR. 26.

Nostrand av, es, 42 n Montgomery, 53.7 x100; Montgomery Constn Co agt Robt Given; specific performance; Beck, Bern-stein & Dukore, attys.

14TH av, w cor 44th, 20.2x90; Jos Pines & ano agt Falk & Fine Constn Co; S A Langfur, atty.

44TH st, ss, 90 w 14 av, 25x100.2; Jos Pines & ano agt Falk & Fine Const Co; S A Langfur, atty.

44TH st, ss, 115 w 14 av, 25x100.2; same agt same; same atty.

44TH st, ss, 140 w 14 av, 25x100.2; same agt same; same atty.

18TH st, ns, 175 e 6 av, 50x100; Mary W Pell agt Bella Barnett et al; W M Powell, atty.

McDonough st, ns, 49.6 w Throop av, 27x100; Board of Home Missions of the Presbyterian Church in the U S of A agt Chauncey G Cozine et al; E Kempton, atty.

E 9TH st, es, 460 s Av D, 40x120; Mary E Thomson agt Mary A Weales et al; J L Goodwin, atty.

St Marks av, ss, 100 e Nostrand av, 33.4 x150; Jas Bliss Coombs & ano as exrs agt Temple Realty Co; A F Van Thun, Jr, atty.

Liberty av, ns, 40 e Shepherd av, 20x 75; Title Guar & Trust Co agt Pincus Glickman et al; J L Goodwin, atty.

53D st, ns, 100 e Fort Hamilton av, runs e190.8xne104.1lxw203.7xsw101.10 to beg; Sarah M Ruhlin as admrx agt Alfred J Boulton et al; MacGregor & Wickert, attys.

53D st, nec Fort Hamilton av, 100x110; same agt same; same atty.

McDonough st, ns, 22.6 w Throop av, 27x 100; Pythian Home agt Chauncey G Cozine et al; E Kempton, atty.

Georgia av, ws, 240 s Sutter av, 20x100; Title Guar & Trust Co agt Harry Mendel-owitz et al; J L Goodwin, atty.

Cedar st, ss, 320.7 e Evergreen av, 20x 84.2x20.1x82.7; Nassau Trust Co of Bklyn as trste agt Eliz Stroh et al; Jas Moffatt, atty.

65TH st, nes, 280 nw 8 av, 60x100; H B Scharmann & Sons agt Mary A Frank et al; F Obernier, atty.

Rockaway av, es, 42.5 s Dean, 18x100; Marianna Perna agt Jos Sparber; specific performance; Chas J Masone, atty.

Chauncey st, 729; Abr Bachrach agt Anna M Kinney et al; A A Silberberg, atty.

Starr st, 87; Nicolo Alessi agt Michele Dagati et al; J G Giambalvo, atty.

Hancock st, ns, 156 e Reid av, 19x100; Chas H Place agt Isabella Holke et al; Chas L Livingston, atty.

MAR. 27.

Elton st, ws, 585 s Arlington av, 25x 100; Williamsburgh Savgs Bank agt Marie A Matteson et al; S M & D E Meeker, attys.

Gates av, ses, 225 ne Central av, 16.8x 100; Emil A Roos agt Wm A Bock et al; J F Alsgood, atty.

7TH st, nes, 264.6 se 8 av, 16.8x100; Alex Levy agt Janet M Turnan et al; M S Cohen, atty.

Keap st, ses, 144.8 sw Bedford av, 44.8x 100; New York Life Ins Co agt Saml Zech-nowitz et al; J L Goodwin, atty.

Keap st, ses, 100 sw Bedford av, 44.8x 100; same agt same; same atty.

Liberty av, ss, 107.7 e Thatford av, 23.10 x100; South Bklyn Savgs Institution agt Saml Katz et al; J L Goodwin, atty.

Evergreen av, nc Linden, runs w203.11 to Grove xne277.3xse200 to Linden xsw237.6 to beg; Henry Doscher et al as exrs agt Frank Ibert Brewing Co et al; H F Coch-rane, atty.

Clarendon rd, 2504; Harry McComb agt Christian E Kern et al; to set aside deed; M M Block, atty.

Ridgewood av, ss, 100 w Logan, 50x 42.6x50x49; Henry Bieg agt Jane E Peters; to impress a lien; Nicholas Dietz, atty.

E 32D st, ws, 120 n Tilden av, 20x100; Jno R Sparrow agt Geo J Avery et al; W H Smith, atty.

Lafayette av, ss, 100 e Stuyvesant av, 20 x100; Wm Allen as trste agt Elbert H Newton & ano; Williams & Stevenson, attys.

Saratoga av, ws, 350 n Blake av, 25x100; Sarah Edelman agt Pearl Bernstein et al; to foreclose mech lien; A W Wicksman, atty.

Stagg st, ss, 150 e Graham av, 25x100; Williamsburgh Savgs Bank agt Meyer Kaplan et al; S M & D E Meeker, attys.

80TH st, ss, 216.10 e 17 av, 22.8x109.8x 22.8x109.10; South Brooklyn Savgs & Loan Assn agt Salvatore Maffai et al; Wm J Bolger, atty.

80TH st, ss, 239.6 e 17 av, 27.4x109.5x27.4 x109.8; same agt same; same atty.

Nostrand av, es, 140 s Maple, 20x100; Johanna Balaban agt Aaron Smilowitz et al; Myron Krieger, atty.

Lot 44 on map 787 filed in the Register's office July 29 1868 and bounded n by Lin-den av, s by Martense av e by sec 45 & w by sec 43 on said map; Wm M Dillmeier et al; agt Oscar Palmleaf; to recover a deposit; S M & D E Meeker, attys.

FORECLOSURE SUITS.

Manhattan and Bronx.

MAR. 23.

West Farms rd, nwc Freeman, 56.5x88.10 x irreg; Maria Miraglia agt Gaetano Zingales et al; Shapiro & Levy, attys.

Madison av, 1582; Max Turkeltaub et al agt Becker Realty Co et al; A A Silberberg, atty.

Av B, or East End av, nwc 79th, 102.2x 140; Moritz Falkenau agt Stevenson Const Co et al; A L & S F Jacobs, attys.

Lot 193, map of Arden property, Bronx; Thos P Howley agt Townsend A Venty et al; W W Penfield, atty.

Lots 9, 10, 11 & 11A, map of Van Nest Park; Jno H Paradise agt Ursuline Realty Co; A H Vitale, atty.

Robbins av, nwc 141st, 100x199.3; Wm H McCord et al agt Annie Marx et al; F B Chedsey, atty.

MAR. 25.

Bathgate av, sec 187th, 154.3x90; Ver Planck Est agt Furlong Tompkins Co et al; M S Borland, atty.

Union av, 834; Simson Wolf et al agt Katie Lauber et al; S Kohn, atty.

West End av, 54; Johanna Bach agt Jos Freedman et al; G H Bruce, atty.

111TH st, 69-73 W; United States Trust Co of N Y agt Abr Rothstein et al; Stewart & Shearer, attys.

2D av, 2387; Fanny Greenebaum agt New England Holding Co et al; Paskus, Cohen & Gordon, attys.

MAR. 26.

101ST st, ss, 120 e Lex av, 25x100.11; Annie C Cochran agt Louis W Jacobs et al; R T Carter, Jr, atty.

116TH st, ss, 144 w Pleasant av, 50x 100.10; two actions; Lawyers Mtg Co agt Michl A Scudi et al; Cary & Carroll, attys.

St Anns av, 117; Louis B Hasbrouck agt Lizzie Bogen et al; L A Carley, atty.

Park av, 4465; Mae O'Connor agt Richd C Hart; W A Schumacher, atty.

Lot 132 map of prop of W F Duncan at Williamsbridge; Jas F Waldron agt Geo Zuelch et al; C G Wheeler, atty.

MAR. 27.

109TH st, 70 E; Morris H Glass agt Yetta Sasmorsky; L Lerner, atty.

St Nicholas av, 454; Union Trust Co of N Y agt Frank George et al; Miller, King, Lane & Trafford, attys.

14TH st, ns, 255 e Av B, 25x100; Poughkeepsie Trust Co agt Albt M Hirschfield exr et al; C W H Arnold, atty.

56TH st, ss, 140 e 8 av, 22x100.5; Ann E Yereance et al; amended; M Kirtland, atty.

179TH st, sws, 300 w Bronx Park av, 25x80; Isabella M W Bachur agt Okke Jacobs et al; L E French, atty.

Av C, 203; Eliz Reed agt Lena Jacobowitz et al; Wilson, Barker & Wager, attys.

116TH st, 322 E; Francis G Lloyd et al agt Jas C Cunningham et al; Merrill & Rogers, attys.

Lenox av, es, 74.11 s 143d, 50x85; Chas H Young et al agt Saml Parnass et al; A Ritchie, atty.

102D st, 324 E; Harmon W Hendricks agt Nathan Cohen et al; J J & A Lyons, atty.

Lorillard pl, swc 187th, 42x90; Leopoldina Siebert agt Furlong Tompkins Co et al; B Shaw, atty.

MAR. 28.

Av A, 1408-10; Manhattan Savings Inst agt David Jacobs et al; Holmes, Rapallo & Kennedy, attys.

Bronx & Pelham pkway, ss, intersec wl of land of N Y, NH & H R R Co known as Harlem River Branch, 19x379.2x15.2x 381.11; Annie M Harrison agt Percival E Nagle et al; E Berry, atty.

Kingsbridge rd, ss, 98 w Morris av, 16x 80; Farmers Loan & Trust Co exr agt H U Singhi Realty Co et al; Geller, Rolston & Horan, attys.

175TH st, ns, 27 w Clinton av, 61.4x90; two actions; Michl E von Schoening agt Wiedhopf Constn Co et al; Wolf & Kohn, attys.

1ST av, 1109; Caroline Dillenberg et al agt Abr Jacobs et al; Goldsmith, Rosenthal, Mork & Baum, attys.

120TH st, 528-534 E; two actions; Jos Hildesheimer agt Florence Realty & Constn Co et al; Miller & Bretzfelder, attys.

Cherry st, 270, 296-304; Jonas Weil et al agt Saml Kommel et al; I S Heller, atty.

MAR. 29.

149TH st, ns, 160 w Broadway, 173.1x 102; Max Marx agt A Feldman Constn Co et al; N W Chandler, atty.

149TH st, ns, 160 w Bway, 173.1x102; Andw J Connick et al agt A Feldman Constn Co et al; N W Chandler, atty.

Claremont av, es, 220 n 125th, 40x100; Jos J MacKeown agt Anna M Bornhoeft et al; Stoddard & Mark, attys.

Sheridan av, 947; Our Realty Co agt Briggs Avenue Realty Co et al; S T Stern, atty.

224TH st, ns, w 1/2 of th e 1/2 of plot 420 map of Village of Wakefield; Saml Keeler agt Antonia Klunder et al; S Keeler, atty.

Crotona av, es, 336.7 n 181st, 81.6x418.2; Manhattan Mtg Co agt G Zingales Co et al; Carrington & Pierce, attys.

11TH st, ns, 233 w Av C, 37.6x103.3; Jos L Buttenweiser agt Yetta Bauman et al; M S & I S Isaacs, attys.

11TH st, 322-4 W; Alice McBain agt Sophie Schnitt et al; Baylis & Sanborn, attys.

9TH av, 70; Cheever M Ely et al agt Anastasio C M Azoy et al; Man & Man, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

MAR. 23.

158TH st, ss, 274.9 e Bway, 50x99.11; Lawyers Title Ins & Trust Co loans Lamer Moor Realty Co to erect a -sty bldg; - payments. 54,000

5TH av, es, 53 s 49th, 25x100; Marcus A Frank loans Peerless Investing Co to erect a -sty bldg; - payments. 24,000

MAR. 25.

29TH st, 158-60 W; Germania Life Ins Co loans Twenty-Fifth Constn Co to erect a -sty bldg; - payments. 190,000

Lot 50 & w 1/2 of lot 51, map of lots at Wakefield, Bronx; North New York Savgs & Loan Assn loans Builders of Modern Homes Inc to erect a -sty bldg; - payments. 5,500

Park av, 1025-9; Lawyers Title Ins & Trust Co loans Anna Farwell de Koven to erect a -sty bldg; - payments. 120,000

MAR. 26.

7TH av, nwc 114th, -x100; Meyer J Wohlgenuth loans 114th St & 7th Av Construction Co to erect a - sty bldg; - payments. 95,000

25TH st, 240-2 E; Stephen P Sturges loans Saml Michelson to erect a 6-sty apartment; 5 payments. 45,000

MAR. 28.

No Building Loan Contracts filed this day.

MAR. 29.

Tiffany st, ws, 212.11 n 167th, 25x125; Manhattan Mtg Co loans Philippine Kraus to erect a 2-sty storage; - payments. 8,000

ATTACHMENTS.

Manhattan and Bronx.

MAR. 21.

No Attachments filed this day.

MAR. 22.

Armstrong, Geo K; Musical Courier Co; \$5,000; E A Alexander.

MAR. 23.

Bartlett, Walter E; Union Natl Bank; \$3,003.08; L F Doyle.

Dayton, Candy Co; Knickerbocker Chocolate Co; \$452.50; W E Lowther.

MAR. 25.

No Attachments filed this day.

MAR. 26.

Polack Tyre Co; Ida C Bracher; \$8,055.47; Strong & Cadwalader.

MAR. 27.

Bronson, Frank C & Anna M; Edmond R Lyon; \$801.20; Hastings & Gleason.

Midland & Textile Ins Co, Ltd; Jno L Dudley Jr; \$5,950; H C Quinby.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR. 21, 22, 23, 25, 26 & 27.

Carr, R L as receiver. 83 W 128th.. Consolidated Gas Co. Ranges. 57

Franklin Ave Co. Park av, es, 185 s 180th..Northern Union Gas Co. Ranges 126

Gluck, D W. 203 W 111..Consolidated Gas Co. Ranges. 54

Icker, C H. 322-24 E 155..Central Union Gas Co. Ranges. 72

Jockel, Fred Wm. 265 Central Park West..Consolidated Gas Co. Ranges. 294

Manchester Garage Co. 234-6 W 108th.. Wheeler McDowell Elevator Co. Elevator. 275

N Y Real Estate Security Co. 448 Riverside dr..Consolidated Gas Co. Ranges. 240

Ollson, Ole & Son. Minford pl & 172d..A. Larsen & Son. Refrigerators (R) 400

Wallace, T G & M O Conville. 482 8 av ..Wheeler McDowell Elevator Co. Elevator. 1910

Borough of Brooklyn.

AFFECTING REAL ESTATE.

MAR. 21, 22, 23, 25, 26 & 27.

Aggelakes, Angel D. 340 Van Brunt.. Restaurant Furn Co. Ranges. 60

Congregation Chevra Thulen. 256-8 Thatford av..N Y Gas Fix Co. Gas Fix. 750

Ferdinando, Penna Constn Co. 33d nr 4 av..Mills & Gurley Co. Ranges. 448

Gerber, Max. 8 av nr 72d..Hudson Plumbing Co. Plumbing. 800

Rose Constn Co. Rogers av & Av D.. M Margolis Gas Fix. 125

Rentor Bldg Co. Lincoln pl nr Albany av..Progressive Gas Fix Co. Gas Fix. 140

Aggelakes, Angel D. 340 Van Brunt.. Restaurant Furn Co. Ranges, &c. 60

Congregation Chevra Thulen. 256-8 Thatford av..N Y Gas Fix Co. Gas Fix. 750

Ferdinando Penna Constn Co. 33d st nr 4th av..Mills & Gurley Co. Ranges. 448

Gerber, Max. 8th av nr 72d st%Hudson Plumbing Co. Plumbing. 800

Rose Constn Co. Rogers av & Av D.. M Margolis. Gas Fix. 125

Rentor Bldg Co. Lincoln pl nr Albany av..Progressive Gas Fix Co. Gas Fix, &c. 140

MECHANICS' LIENS.

Manhattan and Bronx.

MAR. 23.

No Mechanics Liens filed this day.

MAR. 25.

178TH st, 354 E; Julius Oehrlein agt Morris Bogdonoff & Louis Rosen (195). 80.00

23D st, 128-30 E; Wm A Thomas Co agt Rita Bldg Co & Carrie Jacobus & Pruzansky & Sidesky (196). 1,043.50

5TH av, sec 47th, 180x75; Abr Jablon agt W & J Sloane & Jno Kaster (197). 15.12

110TH st, ns, 10 w 5 av, 50x100; H M Susswein & Co agt Olympia Leasing Co & Edw Friedman, Eagle Constructions, Eagle Artificial Stone Co, Jos Sulinski & E J Sulinski (198). 622.21

106TH st, 238-40 E; Nathan Yanett agt Wm P Mitchell (199). 112.00

142D st, 605-9 W; Niagara Radiator & Boiler Co agt Emkaar Realty Co & Kiris & Simpson (200). 1,400.00

Crotona av, sec 183d, -x-; Francesco Belascio agt Chas Lembach & Jas Rusciano; renewal (201). 42.25

Same prop; Vincenzo Miele agt same; renewal (202). 43.00

Same prop; Antonio Guglielmo agt same renewal (203). 49.50

Same prop; Francesco Caruso agt same; renewal (204). 51.25

Crotona av, sec 183d, -x-; Guiseppe Miele agt Chas Lembach & Jas Rusciano; renewal (205). 42.00

Belmont av, swc 188th, 157.6x87.6; Wolf Gelband agt Garfin Realty Co & Greenberg & Cohen (206). 664.00

60TH st, 249 W; Harry Grohman agt Geo W Cisney (207). 76.35

MAR. 26.

Anthony av, 1640-42; Olin J Stephens Inc agt Associate Contractors & Builders Inc (208). 372.00

Tyndall av, nwc Mosholu av, -x-; Silvio Federici agt same (210). 105.00

232D st, 955 E; J Marcus Woodworking Co agt Sven Monson & Hugo Learson (212). 708.44

170TH st, swc Wilkins av, 121.3x69; N Felix De Luca agt Henry Neidig (213). 3,930.00

Wallace av, nec Burke, 100x100; Cicalese & Pedata Co agt Madison Constn Co (214). 425.00

97TH st, 323-25 E; Jacob Plotkin agt Theodore Friedberg & Wm Hellman (215). 185.00

23D st, 128-30 E; Nathan Hutkoff et al agt Rita Bldg Co & Carrie Jacobus (216). 616.74

187TH st, 703-5 E; D De Angelia agt Scalzo Realty Co (217). 416.50

97TH st, 323-25 E; Jacob Plotkin agt Theo Friedberg & Wm Hellman (218). 299.00

5TH av, nwc 110th, -xirreg; H M Susswein & Co agt Olympia Leasing Co, Edw Friedman, B J Sulinski, Jos Sulinski, The Eagle Concrete Arch Constructions & Eagle Artificial Stone Co (219). 622.21

MAR. 27.

3D av, swc 183d, 94x58; Barney Grutman et al agt Pocano Realty Co & Alexander Development Co (220). 225.00

173D st, 463 E; Jos Borosky agt Frank Frisch (221). 46.00

Webster av, es, 99.2 n 175th, 83.6x287.4; Jas Kennedy agt Atlantic Motor Truck Co (222). 86.50

3D av, swc 183d, 94x58; Annie Vedovato et al agt Pocano Realty Co (223). 2,055.00

Same prop; Toran Mahaney & Munro Inc agt same (224). 1,000.00

111TH st, ss, 550 e Lenox av, 100x71.10; Wolf Gelband agt Saml Roseff & Farber & Fidler (225). 684.00

174TH st, ns, 100 w Wash av, 100x100; H Herrmann Trim Co agt Ettar Realty Co (226). 1,200.00

MAR. 28.
123D st, 155-7 E; Weisberg Mark Co agt Fredk Lese & Jno D Connolly & Max Ratner (227). 100.00
Claremont av, 140; Jas Dowd agt Tuscan Constn Co (R) (228). 4,759.50
160TH st, sec Union av, 39.3x105; Geo A Conway agt Katie Lauber, Wm Pachter, Chas Ruhe & Jno Randall (229). 61.70
173D st, 463 E; Simon Goldman agt Frank Frisch (230). 40.00
178TH st, 485 E; Julius Oehrlein agt Celtic Real Estate Co & Louis Rosen (231). 80.00
125TH st, 319 W; Expert Roofing Co agt Estate of Chas Reisbecker, David Goldstein, Jonah J Goldstein & Jos Rose (232). 153.80
37TH st, 20-24 W; Federal Terra Cotta Co agt Sternfeld Bldg Co (233). 4,220.00

MAR. 29.
Haven av, sec 180th, 100x147; Edna K Getler Schultz agt Munden Constn Co & Farber & Fiddler (234). 600.00
5TH av, nwc 110th, —x—; Jas Pennypacker Co agt Edw Friedman & Olympic Leasing Co & Mueller Bros (235). 24.50
230TH st, 834 E; Loewe & Steinfeldt agt Vincenzo Avarello (236). 35.00
Renwick st, 40-42; Jno P Bengston agt A Luedemann, Grand Central Bldg & Construction Co (renewal) (237). 497.00
Madison av, 1759; Nappi Contracting Co agt Williams & Grodinsky & Gordon & Stein Contracting Co (238). 300.00
Elsmere pl, 825; Jas J Walters agt J C Cooke Co (renewal) (239). 250.00
So Boulevard, ws, 218 n Fordham rd, 500x300; Bishop Gutta Percha Co agt Fordham Hospital & L J Wadsworth Constn Co. (240). 107.37
142D st, 605 W; Moses Wein agt Emkaar Realty Co, S Kaaf Realty Co & Meyer Frank (241). 72.50
Sullivan st, 135; Frank M Conte agt Lawrence Schorr (242). 45.00
Northern av, es, whole front bet 178th & 179th, 185x100; Pacob H Werbelovsky agt Birch Realty Co & H Raabe & Sons. (243). 1,400.50
148TH st, 457 East; Jas A Mulligan agt Ida Hinrichs (244). 55.00
Aqueduct av, 1492-4; Lockwood Co agt Towanda Constn Co (245). 240.00

Borough of Brooklyn.

MAR. 21.
Herkimer st, 1020; Leopold Wetchler & ano agt Francesca Esche. 142.50
Eastern pkway, ss, 71.1 e Hopkinson av, 20x100; Ital American Marble Co agt A Caplan Constn Co & Abr Caplan. 970.00
Greenwood av, 205; R L Williams agt Wm Doss. 15.00
Gravesend av, es, 378 n Kings Highway, 50x100; Domenico Mangino agt Federico Mosto. 180.00
Fulton st, 1900; Danl J Cull agt Theresia & August R Hartman. 180.00

MAR. 22.
Mermaid av, ss, bet E 32d & E 33d, 200x 100; Jno Landi agt McFerran Bldg & Realty Co. 1,200.00
Lott av, nwc Bristol, 70x100; Morris Rosenblitt agt Bristol Bldg Co, Jas & E J Moore & Jno Taft. 223.75

MAR. 23.
Lincoln pl, 1589; Herman Weinstock agt Jno Rosenblum. 115.00
Saratoga av, sec Prospect pl, 20x100; Voletsky & Jarcho Inc agt Julius Robbins Inc & Julius & Pauline Robbins. 350.00
Lincoln pl, 1579; Herman Weinstock agt Jno Auslander. 200.00
Saratoga av, sec Prospect pl, 20x100; Jno C Newton agt Julius Robbins, Inc & Julius Robbins president. 788.78
Amboy st, nec Dumont av, 200x100; Klein Material Co agt Crystal Constn Co & Amboy Constn Co. 111.80
Saratoga av, sec Prospect pl, 20x100; Parshelsky Bros Inc agt Julius Robbins Inc & Julius Robbins. 1,650.00

MAR. 25.
Willoughby av, 705; Abr Levy agt Jno & Mary Davis & Nass Constn Co. 85.00
E 35TH st, es, 280 n Church av, 198x100; Hershman & Goldberg agt Hazel Constn Co. 175.00
Prospect pl, sec Saratoga av, 25x100; Empire Brick & Supply Co agt Julius Robbins, Inc. 218.68
Saratoga av, 618; Sarah Edestein agt Saratoga Impt Co, Pearl Bernstein & I Glickman. 123.75
New York av, ws, 20 n Sterling, 20x100; Caudeloro V De Meo agt Vincenzo & Maria Bianco. 40.00
Union st, ns, 180.4 w New York av, 91.1 x80; Chas J Woodward Jr agt Harry C Partridge, L L Wendell & H C Partridge & Co. 446.31
Saratoga av, sec Prospect pl, 20x100; Bell Fireproofing Co agt Julius Robbins, Inc. 135.00
Saratoga av, sec Prospect pl, 20x88; Jno Heinlein Cut Stone Co agt Julius Robbins Inc & Julius Robbins. 1,110.00
33D st, ss, 340 e 3 av, 60x100.2; Chas J Woodward Jr agt Ferdinando Penna & Ferdinando Penna Constn Co. 471.27

MAR. 26.
Saratoga av, sec Prospect pl, 20x100; Rothstein & Markowitz agt Julius Robbins (Inc) & Julius & Pauline Robbins. 1,250.00
Eastern Parkway, ss, 71.1 e Hopkinson av, 50x100; Manhattan Grille & Fret Work Co agt A Caplan Constn Co & Abe Caplan. 205.00
Broadway, 1049; Fred Weber agt Julia Levy & Jas Connors. 395.00
Hart st, 96-100; Henry Leibe agt Adlae Realty Co. 54.69
Caton pl, sec Ocean Parkway, runs e 167.1xs125.2xw50xn75.2xw117 to Parkway x n50 to beg; Philip Lucks & ano agt Jno Bamberger & Geo Guthrie. 40.00
Saratoga av, sec Prospect pl, 20x100; Klein Material Co agt Julius & Pauline Robbins & Julius Robbins (Inc). 202.49

MAR. 27.
Warwick st, 646; Nathan Zarchin agt Guiseppa Screstano, Celesta Alfano & Louis Cashman. 75.00
Church av, nec E 2d, 106.10x102.4; Bklyn Union Cornice & Roofing Co agt Meyer Realty Co. 550.00
Washington av, 653; Geo S Moore agt Max Goldfarb. 13.00
Nostrand av, 344; Robt Young agt Geo A Johnson. 32.52

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

MAR. 23.
 No Satisfied Mechanics Liens filed this day.

MAR. 25.
122D st, 515-23 E; Jos P Ryan agt Sauer Realty Co et al; Mar22'12. 1,257.10
50TH st, 148 E; Robt H Johnson agt Helen Reumont et al; July14'11. 950.00
5TH av, es, 50.11 s 111th; H M Susswein & Co agt Henry J Braker et al; Mar23'12. 622.21
128TH st, 28-30 W; Michele Brescia agt Leonhard Realty Co et al; Mar6'12. 700.00
55TH st, 149-9 W; Philip Poholsky agt Geo Backer Constn Co et al; Feb7'12. 597.43

MAR. 26.
133D st, 144 W; Hendriques & Heade agt Louis Block et al; Nov4'11. 67.00
24TH st, 262-4 W; Jno W Brutton agt S Feinberg Co et al; Dec6'11. 27.25
Undercliff av, ws, 227.1 n Washington Bridge Park; Standard Plumbing Supply Co agt Hope Constn Co et al; Jan20'12. 2,350.00

MAR. 27.
Broadway, 704-6; Greenpoint Glass Co agt Adolph Noskowitz et al; Sept7'11. 236.00
St Nicholas av, nwc 177th; Fiske & Co agt Melvin Realty Co et al; Feb16'12. 165.00
46TH st, 21-27 W; Geo L Patterson et al agt Amos R E Pinchot et al; Feb15'12. 130.00
Broadway, 704-6; Abr Ratner agt Adolph R Boskowitz et al; Jan3'12. 60.00
Same prop; Brooklyn Fireproof Sash & Door Co agt same; Sept11'11. 631.00
Same prop; West Broadway Constn Co agt same; Dec5'11. 1,600.00
Same prop; Brooklyn Fireproof Sash & Door Co agt same; Sept7'11. 631.00
Same prop; Greenpoint Glass Co agt same; Sept11'11. 206.00
Same prop; Gustav M D Klov agt same; Dec7'11. 575.34
Same prop; Max Soloway agt same; Dec22'11. 115.00

MAR. 28.
174TH st, ss, 100 w Wash av; Jno Cullo & Bro agt Ettar Realty Co et al; Mar26'12. 701.00
3D av, es, 20.1 n 59th; G B Raymond & Co agt W B Cockran et al; Jan30'12. 48.90
Bleecker st, 170; Jacob Rubin agt N Low et al; Mar16'12. 291.50
Bleecker st, 170; Fullerton Electric Co agt Estate of N Low et al; Mar14'12. 127.75

Lafayette st, 129; Hull, Grippen & Co agt Bernard F Golden et al; Jan12'12. 33.15
Haven av, sec 180th; Wm McPherson & Co agt Munden Constn Co et al; Feb21'12. 83.00
Claremont av, 130-6; Israel Odence agt Augusta Oestreicher et al; Jan5'12. 347.00
Tyndall av, nwc Mosholu av; E A Om-ealy & Son agt Mrs Walter Kelly et al; Mar26'12. 96.50

MAR. 29.
 No Satisfied Mechanics' Liens filed this day.

Borough of Brooklyn.

MAR. 16.
Sands st, ss, 100 w Gold, 19.2x100; Mason Contracting Co agt Drum Elevator Co; Sept30'11. 2,285.00
Sands st, 172; Audley Clarke Co agt Drum Elevator Co & Mason Contracting Co; Oct3'11. 336.95
Same prop; Hyman Wolowitz agt same; Dec2'11. 184.00
Sands st, ss, 100 w Gold, 19x100; Chestnut Ridge White Brick Co agt Hattie Meagher & Mason Contracting Co; Oct31'11. 99.00

MAR. 21.
16TH st, ss, 203.10 w 4 av, 40x125.7; Morris Fine agt Himmelstein & Arker Co; Feb7'12. 145.60
St Johns pl, ss, 187.9 w Washington av, 50x100; Jas W Smith agt Gifford Co, A L Vogel, Wm E Gleason & Harry Taylor; July19'11. 900.00
Bay pkway, es, 100 n Benson av, 50x 96.8; Fisher & Voorhies agt Alice C Evans & A C Thorpe; Jan12'12. 139.89
Grand av, 339; Jno P Keefer agt Jennie R & Wm Benedict; Dec22'11. 25.44
Same prop; same agt same; Dec21'11. 25.44

MAR. 22.
Bay 20TH st, ws, 360 s 86th, —x—; R L Williams agt N Edeson; Mar21'12. 30.00
Grant sq, 35; Jos Rosenberg, Inc agt Rudolf Jacobs; Mar12'12. 602.00
Vermont av, ws, 150 n Blake av, —x—; Tema Kramer agt Marin-Sigel Realty & Constn Co & Wolf Sigel; Mar12'12. 350.00
Havemeyer st, 153; Benj Becker agt Etta M Winham; Sept15'11. 215.00
Court st, 286; Jno Gibbons agt Boyd H Wood Co & Matthew W Wood; Mar6'12. 21.75

MAR. 23.
53D st, nec 17 av, —x—; R L Williams agt Jno Ahlquist; Mar21'12. 25.00

MAR. 25.
79TH st, ns, 100 w 14 av, 111x100; Walsh & Co agt L B & C Constn Co; May12'11. 75.00
57TH st, ns, 140 e 7 av, —x—; Chas J Woodward Jr agt York Penn Co; Jan19'12. 117.72
Greene av, 1109; Fred Weber agt Christ Ernst & Theo E Auerbach; Nov2'11. 50.00
72D st, ns, 100 e 8 av, 20x100; Chas Si-rotta agt Gerber Constn Co & Max Gerber; Mar8'12. 150.00
N 1ST st, ns, 200 w Berry, 40x100; Robt M Rodgers agt Mary Foley & Aug- Died-rick; Mar20'12. 155.00

MAR. 26.
Carroll st, ss, 100 w Clinton, 35x115; American Radiator Co agt Scandanavian Sailors' Temperance Home & Harry Mc-Comb; Mar16'12. 279.88
20TH av, ws, from 61st to 62d, 200x80; Constn Material & Coal Co agt High Grade Constn Co & Angelo-Adamo; Mar5'12. 1,638.94
Same prop; Watson & Pittinger agt High Grade Constn Co, Angelo-Adamo, Michl Renna & Antonio Filasto; Mar7'12. 872.83
Warren st, 625; Saml Mendel agt Anna M Smith; Feb13'12. 77.00

MAR. 27.
Classon av, sec Sterling pl, 81x100; New York Asbestos Mfg Co agt St Teresa's Roman Catholic Church & J N Clarke's Son & O'Donnell; Mar22'12. 233.00

MAR. 27.
E 19TH st, ws, 320 n Av P, 60x100; Geo Horn agt Wm A Gard; Mar14'12. 1,732.00
Same prop; Melbourne U Lucas agt Wm A Gard & Geo Horn; Jan31'12. 225.00
Same prop; Wm Coughlin agt same; Jan29'12. 75.00
E 19TH st, ws, 320 n Av P, 40x100; Benj G Hitchings (Inc) agt same; Jan8'12. 936.64
Ocean av, 1676; McBride Flooring Co agt Ella J Ball; May4'11. 63.00
Warren st, 213; Edw H Scally agt Mary Watt & Cornelius Ryan; Mar18'12. 88.74
Same prop; Theo Thomte agt same; Mar18'12. 67.00
W 3D st, es, 160 n Sheepshead Bay rd, —x—; Wm Pollock agt Nananie Piscoppa; Dec23'11. 450.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ORDERS

Borough of Brooklyn.

MAR. 21.
 No orders filed this day.

MAR. 22.
Mermaid av, ns, bet W 32d & W 33d, — x—; McFerran Bldg & Realty Co on Home Title Ins Co; to pay Construction Material & Coal Co. 63.75

MAR. 23 & 25.
 No Orders filed these days.

MAR. 26.
48TH st, ns, 300 w 5 av, —x—; Arbuckle Realty Co on Home Title Ins Co to pay Harry & Saml Jacobs. 1,075.00
Hicks st, nwc Montague, —x—; W J Baldwin Jr Heating Co on Jno Thatcher & Son to pay Wm E Quimby (Inc). 700.00
Schenectady av, es, 100 n Park pl, 52.9 x100; Johanna Grafton on Jno O Ball, Jno G Haines & Home Title Ins Co to pay Metropolis Lumber Co. 150.00
Malta st, ws, 256.5 s New Lots av, 60x 93; Levy & Wolfman on Julius & Herman C Lehrenkrauss to pay Isidor Forshber & Saml Footerman. 124.00

MAR. 27.
 No Orders filed this day.

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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. 2298

New York, March 30, 1912

(38) 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.

10-7	804-71	1242-28a	1648-20	1984-10
75-35	827-44	1262-64-65	1649-32	1988-123-127
258-9	837-23	1271-18 & 57	1657-36	2041-29
259-59	839-16	1284-58	1660-31	2070-23
269-19-20	849-1	1319-18	1666-41	2071-39
273-27	861-54	1336-50	1675-4½	2080-50-51
284-26	877-75	1377-25	1703-50	2087-21
322-20	902-40	1386-4	1723-54	2115-38
333-25	905-40-41	1391-28	1726-67	2122-7-8
335-66	908-35-37	1400-10½	1729-4 & 72½	2132-84
339-62	918-3	1406-7	1730-27	2177-154
378-14	998-56	1413-13	1732-12-13	2202-31
382-54	1000-45	1435-29	1736-19	2242
393-33	1002-15-16	1444-36-39	1747-25	3402-496
404-32	1006-15-16	1469-32	1752-66	
407-8	1010-44-44½	1470-10	1797-20	WILLS
449-56	1048-17	1514-28 & 32	1836-27	698-47-48
460-22	1069-20	1521-29	1838-8	699-25
479-9	1071-10-16 & 50-51	1522-29-31	1846-31	760-54
544-11	1127-25½	1553-15	1873-24	839-16
582-24	1166-33-34	1566-23	1891-48	919-46
590-55	1185-52	1614-43½	1916-44	1001-27
607-45	1199-41	1616-9	1917-23	1121-11
745-8	1203-51	1619-13	1928-22	1144-45½
766-8	1206-21½	1630-45	1976-1	1412-47
768-7	1225-5	1637-13	1978-20	1566-18½
770-57-58	1231-4	1646-48	1982-59	

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-\$80,000 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
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor

Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

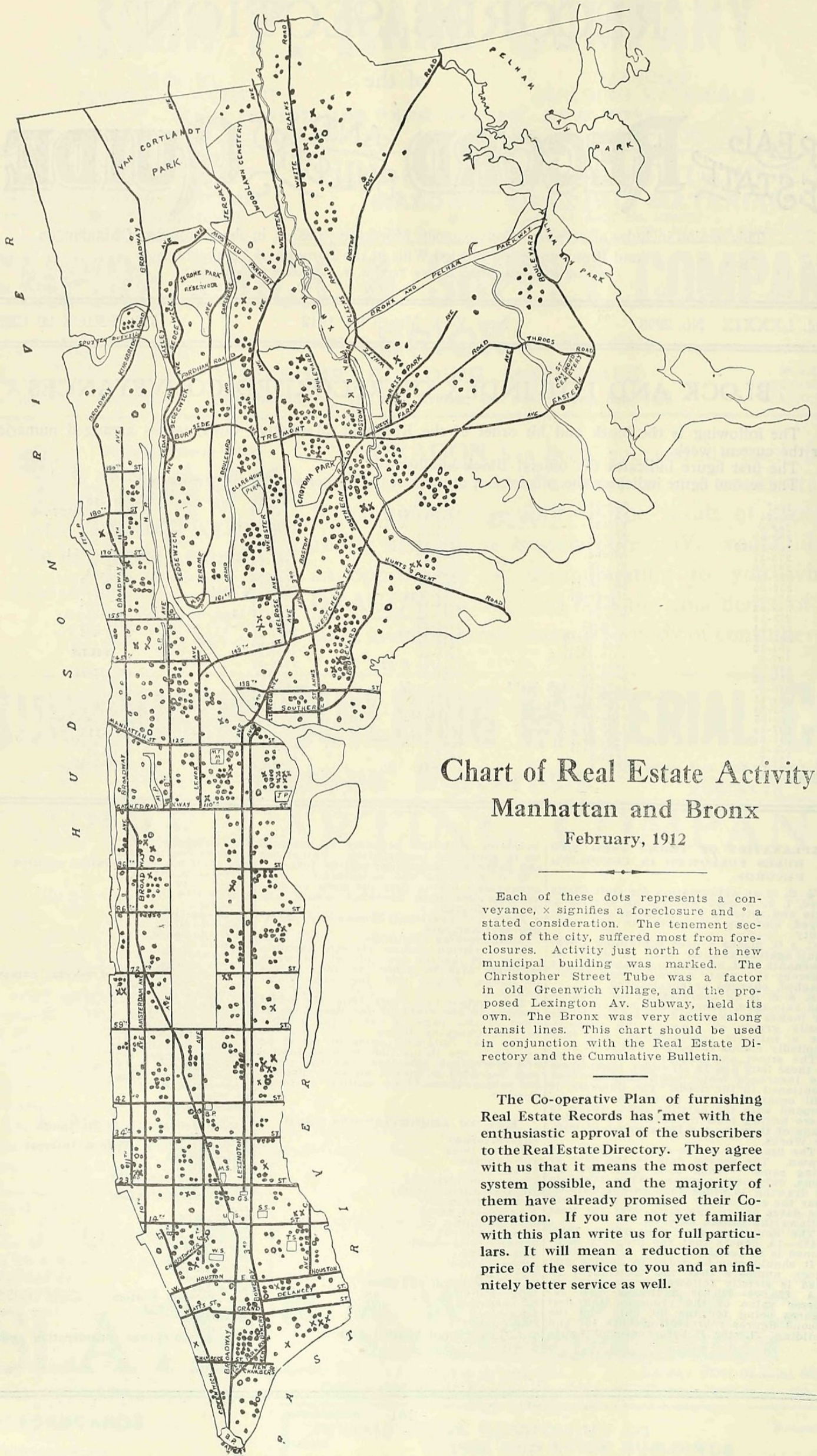


Chart of Real Estate Activity Manhattan and Bronx February, 1912

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 Co-operative Plan of furnishing Real Estate Records has met with the enthusiastic approval of the subscribers to the Real Estate Directory. They agree with us that it means the most perfect system possible, and the majority of them have already promised their Co-operation. If you are not yet familiar with this plan write us for full particulars. It will mean a reduction of the price of the service to you and an infinitely better service as well.

CONVEYANCES

Borough of Manhattan.

MAR. 22, 23, 25, 26, 27 & 28.

Bridge st, 26, see Pearl, 37.**Bleecker st, 280**, (1:590-53) es, 54.1 s Barrow, 28.3x75, 6-sty bk loft & str bldg; Henry R C Watson to Jas Hopkins, 156 W 72; mtg \$17,000; Mar25; Mar27'12; A \$15,000-25,000. O C & 100**Cooper st** (8:2242-40), ss, 150 w Isham, 25x100, vacant; Henry F Brady to Thos G Millard, 4100 Parkside av, Phila, Pa; AT; inherited from Thos B McKenna decd; party 1st pt excepts from this transfer 1-18 int inherited from his mother; Mar25; Mar26'12; A\$2,800-2,800. O C & 1,000**Cherry st, 352-4**, see Montgomery, 69-71.**Columbia st, 59**, (2:333-25) ws, 175 n Delancey, 25x100, 5-sty bk tnt & str; Ida Steyer to Benj J Weil, 21 E 82; mtg \$30,750 & AL; Mar26; Mar27'12; A\$17,000-29,000. O C & 100**Cannon st, 135**, (2:335-66) ws, 54.10 s Houston, 25.2x60.2x25.1x60, 5-sty bk tnt & str; Benj Weiss et al heirs, &c; Elias Weiss to Esther Weiss, 135 Cannon; AT; QC; Mar23; Mar27'12; A\$12,000-19,000. nom**Cherry st, 336**, (1:258-9) ns, 163.5 w Montgomery, 24.11x98.4, 6-sty bk tnt & str; Kusiell Epstein & Sarah his wife to Sarah R & Sarah Epstein both at 451 Grand; mtg \$16,000; Mar26; Mar27'12; A \$11,500-25,500. nom**East Broadway, 169**, (1:284-26) ss abt 75 e Rutgers, —x—, 5-sty bk tnt & str; Harry H Korn to Hattie Korn, c Fulton & Primrose avs, Mt Vernon, NY; AT; Dec 23'10; Mar27'12; A\$35,000-45,000. O C & 100**Ft Charles pl E, 32, late Van Corlear pl**, (13:3402-496) ss, 239.1 w Marble Hill av, late Kingsbridge av, 39.11x64.11x36.6x48.11 2-sty fr dwg; Jos Sinshelmer to Grace J Daggett, 156 W 65; Mar25; Mar27'12; A \$3,100-5,500. O C & 100**Ft Charles pl, 32 E, late Van Corlear pl** (13:3402-496) ss, 239.1 w Marble Hill av, late Kingsbridge av, 39.11x64.11x36.6x48.11, 2-sty fr dwg; Grace J Daggett to Marcus M Nye, 240 St Johns pl, Bklyn; mtg \$5,000; Mar25; Mar28'12; A\$3,100-5,500. O C & 100**Greene st, 58-60**, the business; power of atty; Albt Herzog to Marie Herzog both of Bklyn; Mar25; Mar27'12.**Henry st, 142-4**, see Rutgers, 20.**John st, 107** (1:75-35), es, 40.3 s Cliff, runs e40.1xs12.3 & 10.1xe16.10xs5.11xw28.7 xn25xw37.1 to st, xn20.1 to beg, 4-sty bk loft & str bldg, 1-sty ext; Fredk J Richardson et al heirs, EXRS, &c, Fredk G Richardson to Montrose Realty Co, 135 Bway; Mar20; Mar26'12; A\$23,000-27,000. O C & 100**John st, 107**; Anna M wife Albt H N Richardson heir, &c, Fredk G Richardson to same; B&S; Mar25; Mar26'12. nom**John st, 107**; Montrose Realty Co to Geo H Richardson, 26 N Delaware av, Atlantic City, NJ; Carrie L Warren, 30 Lincoln pl, New London, Conn; Sarah E Lane, 677 Degraw, Bklyn, & Mattie J & Ada E Richardson & Mary C R Tieck, all at 209 Greene av, Bklyn; B&S; mtg \$15,000; Mar 26'12. O C & 100**Lafayette st, 415**, (2:344-11) es, 287.8 n 4th, 28.4x150, 3-sty bk loft & str bldg & 3-sty bk loft bldg in rear; Sarah R Samuel to Hattie Despres, 545 W 111; mtg \$35,000 & AL; Mar26; Mar27'12; A\$48,000-60,000. nom**Leroy st, 56** (2:582-24), ss, 150 w Bedford, 25x85, 5-sty bk tnt & str; Wm J Rauch to Jas Carnevali, 7902 19 av, Bklyn; mtg \$18,000; Mar25; Mar28'12; A\$12,000-24,000. O C & 100**Madison st, 286** (1:269-20), ss, 74.2 w Montgomery, 18x75, 3-sty & b bk dwg, with bldgs, leases, &c; Harry Hellinger to Lena & Jennie Reich, both at 95 Attorney; B&S; AL; Mar25; Mar26'12; A\$10,500-12,000. O C & 100**Madison st, 286** (1:269-20), ss, 73.11 w Montgomery, 18x75, 3-sty & b bk dwg; A \$10,500-12,000; also MADISON ST, 288 (1:269-19), ss, 55.11 w Montgomery, 18x75, 3-sty & b bk dwg, 1-sty ext, the lands only; sub to all leases, &c; A\$10,500-12,000; Millie Hellinger to Lena & Jennie Reich, both at 95 Attorney; B&S; AL; Mar25; Mar26'12. O C & 100**Madison st, 286-S** (1:269), ss, 55.11 w Montgomery, 36.1x75, 2 3-sty & b bk dwgs, & 1-sty ext; agmt that parties 2d pt are to take title to above and that parties 2d pt shall lease to party 1st pt No. 288 Mad for 7yf Mayl, at \$1,600 per annum, also as to satisfaction of mtg on lease held by party 1st pt; Nathan L Hirshfeld, 170 Mad, with Lena & Jennie Reich, both at 95 Attorney; Feb14; Mar26'12. nom**Manhattan st, 131**, see Bway, 3200.**Madison st, 288**, see Madison, 286.**Mangin st, 29**, (2:322-20) ws, 150 n Broome, 25x100, 7-sty bk loft & str bldg; Geo Ricard to Realty Realization Corp, 1400 5 av; mtg \$17,500; Mar22; Mar27'12; A\$12,000-34,000. O C & 1,000**Mott st, 196-S**, (2:479-9) es, abt 35 n Kenmare, 50x94, 6-sty bk tnt & str; Michl Brigante Co to Celestino De Marco, 3 Rutherford pl; mtg \$74,000; Mar27'12; A\$38,000-73,000. nom**Montgomery st, 69-71**, (1:259-59) nec Cherry (No 352-4) —x—, 6-sty bk tnt & str; Franconia Realty Co to Realty Realization Corp, both at 1400 5 av; mtg \$40,000; Mar22; Mar27'12; A\$30,000-60,000. O C & 1,000**Pearl st, 37**, (1:10-7) ns abt 160 e Whitehall, 23x67.9 to sws Bridge (No 26) x26.4 x75.8 ws, 5-sty bk loft & str bldg; Levi N Hershfield to Wm Horlick Sr, cor Main & 10th at Racine, Wis; mtg \$25,000; Mar 25'12; A\$32,000-40,000. O C & 100**Pearl st, 65** (1:29); also STONE ST, 30 (1:29); also 6TH AV, 101 (2:593); also BROADWAY, 912 (3:849), also BROADWAY, 918 (3:849); agmt as to modification of deed of trust of Dec24'10; Eleanor L Phelps with U S Trust Co of NY, 45 Wall, for benefit party 1st pt; Mar27; Mar 28'12.**Rutgers st, 20** (1:273-27), swc Henry (Nos 142-4), 25x84.7, 2 & 3-sty bk tnts & str; Fredk Schuchardt et al to Nathan Garfield, 189 S 9th, Bklyn, & David Garfield, at Bridgeton, NJ; Mar27; Mar 28'12; A\$28,000-34,000. nom**Stone st, 30**, see Pearl, 65.**Sheriff st, 91**, (2:339-62) ws, 125 s Stanton, 25x100, 6-sty bk tnt & str; Jos Gans to Henry Gans, 529 53d, Bklyn; AL; Mar21, Mar25'12; A\$19,000-26,000. O C & 100**Willett st, 90**, (2:339-47) es, 175 s Stanton, 25x100, 4-sty bk tnt & str & 4-sty bk rear tnt; Morris Gordon to Isidor S Tunick, 258 Henry; mtg \$21,700 & AL; Mar28'12; A\$19,500-24,000. O C & 100**5TH st, 222 E**, (2:460-22) ss, 308.1 w 2 av, 20.9x92.4, 3-sty & b bk dwg; David C Hirsch ref to Metropolitan Savings Bank, 59-61 Cooper Sq E; FORECLOS & drawn Mar26; Mar27'12; A\$15,000-18,000. 15,500**7TH st, 51 E**, (2:449-56), nes, 150 se 2 av, 25x97.6, 4-sty bk tnt; Osiel Touster to Isidor Kandel, 128 Norfolk; mtg \$19,000; Mar22; Mar23'12; A\$20,000-28,000. O C & 100**9TH st, 714 E**, (2:378-14) ss, 183 e Av C, 25x93.11, 5-sty bk tnt & str; Henrietta Manheimer to Saml S Manheimer, 1437 51st, Bklyn; AL; Apr21'10; Mar22'12; A \$16,000-26,000. O C & 100**12TH st, 711 E** (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Coleman Wertheimer to Jno Sternecker, 329 Ocean pkway Bklyn; mtg \$17,000 & AL; Mar25; Mar26'12; A\$10,000-19,500. nom**12TH st, 711 E** (2:382-54), ns, 158 e Av C, 25x100, 5-sty bk tnt; Jos Karasik to Coleman Wertheimer, 429 16th, Bklyn; mtg \$17,000 & AL Jan9; Mar26'12; A\$10,000-19,500. nom**13TH st, 211 E**, (2:469-57) ns, 133.6 e 3 av, 16.6x103.3, 4-sty stn dwg; CONTRACT; Auguste Crouzet to Edna Egan, 754 Greenwich; mtg \$18,000; Feb20; Mar25'12; A\$12,000-15,000. 25,000**13TH st, 213 E**, (2:469-56) ns, 443.6 w 2 av, 16.6x103.3, 4-sty stn dwg; CONTRACT; Rosanna M Nagle with Edna Egan, 754 Greenwich; mtg \$15,000; Feb19; Mar25'12; A\$12,000-15,000. 22,000**13TH st, 223 E**, (2:469-51) ns, 352.6 w 2 av, 25x103.3, 4-sty & b stn dwg; CONTRACT; Wm Bach, 533 W 162 with Edna Egan, 754 Greenwich; mtg \$18,000; Mar26; Mar27'12; A\$20,000-26,000. 26,750**14TH st, 500-2 E**, see Av A, 224.**15TH st, 236 E**, (3:896-31) ss, 147 w 2 av, 25x103.3, 4-sty & b bk dwg; re mtg; Emigrant Indust Savgs Bank to St Elizabeths Indust School, 235-7 E 14; QC; Mar 22; Mar27'12; Aexempt-exempt. nom**16TH st, 261 W**, (3:766-8) ns, 100 e 8 av, runs n76xe9xn20xw9xn8xe23.1xs106.3 to st, xw23 to beg, 4-sty bk tnt; Benj F Elgar et al EXRS, &c, Jas Elgar to Mary A Ferris, 159 W 87; Mar26; Mar27'12; A\$11,000-16,500. 16,500**18TH st, 255 W**, (3:768-7) ns, 100 e 8 av, runs n67.5xe10xs12.3xe16.1xs57 to st, xw26 to beg, 3-sty fr tnt & str, & 3-sty fr rear tnt; Jacob Corday et al to Gertrude Gunshor, 146 W 15; mtg \$9,500 & AL; Mar27; Mar28'12; A\$9,000-10,000. O C & 100**20TH st, 1-3 E**, see 5 av, 135.**21ST st, 232 W** (3:770-58), ss, 383.11 w 7 av, 16.6x92, 4-sty stn dwg, 3-sty ext; Mary H Burchill to Margt Burchill, 31 W 92; Mar22; Mar26'12; A\$9,500-13,500. O C & 100**21ST st, 230 W** (3:770-57), ss, 416.1 e 8 av, 16x92, 4-sty & b stn dwg; Mary H Burchill to Margt Burchill, 31 W 92; Mar 22; Mar26'12; A\$9,500-12,000. O C & 100**21ST st, 353 W** (3:745-8), ns, 116 e 9 av, 21x98.8, 3-sty & b bk dwg; Angeline Gratant to J Walton Brown, 49 W 12; ¼ pt; A T; Mar27; Mar28'12; A\$10,500-12,500. O C & 100**22D st, 128 E**, (3:877-75) ss, 75 w Lex av, 20x98.9, 3-sty & b bk dwg; Alex P W Kinman to Russell Sage Foundation, a corp, 105 E 22; mg \$16,000; Mar27'12; A\$28,000-31,000. O C & 100**22D st, 232 E**, (3:902-40) ss, 175 w 2 av, 25x98.9, 4-sty bk tnt & str; Mary F Mulane to Catholic Church of the Epiphany, 373 2 av; mtg \$11,000; Mar25'12; A\$15,000-17,000. O C & 100**25TH st, 234 E**, (3:905-41), ss, 178.7 w 2 av, 20x98.9, 3-sty bk dwg; N Y Trust Co TRSTE estate Lawrence M Kortright will Nich G Kortright to Saml Michelson, 20 E 112; Mar14; Mar26'12; A\$9,600-11,000. 10,375**25TH st, 236 E** (3:905-40), ss, 158.7 w 2 av, 20x98.9, 3-sty & b bk dwg; Alice G Kortright to Saml Michelson, 20 E 112; B & S; Mar15; Mar26'12; A\$9,600-11,000. O C & 100**25TH st E** (3:905), ss, 158.1 w 2 av, a strip, runs s98.9xw0.6xn98.9 to st, xe0.6 to beg; re mtg; Geo Dettloff & ano to Saml Michelson, 20 E 112; QC; Mar25; Mar26'12. nom**26TH st, 2 W**, see 5 av, 212-6.**28TH st, 236-40 E**, (3:908-35-37) ss, 100 w 2 av, 75x98.8, 2-6-sty bk tnts & str; Louis L Goldstein et al to B G Realty Co, 160 E 34; mtg \$108,000; Mar22; Mar 27'12; A\$37,000-104,000. O C & 100**29TH st, 158-60 W**, (3:804-71) ss, 99.6 e 7 av, 50x98.9, 4 & 5-sty bk hall; Realty Holding Co to 25th Constrn Co, 31 E 27; mtg \$100,000; Mar15; Mar22'12; A\$82,000-87,000. O C & 100**32D st, 32 E** (3:861-54), ss, 140 e Mad av, 24.10x98.9, 3-sty bk stable; Helen H Jenkins et al to Henrietta Ingber, 139 W 116; Mar20; Mar23'12; A\$62,500-67,000. O C & 100**32D st, 32 E**; Henrietta Ingber to Josephine Jacobs, 12 W 83; mtg \$55,000; Mar 20; Mar23'12. O C & 100**35TH st, 29-33 W** (3:837-23), ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Stone Constrn Co to Howard-Lincoln Inc, a corp, 1838 Park pl, Bklyn; mtg \$536,250; Mar27; Mar28'12; A\$——\$. nom**37TH st, 43 W**, (3:839-16) ns, 265 e 6 av, 20x ½ bk, 4-sty & b stn dwg, 1-sty ext; Maria L Ingersoll to Sarah E Blodgett; ½ pt; Mar26'96; Mar25'12; A\$72,000-77,000. nom**40TH st, 519 W**, (4:1069-20) ns, 300 w 10 av, 25x98.9, 3-sty bk tnt & str & 2-sty bk rear stable; Jos P Brady to Mary Brady, 267 So 8 av, Mt Vernon, NY; AL; Mar20; Mar22'12; A\$10,000-11,000. nom**42D st, W**, (4:1071-10-13) ns, 225 e 11 av, 100x100.5, vacant; Frank G Burke to Archibald D Russell at Princeton, NJ; mtg \$50,000; Mar25'12; A\$56,000-56,000. O C & 100**42D st, 533 W**, (4:1071-14) ns, 325 e 11 av, 25x100.5, 4-sty bk tnt & 4-sty bk tnt in rear; Thos E Willis et al to Archibald D Russell at Princeton, NJ; mtg \$15,000; Mar21; Mar25'12; A\$14,000-18,000. O C & 100**42D st, 529-31 W**, (4:1071-15-16) ns, 400 w 10 av, 50x100.5, 4-sty bk shop, 1-sty ext & 1-sty fr stable; Jas Fitzpatrick to Albertina T Russell at Princeton, NJ; AL; Mar21; Mar22'12; A\$28,000-32,500. nom**43D st, 532-4 W** (4:1071-50-51), ss, 325 e 11 av, 49.6x100.5x49.10x100.5, 2 5-sty bk tnts, str in 532; Eliz Pfeiffer individ & EXTRX Geo A Pfeiffer to Archibald D Russell, at Princeton, NJ; Mar26; Mar28'12; A\$18,000-34,000. O C & 100**44TH st, 408-10 W**, (4:1053-39-40) ss, 150 w 9 av, 50x100.4, 2-3-sty & b bk dwgs; Annie S Almy to Saml Rott, 64 E 97 & Isaac Schanhook, 702 E 176; mtg \$27,000; Mar22'12; A\$26,000-31,000. O C & 100**45TH st, 241 E** (5:1319-18), ns, 175 w 2 av, 25x100.5, 5-sty bk tnt; Marie Fuchs to Edw R Poerschke, Jr, 225 Pelham rd, New Rochelle, NY; mtg \$25,000; Mar22; Mar 23'12; A\$10,000-27,000. O C & 100**45TH st, 241 E**; Edw R Poerschke, Jr, to Marie wife of & Jacob Fuchs, 241 E 45, tenants by entirety; mtg \$25,000; Mar22; Mar23'12. O C & 100**46TH st, 154 W**, (4:998-56) ss, 203.3 e 7 av, 16.9x100.4, 4-sty & b stn dwg; Nathan B Spingold to Rose Schwartzberg, 1696 Bway; mtg \$32,000 & AL; Jan5; Mar25'12; A\$32,000-34,000. O C & 100**47TH st, 56-60 W** (5:1262-64-65), ss, 197 e 6 av, 63x100.5, 10-sty bk hotel Paterson, & 4-sty & b stn dwg; Mary Palm to Albt Buchman & Chas S Sykes, joint tenants; mtg \$240,000; Mar9'08; Mar28'12; A\$164,000-331,000. O C & 100**47TH st, 56-60 W**; Albt Bachman & ano to Forty-Seventh St Realty Co; QC; May 27'08; Mar28'12. omitted**48TH st, 128 W**, (4:1000-45) ss, 305 w 6 av, 20x100.5, 3-sty & b stn dwg; Theresa Abelson to Isidor H Kempner, 343 W 87 & Irving I Lewine, 981 Park av; QC; Dec 22'11; Mar25'12; A\$35,000-36,000. O C & 100**48TH st, 128 W**; Isidor H Kempner et al to Geo G Smith, 128 W 48; mtg \$30,000; Mar22; Mar25'12. O C & 100**49TH st, 24 E** (5:1284-58), ss, 47 w Mad av, 22.8x64, 4-sty & b stn dwg; Matilda C Vatable to Advocate Realty Co, 80 Bway; AL; Mar26'12; A\$48,000-55,000. O C & 100**49TH st, 131-5 W**, (4:1002-15-16) ns, 394 w 6 av, 44x100.4, 3-4-sty & b stn dwgs; Jno J Boyle to Theo Fischer, 45 W 24; mtg \$60,000; Mar27'12; A\$62,000-68,000. O C & 100**49TH st, 131-5 W**; Theo Fischer to Dominick Marsullo, 45 W 24; mtg \$75,000; Mar 27'12. O C & 100**53D st, 137 W**, see 53d,133W.**53D st, 133 W**, (4:1006-16) ns, 400 w 6 av, 25x100.5, 2 & 3-sty bk storage; A\$21,000-23,000; also 53D ST, 137 W, (4:1006-15) ns, 356.3 e 7 av, 18.9x100, 4-sty & b stn dwg; A\$15,000-16,500; Margt H Drummond wid & devisee; Thos J Drummond to Fannie R Smith, 53 W 52; AL; Mar27'12. nom**55TH st, 39 W**, see 56th, 34 W.**56TH st, 34 W** (5:1271-18-57), ss, 475 w 5 av, 25x200.10 to ns 55th, 39 W, 4-sty & b stn dwg, 2-sty ext & 2-sty bk garage; Saml Hawley et al to Frank H Davis, 851 North Broad, Elizabeth, NJ; Walter S Crandell, 391 West End av; Wm P Hawley, 758 West End av & Chas K Seymour, 508 W 114 as TRSTES; QC; Feb24; Mar 26'12; A\$133,000-150,000. nom**56TH st, 34 W & 55TH, 39 W**; agmt as to deed of trust, &c, under will of Edwin Hawley decd; same with same; Feb24; Mar 26'12. nom**56TH st, 34 W & 55TH st, 39 W**; Fred H Crandell heir, &c, Edwin Hawley to same as TRSTES; QC; Feb24; Mar26'12. nom

57TH st, 329 W (4:1048-17), ns, 375 w 8 av, 25x100.5, 4-sty & b stn dwg; Kath G Farrell et al to Real Realty Co, 701 Mad av; mtg \$25,000; Mar22; Mar23'12; A\$28,000-38,000. nom

58TH st, 126 W, (4:1010-44) ss, 266.8 w 6 av, 16.8x100.5, 4-sty & b stn dwg; Margt A Stevens to Wm Zinsser Realty Co, 299 Bway; mtg \$8,000; Mar22'12; A\$26,000-31,500. O C & 100

58TH st, 128 W, (4:1010-44½) ss, 283.4 w 6 av, 16.8x100.5, 4-sty & b bk dwg; Geo C Heye to Edw Reegenhard, 443 Gregory av, Weehawken Heights, NJ; mtg \$30,000 & AL Mar4; Mar22'12; A\$26,000-32,500. O C & 100

58TH st, 128 W, (4:1010-44½) ss, 283.4 w 6 av, 16.8x100.5, 4-sty & b stn dwg; Edw Reegenhard to Wm Zinsser Realty Co, 299 Bway; AL; Mar22; Mar25'12; A\$26,000-32,500. nom

62D st, 31 E, (5:1377-25) ns, 112.6 e Mad av, 12.6x100.5, 4-sty & b stn dwg; Chas H Knox to Effie V V Knox; AL; Oct20'05; Mar25'12; A\$20,000-22,000. gift

64TH st, 18 W, (4:1116) agmt that party first part furnish necessary capital to purchase above & party 2d pt agrees to take charge of & manage above premises; Erwin J Wider with Ginsburg Realty Co; July19'09; Mar25'12. nom

64TH st, 18 W, (4:1116) asn agmt as above; Erwin J Wider to Etta R Wider; AT; July27'09; Mar25'12. nom

65TH st, 123 E (5:1400-10½), ns, 220 e Park av, 20x100.5, 3-sty & b stn dwg; May O Conville to Frances L M wife Oliver S Lyford, Jr, 16 E 65; mtg \$30,000; Mar28'12; A\$30,000-35,000. O C & 100

70TH st, 326 E, (5:1444-36) ss, 244 w 1 av, 25x100.4, 4-sty stn tnt & str; Bern Budd ref to Virginia Danziger, 11 E 79 & Moses J Sneedaira, 601 W 137, EXRS, Max Danziger; FORECLOS, Mar26; Mar27'12; A\$9,000-20,000. 15,000

70TH st, 320-2 E (5:1444-38-39), ss, 294 w 1 av, 50x100.4, 2 4-sty stn tnts & str; David Rieser to Virginia Danziger, 11 E 79, & Moses J Sneedaira, 601 W 137, EXRS Max Danziger; mtg \$33,000; Mar27; Mar28'12; A\$18,000-40,000. O C & 100

70TH st, 324 E (5:1444-37), ss, 269 w 1 av, 25x100.4, 4-sty stn tnt & str; David Rieser & Wm Strass to Virginia Danziger, 11 E 79, & Moses J Sneedaira, 601 W 137, EXRS Max Danziger; mtg \$16,500; Mar27; Mar28'12; A\$9,000-20,000. O C & 100

71ST st, 115 E, (5:1406-7) ns, 140 e Park av, 20x102.2, 4-sty & b stn dwg; Gilbert R Waterbury et al EXRS, &c, Eliz I Waterbury to Fredk T Barry, 1904 Marmion av; AT; re judgt, &c; AL; Mar23; Mar25'12; A \$28,000-36,000. 4,000

71ST st, 115 E (5:1406-7) ns, 140 e Park av, 20x102.2, 4-sty & b stn dwg; Fredk T Barry to Robt W Taiter, 16 E 72; AT; QC; Mar25'12; A\$28,000-36,000. nom

74TH st, 9 W (4:1127-25½), ns, 160 w Central Pk W, 20x102.2, 4-sty & b bk dwg; Margherita G Taylor to Wm W Hall, 636 5 av; AL; Mar25; Mar26'12; A\$20,000-39,000. nom

75TH st, 415 E, (5:1470-10) ns, 385.11 w Av A, 25x102.2, 6-sty bk tnt & str; Benno Lewinson ref to Jno T Willets, 39 W 54, TRSTE Saml Willets Walter R Willets, residuary trust; FORECLOS, Mar7; Mar20 Mar22'12; A\$8,000-30,000. 25,000

75TH st, 436 E (5:1469-32), ss, 175 w Av A, 25x102.2, 6-sty bk tnt & str; Isaac D Levy to Gerardus, Geo H & Lillian Valentine & Kate M Van Nostrand, all at 406 W 149; AL; Mar21; Mar23'12; A\$8,000-30,000. O C & 100

76TH st, 331 W (4:1185-52), ns, 355 w West End av, 20x102.2, 4-sty & b bk dwg; Clayton Platt to Wm H Douglas, 317 W 76; mtg \$24,000; Mar25; Mar28'12; A\$19,000-34,000. O C & 100

76TH st, 51-3 E, (5:1391-28) ns, 145 e Mad av, 40x102.2, 6-sty bk stable; N Y Cab Co, Lim, a corpn to Jno J Ascher, 250 W 57; mtg \$50,000; Mar21; Mar22'12; A\$60,000-90,000. 85,000

78TH st, 125 E, (5:1413-13) ns, 305.10 e Park av, 18.9x102.2, 3-sty & b stn dwg; Jno Byrns to Marie C M Winter, 181 E 64; mtg \$13,000 & AL; Mar21; Mar25'12; A\$18,000-22,000. O C & 100

85TH st, 169 E (5:1514-32), ns, 112.8 w 3 av, 15.3x102.2; S Charles Welsh as TRSTE to 86th St Constn Co, 35 Bond; QC; Mar20; Mar23'12; A\$7,500-10,000. 15

85TH st, 357 W, see Riverside dr, 130-3. 85TH st E, (5:1514) ns, 112.8 w 3 av, runs n 102.2, party 1st pt owns lot w of said line & party 2d pt owns lot e of said line; Boundary line agmt, &c; 86th st Constn Co, 35 Bond with S Chas Welsh, 27 W 81; Mar18; Mar22'12. nom

86TH st, 12 W (4:1199-41), ss, 215 w Central Pk W, 22x102.2, 5-sty bk dwg, 4-sty ext; Wm W Hall to Margherita G Taylor, 9 W 74; AL; Mar25; Mar26'12; A\$28,000-P 40,000. nom

86TH st, 453 E, (5:1566-23) ns, 22 w Av A, 25x80, 4-sty stn tnt & str; Rudolph Hoffmann to Christian Hoffmann, 453 E 86 ½ pt; AT; mtg \$17,600; Nov27'11; Mar22'12; A\$8,500-18,000. O C & 100

87TH st, 207-9 W (4:1235-23-24) ns, abt 100 e Bway, —x—, 2-5-sty bk tnts; A\$48,000-84,000; also 90TH ST, 129-31 W, (4:1221-14-15) ns, abt 325 e Ams av, —x—, 2-5-sty bk tnts; A\$30,000-62,000; asn of all R T & I in est of Morris Grosner as collateral to secure \$3,550; Pauline & Sol Grosner to Jno A Dittrich, 187 Schermerhorn, Bklyn; mtg \$122,000; Mar19; Mar22'12. nom

90TH st, 129-31 W; see 87th, 207-9 W. 90TH st, 38 W (4:1203-51) ss, 465 w Central Park W, 20x100.8, 3 & 4-sty & b stn dwg; Bernard F Martin to Anna L Martin, 38 W 90; mtg \$14,000; Dec6'11, Mar27'12 A\$15,000-22,000. O C & 100

90TH st, 325 E (5:1553-15), ns, 350 e 2 av, 25x100.8, 5-sty stn tnt; Katie Heitz to Christian Frank & Anna his wife, 424 E 16th, as tenants by entirety ½ pt, & Jno T Lucker, 27-63 Creston av, the other ½ pt; mtg \$20,700; Mar27; Mar28'12; A\$9,000-20,000. O C & 100

92D st, 163-5 E (5:1521-29), ns, 150 w 3 av, 42.8x100.8, 6-sty bk tnt & str; Auerbach Realty Co to Morris Cohen, 165 Lenox av, & Jno Morrissey, 70 Lenox av; mtg \$49,000; Mar28'12; A\$23,000-58,000; O C & 100

92D st, 31 W (4:1206-21½), ns, 525 e Col av, 15.10x100.9x20.1x100.8, 3-sty & b stn dwg; Mary H Burchill to Margt Burchill 31 W 92; mtg \$5,000; Mar22; Mar26'12; A \$10,500-14,000. O C & 100

93D st, 179-83 E, (5:1522-29-31) ns, 130.6 w 3 av, 90x100.8, 3-4-sty stn tnts; Rosanna Rosenfeld to Pauline Cohen 51 E 96; ½ pt; AT; mtg \$71,000; Mar20; Mar27'12; A\$43,500-75,000. nom

93D st, 179-83 E, see 101st, 211 W.

94TH st, 203-5 on map 207 W, (4:1242-28A) ns, 100 w Ams av, 52x100.8x57.2x 100.8, 6-sty bk tnt; Thos J McLaughlin to T J McLaughlin's Sons, a corp, 345 Ams av; mtg \$75,000; Mar11; Mar27'12; A\$38,000-94,000. O C & 100

94TH st, 173 W (4:1225-5), ns, 100.6 e Ams av, 17.6x100.8, 3-sty & b stn dwg; Geo Burnham ref to Chas Fechheimer, 340 W 86; mtg \$16,000; FORECLOS, Mar21; Mar22; Mar26'12; A\$9,500-16,000. 20,000

98TH st, 289-91 E (6:1648-20), ns, 75 w 2 av, 50x100.11, 6-sty bk tnt & str; Zerlina Weingreen to Sigmund Adler, 264 Riverside dr; mtg \$40,000; Mar28'12; A \$18,000-58,000. O C & 100

98TH st, 289-91 E, (6:1648-20) ns, 75 w 2 av, 50x100.11, 6-sty bk tnt & str; David C Hirsch ref to Zerlina Weingreen 264 Riverside dr; mtg \$40,000; FORECLOSED & drawn Mar26; Mar27'12; A\$18,000-58,000. 9,000

98TH st, 142 E, (6:1625) asn rents to secure \$3,000; Rebecca Goldberg to Max Hoffman, 884 E 165; Mar27'12. nom

100TH st, 9-11 W (7:1836-27), ns, 100 w Central Park W, runs n100.11w99.6x11.11 xe49.6xs89 to st, xe50 to beg, 3-sty bk garage; N Y Transportation Co to Wm Berg, 512 W 162; Mar14; Mar28'12; A\$31,000-40,000. O C & 100

100TH st, 226 E (6:1649-32), ss, 180 w 2 av, 25x100.7, 5-sty bk tnt; Percival H Gregory ref to Elizabetha Keller, 1488 Commonwealth av; FORECLOS, Mar26; Mar27; Mar28'12; A\$9,000-21,000. 17,000

100TH st, 9-11 W (7:1836-27), ns, 100 w Central Park W, runs n100.11w99.6x11.11 xe49.6xs89 to st, xe50 to beg, 3-sty bk garage; Wm Berg to Abe Bruder, 368 W 118; mtg \$27,000; Mar28'12; A\$31,000-40,000. nom

101ST st, 211 W, (7:1873-24) ns, 100 e Bway, 54.9x100.11, 7-sty bk tnt; mtg \$99,525; A\$43,000-110,000; also 93D ST, 179-83 E, (5:1522-29-31) ns, 130.6 w 3 av, 90x100.8, 3-4-sty stn tnts; mtg \$71,000; A\$43,500-75,000 also PROP IN BKLYN; Pauline Cohen to Clara Berrick, 127 E 72, as TRSTE, ½ pt; AT; B&S; Mar23; Mar27'12. nom

102D st, 71 W (7:1838-8), ns, 173 e Col av, 27x100.11, 5-sty stn tnt; Wolf Elias to Calvin G Doig, 334 W 56, & Richd P Lydon, 149 E 61; mtg \$25,000; Mar25; Mar26'12; A\$16,200-28,000. O C & 100

103D st, 162 E (6:1630-45) ss, 182.6 e Lex av, 27x100.11, 5-sty stn tnt; Babette Erdman to Rocksand Realty Co, 35 Nassau; mtg \$20,150; Nov18'11; Mar27'12; A\$11,000-22,000. O C & 100

103D st, 301 E (6:1675-4½), ns, 74.7 e 2 av, 25.5x100.5, 4-sty bk tnt; Maria Calia to Berardino di Nunzio & Cristina his wife, 233 E 101, tenants by entirety; mtg \$10,800; Mar25'12; A\$8,000-14,000. O C & 100

105TH st, 309 W (7:1891-48), ns, 229 e Riverside dr, 21x100.11, 5-sty stn dwg; Danl F Kellogg et al to Richd G Babbage, 449 Park av; Mar23; Mar25'12; A\$18,000-37,000. nom

105TH st, 309 W; Richd G Babbage to Danl F Kellogg & Maude F his wife, 54 E 68, tenants by entirety; Mar23; Mar25'12. nom

108TH st, 222 E, (6:1657-36) ss, 311 e 3 av, 24.6x100.11, 4-sty bk tnt; Luigi Pittilli to Filippo Pippo, 220 E 108; mtg \$11,500; Mar21; Mar22'12; A\$9,000-15,500. O C & 100

109TH st, 68 E, (6:1614-43½) ss, 170 w Park av, 17x100.11, 4-sty stn tnt; Max S Levine ref to Frank Davin, 410 E 57; Jno W Grant at Mt Vernon, NY & Jno J Donnelly, 505 E 121, EXR Patk Lilly; FORECLOS, Feb21; Mar22'12; A\$7,500-11,000. 7,775

109TH st, 129 E, (6:1637-13) ns, 280 e Park av, 25x100.11, 5-sty stn tnt & str; Jos R Truesdalle ref to Soc for the Prevention of Crime, 50 Union Sq; FORECLOS, Mar20; Mar22'12; A\$11,000-25,000. 21,500

110TH st, 21-5 E (6:1616-9), ns, 143.9 w Mad av, 56.3x100.10, 6-sty bk tnt & str; Harris Tow to Annie Tow, both at 12 E 127; mtg \$65,500; Mar20; Mar28'12; A\$34,000-80,000. nom

111TH st, 238-40 E (6:1660-31) ss, 140 w 2 av, 40x100.11, 6-sty bk tnt & str; Max Goldberg et al to Chas Lewin, 1438 3 av; mtg \$41,000 & AL; Mar7; Mar25'12; A \$14,500-46,000. nom

111TH st W, nec Manhattan av, see Manhattan av, 272-8.

113TH st, 19 E, (6:1619-13) ns, 300 e 5 av, 25x100.10, 5-sty bk tnt; Harry Sheinbaum to Hyman Sheinbaum, 57 E 100; AL; Mar26; Mar27'12; A\$13,000-25,000. O C & 100

117TH st, 212-14 E, (6:1666-41) ns, 140 e 3 av, 40x100.10, 6-sty bk tnt & str; Fischel Realty Co to Eliza J Williams, 288 Alex av; mtg \$40,000 & AL; Mar22; Mar27'12; A\$16,000-48,000. nom

120TH st, 345 E, (6:1797-20) ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; Jacob S Strahl ref to Rosie Apffel, 915 Fox; correction deed; FORECLOS, Oct29'09; Mar20'12; Mar22'12; A\$12,000-41,000. 5,000

121ST st, 537 W, see Bway, 3060-70.

121ST st, 68 E (6:1747-25), ss, 150 w Park av, 25x100.11, 5-sty stn tnt; Nellie A Kelly to Wm F Clare, 317 W 108; mtg \$18,000; Mar23; Mar25'12; A\$12,000-24,000. O C & 100

122D st, 223 W (7:1928-22), ns, 237.6 w 7 av, 12.6x100.11, 4-sty & b stn dwg; Orrin S Trall et al EXRS, &c, Henry S Moore to Orrin S Trall, at Hillsdale, Bergen Co, NJ; B&S & C a G; Mar25; Mar26'12; A\$7,500-10,000. 11,000

123D st, 525 W (7:1978-20), ns, 300 w Ams av, 33.4x100.11, 5-sty bk tnt; Julia Shea to Jas Shea, 164 E 81; mtg \$40,000; Mar25'12; A\$20,000-35,000. nom

126TH st, 42 W, (6:1723-54) ss, 430 w 5 av, 20x99.11, 3-sty & b stn dwg; Alfred G Compton to Alfred D Compton, 2 St Nich ter, Mabel G Woodruff, 152 W 78, & Madeleine Compton, 40 W 126; Feb1; Mar27'12; A\$12,000-18,000. nom

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Jas L Clare to Nellie A Kelly, 623 W 152; mtg \$11,000; Mar22; Mar25'12; A\$9,500-16,000. nom

129TH st, 545 W (7:1984-10), ns, 38.10 w Old Bway, 37.5x99.11, 6-sty bk tnt; Peter Reilly to Martha H Lind, 71 E 96; mtg \$39,000; Mar25; Mar26'12; A\$19,000-45,000. O C & 100

129TH st, 58 W (6:1726-67), ss, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt; Robt Levers to Sadie H Jacobs, 848 Manida; mtg \$26,000; Mar28'12; A\$12,000-28,500. nom

132D st, 122 W (7:1916-44), ss, 250. w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Margt E Napier to Revenue Realty Co, 320 Bway; mtg \$8,500; Feb15; Mar22'12; A\$8,000-10,000. O C & 100

132D st, 23-5 W (6:1730-27), ns, 228 w 5 av, 32x99.11, 5-sty bk tnt; Herman Frank et al to Henry Huckridge, 1302 Teller av; mtg \$18,000; Mar20; Mar23'12; A\$14,500-25,000. nom

132D st, 119 W, (7:1917-23) ns, 209 w Lenox av, 17x99.11, 3-sty & b stn dwg; Margt E Napier to Revenue Realty Co, 320 Bway; mtg \$8,500; Feb15; Mar22'12; A\$8,100-10,000. O C & 100

134TH st, 65-7 W, (6:1732-12-13) ns, 260 e Lenox av, 50x99.11, 2-5-sty bk tnts & str; Margt E Napier to Revenue Realty Co, 320 Bway; mtg \$40,500; Feb15; Mar22'12; A\$20,000-50,000. O C & 100

136TH st, 520-6 W (7:1988-123-127), ss, 400 w Ams av, 200x99.11, 2 6-sty bk tnts; Andw J Cobe to N Y Real Estate Security Co, 42 Bway; mtg \$299,000; Mar19; Mar23'12; A\$100,000-310,000. O C & 100

138TH st, 617 W (7:2087-21), ns, 255 w Bway, 15x99.11, 3-sty & b stn dwg; Harriett A R Mills & ano to Banton Moore, 160 Wadsworth av; Mar15; Mar28'12; A\$6,000-9,500. nom

138TH st, 515 W (7:2070-23), ns, 225 w Ams av, 37.6x99.11, 5-sty bk tnt; Edw D Dowling ref to Geo M Bruestle, at Lyme, Conn; mtg \$37,000; FORECLOSED & drawn; Mar28'12; A\$15,000-39,000. 10,500

138TH st, 45 W (6:1736-19), ns, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt; Emma K Collins to Minnie C Kelso, 510 W 27; mtg \$37,175; June15'11; Mar26'12; A\$14,000-43,000. O C & 100

140TH st, 506-14 W, (7:2071-39) ss, 150 w Ams av, 75x99.11, 5-sty bk tnt; Wm M Moore Constn Co to Mary I Moore, nec Aqueduct av & 190th; mtg \$80,000; Mar21; Mar22'12; A \$30,000-\$—. O C & 100

149TH st, 546-8 W, (7:2080-50-51) ss, 283.4 e Bway, 33.4x99.11, 2-4-sty & b stn dwgs; Henry R C Watson to Audubon Impt Co, 974 St Nich av; Mar25; Mar27'12; A\$16,000-26,000. O C & 100

149TH st, 546-8 W; Audubon Impt Co to Martha W Weill, 8 Van Nest pl; mtg \$18,000; Mar25; Mar27'12. O C & 100

162D st, 519 W, (8:2122-7) ns, 495 e Bway, 20x99.11, 3-sty & b stn dwg; Kate H wife Wm G Jones to Frank W Woolworth, 990 5 av; mtg \$7,000; Mar27'12; A \$8,000-14,500. O C & 100

162D st, 521 W, (8:2122-8) ns, 476 e Bway, 19x99.11, 3-sty & b stn dwg; Maria Coakley to Frank W Woolworth, 990 5 av; mtg \$9,000; Mar27'12; A\$7,600-13,500. O C & 100

176TH st, 506 W (8:2132-84), ss, 144 w Ams av, 43.6x100, 5-sty bk tnt; Edw J Higgins & ano to Edith A Reiffert, 64 W 88; mtg \$37,000; Mar15; Mar28'12; A\$11,500-38,500. O C & 100

176TH st, 506 W; Edith A Reiffert to Wertheim Realty Co, 149 Bway; mtg \$37,000; Mar27; Mar28'12. nom

180TH st, 804 W (8:2177-154), sec Pinehurst av, 100x100.2, 6-sty bk tnt & str; Cotoba Realty & Constn Co to Frank Melten, 66 North, Brooklyn Hills, B of Q; mtg \$150,000 & AL; Mar1; Mar26'12; A \$40,000-P 112,000. O C & 100

205TH st, 407 W, (8:2202-31) ns, 150 w 9 av, 50x99.11, 5-sty bk tnt; Dyckman Tract Realty Co to Kath Hunter, 52 Greene av, Bklyn; mtg \$48,600; Mar22'12; A\$—\$—\$— nom

Av A, 224 (2:407-8), sec 14th (Nos 500-2), runs e96x51.9xw27xn27.9xw69 to Av A, xn24 to beg, 6-sty bk tnt & str; C Realty Co to Nestor Holding Co, 302 Bway; mtg \$77,900 & AL; Mar22; Mar23 '12; A\$40,000-75,000. nom

Av B, 166 (2:404-32), ws, 70 n 10th, 19.6 x70, 5-sty bk tnt & str; Abr Frankenthaler to Eliza Goldsmith, 132 E 80; B&S; AL; Mar25; Mar26'12; A\$14,000-20,000. nom

Av B, 166; Eliza Goldsmith to Abr Frankenthaler & Sophie his wife, 132 E 80, as tenants by entirety; B&S; AL; Mar 25; Mar26'12. nom

Av C, 175, (2:393-33) ws, 23.8 s 11th, 23.8x65, 5-sty bk tnt & str; Geo W Le Fevre to Rudolph Wallach Co, a corpn, 68 Wm; Mar22'12; A \$10,000-15,000. O C & 100

Amsterdam av, 308 (4:1166-33), ws, 104.4 n 74th, 25x100, 5-sty stn tnt & str; mtg \$20,000; A\$30,000-43,000; also AMSTERDAM AV, 310 (4:1166-34), ws, 129.4 n 74th, 25x100, 5-sty stn tnt & str; mtg \$10,000; A\$30,000-43,000; Wilhelmina B Hartung to Frank Bradley, 303 W 75; Mar26'12. nom

Amsterdam av, 310, see Ams av, 308.

Amsterdam av, 1944-6, (8:2115-38) ws, 52.11 n 156th, 46.11x125, 6-sty bk tnt & str; Martha W Weil to Audubon Impt Co, 974 St Nich av; B&S; AL; Mar25; Mar 27'12; A\$—\$—\$. O C & 100

Amsterdam av, 1944-6; Audubon Impt Co to Henry R C Watson at Brandon, Vt; mtg \$65,000 & AL; Mar25; Mar27'12. O C & 100

Broadway, 3060-70, (7:1976-1) nec 121st (No 537) 99.10x100, 6-sty bk tnt & str; Huntington W Merchant TRSTE; David B R Chapman to Fanny L wife David B R Chapman at Greenwich, Conn; B&S & confirmation deed; Mar21; Mar22'12; A \$150,000-250,000. nom

Broadway, 3200 (7:1982-59), nec Manhattan (No 131), 112.7x98.4x100.1x47.2, 6-sty bk tnt & str; Chas Hensle to Richd A & Chas L Henriquez both at 13 W 88; Geo A Henriquez at Malecon, 54 Havana, Cuba & Maria C Henriquez, Clara H De Castellanos & Maria A De L D H De Cardona, all citizens of the U S at Hotel Louvre, Havana, Cuba; mtg \$110,000 & AL; Mar18; Mar26'12; A\$85,000-150,000. O C & 100

Broadway, 1134-6, see 5 av, 212-6.

Broadway, 912, see Pearl, 65.

Broadway, 918, see Pearl, 65.

Edgcombe av, 64, (7:2041-29) es, 143.10 n 137th, 18x68, 3-sty & b bk dwg; Ernestine Jacobowsky EXTRX Isidor Lazarus to Amalia Raphael & Taube Hirschson, both at 64 Edgcombe av; Mar22; Mar27 '12; A\$7,000-14,000. nom

Lenox av, 430 (6:1729-4), es, 83.5 n 131st, 16.6x85, 3-sty & b stn dwg; mtg \$11,000; A\$11,500-13,000; also LENOX AV, 432 (6:1729-4), es, 99.11 n 131st, 16.6x 85, 3-sty & b stn dwg; mtg \$7,000; A\$11,- 500-13,000; Ella Bernhard to Ida Schulz, 122 W 137; Mar25'12. O C & 100

Lenox av, 432, see Lenox av, 430.

Manhattan av, 272-8 (7:1846-31), nec 111th, 100.11x100, 7-sty bk tnt; Max Solomon et al to Gersol Realty Co, 11 W 19; mtg \$210,000 & AL; Mar4; Mar26'12; A \$95,000-220,000. O C & 100

Pinchurst av, see 180th, see 180th, 804 W.

Riverside dr, 130-3, (4:1247-1) nec 85th (No 357) 102.2x125, 12-sty bk tnt; re dower; Regina Steindler to Dorchester-Riverside Co, Inc, 1402 Bway; QC; Mar 22'12; A\$225,000-750,000. nom

West End av, 490, (4:1231-4) es, 107.2 s 84th, 15.4x100, 4 & 5-sty bk dwg; Herald Sq Holding Co to Pincus Lowenfeld, 106 E 64 & Wm Prager, 219 E 74; B&S; mtg \$14,- 000; Mar25; Mar27'12; A\$13,500-20,000. O C & 100

Wadsworth av, (8:2170-260) nws, 459 ne 190th, 113.2x98x138.11x98, 6-sty bk tnt; re mtg; Max Marx to Jno Robertson, 2210 Andrews av & Wm Gammie, 841 West End av; QC; Mar21; Mar27'12; A\$—\$—\$. O C & 100

1ST av, 1109, (5:1435-29) ws, 25.5 s 61st, 25x91, 5-sty bk tnt & str; Chas Ringelstein to Betsey Carlisle at Jersey City, NJ. mtg \$23,100 & AL; Mar1; Mar27'12; A\$12,- 000-23,000. nom

1ST av, 2130 (6:1703-50), es, 88.4 n 109th, 37.6x95, 6-sty bk tnt & str; Wm Klein ref to Wm L Raymond, 27 Kress Park, New Rochelle, NY, & Alex P Knapp at Club rd, Roland Park, Balt, Md, as TRSTES will Thos McMullen; FORECLOS, Mar21; Mar25 '12; A\$16,500-44,000. 30,000

2D av, 820 (5:1336-50), es, 20 s 44th, 18.5 x82, 4-sty bk tnt & str; Jacob Keller to Jno M Luther, 795 2 av; AL; Mar25'12; A \$9,500-13,500. O C & 100

3D av, 565, (3:918-3) es, 49.5 n 37th, 24.8 x105, 5-sty bk tnt & str; Chas H Regnault to Louisa H Clausnitzer, 157 E 21; mtg \$22,000; Mar15; Mar22'12; A\$21,000-24,500. O C & 100

3D av, es, 100.8 s 97th, see 3 av, 1717-9.

3D av, 1717-9 (6:1646-48), es, 62.11 s 97th, 37.9x100, 6-sty bk tnt & str, all of; also 3D AV (6:1646), es, 100.8 s 97th, strip 0.3x100; A T; Jacob Potsdam to Cecilia Kaicher; mtg \$62,750 & AL; Feb6'08; re-recorded from Feb14'08; Mar23'12; A\$23,- 000-53,000. O C & 100

5TH av, 135, (3:849-1) nec 20th (Nos 1-3) 28.9x113, 10-sty bk loft & str bldg; Century Bank of City of NY to Harden L Crawford at Rumson, NJ; A Milton Napier, 16 E 33 & C Stanley Mitchell, 12 Dudley pl, Yonkers, NY; B&S & confirmation deed; AL; Mar1; Mar22'12; A\$270,000-400,000. O C & 100

5TH av (5:1386-4), es, 35 s 72d, 80x125, vacant; Chas Steele et al EXRS Seth E French to Cornelius Vanderbilt, 677 5 av; mtg \$350,000 & AL; Mar11; Mar25'12; A \$600,000-600,000. O C & 10,000

5TH av, 212-6 (3:827-44), swc 26th (No 2), 56.7x134.1 to es Bway (Nos 1134-6), x 60.5 to ss 26th, x155.7, 5-sty bk & str restaurant (Martins); A\$950,000-1,000,000; also MACOMBS RD (misc) at ss farm Lewis G Morris, runs w along rd, 365 & 116 to land T Bailey Myers, xnw2,340 to Harlem River, xne30& 515 to land of Morris, xse1,980 to rd, at beg, contains 22 579-1,000 acres, known as the High Cottage including land taken for Croton Aqueduct, excepts parts for sts, & also excepts so much as lies e of ws Aqueduct, with AT to lands under water; Preston J & Grace McMillan to Robt McGill at Hoboken, NJ; AT; B&S; Mar25; Mar28'12. nom

6TH av, 155 (2:607-45), ws, 43.3 n 11th, 20x60, 3-sty bk tnt & str, 1-sty ext; Lizzie Haartje to Henry W Dammann, 826 Ams av; 1/2 pt; AT; mtg \$15,000 & AL; Mar21; Mar23'12; A\$13,500-18,500. O C & 100

6TH av, 101, see Pearl, 65.

Interior strip (4:1085), begins 55.5 s 57th, & 60 w 10 av, runs w20xn0.5xe20xs 0.5 to beg; Sarah E Platt to Mary P Hitchcock, 427 6th, Bklyn; QC ;Mar14; Mar23'12. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Appointment of co-trste; Jno L Cadwalader TRSTE Wm Cutting, Jr, to Edw J Hancy, 59 W 52, as TRSTE under wills of Wm Cutting, Jr, & Francis B Cutting; Dec28'11; Mar25'12.

Appointment of co-trste; consent of Annie H de Constantinovitch as heir, &c, Wm Cutting Jr, to above; Jan23; Mar25'12.

Certified copy adjudication of bankruptcy in matter of Thos Lynch, Jr, bankrupt, and referred to Jno J Townsend, ref; Feb 29; Mar25'12.

Certified copy adjudication of bankruptcy in matter of Madrid Co a corpn bankrupt and referred to Jno J Townsend ref; Mar20; Mar25'12.

Power of atty; Simon Fink to Leo Oppenheim; May27'08; Mar23'12.

Power of atty; Archibald H M Sinclair of Windsor, Eng to Frederic de P Foster at Tuxedo Park; Feb23; Mar22'12.

Power of atty; Louise E Monnot wid et al to Jno B Monnot; Feb17'08; Mar25'12.

Power of atty; Jno B Monnot to Jno F Monnot; June10'08; Mar25'12.

Power of atty; Jno B Monnot to Jno F Monnot; June10'08; Mar25'12.

Power of atty; Aida L Davis to Douglas Robinson, Chas S Brown Co; Mar12; Mar 26'12.

Power of atty; The Neuchatel Asphalt Co (Lim), 58 Victoria st, London, Eng to Geo O May; Nov27'11; Mar27'12.

Power of atty (misc); Margt Raleigh et al heirs, &c, Jno White to Wm T Carlisle, of J H Hubbell & Co, 309 Bway; May 10'11; Mar28'12.

Steambot Wyoming (2:317&318), re mtg being pt of deed of trust on general mtg of Dec23'85, or mtgs supplemental thereto; Jos J O'Donohue, Jr, & Seymour L Husted, Jr, as TRSTES to the 10th & 23d St Ferry Co, 77 Greenpoint av, Bklyn; Mar21; Mar26'12. 10,000

WILLS

Borough of Manhattan.

27TH st, 516 W (3:698-47), ss, 225 w 10 av, 25x98.9, 4-sty bk loft bldg; Cath A Campbell Est, Lillian G Begley ADMRX, 65 E 87; attys, Cohalon Bros, 277 Bway; A\$8,000-10,000; Will or Letter of Adm filed Mar5'12.

27TH st, 518 W (3:698-48), ss, 250 w 10 av, 25x98.9, 3-sty fr loft bldg; Cath A Campbell Est, Lillian G Begley ADMRX, 65 E 87; attys, Cohalon Bros, 277 Bway; A \$8,000-9,500; Will or Letter of Adm filed Mar5'12.

27TH st, 511 W (3:699-25), ns, 175 w 10 av, 25x98.9, 3-sty bk tnt; Cath A Campbell Est, Lillian G Begley ADMRX, 65 E 87; attys, Cohalon Bros, 277 Bway; A\$8,- 000-10,000; Will or Letter of Adm filed Mar5'12.

37TH st, 318 W (3:760-54), ss, 251 w 8 av, 25x98.9, 4-sty bk tnt; Patk Flynn Est, Jno J Campbell EXR, 440 Riverside dr; atty, Ronald K Brown, 320 Bway; A\$11,- 500-15,000; Will or Letter of Adm filed Mar7'12.

37TH st, 43 W (3:839-16), ns, 265 e 6 av, 20x98.9, 4-sty bk tnt (1/2 int); Maria L ingersoll Est, Moses Ely Ingersoll EXR, 43 W 37; atty, Asa A Spear, 79 Wall; A \$54,000-60,000; Will or Letter of Adm filed Mar11'12.

39TH st, 226 E (3:919-46), ss, 268.3 e 3 av, 31.9x98.9, 5-sty bk tnt; Teresa C Burke Est, Richd P Lydon EXR, 149 E 61; atty, Robt L Redfield, 35 Nassau; A \$13,500-30,000; Will or Letter of Adm filed Mar13'12.

48TH st, 109 W (4:1001-27), ns, 135 w 6 av, 20x100.5, 4-sty bk dwg; Mary E Piggot Est, Farmers Loan & Trust Co, TRSTE, 22 Wm; attys, Geller, Rolston & Horan, 22 Exchange pl; A\$32,000-35,000; Will or Letter of Adm filed Mar14'12.

62D st, 208 E (5:1416-43 1/2), ss, 123.9 e 3 av, 18.9x100.5, 3-sty bk dwg (1/2 int), Laura J Mack Est, Jas C Mack EXR, 520 W 139; atty, M Jos McCloskey, 135 Bway; A \$11,- 000-15,000; Will or Letter of Adm filed Mar2'12; corrects error in last issue when this appeared inadvertently as Laura J Mack is not deceased.

68TH st, 51 W (4:1121-11), ns, 262 e Col av, 19x100.5, 4-sty bk dwg; Leopold N Asiel Est; Elias Asiel EXR, 15 E 63; atty's, Kurzman & Frankenheimer, 25 Broad; A\$15,200-25,000; Will or Letter of Adm filed Mar12'12.

73D st, 132 W (4:1144-45 1/2), ss, 315 w Col av, 16x102.2, 4-sty bk dwg; Leonard Weber Est; Meta Weber EXR, 132 W 73; attys, Schuerman & Limberg, 111 Bway; A \$11,000-19,000; Will or Letter of Adm filed Mar13'12.

78TH st, 162 E (5:1412-47), ss, 250 w 3 av, 18.9x102.2, 4-sty bk dwg; Louise Abell Lyon Est; Emily A King EXR, 162 E 78; attys, Geo B & Ed Goldsmitd, 34 Pine; A \$10,000-21,000; Will or Letter of Adm filed Mar13'12.

86TH st, 443 E (5:1566-18 1/2), ns, 150 w Av A, 18x100.8, 4-sty bk dwg (1-3 int), Geo Helmsky Est, Josephine Helmsky EXTRX, 105 W 124; attys, Aronson & Kutner, 320 Bway; A \$6,500-11,500; Will or letter of Adm filed Mar13'12.

CONVEYANCES.

Borough of the Bronx.

Birch st (*), ws, 100 s Cornell av, 100x 100; Jno F Kearney to Agnes Nichols, 67 South 5 av, Mt Vernon, NY; Mar18; Mar 22'12. O C & 100

Beck st, 560 (10:2684), sec Prospect av (No 604), 96x105.6x139.5x30, 5-sty bk tnt & str; Susanna Beck to Martin Pleischer, 918 Bryant av; mtg \$77,000; Mar18; Mar 28'12. O C & 100

Charlotte st, (11:2977) ws, 100.4 n Jennings, 80x100, vacant; Jno J Tully Co to Dertinger Constn Co, 4029 Lowerre pl. O C & 100

Charlotte st, (11:2977) ws, 99.11 n Jennings, 80.5x100, vacant; re mtg; Wm R Rose to Jno J Tully Co, a corpn, 1603 Boston rd; Mar22'12. nom

Carlisle pl (*), nwc 211th, 28x100x—x104 Fredk Albert to Jno Knewitz, 3537 Willett av; Feb21; Mar25'12. nom

Charlotte st (11:2966&2977), ws, 99.10 n Jennings, 197x101.2x212.9x100, vacant; Wm R Rose to Jno J Tully Co, 1603 Boston rd; Aug16'11; Mar22'12. O C & 100

Edgewater ter, (*) es, 250 s Town Dock rd, 50x146.5 to Long Island Sound, x52x161.3; Edgewater Realty Co & Estates Development Co to Wm Judge, Town Dock rd, Throgs Neck; AL; Mar13; Mar25'12. O C & 100

Fox st (10:2722), es, 125.9 n Tiffany, 37.6 x105, vacant; re mtg; Lawyers Title Ins & Trust Co to Henry Morgenthau Co, a corp, 165 Bway; QC; Mar25; Mar26'12. 5,000

Fox st (10:2722), es, 125.9 n Tiffany, 37.6 x105, vacant; Henry Morgenthau Co to Church of St Athanasius, Bronx, 878 Tiffany; B&S; Mar19; Mar26'12. O C & 100

Grote st, 766 (11:3100), ss, 38.7 e Prospect av, 100x127.7x100x126, except pt for st, 1-sty fr dwg & vacant; Saml D Levy ref to Jus Realty Corp, 141 Bway; FORECLOS, Feb20; Mar19; Mar26'12. 8,100

Haskin st, 2922 (*), ss, 150 w Edison, 25x150; deed reads PUBLIC SQ (*), ns, lot 46 map made by David B Taylor in year 1835, 25x150 to Haskin st, Throggs Neck; Philip M Bromberg, ref to Jas O'Brien, 2828 Coddington av; FORECLOS, Feb26; Mar25; Mar26'12. 2,125

Home st, 756, see Forest av, 1142-6.

Hall pl, 1053 (10:2691), ws, abt 408 n 165th, runs w11.5xn18.9xw39.11xn51xe38.1 xs36.10xe113.9 to pl, xs31 to beg, 2-sty fr dwg; Alfred & Ellen A Benson to Elfrida Benson, 1053 Hall pl; mtg \$4,500; Mar26; Mar27'12. nom

Kingsbridge ter, (12:3256) ws, — s 230th & at n 1 lands Tecca N Reed, runs w123.8 xn36.1xe122.8 to st xs39.9 to beg, vacant; Marcus M Nye to Jos Sinsheimer, 562 W 144; Mar25; Mar27'12. O C & 100

Lee st, (*) ss, 90 e Pelham rd, 25x100 Throggs Neck; also EDISON AV (*), ws, 96 n Pelham rd, 25x100; Sarah Carson & ano heirs, &c, Jas Carson to Ella F Bolton, 1777 West Farms rd; B&S; Mar23; Mar 25'12. nom

Latting st, nec Edwards av, see Edwards av, nec Latting.

Public sq, ns, lot 46 map David B Taylor, &c, see Haskin, 2922.

Terrace pl, swc Trinity av, see 149th E, nwc Trinity av.

Tiffany st, 916, (10:2712) es, 275 s 163d, 50x110, 5-sty bk tnt; Steinmetz Constn Co to Diedrich Meyer, 916 Freeman; mtg \$40,- 000 & AL; Mar21; Mar22'12. exch & 100

Tiffany st (10:2718), es, 167.1 nw 167th, 30x113.2, vacant; Jno C Ruff ref to Ada M Burs at Washington, Conn; FORECLOS, Mar7; Mar27; Mar28'12. 3,500

Taylor st (*), es, 150 s Morris Pk av, 25x100, except part for av; Ellen Barham et al heirs, &c, Jno White to Clemente Bernasconi, 1746 Taylor av; Mar27; Mar 28'12. O C & 100

Van Buren st, 1740, (*) being land lying in bed of st in front above; deed of cession; Carl Stroening to City of NY; Mar 9; Mar27'12. **nom**

Van Buren st, 1740, (*) re mtg; Biene Geissel to same; Mar6; Mar27'12. **nom**

Whittier st (10:2765), es, 150 n Lafayette av, 50x100, vacant; also LAFAYETTE AV (10:2765), ss, 620 e Whittier, runs s88.3xne66.6 to av, xw30 to beg, vacant; Ephraim B Levy to Regent Realty Co, 17 W 42; QC; Mar28'12. **O C & 100**

134TH st, 577 E (10:2547), ns, 97 e St Anns av, 17x100, 2-sty & b bk dwg; Seymour J Guy & Rose his wife to Edith Guy, 577 E 134; 1-8 pt; AT; mtg \$3,000; Oct28 '11; re-recorded from Dec13'11; Mar23'12. **nom**

136TH st, 716 E, (10:2564) ss, 325 w Willow av, 25x100, 4-sty bk tnt; Charlotte Geissler to Harry Friedenthal, 227 E 11; mtg \$12,500; Mar21; Mar22'12. **O C & 100**

136TH st, 271 E, see Lincoln av, 182-94.

137TH st, 634-6 E, (10:2549) ss, 139.5 w Cypress av, 37.6x100, 5-sty bk tnt & str; Emil Harris to Ernestine Harris his wife, 846 Hewitt pl; mtg \$34,500; May11'10; Mar27'12. **O C & 100**

137TH st, 270 E, see Lincoln av, 182-94.

140TH st E, nwc Cypress av, see Cypress av, nwc 140th.

140TH st, 501 E, (9:2285) ns, 837.6 e Willis av, 37.6x100, 5-sty bk tnt; Aurora Investing Co to Fleischmann Bros Co, 507 5 av; mtg \$28,000; Mar16; Mar27'12. **O C & 100**

140TH st E, nwc Cypress av, see Cypress av, nwc 140th.

142D st, 690 E, see Powers av, sec 142d.

142D st, 264-S E, see West Farms rd, ws, 100.3 n Freeman.

142D st, 270 E, see West Farms rd, ws, 100.3 n Freeman.

145TH st, 356 E (9:2306), ss, 78.4 e 3 av, 25x100, 2-sty & b fr bk ft dwg, 1-sty ext; Liederman Realty Co to Jno H Wynn, 686 Sackett, Bklyn; AL; Mar25; Mar26'12. **nom**

146TH st E (9:2291), a strip in front of lots 6 & 7 blk 23 map sec A & B of North New York & lying bet old & new lines of st; Edw Willis heir, &c, Edw Willis deed to Benj Benenson, 407 E 153; QC & confirmation deed; Mar15; Mar23'12. **nom**

147TH st E (10:2600), ns, 400 e Prospect, 24.2x100, 2-sty & b fr dwg; David Mayer Brewing Co to Edis Elfin, 549 E 139; Mar23; Mar26'12. **O C & 100**

149TH st, late Westchester RR st, (10:2623) nwc Trinity av late Passage av, 20 x— to Terrace pl, x— to ws Passage av, x 100, except pt for 149th & Trinity av, vacant; Louis B Hasbrouck ref to Mary C Crane, 306 W 77; FORECLOS, Nov8'11; Mar22'12. **4,500**

151ST st, 337 E (9:2411), ns, 175 w Courtlandt av, 25x116x25x115.11, 2-sty fr dwg; Franziska Hauser to Pauline Hauser, 337 E 151; AT; QC; Mar9; Mar25'12. **nom**

155TH st E, nwc 3 av, see 3 av, 3021.

156TH st, see Forest av, see Westchester av, 699-701.

158TH st, 557-9 E (10:2630), ns, 100 w Trinity av, 48x47.7x48.2x47.5, 5-sty bk tnt; Saml H Newman to Mandel Constn Co, a corp, 1062 Morris av; mtg \$18,000 & AL; Jan17; Mar25'12. **O C & 100**

165TH st, 671 E (10:2633), nwc Trinity av (No 1015), 25x100, 4-sty bk tnt; Lena Ert & ano to Martin Schroeder, 1538 Bryant av; mtg \$25,500; Mar22; Mar25'12. **O C & 100**

170TH st, 427 E, see Brook av, 1400.

171ST st E, nec Gleason av, see Gleason av, nec 171st.

172D st E, nec Longfellow av, see Longfellow av, nec 172.

172D st, 457 E (11:2905), ns, 95.2 w Washington av, 45x105, 2-sty fr synagogue; Richd M Henry ref to Daisy L Modry, 140 E 74; FORECLOS, Mar20; Mar22; Mar25'12. **9,300**

173D st E, nec, at ws Clay av, see Clay av, ws, at nes 173d.

174TH st E (11:2983), ss, 100 e Southern blvd, 25x100, vacant; Harry C Bryan to Timothy F Sullivan, 2794 3 av; mtg \$3,500; Mar26'12. **O C & 100**

174TH st E (11:2983), ss, 100 e Southern blvd, 25x100, vacant; Timothy F Sullivan to Harry C Bryan, 600 E 164; mtg \$7,000; Mar26'12. **O C & 100**

176TH st W, nwc Aqueduct av, see Aqueduct av, nwc 176th.

183D st E, (11:3164) nec Creston av, 95x122, except pt for str & avs, vacant; also 237TH ST E, (12:3386) ns, 163.3 e Katonah av, 75x200 to 238th, vacant; also MARTHA AV, (12:3391) sec 238th, 100x100, vacant; also VERIO AV (12:3391) swc 238th, 110.2 x93.2x100x139.1, vacant; also KATONAH AV, (12:3385) sec 237th, 44.6x350, 2-2-sty fr dwgs & vacant; mtg on this parcel \$5,000; Louis B Hasbrouck ref to Wm Webber, 400 Riverside dr; Richd Webber, Jr, at New Rochelle, NY; Lucy W Jordan at Freeport, LI, & Hattie Ayer, at Hartsdale, NY, EXRS & TRSTES Richd Webber deed; FORECLOS, Feb23; Mar20; Mar26'12. **25,900**

188TH st E (11:3041), ss, 116.7 w 3 av, 12.6x100, being w 1/2 of Bassford alley, vacant; Caroline E Fuerfile & ano to Geo F Abel, 1411 Clinton av; AT; QC; Mar11; Mar25'12. **nom**

205TH st E (*), ns, 89.10 e Radcliffe av, runs n16xe66x66xv66xn40 to beg, being A R, T & I in old Westchester Burying Ground of the Underhill family; Underhill Soc of America to Underhill Westchester Burying Ground Inc, a corp, on premises as above; AL; QC; Feb28; Mar26'12. **nom**

205TH st E (*), nec Hall av, 100x100; Madison Constn Co to Guiseppe Cirone, 111 Mulberry; mtg \$21,680; Mar21; Mar22'12. **O C & 400**

205TH st, 166 E, late Ernest Clif pl (12:3311), ss, 317.2 w Lisbon pl, 50.5x130.2x50x136, 2-sty fr dwg; Eliz A O'Neill to Eleanor R King, 256 E 203; mtg \$4,000; Mar25'12. **nom**

206TH st E (12:3342), ns, 314.11 w Perry av, 25x100, vacant; Nellie & Michl J Hynes to Jno L Garvey, 170 W 99; mtg \$1,000; Mar19; Mar23'12. **O C & 100**

207TH st, 362 E, (12:3354) ss, 25.4 e DeCatur av, 25.4x94.10x25x90.10, 2-sty fr dwg; Sarah A Cawley to Wm & Wm D Baldwin both at 949 Woodycrest av; mtg \$6,000; Mar26; Mar27'12. **O C & 100**

211TH st E, nwc 4 av, see 4 av, nwc 211th.

211TH st E, nwc Carlisle pl, see Carlisle pl, nwc 211th.

213TH st E (*), ss, 105.2 e White Plains rd, 125x100; Ellen Smyth et al to Ceclia M Sheil, 3300 Olinville av; mtg \$2,500 & AL; Mar20; Mar27'12. **O C & 500**

232D st E (*), ns, — w White Plains rd, being w 4 ft of lot 805 & e 14 ft of lot 851, map of Wakefield, 18x114; Wesley Norman to Grace Pryor, 270 W 99; mtg \$700 & AL; Mar6; Mar23'12. **nom**

233D st E (*), ss, 392.6 w Laconia av, 37.6x89.10; Monatiquot Real Estate Co to Builders of Modern Homes Inc, a corp, 233d & White Plains rd; AL; Feb8; Mar25'12. **O C & 100**

235TH st, 66 E, (12:3365) ss, 375 w Oneida av, 25x150, 2-sty fr dwg; Chauncey O Middlebrook to F Theo Schoemberg, 773 E 180; mtg \$3,248.88; Sept30'11; Mar22'12. **nom**

237TH st, 210 E, (12:3378) ns, 180 e Keppler av, 60x100, 2-sty fr dwg; Agnes Nichols to Jno F Kearney, 127 E 128; mtg \$6,500 & AL; Mar18; Mar22'12. **O C & 100**

237TH st E, sec Katonah av, see 183d, E, nec Creston av.

237TH st E, ns, 163.3 e Katonah av, see 183d E, sec Creston av.

238TH st E, sec Katonah av, see 183d, E, nec Creston av.

238TH st E, ns, 163.3 e Katonah av, see 183d E, sec Creston av.

238TH st, sec Martha av, see 183d E, nec Creston av.

238TH st E, swc Verio av, see 183d, E, nec Creston av.

254TH st W, (13:3421) lot 160 map Sandler estate, being land in bed of st in front of above; deed of cession; Wm J Malloy to City of NY; Apr18'11; Mar27'12. **nom**

254TH st W, (13:3421) same prop; re mtg; Josephine W Gill to same; Apr18'11; Mar27'12. **nom**

261ST st W (13:3423), ns, 47.1 e Fieldston rd, 45x92.1x44x101.10, vacant; Fredk P Forster EXR of Geo H Forster to Blanche G Taylor, 411 W 261; Mar11; Mar23'12. **2,640**

Av A, nes abt 149.2 nw 181st, see Creston av, 2163.

Av A, (2*) ss, 217 w Barnes av, 25x100; City Real Estate Co to Nich Bruno, 3326 3 av; QC; Sept29'11; Mar27'12. **nom**

Arthur av, 2471 (11:3066), ws, abt 240 n 188th, 25x119.5x25x119.7, except part for av, 3-sty fr dwg; Frank Fanizzi to Bronx Development Co, 391 E 149; Mar27; Mar28'12. **nom**

Aqueduct av (11:2878), nwc 176th, 21x75x71.8x90.5, vacant; Wm Guggolz Constn Co to Henry Cleland, 1849 Anthony av; mtg \$4,200; Mar28'12. **nom**

Bracken av (*), es, 225 n Randall av, 25x100, Edenwald; Chas Abate to Raffaele Mercogliano; mtg \$820; May10'10; Mar25'12. **O C & 100**

Bracken av (*), es, 250 n Randall av, 25x100; Costantino Clemente to Raffaele Mercogliano; mtg \$820; May12'10; Mar25'12. **O C & 100**

Bathgate av (11:3051), es, 94 s 183d, 36 x118.7, vacant; Edmund Powers, Jr, to Walter J White, 2123 Blackrock av; mtg \$3,500; Mar25'12. **nom**

Bryant av, 1538 (11:3001), es, 275 n 172d, 25x100, 2-sty fr dwg; Martin Schroeder to Lena Ert, 1015 Trinity av; mtg \$5,500; Mar25'12. **O C & 100**

Bainbridge av, es, abt 351 n Kingsbridge rd, see Marion av old ws, 351 n Kingsbridge rd.

Bronxdale av (*), ws, 239 n 187th, 35x124x—x116; Johanna McDonough to Thos J McDonough, 1857 Barnes av; correction deed; Mar23; Mar25'12. **nom**

Brook av, 206-S, (9:2264) es, 40 s 137th, 40x100, 6-sty bk tnt & str; Albt Erdman to Rocksand Realty Co, 35 Nassau; mtg \$34,500; Nov23'11; Mar27'12. **O C & 100**

Boston rd, 1264, (10:2663) ses, 142.7 sw 169th, 40x124, 3-sty fr dwg & 2-sty fr stable in rear; Bernard F Martin EXR Mary J Martin to Anna L Martin, 38 W 90; mtg \$5,000; Dec6'11; Mar27'12. **11,500**

Beaumont av, 2430, (11:3105) es, 300 n 187th, 25x100, 2-sty fr dwg; Olaf Lind to Augusta J Lind, both at 2430 Beaumont av; mtg \$3,500 & AL; Mar26; Mar28'12. **nom**

Brook av, 1400 (11:2895), nec 170th (No 427), 45.8x100x51.9x100, 6-sty bk tnt & str; Roswell C Otheman ref to Ysidro Pendas, 22 Brevoort pl, Bklyn; mtg \$29,000; FORECLOS, Mar19; Mar27; Mar28'12; **5,000**

Burnside av, 105 (11:3178&3179), ns, 40.4 e Morris av, 20.2x85.6x20x88.3, 3-sty bk dwg & str; Alfred J Talley ref to Anna G, Kath L & Gilbert B Ferris, all at cor Eastchester rd & Pelham pkway, & Hester F Adams, 316 W 97; FORECLOS, Mar21; Mar23; Mar26'12. **7,500**

Burnside av, 103 (11:3178-3179), ns, 20.3 e Morris av, 20x88.3x19.10x91, 3-sty bk dwg & str; Alfred J Talley ref to Anna G, Kath L & Gilbert B Ferris, all at cor Eastchester rd & Pelham pkway, & Hester F Adams, 316 W 97; FORECLOS; Mar21; Mar23; Mar26'12. **7,500**

Bassett av (*), ws, 275 s Saratoga av, 25x100; Frank Utano to Hudson P Rose Co, 32 W 45; AL; Mar15; Mar26'12. **nom**

College av, 1043 (9:2437) ws, 238 n 165th 22x90.6, 3-sty bk dwg; Ida Greenbaum to Fredk W Robinson, 574 Ocean pkway, Bklyn; mtg \$9,300 & AL; Mar5; Mar22'12. **nom**

Carpenter av (*), ws, 250 n 239th, 50x100, Washingtonville; Sadie Journey to Value Realty Co, 170 Bway; Mar21; Mar23'12. **O C & 100**

Clason Pt rd (*), es, 70.6 s from ns lot 39, runs e—xs125.1xw105xn25xw— to rd, x n103.6 to beg; also CLASON PT RD (*), es, being plot begins at s & e lines lot 39, runs w— to rd, xn145.6x— to es lot 39, xs — to beg, being part lot 39 map Clason Pt; Louise E Monnot wid et al to Caroline Huerstel, 653 E 29, Bklyn, & Julius M Ferguson, 610 Riverside er; B&S & confirmation deed; Apr8'11; Mar25'12. **nom**

Clason Pt rd (*); same prop; Clara wife Jno F Monnot to same; B&S & confirmation deed; Apr8'11; Mar25'12. **nom**

Clason Pt rd (*); same prop; Julius Ferguson to Caroline Huerstel, 653 E 29, Bklyn; B&S & confirmation deed; Mar9; Mar25'12. **nom**

Clason Pt rd (*), es, 96.5 s from ns lot 39, runs e135.7x25xe108.6x75.1xw105xn25xw115.3 to rd, xn77.8 to beg; being pt lot 39 map Clason Pt; Caroline Huerstel, 653 E 29, Bklyn, to Julius M Ferguson, 610 Riverside dr; B&S & confirmation deed; Mar9; Mar25'12. **nom**

Clay av (11:2790), ws, at nes 173d, 104x95x76x98.9, vacant; Saml H Newman to Mandel Constn Co, 1062 Morris av; Feb26; Mar25'12. **O C & 100**

Cypress av (10:2553), nwc 140th, 95.9x188.4x95x200.5, vacant; Anna M Dreissbach to Kramer Contracting Co, a corp, 35 Nassau; mtg \$2,400; Feb10; Mar25'12. **nom**

Creston av, nec 183d, see 183d, nec Creston av.

College av (11:2785), ws, 790.5 n 169th, a strip, 5.5x92.6; Ephraim B Levy to Regent Realty Co, 17 W 42; QC; May31'11; Mar28'12. **nom**

Cypress av (10:2553), nwc 140th, 95.9x188.4x95x200.5, vacant; Kramer Contracting Co to Saml Hauser, 235 E 55; mtg \$2,400 & AL; Mar28'12. **nom**

Creston av, 2163 (11:3170), nws, 149.2 ne 181st, 26.3x114.9, w nes Av A, x25x106.9, with AT to Av A, 2-sty fr dwg; Saml McRickard & Cecelia his wife to Margt B McRickard, 2163 Creston av; mtg \$6,500; Mar23; Mar28'12. **O C & 100**

Castle Hill av, sec Quimby av, see Quimby av, sec Castle Hill av.

Daly av (11:2992), es, 520 s Tremont av, late Locust av, 75x150.11, vacant; Jno R Peterson to Herman Ahrendt, Jr, 1730 Ams av; mtg \$6,000 & AL; Mar14; Mar26'12. **O C & 100**

Elliott av (*), ws, 150 s Elizabeth, 50x125, Olinville; Louis W Holste to Helen L Becker, 461 Edgecomb av; Mar26; Mar27'12. **nom**

Eagle av, 627, see Westchester av, 591.

Elliott av (*), ws, 200 s Elizabeth, 50x125; Thos D O'Connor to Helen L Becker, 461 Edgecomb av; mtg \$3,000; Mar26; Mar27'12. **nom**

Edwards av (*), nec Latting, 50x100; Harriet Niner to Sarah R Niner, 813 St Nich av; 1/2 R T & I; mtg \$1,700; Aug29'10; Mar27'12. **O C & 100**

Edison av, ws, 96 n Pelham rd, see Lee ss, 90 e Pelham rd.

Edison av (*), ws, 150 s Edenwald av, 25x100, Edenwald; Regina Marock to Julia Mezey, 779 Westchester av; Mar20; Mar25'12. **nom**

Forest av, sec 156th, see Westchester av, 699&701.

Forest av, 1142-6 (10:2661), sec Home (No 756), 61x92.10x60.9x92.10, 5-sty bk tnt & str; Harris Tow to Annie Tow, both at 12 E 127; 2-5 pts; AT; mtg \$52,500; Mar20; Mar28'12. **nom**

Gleason av (*), nec 171st, 50x100; D J Dillon Co, a corp to Cornelius O'Connell & Hannah his wife, 1431 Longfellow av, tenants by entirety; mtg \$1,350; Mar22; Mar25'12. **O C & 100**

Hall av, nec 205th, see 205th E, nec Hall av.

Holland av (*), swc Van Nest av, 25x100; Giovanni Amendolari to Concetti Amendolari, 742 Van Nest av; mtg \$9,000; Oct6'09; Mar25'12. **O C & 100**

Jackson av, es, abt 41 n Westchester av, see Westchester av, 699-701.

Katonah av, sec 237th, see 183d E, nec Creston av.

Longfellow av, (11:3009-7) nec 172d, 25x100, vacant; Maurice Deiches ref to Chas E Nixdorff, 320 W 83; FORECLOS, Mar20; Mar21; Mar22'12. **5,000**

Lincoln av, 182-94, (9:2312) nec 136th, (No 271) 200 to ss 137th (No 270) x100, 5, 6-sty bk tnts & str; Guisepp Tuoti to Giovanni Lordi, 26 1st pl, Bklyn; QC; Mar9; Mar22'12. **nom**

Lafayette av, ss, 625 e Whittier, see Whittier, es, 150 n Lafayette av.

Longfellow av (10:2761&2764), ws, 100 s Seneca av, 71.1x101.11x91.2x100, vacant; Georgina Rendall to Peter M Peace, 33 Stevens, Astoria, B of Q; mtg \$4,000; Feb28; Mar26'12. **O C & 100**

Marion av, 2788 (12:3283), es, 202.11 s 198th, 26.4x81.9x25.5x82.11, 2-sty fr dwg; Henry S Brown to Jacob Burger, 830 Courtland av; AL; Mar25; Mar26'12. O C & 100

Morris av, swc 142d, see West Farms rd, ws, 100.3 n Freeman.

Marion av (12:3286), old ws, 351 n Kingsbridge rd, late West Farms or Fordham rd, old line, 101x155.3 to es Bainbridge av, x101x152.6, except part for Marion av, vacant; Jno L Daniels to Geo S Daniels, 25 Broad; mtg \$12,500; June10 '09; Mar25'12. nom

Mead av (*), ns, 130 w Unionport rd, 25x100; Manooog Damboorajan & Eliz his wife to Nellie Damboorajan, all at 201 E 88; mtg \$4,450; Mar23; Mar25'12. O C & 100

Muliner av (*), es, 100 s Brady av, 25x 100; Wm J McCleary to Fred L Hahn, 1656 Unionport rd; mtg \$1,000; Mar12; Mar 25'12. nom

Martha av, sec 238th, see 183d E, nec Creston av.

Maple av, (*), es, 60 n 211th, 50x100; Giuseppe Bonura et al to Antonino Guzzetta, 2028 2 av; AT; May-11; Mar27'12. nom

Maple av, (*) same prop; Carmelina Gagliano & ano to same; AT; mtg \$1,800; Mar1'11; Mar27'12. O C & 100

Muliner av, (*), ws, 250 n Lydig av, 50x 1/2 blk; Fidelity Development Co. to Mary A Graves at Albany, NY; QC & confirmation deed; Mar26; Mar27'12. nom

Morris Park av, 786 (*); asn rents to secure mtg for \$1,000; Mary C Callahan of Parker av, Westchester, to Frank Gass, 2248 Powell av; Mar23; Mar28'12. nom

Macombs rd, at ss, farm Lewis G Morris, see 5 av, 212-6, Manhattan.

Ogden av, (9:2522) es, 150 n 170th, 50x 100, vacant; Ernest Hammer to Hammer Realty Co, 3924 Park av; mtg \$3,220; Mar 23; Mar28'12. O C & 100

Powers av (10:2572), sec 142d (No 690), 100x99.2, 2 6-sty bk tn'ts; Fairview Constn Co to Queen Mab Co, 60 Wall; mtg \$101,478.55; Mar27; Mar28'12. nom

Prospect av, 1057-9 (10:2679), ws, 169.10 s 166th, 37.10x144.8x37.10x144.7, 5-sty bk tn't; Rosie Shapiro et al to Herman Hochstein, 51 E 7; mtg \$40,500; Mar25; Mar28 '12. nom

Prospect av, 604, see Beck, 560.

Prospect av, 1226 (10:2693), es, 300 n 167th, runs n30x61.5x again e61.5 to ws Stebbins av, xs30xw57.5 & 57.5 to beg, 5-sty bk tn't & vacant; Geo Sepp to Tillie Boes, 914 83d, Bklyn; mtg \$11,000; Feb1; Mar25'12. 28,000

Quimby av (*), sec Castle Hill av, 108x 205, except pts taken for Castle Hill & Quimby avs; Chas H Berry & ano indivd & EXRS, &c, Chas H Berry deed to Christian Vorndrans Sons, Inc, a corp, 412 E 147; B&S; AL; Mar23; Mar26'12. 6,000

Rider av, 193, (9:2332) ws, 250 n 135th, 25x100 to Mott Haven Canal with AT to ref Canal, vacant; Louis B Hasbrouck deed to Mott Haven Co, 2122 5 av; mtg \$3,000; FORECLOS; Feb23; Mar22'12. 5,200

Rochambeau av (12:3337), ws, 250 n 208th, 50x100, vacant; an income arising from trust estate during minority of Hortense Busse & Title Guar & Trust Co is authorized & directed to pay to party 2d pt said income, &c; Jeanette Busse to Morris Busse, both at 766 Mad av; Nov15'11; Mar23'12. nom

Randell av (*), ss, 50 w Wilder av, 50x 100; Anton Larsen to Eli Larsen, 2036 Strang av; Mar22; Mar25'12. O C & 100

Steuben av (12:3337), es, 75 n 208th, 50x 100, vacant; Chas Spiegel to Caroline Wilker, 2269 Walton av; mtg \$1,000 & AL; Mar21; Mar22'12. 1,320

Stebbins av, ws, abt 300 n 167th, see Prospect av, 1226.

Southern Blvd (10:2729), es, 150 s Longwood av, runs s50xe200 to ws Whitlock av, xn25xw100xn25xw100 to beg, 1-sty bk garage & vacant; Mary wife & Wm Wendelken to Herman D Ellerbrock, 876 So Blvd, & Dietrich Wendelken, 1420 Crotona av; 1-3 pt; mtg \$19,387; Mar22; Mar 25'12. nom

St Lawrence av (*), es, 175 n Mansion, 25x100; Salvatore Di Giuseppe to Luigi Genovese, 22 Leroy; July31'11; Mar25'12. nom

St Lawrence av (*), same prop; Luigi Genovese to Ninfa Di Giuseppe, 1518 St Lawrence av; July31'11; Mar25'12. nom

Trinity av, late Passage av, nwc 149, late Westchester R R st, see 149th E, late Westchester R R st, nwc Trinity av, late Passage av.

Trinity av, swc Terrace pl, see 149th, E, nwc Trinity av.

Tremont av (11:2878), nes, abt 160 ne Aqueduct av, being lots 21 to 23 map 1421 of 175 lots estate Lewis G Morris; Paul L Kiernan ref to Terence P Kane, 40 W 141, & Patk M Dorgan, 1877 Cedar av; FORECLOS, Mar5; Mar25'12. 8,375

Trinity av, 1015, see 165th st, 671 E.

Union av (10:2666), es, 201.2 n 158th, a strip, 0.2x-x0.1/2x89.2; re mtg; Wm Simpson, Jr, et al EXRS, &c, Wm Simpson deed et al to Burkam Realty Co, 801 Cauldwell av; QC; Mar15; Mar25'12. nom

Union av, 1174 (10:2681), es, 174.3 s 168th, 19x100, 2-s) & b fr dwg; Henry Huckriede to Sarah Gluck, 442 W 164; mtg \$4,500; Mar22; Mar23'12. O C & 100

Valentine av, 2224 (11:3145), es, 73 n 182d, 25x66.1x25.1x64.3, 2-sty bk dwg; re judgt; Title Guarantee & Trust Co to Louis Gates, 2224 Valentine av; Mar22; Mar23'12. nom

Van Nest av, swc Holland av, see Holland av, swc Van Nest av.

Verio av, swc 238th, see 183d E, nec Creston av.

Van Nest av, (*), ns, 50 w Garfield, 25x 100; Edw Brown to Seton Realty Co, 509 Willis av; mtg \$5,763.50 & AL; Mar18; Mar27'12. O C & 100

Valentine av, 2243 (11:3150), ws, 213.8 n 182d, 25x100, 2-sty fr dwg; Mary T Wall (Brennan) to Philip J Brennan, 2243 Valentine av; 1-3 pt; mtg \$5,085; Mar21; Mar 28'12. nom

Westchester av, 699-701 (10:2645), nws, 74.5 ne Jackson av, runs nw50.4 to es Jackson av, xs33.10xse to Westchester av, x--- to pt 39.7 from Jackson av, xne34.10 to beg 2 1-sty fr str; also FOREST AV (10:2645), sec 156th, runs e62xsw91.6 to es Forest av, xn66.9 to beg, gore, except pt for 156th, vacant; Jno Kadel to Kellwood Realty Co, 815 Hunts Point rd; mtg \$13,500; Feb24; Mar25'12. nom

Whitlock av, ws, 175 s Longwood av, see So Blvd, es, 150 s Longwood av.

Webster av (11:2893), es, 275 s Anna pl, 32x149 to ws Mill brook, x15.3x151.5, vacant; Annie Weis daughter of Henrietta Rund to Adolph H Rund, 1355 Webster av; QC; Mar23; Mar25'12. nom

Washington av, 1103-5, (9:2388) ws, 120.9 n 166th, 48.10x150, except part for av, 2-3-sty & b fr dwgs; Albt Hochheimer to Bertha Kaufmann, 1767 3 av; Mar22'12. O C & 100

Washington av, 1103-05, (9:2388) ws, 120.9 n 166th, 48.10x150, except pt for av, 2-3-sty & b fr dwgs; Bertha Kaufmann to Jonas Weil, 21 E 82; mtg \$17,000; Mar 22'12. O C & 100

Webster av, 3552, (12:3360) es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Jno C Gulick ref to Caroline Keil, 2061 Ryer av; FORECLOS, Feb28'12; Mar21; Mar22 '12. 4,900

West Farms rd, (11:3007) ws, 100.3 n Freeman, 62.1x129.9x50.11x102.6, vacant; also 142D ST, 264-8 E, (9:2334) ss, 9 w Morris av, 50x100; mtg \$5,000, 1 & 2-sty bk & fr stable; also 142D ST, 270 E, (9:2334) swc Morris av, (No 355) runs s 112.7xw60.5x100 to st, xe9 to beg, 2-sty fr dwg & 1-sty fr stable; mtg \$4,000; Jas Dowds to Jas Dowds Inc a corp, 509 Willis av; Feb19; Mar22'12. O C & 100

Walton av (11:2827), es, 100 n Mt Hope pl, 25x80, vacant; Lillian A Wolff to Jas H Cavanaugh, 190 Archer av, Mt Vernon, NY; Mar18; Mar28'12. O C & 100

Westchester av, 591, (10:2617) nwc Eagle av (No627), 25.6x77.9x25x72.8; re easements as to light & air to operate railroad; Eliz Fastenau to City of NY; Sept23 '11; Mar27'12. nom

Westchester av, 591; re easement as to light & air to operate railroad; Edw L Coster admr Jno G Coster to same; Dec11 '11; Mar27'12. nom

3D av, 3021, (9:2377) nwc 155th, 25.9x 60x25x65, ss, except part for 155th, 3-sty fr tn't & str; Geo F Moody to J Clarence Davies, 14 E 81; mtg \$14,000 (?) or \$6,000; Mar26; Mar27'12. O C & 100

3D av, 3640-2 (11:2925), ses, 400.6 ne 169th, 200x209.10x200x210.5, sws, except part for 3d av, 3 2-sty fr dwgs & vacant; Inland Realty Co to Danl E Seybel, at Portchester, NY, & Hugh N Camp, Jr, 150 W 59th; mtg \$28,000; Mar22; Mar 25'12. O C & 100

4TH av (*), nwc 211th, 25x124x-x134; Mary McGarry to North Bronx Realty Co, 660 Burke, Williamsbridge; mtg \$4,000; Mar14; Mar22'12. nom

Canal st, 392, & York st, 11-3 (1:212), all; Chas Laue to Welsbach Gas Lamp Co, 78 Bowery; 10yf May1; 5y ren at \$8,300; Mar28'12. taxes, &c, & 7,300 & 7,800

Exchange pl, 43-9 (1:26), front booth in Wall St Exchange bldg; Wall St Exchange Bldg Assn to Isaac Starr, 205 South 10 av, Mt Vernon, NY; 10yf May1'11; Mar23'12. 800

Essex st, 170 (2:355), str & b; Rosie Streit to Abr Langer, 174 Essex; 5yf May 1; Mar25'12. 1,920 & 2,040

East Broadway, 62 (1:281), 1st fl; Elchnon Kivowitz to Abr Schulman, 262 East Bway; 4yf May1; Mar26'12. 900

Fulton st, 141, (1:89) 1st loft; Barnet Paulson et al to Leo Fox, 37 Bridge; 5yf May1; Mar27'12. 950 to 1,200

Fulton st, 141 (1:89) all; Edith Coventry to Barnet Paulson, 1200 Sterling pl, Bklyn, et al, business as Borough Lunch Co; 10yf May1; Mar22'12. 7,250 & 7,500

Forsyth st (1:301), sec Hester, str 18x44 & b; Balheimer est to Matthew Bregovsky, 410 Westervelt av, New Brighton, S I; 5yf Oct1; Mar22'12. 2,400

Grand st, 315 (1:308-14), w 1/2 str, 16x ---; Frank E Rosen & ano to Jacob Liss, 381 Grand; 5 1-12y & 10 days f Mar20; Mar 25'12. 3,150

Greenwich st, 679, (2:630) asn Ls; Bernard T Kearns to Central Bwg Co, 533 E 68; Nov2'11; Mar28'12. nom

Hester st, see Forsyth, see Forsyth, see Hester.

Ludlow st, 14, (1:297) asn Ls; Henry W Wohlman to Meyer Katz, 2149 Bergen, Bklyn; Mar26; Mar27'12. nom

Morton st, 105-11, see Washington, 618- 622.

Morton st, nwc Washington, see Washington, 618-22.

Mott st, 21 (1:161), str; Attington Realty Co to Frank L Lowe, 211 Eckford, Bklyn, & ano; 3yf May1; Mar25'12. 2,100

Madison st, 288 (1:269), all; Lena & Jennie Reich to Nathan L Hirshfeld, 170 Mad; 7yf May1; Mar26'12. 1,600

Madison st, 288 (1:269); sur Ls dated Feb19'09; Nathan L Hirshfeld to Lena & Jennie Reich, both at 95 Attorney; Mar 25; Mar26'12. nom

Monroe st, 231-3, (1:266) all; Benj J Weil to Louis Miller, 233 Monroe, & ano; 3yf Apr1; Mar27'12. 5,100

Nassau st, 59 (1:65), n 1/2 str; Schulte Realty Co to Freedman Camera Co, 42 Nassau; 5yf May1; Mar25'12. 1,800

Pitt st, 62 (2:338) all, furnished; Fannie Deutsch to Louis Wunderlich & ano, 62 Pitt 6 9-12yf Apr1; Mar22'12. 3,463.65 & 3,600

Prince st, 152-4, see West Bway, 436-8.

Reade st, 135 (1:140); asn Ls; Arthur G Freeland to Rudolf Otte, 27 Col av; AT; mtg \$14,010; Mar21; Mar25'12. nom

South st, 29 (1:34), nwc Cuylers alley, all; Herman Hackmann to Herman Born, 29 South; 10yf May1; Mar28'12. 3,250

Washington st, 465-9 (2:595), all; Edw R Emerson to Sonn Brothers Co, 440 Wash; 10yf May1; Mar28'12. 3,000

Washington st, 618-22 (2:603), nwc Morton, 75x100, all; also MORTON ST, 105-11 (2:603), ns, 100x125, all; Henry G Sanford et al to Gen'l Transfer & Storage Co, 618-22 Washington; 15yf Dec1'11; Mar22'12. 10,500

York st, 11-3, see Canal, 392.

11TH st, 627 E, (2:394) all; Julius B Fox to Moses A Steinhart, 90 Ridge; 5yf Apr1; Mar27'12. 4,700

14TH st, 103 W (3:790), str, &c; J Wesley Rosenquest to Jno M Purcell, 240 Rutledge, Bklyn; 4yf Jan1 (option 6yrs ren); Mar23'12. 1,500

14th st, 442 W, (2:646) all; Jno H Rohde to Matilda Bunck, 21 Barrow, & trading as U S Hassock Co; 5yf May1; Mar22'12. 2,800

120th st E, nec 5th av, see 5 av, 135.

120TH st, 240-2 E (3:900), sws, 100 nw 2 av, 44x92, the land; Julien J Durand to Seaboard Land & Mtg Co, 220 Bway; 20y f Mar1 (option of ren); Mar26'12. taxes, &c, & 1,400

121ST st, 310 W (3:744), sws, 175 nw 8 av, 25x1/2 blk; consent to asn Ls; Margt V C MacNutt to Mary C Ruddy; Mar7; Mar28'12.

121ST st, 310 W; asn Ls; Mary C Ruddy (Kelly) to Cath R Kelly, 2 W 83; Mar7; Mar28'12. nom

122d st, 29-31 E (3:851); sur Ls; Jno D Miller Jr to Selkirk Realty Co, 49 Wall; Mar22'12. nom

122d st, 29-31 E (3:851); asn Ls; Success Co to Nat'l Post Co, 29 E 22; Feb16'11; Mar 22'12. nom

122d st, 29-31 E (3:851); asn Ls; Albt B Kerr receiver in bankruptcy of Nat'l Post Co. to Jno D Miller Jr, 22 Malborough rd, Bklyn; AT, Jan13; Mar22'12. 100

122D st, 9 W (3:824); Mary A Hyatt & ano to Isaac, Louis & Benj Stern; agmt as to ren of Ls for 21yf May1'33; Mar25 '12. taxes, &c, & 5,000

122D st, 305-13 W (3:746); asn Ls; Mary H Burchill to Margt Burchill, 31 W 92; Mar22; Mar26'12. O C & 100

129TH st, 217 W (3:779), all; Henry Snyder to Orlando R Blight, 225 11th, Bklyn, & Jno S Overfield, 151 E 91; firm Blight & Overfield, & I J Barth Plumbing & Heating Co, 110 University pl; 9 11-12y f June1; Mar28'12. 1,900

132D st, 32 E, (3:861) all; Josephine Jacobs to Jos Poppe, 386 4 av; 21yf Mar 1; Mar27'12. taxes &c & 4,500 to 5,000

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. 22, 23, 25, 26, 27 & 28.

1 Allen st, 48, (1:308) n str fl; Jona Lattner to Saml Waxman; 3yf May1'09; 5y renewal; Mar27'12. 240

1 Bleecker st, 289 (2:590); asn & sur Ls; Giovanni Rubino & ano to Henry R C Watson, at Brandon, Vt; Nov1'10; Mar28 '12. nom

1 Bleecker st, 289, (2:590) sur Ls &c Erziario M Simonelli to Henry R C Watson at Brandon, Vt; AT; Mar11; Mar27'12. nom

1 Broome st, 116 (2:337), cor str; Rose Berg to Jacob N Rose, 5 Willet; 3yf Mar 1; Mar25'12. 900

1 Catherine st, 83 (1:253); receipt of \$500 from H B Scharmann & Sons of Bklyn, to secure performance of covenants in lease; Ellen Corcoran to Michl Battaglio, on premises; Mar19; Mar22'12.

1 Catherine st, 83 (1:253), str & b; Ellen Corcoran to Michl Battaglio, 83 Catharine 5 1-12yf Apr1; Mar22'12. 900

1 Cherry st, 32 (1:112), b; Giovanni Tanceredi to Giovanni Mongolo, on premises; 3yf May1; Mar26'12. 228

1 Cherry st, 27 (1:109); asn Ls by way of mtgs as collateral for \$1,500; Jos De Luca & ano to Consumers Brewing Co, 1011 Av A; Jan31; Mar28'12. nom

1 Cuylers alley, nwc South, see South, 29.

1 Cherry st, 27 (1:109), str & b; Vincenzo Lignori to Jos De Luca, 27 Cherry, & ano; 3yf Feb1; Mar28'12. 780

32D st, 39-41 W (3:834), 1st, 2d & 6th fls & b; 39 W 32d St Co to Jno Church Co, 39 W 32; 10yf May1; Mar25'12. 11,500

32D st, 130 W (3:807), ss, 325 w 6 av, 21x98.9; sobrn of Ls to mtg for \$40,000; N Y Cab Co, Lim to Greeley Sq Leasing & Impt Co, 106-8 W 32; Mar18; Mar25'12. nom

33d st, 18-28 W (3:834), ss, 300 w 5 av, 150x98.9, all; new bldg to be erected; Jas R Roosevelt et al EXRS Wm Astor decd, for Jno J Astor to 24 W 33d St Co, 1182 Bway; 20yf May1; 3 renewals of 20y ea; Mar22'12; taxes &c per annum; 1st y \$11,250, next 18y \$63,000 & last y \$96,750

36TH st, 307 W (3:760), all; "T R Mc-Mann Co" a corpn to West Side Hebrew Free School, 307 W 36; 3yf May1; Mar 23'12. 600

36TH st, 413 W (3:734), str, b & rear bldg; Mary Hastings to Louise Hastings, 413 W 36; 5yf Apr1; Mar25'12. 900

38TH st, 103 W (3:814); asn Ls; Angelo De Barbieri to Frank Barbieri, 103 W 38; Mar7; Mar27'12. nom

39TH st, 316 E (3:944), all; Harris Realty Co to Jos Lopes, 316 E 39; 4yf Apr 1; Mar25'12. 1,500

40TH st, 532 W (3:711); asn Ls; Martin Hartmaier to Herman Sturmer, 115 Maple, Jersey City, NJ; Mar25'12. O C & 100

40TH st, 80 W, see 6 av, 692.

42D st, 157 E, (5:1297), part of str; Geo Belehas to Jas Belehas, 206 E 40 & ano; 3yf May1; Mar27'12. 2,100 & 2,400

44TH st, 251 W, (4:1016) asn Ls; Maria L T de Navarro individ & EXTRX Juan N de Navarro to Jno D Peabody, 224 Mad av; Mar27'12. 6,000

45TH st, 55 W (5:1261), 2d loft; Alt Realty Co to Elias Kosner, 29 W 46; 5y & 26 days, f Apr5; Mar28'12. 116.16 mthly or for entire term 7,000

47TH st E, swe 3 av, see 3 av, 754.

47TH st, 106-8 W (4:999), ss, 100 w 6 av, 44x135.3x irreg x100.5, all; Chas F & Wm M V Hoffman to Walter J Salomon at Elmsford West Co; 21yf Mar1 (option to purchase before May1'20, for \$180,000; Mar26'12. taxes, &c, & 11,500

50TH st, 23 W, (5:1266) consent to asn Ls; Trstes Columbia College in City N Y to Alice W Winthrop; Feb2; Mar27'12.

50TH st, 23 W; asn Ls; Alice W Winthrop to Annie F Hyde, 11 E 40; Feb29; Mar27'12. O C & 100

51ST st, 334 E (5:1343), all; Henry Cracovaner to Jacob Solatoroff, 69 E 99; 3yf Mar15; Mar23'12. 3,200

59TH st E, nec 3 av, see 3 av, nec 59.

69TH st, 338 E (5:1443), all; Jos Heiman to Finch School Neighborhood Assn, 61 E 77; 3yf May1 (3y ren); Mar25'12. 780

75TH st, 211 W, see Bway, 2140.

75th st, 115-9 E, (5:1410), ns, 85 w Lex av, 70x102.2, all; Ellen Sullivan to Peter B Riley, 232 E 179 & Jno MacAdam, 92 Morningside av E; 20yf May1; Mar22'12. taxes, &c, & 10,000

79th st, 426-30 E (5:1473) all; Simon Rochelson to Louis Rabinowitz; 3yf Apr1; Mar27'12. 4,600

79TH st, 110 W, (4:1150) all; Gurden E Corwith to Nora H Rice, 132 W 79; 4yf Dec1'11; Mar27'12. 1,680

85TH st, 163-7 E & 86TH st, 162 E (5:1514); sobrn of Ls to mtg for \$140,000; 86th St Amusement Co, 162 E 86, with Max M Warburg at Hamburg, Germany; Mar 22; Mar23'12. nom

86TH st, 162 E, see 85th, 163-7 E.

92D st, 163-5 E (5:1521); sur Ls; Auerbach Realty Co to Sol Cohen, 345 E 99, & ano; Mar28'12. nom

100TH st, 206-S E (6:1649) two houses; Louis Segelbohm to Max Fleischer, 166 E 110; 3yf Apr1; Mar23'12. 4,700

103D st W, see Bway, see Bway, 2690.

109TH st, 71-3 W nec Col av (7:1844) asn Ls; bill of sale, &c, Diamond Cafe & Res Co to Jno H Young, 959 Garfield av, Jersey City, NJ; Mar23; Mar25'12. 2,476.65

135TH st W, nec 7 av, see 7 av, nec 135th

143d st, 309-11 W (7:2044), two houses; Mary E Sipp to Ludwig Levitt, 1042 Washington av; 5yf Apr1; Mar22'12. 3,200 & 3,300

172d st W, nec St Nicholas av, see St Nicholas av, nec 172.

184TH st W, swe Ams av, see Ams av, 2500.

Av A, 46 (2:399), es, 48.1 n 3d, 24x100; asn Ls; Alfred Katz to Aaron J Bloomberg, 472 West End av; 1-6 pt; AT; Mar 22; Mar25'12. O C & 100

Amsterdam av, 506, (4:1232) s str & b; Lionel Jaeger to Sigmund Glutzer on premises; 5yf June1; Mar27'12. 1,200

Amsterdam av, 2500, (8:2155) swh 184th; all; Anna Wischhusen to Christopher H Davidsmeyer, 2500 Ams av; 10 1-12yf Apr1; Mar27'12. 2,200 & 2,300

Broadway, 2140, late 75th st (No 211)

Broadway, 2140 (4:1167), nec 75th (No 211), all; Walter J M Donovan to Jos J Antony, 430 Ams av; 3yf Sept1; Mar25'12. 5,000

Bowery, 122 (1:239), 2d floor & str on Grand st side & part b; Jefferson Bank to Century Bank, 5 av & 20th; 10yf May1; Mar22'12. 9,000

Broadway, 2690 (7:1874), sec 103d, pt of grd fl front size 33x47; also BROADWAY, 2688 (7:1874), part grd fl front, size 10x 25; Irving T Smith to Maurice Quinlan, 2626 Bway; 21yf May1; Mar28'12. 8,000

Broadway, 2688, see Bway, 2690.

Bowery, 239, (2:426) hotel &c; Michl Mintz to Wm Peter Brewing Co at Union Hill, NJ; 5yf May1; Mar27'12. 2,200

Columbus av, 471, (4:1196) str; Caroline Latz to Henry D Fajen, 471 Col av; 5yf May1; Mar27'12. 2,000

Columbus av, 469 (4:1196), str fl & pts b; Jno Vagts to Hans M Harder, 469 Col av; 5yf May1; Mar25'12. 2,200

Lexington av, 962 (5:1405), all; Jane A Hurd to Russel H Hoadley, 962 Lex av; from Mar11'10, to Oct1'15; Mar23'12. 1,600

Lexington av, 1791-3 (6:1639), all; Edwin Sommerich to Abr Sachs, 1791 Lex av, & ano; 3yf Jan1; Mar26'12. 3,700

Lenox av, 414 (6:1728); asn Ls; Carl Miltenberger, Jr, to Chas & Caroline Linder, 2549 8 av; Mar25'12; Mar27'12. nom

Madison av (5:1281), plot bet stores 364 & 366 Mad av, the lot being a depth of 20 ft on which party of 2d part is to erect 1-sty bk store; Oliver H Aldred to Paul L Bryant, 316 W 95; 1 11-12yf Mar1; Mar 23'12. 300

St Nicholas av (8:2129), nec 172d, store; Rotterdam Holding Co to David F Urquhart & Co, 1238 St Nicholas av; 2yf Apr15; Mar22'12. 660

West Broadway, 436-8, (2:502) swe Prince (Nos 152-4); all; Jos Rosenberg to Antonio Damore, 436 W Bway; 5yf May1; Mar27'12. 10,300

2D av, 724 (3:944), str & pt c; Martha Meyer to Patk Donnelly, 247 10 av; 10yf Apr1; Mar12'12. 1,200 & 1,400

2D av, 1182 (5:1437), str, &c; Adolph B Mund to Alfred Freund, 478 3 av; 4yf Dec 1'10; Mar25'12. 660 to 780

2d av, 2004 (6:1675); asn 2 Ls; Marie or Mary Logwinoff to Esther Bernstein, 1663 Washington av & Sam'l Seldow, 183 E 119; A T Mar16; Mar22'12. nom

3d av, 940 (5:1311), str & b; Kath C O'Keeffe to Jacob Greenwald, 317 E 57; 2yf May1; Mar22'12. 1,800

3D av, 2103 (6:1664), str & b; Henry Hollmann to Anton Daniel, 1091 Park av, & ano; 10 2-12yf Mar1; Mar25'12. 2,400

3D av, 754 (5:1301), swe 47th, str & b; Nicholas Betjeman TRSTE Nicholas Betjeman decd to Henry Sanders, 593 Lex av; 5yf May1; Mar25'12. 2,500

3D av, 51 (2:466), str & b; N Y Life Ins & Trust Co TRSTE Rutherford Stuyvesant decd for Mathilde E R Stuyvesant to Julius Muller, 51 3 av; 3 2-12yf Mar 1; Mar26'12. 1,200

3D av, (5:1414) nec 59th, 20.1x80; asn Ls; Peter J Conran to Arthur Jost, 159 W 129; Jan31; Mar27'12. nom

3D av, (5:1414) nec 59th, 20.1x80; all Chas Connor to Peter J Conran, 991 3 av; 5yf Feb1; Mar27'12. 8,000

5th av, 135 (3:849), nec 20th, ground fl & b; Harden L Crawford et al to Century Bank of City N Y, on premises; 10yf Mar1; Mar22'12. 14,000

5TH av, 137, (3:849) ses, 28.9 n 20th, 28.9x113, with right to alley to 20th; asn Ls; Troy Realty Co to Henry Corn, 667 Mad av; mtg \$105,000; Jan15; Mar27'12. O C & 100

6TH av, 931, (4:1005) str & rear b; Es-tate Walden Pell to Jno H Leary, 160 E 28; 5yf May1; Mar27'12. 1,200

6TH av, 692 & 40th st, 80 W, (3:841) agmt cancelling leases; Andre Bustanoby et al bankrupt with Abram A Anderson, 80 W 40; Mar11; Mar27'12.

6th av, 159 (2:607), two front rooms on 2d fl; Henry Pleus to Albt C Roy, 42 Bank; 3yf Apr1; Mar22'12. 300

6TH av, 276 (3:819), str & b; David Price to Max Michel, 306 W 100, & ano; f Apr1, to Jan30'16; Mar26'12. 10,000 taxes in excess of 1,043.35 & 10,000

7TH av, 785 (4:1004), str & pt b; Olcott Realty Co to Spiros Matiatos, 476 6 av; 4yf Nov15'11; Mar26'12. 1,500

7TH av, (7:1920), nec 135th, banking room & b; Louis A Koelsch & ano to Chelsea Exchange Bank, 266 W 34; 10yf Apr 1; Mar23'12. 1,800 to 2,200

7TH av, 2301 (7:1920); cancellation of Ls, &c, Carl A & Louis A Koelsch to Northern Bank of NY, 215 W 125; Mar19; Mar23'12. nom

8TH av, 513 (3:759), all; Almira Hoyt & ano to Maurice Gunsberg, 513 8 av; 3yf May1; Mar23'12. 2,500

8TH av, 368 (3:778), swhs, 24.8x103.11x 24.8x104.4, the land; Marie M I De Courval to Jacob Luft, 48A Vernon av, Bklyn, & ano; 20yf Aug1 (option of ren); Mar25 '12. taxes, &c, & 1,000 to 1,650

8TH av, 368; asn Ls dated July30'90; Jno Ludlum of Hempstead, LI (with consent of Marie M I De Courval) to same; Mar25'12. nom

8TH av, 368; consent to asn Ls; Marie M I De Courval to Jno Ludlum, of Hempstead, LI; Mar22; Mar25'12.

8TH av, 157 (3:741); asn Ls; Wm T Lins to Benj Taub, 117 E 82; Mar22; Mar 26'12. nom

8TH av, 157 (3:741), all; Robt Blackburn to Wm T Lins, 162 9 av; 5yf May1'13; Mar 26'12. 1,800

9TH av, 658 (4:1036), all; Henry L Morris et al TRSTES est Henry Astor to Henry E, Geo A & Chas A Oats, firm Jno K Oat's Sons, 658 9 av; 5yf May1; Mar26 '12. 1,700

138TH st (9:2344), nec Exterior; sur Ls; Louise T Graber to Jno C Heintz, 3247 3 av, & Jacob Siegel, 1219 Simpson; Mar21; Mar25'12. nom

153D st, 376 E (9:2399), 25x100, all Margt Shine individ & EXTRX Patk Shine decd & ano to Wm A Leonard, 63 W 106; 5yf Apr1 (option of ren); Mar26'12. 360

167TH st, 833 E, (10:2680) sur Ls; Harry Picower & ano to Louis Warady, at Trenton, NJ; AT; Mar26; Mar27'12. 500

231ST st E, (*) ss, 80.6 e White Plains av, 100.6x114.6, Wakefield; Gilbt S Lyon County Treasurer of Westchester Co to Saml M Purdy of West Farms; Mar4'1863; tax Ls 1,000 yrs; sold Mar3'1862; Mar26'12. 202

231ST st E, (*) same prop; asn Ls; Saml M Purdy to Bernard Toner; AT; May5,1864; Mar26'12. 25

231ST st E, (*) same prop; Ellen Toner ADMRX Bernard Toner to New York Equity Co, 38 Park Row; AT; May12'05; Mar26'12. 25

231ST st E, (*) same prop, map Wakefield; asn tax Ls for 1,000 yrs; N Y Equity Co to Bklyn Equity Co, 165 Bway AT; Mar22; Mar26'12. nom

204th st, E, see Valenzia av, see Valenzia av, 3056.

College av, 2014 (9:2432); sur Ls; Rosie Seidman to Speedway Constrn Co, 302 Bway; Feb1; Mar28'12. nom

Clasons Point rd (*) at Stephens Park, runs along Fairlyland Park, 68x144.7x57.2 to line bet said Parks x108, being part Fairlyland Park, Clasons Point; asn Ls; Eliz Dietrich to Otto C Kuechmann, 91 Albion pl, Port Richmond, SI; mtg \$3,000; Mar14; Mar28'12. O C & 100

Davidson av, 1917 (11:2862), two lower fls & pt cellar; Jno Massimino Co, to Edw Ahlborn, 1917 Davidson av; 1 2-12yf Mar 1 (option of 1y ren); Mar25'12. 660

Melrose av, 753 (9:2403), str fl; Emil A J Scheringer to Marie Dreher, 753 Melrose av; 5yf July1; Mar22'12. 480 & 600

Morris av, 936 (9:2423), str &c; Charlotte Ettinger to Henry Wohlberg, 936 Morris av; 3yf May1; Mar22'12. 660

Morris Park av (*), swe Victor st, Van Nest, cor str & b; Harris Damsky to Danl Benovic, 470 Morris Park av; 5 2-12yf Mar1; Mar28'12. 780 & 840

Ogden av, 1049, (9:2525) ground fl &c & small door adj on 165th; Abram Slaflf to Eliz C Knox, 1077 Nelson av; 5yf June 1; Mar27'12. 780 to 900

Tremont av, 785 (11:3106), str & pt c; Jno W Cornish Constrn Co to Paul Canzler, on premises; 5yf Aug1'11; Mar25'12. 900 to 1,500

Tremont av, 785 (11:3106); asn Ls; Paul Canzler to Chas Haenssler, on premises; Nov1; Mar25'12. nom

Unionport rd, 1679-S1 (*), all; Rosa Maurer to Jacob Siegel, 343 E 82; 10yf Apr1; Mar25'12. 2,400 & 2,700

Unionport rd, 1679-S1 (*); asn or sur Ls; Emil H Hagemann to Rosa Maurer, 1679 Unionport rd; Mar21; Mar28'12. nom

Unionport rd, 1679-S2 (*); re asn Ls; Davies J Marshall to Jacob Siegel, 343 E 86; AT; mtg \$5,415; Mar28'12. nom

Valentine av, 3056 (12:3309), sec 204th, all; Louisa Koch to Adolph Muller, on premises; 5yf May1; Mar22'12. 1,200

Washington av, 1893 (11:2909), all; Michl Gleason to David Jacobson, 1892 Wash av; 10yf Apr1; Mar26'12. 1,200 & 1,500

Webster av, 2784, (12:3273) str; Geo & Abr Cohn to Edw Devin, 509 E 162; 7 1-12y f Apr1; Mar27'12. 960

3D av, 2946, (9:2362) all; Adalena Bachmann to Justus Duffer on premises; 10yf May1; Mar27'12. 1,920 & 2,220

3D av, 3720 (11:2926), str; Emil Meyer to Central Brewing Co, 533 E 68; 3yf May 1; Mar28'12. 1,200

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. 22, 23, 25, 26, 27 & 28.

Bleecker st, 289 (2:590), es, 54.1 s Barrow, 28.3x75; ext of \$17,000 mtg to Dec 23'13, at 5%; Dec23'08; Mar27'12; Law-years Title Ins & Trust Co with Henry R C Watson. nom

Baxter st, 7 (1:161) es, 140.2 n Park row, 24.7x76.6x24.5x76.6; Mar25'12, due May 1'17, 5%; Jno Molinelli to Alice D Weekes, Oyster Bay, LI. 21,000

Broome st, 211 (2:351), swe Norfolk (Nos 63-5), 25x75; Mar25'12, due, &c, as per bond; Jos Price, 211 Broome, to Edmund J Levine, 404 Riverside dr, et al exrs, &c, Julius Levine. 45,000

LEASES

Borough of the Bronx.

Exterior st, nec 138th, see 138th, nec Exterior.

Victor st, swe Morris Park av, see Morris Park av, swe Victor.

Broome st, 211; sobrn agmt; Mar25'12; same & Marcus Rosenthal with same. nom
Broome st, 211; sobrn agmt; Mar25'12; Israel H Davis with same. nom
Barrow st, 45 (2:587), ext of \$3,500 mtg to Apr9'17 at 5%; Mar16; Mar23'12; Lawyers Mtg Co with Patk Shanny. nom
Catharine st, 83, (1:253), sal Ls; Mar19; Mar22'12; demand; 6%; Michele Battaglio to H B Scharmann & Sons, a corp, 371 Pulaski, Bklyn. 1,500
Cherry st, 391-3 (1:260); ext of \$35,000 mtg to May17, at % as per bond; Mar19; Mar25'12; Wave Impt & Constn Co with Natl Academy of Design, 145 W 109. nom
Cathedral pkway, 217 (7:1826), ns, 250 w 7 av, 100x70.11; pr mtg \$——; Mar28'12, 2 y6%; Jos Oussani to Hyman Fish, 137 W 110. 10,000
Cannon st, 59, (2:333) ws, abt 175 n Delancey, 25x100; sobrn agmt; Mar26; Mar27'12; Aaron Gottlieb with Lawyers Mtg Co, 59 Liberty. nom
Cannon st, 59, (2:333) ws, abt 175 n Delancey, 25x100; Mar25; Mar27'12; 5y5%; Wm Frankel & Sara Schlesinger to Lawyers Mtg Co, 59 Liberty. 19,000
Cherry st, 352-4, see Montgomery, 69-71.
Ft Charles pl E 32, late Van Corlear pl (13:3402), ss, 279 w Marble Hill av, late Kingsbridge av, runs se64.11xne36.6xNW 48.11 to pl, xs39.11 to beg; Mar25; Mar28'12, due, &c, as per bond; Grace J Daggett, 156 W 65th, to Jos Sinheimer, 562 W 144. 5,000
Henry st, 142 (1:273), swc Rutgers (No 20) 84.7x25.2; PM; Mar27; Mar28'12, due, &c, as per bond; Nathan & David Garfield to Fredk Schuchardt, at Nyack, NY, et al. 29,000
Howard st, 5-7 (1:208), sec Lafayette (Nos 129-35), runs s111.9xe51.8xN12.11xe 10.1xn100 to Howard, xw58.4 to beg; Mar26'12, 5y4½%; Inverness Realty Co to US Trust Co of NY, 45 Wall. 225,000
Howard st, 5-7; certf as to above mtg; Mar26'12; same to same.
John st, 107 (1:75), es, 40.3 s Cliff, runs e40.1xse12.3xse10.1xe16.10xs5.11xw28.7xn2.5 xw37.1xn20.1 to beg; Mar26'12; 3y5%; Montrose Realty Co to Title Ins Co of N Y. 15,000
John st, 107; certf as to above mtg; Mar26'12; same to same.
Lafayette st, 129-35, see Howard, 5-7.
Leroy st, 56 (2:582), ss, 150 w Bedford, 25x85; PM; pr mtg \$18,000; Mar25; Mar28'12, 2y6%; Jas Carnevali, of Bklyn, to Wm J Rauch, 19 No 10 av, Mt Vernon, NY. 7,000
Mulberry st, 91 (1:199); sal Ls; Mar27; Mar28'12; demand; 6%; Antonetta Ianarone to Kips Bay Brewing & Malting Co 650 1 av. nom
Madison st, 288, see Mad, 286.
Madison st, 286-8 (1:269), ss, 55.11 w Montgomery, 36.1x75; PM; Mar25; Mar26'12, due, &c, as per bond; Lena & Jennie Reich to Title Guarantee & Trust Co. 19,000
Madison st, 286 (1:269), ss, 73.11 w Montgomery, 18x75; also MADISON ST, 288 (1:269), ss, 55.11 w Montgomery, 18x75; PM; pr mtg \$19,000; Mar25; Mar26'12, due &c, as per bond; Lena & Jennie Reich to Millie Hellingner, 67 E 90. 5,000
Madison st, 286-8 (1:269); given as collateral security for payment of \$1,500; pr mtg \$24,000; Mar25; Mar26'12, due May 1'19, 4%; same to Nathan L Hirshfeld, 162 Mad. 1,500
Madison st, 152 (1:274); ext of mtg for \$26,000 to Mar27'12, 5%; Mar22; Mar26'12; Lawyers Title Ins & Trust Co with David L Katz & Sarah Kaplan. nom
Mangin st, 29, (2:322) ws, 150 n Broome, 25x100; PM; pr mtg \$——; Mar22; Mar27'12, 1y6%; Realty Realization Corp, 1400 5 av to State Bank, 378 Grand. 12,000
Montgomery st, 69-71, (1:259) nec Cherry (Nos352-4); PM; pr mtg \$——; Mar22; Mar27'12; 1y6%; Realty Realization Corp, 1400 5 av to State Bank, 378 Grand. 12,000
Manhattan st, 63-7, see Ams av, 1340-4.
Manhattan st, 131, see Bway, 3200.
Norfolk st, 63-5, see Broome, 211.
Pitt st, 62, (2:338), str Ls; Mar16; Mar22'12; installs; 3%; Louis Wunderlich & Aaron Angstreich, 62 Pitt, to M Cohen, New Tuxedo Hall Co. notes 1,625
Rivington st, 177 (2:348), ss, 50.8 w Attorney, 20x80; pr mtg \$16,000; Mar25'12, 3 y6%; Lazar M Low to Bertha Robinson, at Kensington Gardens, Far Rockaway, N Y. 1,000
Rutgers st, 20, see Henry, 142.
St Mark's pl, 49, (2:450), ext of \$19,000 mtg to Apr17 at 5%; Feb1; Mar22'12; Lillie G Phoenix with Julius & Henrietta Hesse. nom
6th st, 417 E, (2:434), ext of \$24,000 mtg to May29'15 at 4½%; Mar22'12; N Y Life Ins & Trust Co trste Louis C Hamersley with Franziska Muller, 122 East End av. nom
7TH st, 51 E, (2:449) nes, 150 se 2 av, 25x97.6; pr mtg \$——; Mar22; Mar23'12; 8y6%; Isidor Kandel, 128 Norfolk to Osiel Touster, 51 E 7. 7,000
7TH st, 51 E (2:449); to induce party 2d pt to take title, party of 1st pt agrees to obtain an ext of mtg for \$19,000 for 2 yrs from Mar1'13. —; Osiel Touster to Isidor Kandel; Mar22; Mar25'12. nom
7TH st, 47 E, see 2 av, 116-8 on map 118.
12TH st, 514 E, (2:405) ss, 420.6 w Av B, 25x103.3, ext of \$25,000 mtg to Jan27'15 at 5%; Mar12; Mar22'12; Margt J Becker with Moses Rysphan, 455 Grand. nom

14TH st, 103 W, (3:790) asn Ls by way of mtg, as collateral for \$3,500; Mar22; Mar23'12; Jno M Purcell to Ferdinand Munch Bwy, 254 Hart, Bklyn. nom
14TH st, 222 E, (2:469) ss, 340.6 w 2 av, 16x103.3; Mar20; Mar27'12; 3y5%; Ruford Franklin, Summit, NJ to Kate B Bellon, 14 E 66. 15,000
14TH st, 222 E; Mar20; Mar27'12; 3y6%; same to Urban Securities Co, 165 Bway. 2,000
15th st, 203 E, (3:897) nes, 530, nw 2 av, 20x103.3; leasehold; Mar21; Mar22'12; demand; 5%; Harry Friedenthal to Charlotte Geissler, 338 E 58. notes 2,500
16TH st, 261 W, (3:766) ns, 100 e 8 av, runs n76xe9xn20xw9xn8xe23.1xsl106.3 to st xw23 to beg; PM; Mar22; Mar27'12; due &c as per bond; Mary A Ferris to Title Guar & Trust Co. 10,000
18TH st, 255 W (3:768), ns, 100 e 8 av, runs n67.5xe10xs12.3xel16.1xs57 to st, xw 26 to beg; PM; pr mtg \$8,000; Mar27; Mar28'12, due, &c, as per bond; Gertrude Gunshor, 146 W 15, to Jacob Corday, 983 Park av, & ano. 1,500
21ST st, 353 W (3:745), ns, 116 e 9 av, 21x98.8; ½ pt; AT; Mar27; Mar28'12, due, &c, as per bond; J Walton Brown to Title Guarantee & Trust Co. 2,500
21st st, 400-4 E, see 1 av, 356.
22d st, 24 E, (3:850), ext of \$75,000 mtg to Mar19'17, at 4½%; Mar19; Mar22'12; Title Guar & Trust Co with Oscar Herrmann, 65 Central Pk W & Rosa H Susswein, 230 E 15. nom
23D st, 112 E, (3:876) asn Ls by way of mtg as collateral security for \$3,500; Mar21; Mar22'12; Ralph Elsinger, 630 W 135 to Pabst Bwg Co. nom
25TH st, 234-6 E (3:905), ss, 158.7 w 2 av, 40x98.9; PM; Mar25'12, 3y5%; Saml Michelson to N Y Trust Co, 26 Broad. 15,000
25TH st, 234-6 E (3:905), ss, 158.7 w 2 av, 40.6x98.9; Mar25; Mar26'12, 4y6%; Saml Michelson, 20 E 112, to Stephen P Sturges, Shelter Island. 45,000
25TH st, 304 W, see 8 av, 291-9.
26TH st, 2 E, see 5 av, 212-6.
27TH st, 110-2 W (3:802), ss, 160 w 6 av, 40x98.9; participation agmt; Feb14; Mar25'12; N Y Life Ins Co with Asher Salwen, 1230 Park av. nom
27th st, 317-21 E, (3:933), ns, 216.8 e 2 av, 58.4x98.9; ext of \$56,000 mtg to Mar19'17, at 5%; Mar19; Mar22'12; Lawyers Title Ins & Trust Co with Roman B Zaliels & Louis Oransky. nom
28TH st, 253-5 W (3:778), ns, 105.8 e 8 av, 49.2x116.11x49.1x116.11; pr mtg \$——; Mar26'12, due, &c, as per bond; Chas A Winch of Pelham, NY, to Mutual Life Ins Co, of N Y. 20,000
29th st, 158-60 W, (3:804), ss, 99.6 e 7 av, 50x98.9; PM; pr mtg \$100,000; Mar15; Mar22'12; 3y; 6%; Twenty-Fifth Const Co, 31 E 27, to Realty Holding Co, 907 Bway. 20,000
29TH st, 158-60 W, (3:804), ss, 99.6 e 7 av, 50x98.9; PM; Mar15; Mar23'12; due, &c, as per bond; Twenty-Fifth Constn Co to Germania Life Ins Co, 50 Union sq. 190,000
29TH st, 158-60 W, certf as to above mtg Mar15; Mar23'12; same to same.
29TH st, 158-60 W; sobrn agmt; Mar15; Mar23'12; same & Simon Fink with same. nom
30TH st, 229-31 W, (3:780) ns, 297 w 7 av, 43x98.9; Mar26; Mar27'12; due &c as per bond; Investors & Traders Realty Co to Title Guar & Trust Co. 40,000
30TH st, 229-31 W, (3:780) certf as to above mtg; Mar26; Mar27'12; same to same.
30TH st, 229-31 W; sobrn agmt; Mar26; Mar27'12; Robt L Morrell with same. nom
32D st, 130 W (3:807), ss, 325 w 6 av, 21x98.9; also 76TH ST, 51-3 E (5:1391), n s, 145 e Mad av, 40x102.2; agmt apportioning mtg; Mar11; Mar25'12; Jno A Stewart et al trstes Isaac N Phelps with N Y Cab Co (Lim), 252 W 40. nom
32D st, 32 E, (3:861) ss, 140 e Mad av, 24.10x98.9; PM; Mar20; Mar23'12, due June19; 4½%; Henrietta Ingber, 139 W 116 to Helen H Jenkins, Norfolk, Conn. 55,000
34TH st, 216 W (3:783), ss, 599.5 e 8 av, 16.5x98.9; agmt correcting description in mtg; Mar23; Mar25'12; Harold T Leake with Title Guarantee & Trust Co. nom
36TH st, 74-6 W (3:837), ss, 62.6 e 6 av, 37.6x74.3; ext of \$88,000 mtg to Apr1'15, at 4½%; Mar4; Mar25'12; Mutual Life Ins Co of N Y with Thos O'Brien. nom
37TH st, 221-3 W (3:787), ns, 275 w 7 av, 35.8x98.9; pr mtg \$40,000; Mar25; Mar26'12, 1y6%; Esther wife of & Danl S Dryer, 221 W 37, to Bertha Cohn, 223 W 37. 6,000
37TH st, 138-40 W, (3:812) ext of \$26,250 mtg to Mar11'14 at 6%; Mar11; Mar23'12; Alcourt Realty Co with Julius Stein, 345 Convent av. nom
37TH st, 207 E, see 75th, 59 E.
40TH st, 532 W (3:711), ss, abt 330 e 11 av; sal Ls; Mar25'12, demand, 6%; Hermann Sturmer to V Loewers Gambrinus Brewery Co, 528 W 42. 1,150
40TH st, 416 W (3:737), ss, 200 nw 9 av, 25x98.9; Jan5; Mar28'12, 3 mos after death of party first part without interest; Mary B Ellis at Willsborough, NY, to Jno S Baldwin, 33 Montague, Montclair, NJ. 2,601
42d st, 529-31 W, (4:1071), ns, 400 w 10 av, 50x100.5; PM; Mar21; Mar22'12; due &c as per bond; Albertina T Russell, Princeton, NJ, to Jas Fitzpatrick, 552 W 162. 40,000

42D st, 241 W (4:1014), ns, 300 e 8 av, 20x100.4; pr mtg \$28,000; Mar27; Mar28'12, due, &c, as per bond; Lillie McGovern to Louis Masbach, 266 Lenox av. 7,000
43D st, 532-4 W (4:1071), ss, 325 e 11 av, 49.6x100.5x49.10x100.5; PM; Mar26; Mar28'12, 3y5%; Archibald D Russell, Princeton, NJ, to Elizz Pfeiffer, 502 W 43, extrx Geo A Pfeiffer. 35,000
44th st, 408-10 W, (4:1053), ss, 150 w 9 av, 50x100.4; PM; pr mtg \$32,000; Mar22'12; 1y6%; Saml Rodt & Isaac Schanous to Samson Lachman, 313 W 106. 35,000
44th st, 408-10 W; PM; pr mtg \$27,000; Mar22'12; 1y6%; same to S Taber Bayles, Port Jefferson, LI. 5,000
46TH st, 242 E (5:1319), ss, 125 w 2 av, 37.6x100.5; ext of \$36,500 mtg to Mar21'17, at 5%; Mar21; Mar26'12; Lawyers Title Ins & Trust Co with Kate E Morgan. nom
46TH st, 227-31 W (4:1018), ns, 300 e 8 av, 75x100.5; leasehold; Jan1; Mar26'12, due Jan1'32, 6%; White Rats Realty Co to Columbia Trust Co trste, 135 Bway. gold bonds 125,000
48TH st, 128 W (4:1000), ss, 305 w 6 av, 20x100.5; PM; pr mtg \$30,000; Mar23; Mar25'12, due Jan3'15, 6%; Grace G Smith to Isidor H Kempner, 343 W 87, & ano. 12,000
49TH st, 24 E (5:1284), ss, 47 w Mad av, 22.8x64; PM; Mar26'12, due, &c, as per bond; Advocate Realty Co to Matilda C Vatable, 24 E 49. 57,500
49TH st, 131-5 W, (4:1002) ns, 394 w 6 av, 44x100.4; PM; pr mtg \$60,000; Mar27'12; due May1'13; 6%; Theo Fischer to Jno J Boyle, 119 W 77. 15,000
53D st, 133-7 W, (4:1006) ns, 356.3 e 7 av, 43.9x100.5; PM; Mar27'12; due &c as per bond; Fannie R Smith to Title Guar & Trust Co. 23,000
53D st, 407 E (4:1063), ns, 125 w 9 av, 25x134.11x25.11x127.1; Feb27; Mar28'12; installs, 6%; Louis Gordon & Barnett Levy to Henry De Forest Weekes, Oyster Bay. 7,000
54th st, 427 W, (4:1064), ns, 375 w 9 av, 25x100.5; Mar22'12; 1y5%; Margaret Loehr, widow, to Franklin Svgs Bank, 656 8 av. 1,000
55TH st, 20 E (5:1290), ss, 80.6 w Mad av, 22.6x100.5; Mar25'12, 1y4½%; Jos C Mott of Great Neck, LI, & Jeannette Le Brun Parsons to Bowery Savings Bank, 128 Bowery. 40,000
57TH st, 356 W (4:1047), ss, 117.2 e 9 av, 16.8x100.5; Mar26'12, 1y5%; Mary C McGuire, 36 E 81, to Emigrant Industrial Savings Bank. 3,500
58TH st, 31 W (5:1274), ns, 311 e 6 av, 22x100.5; Mar26'12, due, &c, as per bond; Alice B Simmons to Title Guarantee & Trust Co. 72,500
65th st, 218-20 W, (4:1156), ss, 250 w Ams av, 50x100.5; PM; pr mtg \$22,000; Mar21; Mar22'12; 2y6%; Rose Weber to Peter J Devine, 3099 Bway. 3,600
69th st, 100 W, see Col av, 190-8.
70TH st, 262 W (4:1161); ext of \$12,000 mtg to Apr5'13, at 4½%; Mar20; Mar25'12; Edw J Hudson trste Sarah Bogert with Eliza Dayton, 262 W 70. nom
72D st, 304 W (4:1183), ss, 45.6 w West End av, runs s45.10xw9.7xse6.5xw13.8xn5.11 xe5.3xn46.3 to st, xel8 to beg; pr mtg \$17,500; Mar21; Mar26'12, 3y5%; Chas Cohen, 304 W 72, to Cornelia E Wood, 14 E 56. 2,500
72D st, 304 W; sobrn agmt; Mar21; Mar26'12; same & Ida Kempner with same. nom
72D st, 304 W; ext of \$17,500 mtg to Mar 9'15, at 5%; Mar21; Mar26'12; Cornelia E Wood with Chas Cohen, 304 W 72. nom
72D st, 304 W; ext of \$2,500 mtg to Feb 21'14, at 6%; Mar25; Mar26'12; Chas Cohen with Ida Kempner, 131 Riverside dr. nom
72D st, 157 E (5:1407), ns, 179.6 w 3 av, 30.5x102.2; pr mtg \$40,000; Mar25'12, 3y 6%; Thos J Toumey to Ida R Cullman, 1961 Bway. 7,500
74TH st, 421-5 E, (5:1469) ns, 254.8 e 1 av, 62x63.3x62.9x72.11; ext of \$42,000 mtg to May12'15 at % as per bond; Apr11; Mar8'12; Celia Frank with Mary E Parsons, Flushing, LI. nom
75TH st, 59 E (5:1390), ns, 68.4 w Park av, 20x102.2; also 37TH ST, 207 E (3:918), ns, 105 e 3 av, 25x102.11x25.3x106.6; also PROPERTY in New Rochelle, NY; Jan2; Mar28'12, due, &c, as per note; Louis R Hall, 59 E 75, to Paul L Kiernan, 215 W 98, & Maurice J Moore, 21 Berkeley pl, Bklyn, NY. note 7,500
75TH st, 436 E, (5:1469) ss, 175 w Av A, 25x102.2; PM; Mar22; Mar23'12; 5y5%; Gerardus, Geo H & Lillian Valentine & Kate M Van Nostrand to Lawyers Mtg Co, 59 Liberty. 16,000
75TH st, 200-16 W, see Ams av, 308-14.
76th st, 51-3 E, (5:1391), ns, 145 e Mad av, 45x102.2; PM; pr mtg \$50,000; Mar22'12 5y5%; Jno J Ascher to NY Cab Co Lim, 252 W 40. 25,000
76TH st, 51-3 E, see 32d, 130 W.
77TH st, 105 W, (4:1149); ext of \$35,000 mtg to Mar21'17 at 4½%; Mar21; Mar27'12; Nathan Ottinger with Orphan's Home & Asylum of Protestant Episcopal Church, 168 Convent av. nom
78TH st, 169-71 E (5:1413), ns, 180.6 w 3 av, 36.6x102.2; ext of \$23,000 mtg to Mar 1'17, at 5%; Feb16; Mar26'12; Lawyers Title Ins & Trust Co with Pauline A MacArthur. nom

75TH st, 169-71 E (5:1413), ns, 180.6 w 3d, 36.6x102.2; ext of \$23,500 mtg to Mar 17, at 5%; Feb 16; Mar 28'12; Lawyers Title Ins & Trust Co with Pauline A MacArthur. nom

80TH st, 151 W (4:1211), ns, 330 e Ams av, 20x102.2; pr mtg \$18,000; Mar 23; Mar 25'12, 5y6%; Engelbert Neus to Hermina Frankens, 66 E 86. 2,000

80TH st, 116 E (5:1508); ext of \$16,000 mtg to Sept 25'15, at 4 1/2%; Mar 21; Mar 26'12; Bankers Trust Co trste with Mary U Hoffman, 107 E 36. nom

81ST st, 217-9 E (5:1510), ns, 199.8 e 3 av, 56.6x102.2; pr mtg \$130,000; Mar 27; Mar 28'12, 3y6%; Jno M Slattery Bldg & Consn Co to Herbert R Limberg, 2 W 86, & ano. 20,000

81ST st, 217-9 E; certf as to above mtg; Mar 27; Mar 28'12; same to same.

82D st, 10 W (4:1195), ss, 157 w Central Park W, 18x100; pr mtg \$15,500; Mar 27; Mar 28'12, 2y6%; Josepha B Hitze, 28 W 26, to Lucretia C Tallmadge, 379 Ocean av, Bklyn. 2,000

85TH st, 126-30 E (5:1513), ss, 67.2 w Lex av, 40.10x102.2; Mar 28'12, 3y5%; Yosta Rosenberg to Lawyers Title Ins & Trust Co. 30,000

85TH st, 161-9 E & 86TH st, 162 E; certf as to above mtg; Mar 20; Mar 23'12; same to same.

85TH st, 161-9 E, (5:1514) ns, 112.6 w 3 av, runs n42.3xn59.10x12.6xn102.2 to ss 86th (No 162), xw27.9xsl02.2xw102.2xsl02.2 to 85th, xell17.5 to beg; Mar 22; Mar 23'12; due, &c, as per bond; Eighty-Sixth St Consn Co to Herbt R Limberg, 2 W 86, Germany. 140,000

86TH st, 162 E, see 85th, 161-9 E.

86TH st, 12 W (4:1199), ss, 215 w Central Park W, 22x102.2; PM; Mar 25; Mar 26'12, due, &c, as per bond; Margherita G Taylor to Title Guarantee & Trust Co. 20,000

88th st, 320 W, (4:1249), ss, 265 w West End av, 20x100.8; Oct 15'07; Mar 22'12; 1y 6%; Wm C & Mary A Towen to Cosmopolitan Bank, 803 Prospect av. 8,000

90TH st, 423-5 E (5:1570); certf as to reduction of mtg Oct 17'11; Mar 26'12; Louis Wolf to Abr Jacobs, 83 Lenox av. —

93D st, 183 E, (5:1522) ns, 130.6 w 3 av, 30x100.8; pr mtg \$—; Mar 20; Mar 27'12; 2y6%; Adolph Cohen exr Herman Jacoby & Rosanna Rosenfeld to Philip Finkelstein, 311 E 54. 4,000

94TH st, 203-5 on map 207 W, (4:1242) ns, 100 w Ams av, 52x—; ext of \$75,000 mtg to Oct 19'14 at 5%; Mar 25; Mar 27'12; Jno E Marsh exr &c Rolph Marsh with T J McLaughlin's Sons, 345 Ams av. nom

95TH st, 217 W, see Bway, 2540-8.

96TH st, 151 E, see Lex av, 1491-3.

100TH st, 9-11 W (7:1836), ns, 100 w Central Park W, runs n100.11xw39.6x11.11xe49.6xss89 to st, xe50 to beg; PM; Mar 15; Mar 28'12, 3y5%; Wm Berg, 512 W 162, to N Y Transportation Co at 49th & 8 av. 27,000

101ST st, 211 W (7:1873) ns, 100 e Bway 54.9x100; pr mtg \$—; Nov 3'10; Mar 27'12; 6mos6%; Pauline Cohen to Max Jacobs, 230 W 142. 4,850

101ST st, 211 W; July 5'11, Mar 27'12; 1y 6%; Pauline Cohen to Sadie H Cohen, 51 E 96. 2,525

101ST st, 319 E (6:1673) ns, 342.6 w 1 av, 28.6x100.11; Mar 5; Mar 27'12; due &c as per bond; Wm Cuff to Minnie Cohn, 1250 2 av. 18,000

101ST st, 319 E; sobrn agmt; Mar 15; Mar 27'12; Same & Jos Dietz with same.

103D st, 17 W (7:1839), ns, 80 e Manhattan av, 20x100.11; Mar 26'12, 5y4 1/2%; Jno F Alpaugh to German Savings Bank, 157 4 av. 16,000

108TH st, 215-7 W, (7:1880) ns, 250 w Ams av, 50x100.11; certf as to mtg for \$10,000; Mar 20; Mar 23'12; Thomax Realty Co to Max Thorn. —

111TH st, 220 E, (6:1660); sal Ls; Mar 26; Mar 27'12; Demand; 6%; Frank Carullo to Kips Bay Brewing & Malting Co, 650 1 av. 1,207

114th st, 343 E, (6:1686), ext of \$9,000 mtg to Apr 1'15, at —% as per bond; Feb 24; Mar 22'12; Angelo Colantuono with Geo H Valentine et al. nom

114TH st, 201 W, see 7 av, 1880.

116th st, 1 E, see 5 av, 1421.

117th st, 409 E, (6:1711), ext of \$6,000 mtg to May 20'17, at 5%; Mar 22'12; Gustav T Hirner with Dominick DeLuise, 409 E 117. nom

117TH st, 212-4 E (6:1666), ss, 140 e 3 av, 40x100.10; certf as to mtg for \$5,000; Nov 24'11; Mar 26'12; Fischel Realty Co to Morris Kraus, 148 E 83. nom

117TH st, 269 W (7:1923), ns, 200 e 8 av, 25x100.11; Mar 28'12, due, &c, as per bond; Margt A Ritz to Title Guarantee & Trust Co. 15,000

117TH st, 212-4 E (6:1666), ss, 140 e 3 av, 40x100.10; ext of mtg for \$4,000 to Mar 25'15, 6%; Mar 26; Mar 27'12; Isaac Goodstein with Fischel Realty Co, 61 Park row. nom

117TH st, 212-4 E, (6:1666) ext of mtg for \$36,000 to Jan 3'15; 5%; Feb 2; Mar 27'12; Howard Willets at New Marlboro, Mass et al frstes J Macy Willets with Fischel Realty Co, 61 Park row. nom

118TH st E (6:1767-32) ns bet Lex & 3 avs; Transfer of loan for years 1894 to 1907; Feb 3'10; Mar 27'12; 3y5%; City of NY to Abr L Gutman, 25 Broad, 1,007.48

120TH st, 26 E, see Mad av, 1846.

121ST st, 168 W (7:1905), ss, 33 e 7 av, 21x100.11; pr mtg \$17,000; Feb 13; Mar 25'12, 3y6%; Mary B Schramm to Chas E Robertson, 148 E 123. 3,500

122D st, 217 W (7:1928), ws, 200 w 7 av, 12.6x100.11; Mar 28'12, due Jan 20'15, 5%; Matilda Gray, Morristown, NJ, to Jno S Bussing, 26 E 10. 1,700

124TH st, 150 E (6:1772), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31), x100.11; ext of \$33,000 mtg to Dec 1'14, at 5%; Feb 26; Mar 27'12; Poughkeepsie Savings Bank with Rose Spielberg, 101 W 113, & Annie Hochstim, 238 W106. nom

126TH st, 57 W (6:1724); ext of \$11,000 mtg to Apr 24'17, at 5%; Mar 5; Mar 25'12; Grace V Dodge with Jerome A O'Connell. nom

126TH st, 225 E (6:1791), ns, 254.6 e 3 av, 17x99.11; Mar 23; Mar 25'12, 3y5%; Jos W Husted, 1415 Av I, Bklyn, to Helen W Steele, So Orange, NJ. 10,500

126TH st, 225 E; sobrn agmt; Mar 19; Mar 25'12; same & Louisa Backhaus & Alfred Hutter exrs, &c, Franz Backhaus with same. nom

127TH st, 80-2 W, see Lenox av, 340.

128TH st, 10 E (6:1752), ss, 150 e 5 av, 20x99.11; also 152D ST W (7:2099), ns, 325.5 w Bway, 24x199.10 to 153d, pr mtg \$23,000; Mar 23; Mar 25'12, 1y6%; Nellie A Kelly to Loretto E Cosgrove, 252 W 72. 3,000

128TH st, 10 E (6:1752); also 152D ST (7:2099); sobrn agmt; Mar 22; Mar 25'12; Henry A Kelly et al exrs, &c, Thos Kelly with same. nom

128TH st, 10 E (6:1752), ss, 150 e 5 av, 20x99.11; ext of \$11,000 mtg to May 15'15, at 5%; Mar 12; Mar 25'12; Arnold W Schlichte with Jas L Clare, 5 W 122. nom

129TH st, 545 W (7:1984), ns, 38.10 w Old Bway, 37.5x99.11; Mar 25; Mar 26'12, due, &c, as per bond; Peter Reilly to Jno C Hart Realty Co, 2 Rector. 35,000

129TH st, 545 W; sobrn agmt; Mar 25; Mar 26'12; same & Fredericka Cerf & Alex Pfeiffer, 50 E 96, with same. nom

130th st, 507 W, (7:1985), certf as to mtg for \$7,500; Mar 18; Mar 22'12; Nestor Holding Co to Leon Tuchmann. —

130th st, 511 W, (7:1985), certf as to mtg for \$7,500; Mar 18; Mar 22'12; Nestor Holding Co to Leon Tuchmann. —

135TH st, 107-17 W (7:1920) ext of three mtgs for \$30,000 ea to Nov 2'12 at 5%; Mar 23; Mar 27'12; Greenwich Savgs Bank with Rector &c St Phillip's Church, NY, 217 W 133. nom

136TH st, 520-6 W, (7:1988) ss, 400 w Ams av, 200x99.11; supplemental to mtg or deed of trust recorded Dec 17'08; pr mtg \$299,000; Mar 22; Mar 23'12, due, &c, as per said supplemental mtg; N Y Real Estate Security Co, 42 Bway to N Y Trust Co, 26 Broad. —

136TH st, 520-2 W (7:1988), ss, 400 w Ams av, 100x99.11; ext of \$14,000 mtg to Feb 14'13, at 6%; Mar 21; Mar 23'12; Jno Ingle, Jr, with Andw J Cobe, 220 W 98. nom

137TH st, 286 W (7:1942) ext of \$9,000 mtg to Mar 27'16 at 5%; Mar 15; Mar 27'12; Mabel C Baker with Louis Kean a corpn, 204 Manhattan av. nom

138TH st, 617 E (7:2087), ns, 255 w Bway 15x99.11; Mar 25; Mar 28'12, 3y5%; Banton Moore, 617 W 128, to Chas E Appleby, Glen Cove, LI, & ano, trstes Leonard Appleby. 7,500

139TH st, 316 W (7:2041), ss, 139 e Edgecombe av, 18x99.11; Mar 25; Mar 28'12, 2y5%; Roy E Moore to A Roy Lanning, Dennison, Ohio. 2,500

142D st, 459-61 W, (7:2058) ns, 180 e Ams av, 45x99.11; Mar 22'12; 1y5%; Sisters of St Ursula of The Blessed Virgin of NY, a corp, to Emigrant Indust Svgs Bank. 53,000

145TH st, 518-20 W, (7:2076) ext of two mtgs for \$25,000 ea to Mar 25'15 at 5%; Mar 20; Mar 23'12; Lawyers Mtg Co with Rudolf H Pankow & Henry W Gehle. nom

149TH st, 546-8 W, (7:2080) ss, 283.4 e Bway, 2 lots, ea 16.8x99.11; two mtgs, ea \$9,000; Mar 25; Mar 27'12; 5y5%; Audubon Impt Co to Lawyers Mtg Co, 59 Liberty. 18,000

149TH st, 546-8 W; certf as to 2 mtgs for \$9,000 ea; Mar 25; Mar 27'12; same to same.

152D st W, ns, 325.5 w Bway, see 128th, 10 E.

153D st W, ss, 325.5 w Bway, see 128th, 10 E.

183D st, 552 W, (8:2154) ss, 306.3 e St Nich av, 18.9x100.11; pr mtg \$11,000; Mar 1; Mar 23'12; 1y6%; Dennis M Breslin to Kate A Breslin, 168 E 64. 3,000

Av A, 202 (2:406), es, 77.6 s 13th, 25.9x 96; ext of \$13,000 mtg to Mar 17, at 5%; Mar 1; Mar 27'12; Trstes of the Congregation Shearith Israel with Otto Loeschner. nom

Av A, 1327, (5:1465) ext of \$16,000 mtg to Mar 27'17 at 5%; Mar 22; Mar 23'12; Ray Batt & Sidney Goldberg, exrs, &c, Simon Batt with Jennie Goldberg, 238 W 103. nom

Av C, 58, (2:374); ext of \$19,000 mtg to Mar 4'17 at 5%; Feb 26; Mar 23'12; Lawyers Mtg Co with Adolph & Ike Roth. nom

Av C, 175, (2:393), ws, 23.8 s 11th, 23.8x 65; PM; Mar 22'12; 5y5%; Rudolph Wallach Co to American Mort Co. 10,000

Av C, 183-5 (2:394) ext of two mtgs for \$30,000 ea to Mar 25'17 at 5%; Mar 13; Mar 27'12; Lawyers Mtg Co with Abr & Annie Golden. nom

Amsterdam av, 1422-4 (7:1985), ws, 24.11 n 130th, 37.6x100; certf as to reduction of mtg; Mar 25; Mar 27'12; Haskell A Josephson to Alfred Frankenthaler, 1215 Mad av, & Jos Sapinsky, 37 Neilson av, Far Rockaway, LI. nom

Amsterdam av, 308-14, (4:1166) swe 75th (Nos 200-16) 100x196.9 to Bway (Nos 2128-34) x104.6x212; Mar 27'12; due, &c, as per bond; Frank Bradley to Title Guar & Trust Co. 525,000

Amsterdam av, 1340-4, (7:1982) nwc Manhattan (Nos 63-7), 112.8x21.9x100x72.8; pr mtg \$55,000; Dec 30'11; Mar 27'12; demand; 6%; Morris Weinstein, 333 Central Park W to Public Bank, 89 Delancey. 16,000

Bowery, 26 (1:163), ws, 42.9 s Bayard, 22.10x97.5x26.7x99.6; pr mtg \$—; Mar 25; Mar 26'12, due Sept 25'13, 6%; Chas Gaetjens at Fort Lee, NJ, to Jos H Schwartz, 920 Av St Johns. 2,000

Broadway, 1134-6, see 5 av, 212-6.

Broadway, 2540-8, (4:1243) nec 95th (No 217) —x—; certf as to \$23,000 mtg; Feb 28; Mar 27'12; Real Consn Co to Max Kobre. —

Broadway, 3200, (7:1982) nec Manhattan (No 131) 112.7x98.4x100.1x47.2; ext of \$110,000 mtg to Nov 1'17 at 5%; Feb 21; Mar 26'12; Chas Hensle with Green Wood Cemetery, a corpn, 170 Bway. nom

Columbus av, 190-S, (4:1140), swe, 69th (No 100), 100.5x25; Mar 22'12; 5y4 1/2%; Chas A O'Reilly, 127 E 94 & James J O'Reilly, 36 8th, New Dorp, SI, to Ruth Livingston, Hyde Park, NY. 1,000

Lenox av, 414, (6:1728) es, 49.11 s 131st, 25x85; pr mtg \$17,000; Mar 25; Mar 27'12; 1y 5%; Carolina Linder to Central Bwg Co, 533 E 68. 2,500

Lexington av, 143 (3:885), es, 49.4 n 29th, 14.6x85; Mar 28'12, 5y4 1/2%; Jno E Cole to Elliott M Eldredge, 15 So Portland av, Bklyn, trste Orris K Eldredge, for benefit Arvilla R Eldredge now Arvilla R Appleton. 16,000

Lexington av, 143 (3:885); sobrn agmt; Mar 25; Mar 28'12; Cath Barbieri with Elliott M Eldredge, 15 So Portland av, Bklyn, NY, trste Orris K Eldredge for benefit Arvilla R Eldredge now Arvilla R Appleton. nom

Lexington av, 2027-31, see 124th, 150 E.

Lexington av, 1491-3 (6:1624), nec 96th (No 151), 100.11x26; Mar 26'12, due, &c, as per bond; Sarah A Jefferson to Title Guarantee & Trust Co. 20,000

Lenox av, 433-5, (7:1916); ext of \$50,000 mtg to Nov 27'16 at 5%; Mar 14; Mar 23'12; Lawyers Mtg Co with Carl Schroeder. nom

Lenox av, 340 (6:1724), sec 127th (Nos 80-2), 17.6x85; Mar 25'12, 4y4 1/2%; Mary W R Dohrnau & Wm C Renwick to Demilt Dispensary, 245 E 23. 2,500

Lenox av, 432 (6:1729), es, 99.11 n 131st, 16.6x85; PM; Mar 25'12; 5y5%; Ida Schulz to American Mort Co, 31 Nassau. 9,000

Madison av, 1479, (6:1607) es, 75.9 s 102d, 25.2x95.6x25.9x100.11; Mar 22; Mar 23'12; 5y5%; Morris Moses to Jas Forbes, 152 E 35. 25,000

Madison av, 1479, (6:1607) es, 75.9 s 102d, —x—; sobrn agmt; Mar 21; Mar 23'12; Adolph & Henry Bloch with Jas Forbes, 152 E 35. nom

Madison av, 1479; sobrn agmt; Mar 22; Mar 23'12; Henry Moeller with same. nom

Madison av, 1846 (6:1746), swe 120th (No 26) 26x100; Mar 28'12, due, &c, as per bond; Felix Tausend to West Side Savings Bank, 110 6 av. 39,000

Madison av, 1846; sobrn agmt; Mar 28 12; same & Benj Abert & Gustav Basch exrs, &c, Solomon Appel with same. nom

Park row, 176 (1:161), ns, 103.11 e Baxter, 25.2x132.7x27.5x130.1; Mar 23; Mar 25'12, 5y5%; Jno A Weekes at Oyster Bay, LI, & Bernard Golden of NY to Henry De Forest Weekes, Oyster Bay, LI, 31,500

Park av, 1025-9 (5:1514) es, 42.2 n 85th, 60x82; bldg loan; Mar 23; Mar 25'12, due Oct 1'17, at 5%, until completion of bldgs & 4 1/2 thereafter; Anna Farwell de Koven to Lawyers Title Ins & Trust Co. 120,000

Pleasant av, 295 (6:1709) ws, 50.7 s 116th 25x69; Mar 23; Mar 27'12; 3y6%; Bernhardina Neus Jr, 454 E 116 to Henry Burfeind, 2283 2 av. 2,000

Riverside dr, 316, (7:1890), es, 22 s 104th, 21.10x100; ext of \$25,000 mtg to Mar 22'17, at 4%; Mar 22'12; Edw E Black with Grace G Brady, 316 Riverside dr. nom

Wadsworth av, (8:2170) nws, 459 ne 190th, if extended westerly runs ne 13.2x nw 98xsw 138.11xse 98 to beg; Mar 26; Mar 27'12; 5y5%; Jno Robertson & Wm Gammie to Mollie S Laffin, 57 W 58. 135,000

1st av, 356, (3:952), sec 21st (Nos 400-4), runs e 96xsb 9xw 27xnd 42xw 69 to av xn 23 to beg; Mar 22'12; 3y5%; Anna Lutz to NY Trust Co, 26 Broad. 18,000

2D av, 820 (5:1336), es, 20 s 44th, 18.5x 82; PM; Mar 25'12; 3y5%; Jno M Luther, 795 2 av, to Jacob Keller, 820 2 av. 10,000

2d av, 1208, (5:1438), es, 73.9 n 63d, 26.8x80; Mar 22'12; 3y5%; Richd Price to Grand Lodge of U S Independent Order Free Sons of Israel, a corp, 21 W 124. 15,000

2D av, 116-S on map 118 (2:449), nec 7th (No 47), 26.8x125; pr mtg \$—; Mar 1; Mar 26'12, 1y5%; Maie B Harrison of London, Eng, to Fannie J Nagle, 163 W 126. 5,000

5th av, 1421, (6:1622), nec 116th (No 1), 100.11x110; building loan; Mar 19; Mar 22'12; due Sept 1'12; 6%; Ancient Order of Hibernians to Jno P H Rieper, 961 Gates av, Bklyn. 65,000

5TH av, 605, (5:1284) es, 53 s 49th, 25x100; bldg loan; pr mtg \$365,000; Mar21; Mar23'12; 1y6%; Peerless Investing Co to Marcus A Frank, 134 E 61. 24,000

5TH av, 605; certf as to above mtg; Mar21; Mar23'12; same to same.

5TH av, 212-6, (3:827) swc 26th (Nos 2) 56.5x134.1 to Bway, 1134-6 x60.5x155.7; also MACOMBS RD (11:2877, 2878, 2880, 2882, 2884 & 2885) ws at ss farm formerly of Lewis G Morris runs w365xsw116xsw 2340 to Harlem River, xne515xse1980 to beg; contains 22 579-1,000 acres; AT; except pt for st purposes also AT to land under water adj above; Mar25; Mar27'12; 2y6%; Preston J Gibson to Robt McGill at Hoboken, NJ. 35,000

6th av, 765, (4:996), ws, 75.5 s 44th, 25x75; Mar8; Mar22'12; due Apr1'17; 4%; Home Circle Realty Corp, 29 9 av, to Scholle Brothers, a co-partnership, 5 Nassau; re-recorded from Mar3'12. 45,000

6th av, 50, (2:552), es, 57.6 s W Washington pl, -x74.1x19x75.4; equal lien with two mtgs dated May11'11 & Sept29'11; Mar22'12; 2y4½%; Maria L Donnelly to Greenwich Svgs Bank, 246 6 av. 2,000

6TH av, 124 (2:573), es, 65.5 s 10th, 26.9 x78.6; pr mtg \$16,000; Mar25; Mar26'12, due, &c, as per bond; Wauhoye Lynn, 67 W 9, to Henry W Unger, 139 W 130. 2,500

7TH av, 1880 (7:1830), nwc 114th (No 201) — to cl blk bet 114th & 115th, x100; bldg loan; pr mtg \$—; Mar21; Mar26'12, 1y6%; 114th St & 7th Av Consn Co, 980 7 av to Meyer J Wohlgenuth, 207 W 110. 95,000

7TH av, 1880; certf as to above mtg; Mar21; Mar26'12; same to same.

7TH av, 331 (3:804), es, 49.4 s 29th, 24.4 x98.9; pr mtg \$22,000; Mar25'12, due, &c, as per bond; Ellen P Manning & Mary F A Petty, to Greenwich Savings Bank. 246 6 av. 6,000

8TH av, 2795 (7:2045); ext of \$5,000 mtg to Mar20'15, at % as per bond; Mar18; Mar25'12; Chas Petroll with Mary Thomas, Bklyn. nom

8TH av, 291-9 (3:748) swc 25th (No 304) runs w102.6xsw98.9xe12.6xw2.5xe90 to 8 av, xn96.10 to beg; 1-3 pt; Mar27'12; 5y 4½%; Irving M & Wm W Shaw & Mary L Whitaker to Lawyers Title Ins & Trust Co. 45,000

8TH av, 291-9; pr mtg \$45,000; Mar27'12, due, &c, as per bond; Irving M Shaw to Wm W Shaw, 6 E 63 & ano. 30,000

8TH av, 368 (3:778), ses, abt 75 n 28th, 24.8x103.1lx24.8x104.4; leasehold; Mar27; Mar28'12, 3y6%; Jacob & Louis Luff to Otto Bausch, 670 8 av. 3,000

9TH av, 856, (4:1046) es, 74.8 s 56th, 25.9 x70; pr mtg \$20,000; Mar26; Mar27'12; 2y 6%; Abr Nelson, 314 W 100 to Saml Green, 1075 Kelly. 2,500

10TH av, 231-3 (3:695), nws, 24.8 sw 24th 49.4x100; leasehold; Mar12; Mar14'12, due Apr1'17, 6%; Saml & Sadye E Goldstein, of Bklyn, to Gustave X Mathews, 1735 Mad, Ward 2, B of Q, NY; corrects error in issue of Mar16, when property was given as 23d st, 533-5 W, nes, 350 nw 10 av 50x98.8.

10TH av, 231-3 (3:695), nws, 24.8 sw 24th, 49.4x100; leasehold; pr mtg \$10,000; Mar12; Mar15'12, due Mar15'22, 6%; Saml & Sadye E Goldstein to Lena Rosenzweig, 857 Jefferson av, Bklyn. Corrects error in last issue, when property was given as 23d st, 533-5 W, nes, 350 nw 10 av, 50x98.8. 10,000

MISCELLANEOUS—BOROUGH OF MANHATTAN.

Certif (file) as to mtg for \$20,000 covering land in Westchester Co, NY; Mar18; Mar22'12; Newman Holding Co to Wm R Rose.

Certif as to mtg for \$2,500 covering land at Arverne, LI; Mar22; Mar25'12; Lenox Garage Co to Moses Levy, 54 E 82. nom

Certif as to mtg for \$2,000 covering land at Whitestone Landing, NY; Mar21; Mar 26'12; Shores Acres Realty Co to Sag Harbor Savings Bank.

Newark, NJ (misc); consent & certf as to mtg for \$19,000; Mar19; Mar28'12; Wright & Cobb Lighthouse Co to Fidelity Trust Co, of Newark, NJ.

MORTGAGES

Borough of the Bronx.

Adams st, ws, 106 s Van Nest av, see Van Nest, sec Van Nest av.

Barretto st, swc Whitlock av, see Whitlock av, sec Barretto.

Barretto st, sec Whitlock av, see Whitlock av, sec Barretto.

Beck st, 560 (10:2684); agmt modifying terms of mtg; Mar25; Mar28'12; Mercury Realty Co with Martin Pletscher, 560 Beck. nom

Charlotte st, (11:2977) ws, 100.4 n Jennings, 80x100; bldg loan; Mar22'12; demand; 6%; Dertinger Consn Co to City Mtg Co, 15 Wall. 54,000

Charlotte st, (11:2977) same prop; certf as to above mtg; Mar22'12; same to same.

Charlotte st, (11:2977); same prop; pr mtg \$54,000; Mar22'12; due, &c, as per bond; same to Jno J Tully Co, 1603 Boston rd. 5,600

Charlotte st (11:2966-2977), ws, 99.10 n Jennings, 197x101.2x212.9x100; PM; Sept 8'11; Mar22'12, 1y5½%; Jno J Tully Co, 1603 Boston rd to Wm R Rose, 309 W 81. 16,800

Catherine st (*), ws, lots 101, 102 & 103 map So Washingtonville, each lot 50x100; Mar28'12, 5y5½%; Lillian G Sullivan to Mamie L Snyder, 504 W 112. 4,500

Edgewater ter (*) es, 250 s Town Dock rd, 25x153.10 to LI Sound x26x161.3; PM; Mar13; Mar25'12; due, &c, as per bond; Wm Judge to Edgewater Realty Co, 524 Willis av. 2,875

Edgewater ter (*) es, 275 s Town Dock rd, 25x146.5 to L I Sound, x26x153.10; PM; Mar13; Mar25'12; due, &c, as per bond; Wm Judge to Estates Development Co, 31 W 27. 2,500

Edgewater ter (*) es, 250 s Town Dock rd, 25x146.5 to L I Sound x26x153.10; PM; Mar13; Mar25'12; 1y6%; Wm Judge to Edw W Murphy, 48 W 83. 500

Faile st, 623-5, (10:2769) ws, 200 n Randall av; two lots, ea 25x100; two mtgs, ea \$5,750; Mar21; Mar27'12; 3y5%; Hunts Point Estates, a corpn to Wm A Spencer on Eastern Blvd Throggs Neck & ano trstes Lorillard Spencer for Lorillard Spencer et al. 11,500

Faile st, 623-5; two certfs as to above mtgs; Mar4; Mar27'12; same to same.

Fox st, nwc 163d, see 163d, E, nwc Fox.

Grote st, 766 (11:3100), ss, 38.7 & Prospect av, 100x127.7x100x126, except part for st; Mar19; Mar26'12, 3y6%; Jus Realty Corp to Rutherford Realty Co, 34 Nassau. 10,000

Grote st, 766; certf as to above mtg; Mar25; Mar26'12; same to same.

Hall pl (10:2691), ws, abt 408 n 165th, runs w11.5xn18.9xw39.1lxn51xe38.10xs—xs 38.10xe113.9 to pl, xs31 to beg; Mar26; Mar 27'12, installs, 6%; Alfred Benson to Henrietta Shotten, 258 E 138. 500

Jennings st, 748-50, (11:2969) ss, 134.2 & Union av, runs s100xw36.1xs74xe182.1lxn 87.6xw106.6xw100 to st, xw36 to beg; Mar 22; Mar23'12; due, &c, as per bond; Agnes M Pragnell, 819 Ritter pl to Title Guar & Trust Co. 12,000

Jennings st, 748-50; pr mtg \$12,000; Mar 22; Mar23'12; 1y6%; same to Benj Benenson, 407 E 153. 1,500

Loring pl, (11:3224) es, 186.11 n 181st, 50x100.2x50x100; Mar11; Mar22'12, due, &c, as per bond; Eliz M wife Alfred R Page to Empire Trust Co, 42 Bway. 18,000

Simpson st (10:2726), ws, 322.4 s 167th, 37.6x100; ext of \$30,000 mtg to Nov2'15, at 5% Nov2'10; Mar27'12; Lawyers Title Ins & Trust Co with J C Gaffney Consn Co, 1148 Tiffany st. nom

Taylor st (*), es, 150 s Morris Park av, 25x100; PM; Mar27; Mar28'12, 3y5½%; Clemente Bernasconi to Ellen Barham, of Ipswich, Suffolk, England, et al. 2,750

Terrace pl, swc Trinity av, see 149th E, nwc Trinity av.

Tiffany st, 916, (10:2712) es, 275 s 163d, 50x110; PM; pr mtg \$40,000; Mar21; Mar 22'12; due, as per bond; 6% Diedrich Meyer to Amelia Steinmetz, 1416 Glover. 7,500

Tiffany st, 916; PM; pr mtg \$47,500; Mar 21; Mar22'12; due Dec21'15; 6%; same to Steinmetz Consn Co, 1416 Glover. 7,500

Van Nest st, (*) sec Van Nest av, also VAN NEST AV, runs s219xe 49.3 to Adams, xn120 x w26 x n106 to av, xw128 to beg, except pt for sts; Mar 25; Mar26'12, due, &c, as per bond; Van Nest Wood Working Co to Henry Barre, 181 5 av. 4,000

Van Nest st (*) same prop; certf as to above mtg; Feb10; Mar26'12; same to same.

136TH st, 716 E, (10:2564) ss, 325 w Willow av, 25x100; pr mtg \$—; Mar21; Mar27'12, due Sept21'14; 6%; Harry Friedenthal to Charlotte Geissler, 337 E 58. 3,500

136TH st E, nec Lincoln av, see Lincoln av, es, fr 136th to 137th.

137TH st E, sec Lincoln av, see Lincoln av, es, fr 136th to 137th.

141ST st, 664 E, (9:2285) ss, 477 & Willis av, 38x100; ext of \$25,000 mtg to Feb1'15 at 5%; Mar12; Mar23'12; Gross & Herman Inc with Franklin Svgs Bank. nom

147TH st E (10:2600), ns, 400 & Prospect 24.2x100; PM; Mar25; Mar26'12, due Mar 25'22, 5%; Edis Elfin to David Mayer Brewing Co, 3560 3 av. 3,000

148TH st E, (9:2337) ns, 325 & Morris av, 50x106.6; Mar22'12; 3y5%; Theresa A McMannis to Emigrant Indust Svgs Bk. 6,500

149TH st E, (10:2623) nwc Trinity av, 20x— to Terrace pl, x— to av x100, except pt for st & av; PM; Mar22'12; 3y5%; Mary C Crane to Lemuel Skidmore, exr, Eliza E Ryer, 26 Norwood av, Summit, NJ. 2,412.50

152D st, 288-90 E (9:2411), ss, 200.3 & Morris av, 50x117x50x117.2; pr mtg \$33,000; Mar13; Mar26'12, 3y6% Garibaldi Realty & Consn Co to Sarah Orner, 1018 E 179. 8,300

152D st, 288-90; certf as to above mtg; Mar13; Mar26'12; same to same.

162D st, 507 E, (9:2367), ext of \$13,000 mtg to April 14'15 at 5%; Mar7; Mar22'12; Mechanics Svgs Bank of Cohoes with Jacob & Louise Hollander. nom

163D st E, (10:2712-2714) nwc Fox, runs w76xn78xw32.10xn47xm106.3 to Fox, xs125 to beg; Mar22'12; demand; 6%; Sagamore Holding Co to City Mtg Co, 15 Wall. 75,000

163D st E, (10:2712-2714), same prop; certf as to above mtg; Mar22'12; same to same.

163D st E, (10:2677), ss, 38 & Union av, 50x100; Mar28'12, 5y5%; Fredk Plump to Lawyers Mtg Co, 59 Liberty. 40,000

165TH st E, swc Morris av, see Grant av, sec 165th.

165TH st E, sec Grant av, see Grant av, sec 165th.

166TH st E, sec Forest av, see Forest av, sec 166th.

167TH st W (9:2530), es, abt 120 n 168th, 25x150; Mar22; Mar25'12; 3y6%; Frank S Ketcham, 227 W 167, to Henry Boschen, 1872 Jerome av. 1,000

171ST st E, nec Gleason av, see Gleason av, ns, 75 e 171.

174TH st E (11:2983), ss, 100 & Southern blvd, 25x100; Mar26'12, due, &c, as per bond; Timothy F Sullivan to Title Guarantee & Trust Co. 7,000

176TH st W, nwc Aqueduct av, see Aqueduct av, nwc 176th.

178TH st E, swc Mapes av, see Prospect av, ses, 242.10 ne Tremont av.

178TH st, sec Prospect av, see Prospect av, ses, 242.10 ne Tremont av.

179TH st, 371 E, see Webster av, 2023.

180TH st, 737 E, (11:3096) ns, 97.1 & Clinton av, 25x—x25x135.2; Mar28'12, 5y 5%; Jas Linden to Bowery Savings Bank, 128 Bowery. 6,000

183D st E, swc 3 av, see 3 av, swc 183.

187TH st E, swc Crescent av, see Crescent av, swc 187.

212TH st E, sec DeKalb av, see DeKalb av, sec 212th.

225TH st E (*), ns, 405 & Barnes av, 25 x114; pr mtg \$4,000; Mar23; Mar26'12, due, &c, as per bond; Perfect Home Co to Jno Kiehl at Centre Moriches, LI. 1,000

225TH st E (*); same prop; certf as to above mtg; Mar23; Mar26'12; same to same.

225TH st E (*), ns, 480 & Barnes av, 25x114; pr mtg \$4,000; Mar23; Mar26'12, due, &c, as per bond; Perfect Home Co to Jno Kiehl, at Centre Moriches, L I. 1,000

225TH st E (*); same prop; certf as to above mtg; Mar23; Mar26'12; same to same.

233D st E (*), ss, 392.6 w Laconia av, 37.6x89.10; bldg loan; PM; Feb8; Mar25'12, 3y6%; Builders of Modern Homes Inc to North NY Savings & Loan Assn, 2796 3 av. 5,500

233D st E (*); same property; certf as to above mtg; Feb8; Mar25'12; same to same.

233D st E (*); same prop; PM; pr mtg \$5,500; Feb8; Mar25'12, due, &c, as per bond; same to Monatiquot Real Estate Co, 154 Nassau. 1,200

235TH st E (*) ns, 305 w White Plains rd or av, 50x114; ext of \$2,800 mtg to Apr8'15 at 5½%; Mar23; Mar26'12; Annie Monosowitz with Jacob H Roser. nom

242D st E, sec Baker av, see Baker av, sec 242.

Andrews av, (11:3218) nec 183d, 50x100; Mar27'12; due, &c, as per bond; Sophie E Moss to Title Guar & Trust Co, 176 Bway. 8,000

Aqueduct av (11:2875), es, 705.4 s from ws Plympton av & ss Aqueduct av or Featherbed la, runs s111.3xe131xn94.1xw 137.1 to beg; pr mtg \$—; Mar22; Mar26'12, due June24'12, 6%; Towanda Consn Co to Lordi & De Respiris Consn Co, 118 E 28. 1,975

Aqueduct av (11:2875); same prop; certf as to above mtg; Mar22; Mar26'12; same to same.

Andrews av (11:3224), ws, 161.8 s 183d, 75.11x100x27.1lx110.10; Mar25; Mar26'12, due Aug1'12, 6%; Eliz J Wellwood, 2229 Andrews av, to Martense Contracting Co, 991 38th, Bklyn. 3,300

Aqueduct av (11:2878), nwc 176th, 21x 75x71.8x90.5; PM; pr mtg \$—; Mar28'12, 1y5%; Henry Cleland to Wm Guggolz Consn Co, 2740 Creston av. 3,500

Bathgate av (11:2913), ws, 210 s 172d, 50x120, except part for av; bldg loan; Mar 28'12, demand, 6%; Jos Diamond Consn Co to City Mtg Co, 15 Wall. 42,000

Bathgate av (11:2913); same prop; certf as to above mtg; Mar28'12; same to same.

Baker av (*), sec 242d, 50x116.3; Mar14; Mar22'12, 3y6%; Edw Keegan, 256 So 11 av, Mt Vernon, NY, to Wm H Joseph, 208 W 2, Mt Vernon, NY. 1,000

Brook av, (11:2895) es 114.8 n 170th, 48 x100.8; asn rents to secure \$1,500; Mar22'12; installs; —; Kitchen Impt Co to Nathan J Packard, 411 West End av et al. 1,500

Carpenter av (*) ses 325 s 239th, 25 x100, So Washingtonville; Mar22; Mar23'12; 3y5%; Edwim G Olsen to Andw P Olsen, 344 Prospect av. 2,000

Crescent av (11:3074), swc 187th, 36.3x 78.11x97.3x50; Mar22; Mar25'12, 3y5½%; Angela Carretta to Italian Savings Bank, 64 Spring. 35,000

Clason Pt rd (*), es, 70.6 s from ns lot 39, runs e— to es lot 39xs50xw108.6xn25xw 135.7 to rd, xn25.11 to beg, being pt lot 39 map Clasons Pt; Mar9; Mar26'12, 2y6%; Caroline Huerstel, 653 E 29, Bklyn, to Julius M Ferguson, 610 Riverside dr. 1,100

Castle Hill av (*), sec Quimby av, 108x 205, except pt for Castle Hill av & Quimby av; PM; Mar23; Mar26'12, 3y5%; Christian Vorndran's Sons Inc, to Chas H Berry, 186 Midwood, Bklyn. 4,500

Cauldwell av, (10:2624) ws, 481.3 s 156th, 18.9x115; pr mtg \$2,000; Mar25; Mar26'12; due Oct24'14; 4½%; Emma L Hawkins to Belle E Nevins, Northport, LI. gold 500

Crescent av, nws, abt 100 ne Hughes av, see Hughes av, es, 100 s 186.

Caldwell av (10:2624), ws, 20 s 156th, 20x52.6; Mar28'12, 3y5%; Henry A Gebel to Park Mtg Co, 41 Park row, 2,500

Caldwell av (10:2629), es, 168.8 n 156th, 2 lots, each 39.4x100; two mtgs each \$25,000; Mar22; Mar28'12, 3y5%; Philip Goerlitz to German Savings Bank, 157 4 av, 50,000

Carpenter av (*) ws, 358.3 n 224th, 24.9 x105; Mar1; Mar28'12, 3y6%; Emil N Sorgenfrei to Jno P Pope, 287 E 236, 500

DeKalb av, (12:3328) sec 212th, 100x75; Mar28'12, 3y6%; Francis J McCooley to Conradine Friess, 97 Hamilton pl, 2,000

Daly av, nwc Tremont av, see Tremont av, nwc Daly av.

Daly av, 1963 (11:3121); ext of \$8,500 mtg to Mar1'14, at 6%; Mar25'12; Seymour Realty Co with Geo Hooks Bldg Co, 1501 Commonwealth av, nom

Edson av, (*) ws, 150 s Edenwald av, 25x100; Mar23; Mar27'12; 3y6%; Julia Mezey to Albt Mezey, 779 Westchester av, 3,000

Forest av (10:2660), sec 166th, 50x102.7; ext of \$47,000 mtg to Mar25'16, at 5%; Mar25'12; J Arnold Grobli with Amolsky Constn Co, nom

Forest av (10:2660); same prop; certf as to above ext of mtg; Mar22; Mar25'12; same to same.

Forest av (10:2660), es, 50 s 166th, 50x107.7; ext of \$38,000 mtg to Mar25'16, at 5%; Mar25'12; Alphonse H Kursheedt with Amolsky Constn Co, nom

Forest av (10:2660); same prop; certf as to above ext of mtg; Mar22; Mar25'12; same to same.

Forest av (10:2660), es, 100 s 166th, 50x102.7; ext of \$38,000 mtg to Mar25'17, at 5%; Mar25'12; Virginia Danziger with Amolsky Constn Co, nom

Forest av (10:2660); same prop; certf as to above ext of mtg; Mar22; Mar25'12; same to same.

Gleason av (*), ns, 105 w Havemeyer av, 37.6x108; Feb21; Mar25'12, 1y6%; Francis R-Cox to Andw J Bilhoefer, 108 W 119, 500

Glebe av (*), nec Parker av, 100x25; Feb23; Mar25'12, 2y6%; Mary A Corkey to Gertrude F Bronnenkant, 2417 Valentine av, 500

Grant av, (9:2447), sec 165th, 80.10x208 to Morris av, x79.7x207; bldg loan; Mar26'12 demand; 6%; Mitchell-McDermott Constn Co to City Mtg Co, 15 Wall, 60,000

Grant av, (9:2447) same prop; certf as to above mtg; Mar26'12; same to same.

Grant av, (9:2447) same prop; sobrn agmt; Mar26'12; same & Colwell-Lead Co with same, nom

Grant av, (9:2447) same prop; sobrn agmt; Mar26'12; Jno J Tully Co with City Mtg Co, nom

Gleason av, nec 171, see Gleason av, ns 75 e 171.

Gleason av (*) ns, 75 e 171st, 25x100; also GLEASON AV (*) nec 171st, 50x100; agmt apportioning mtg; Mar19; Mar25'12; Mathias Haffen with D J Dillon Co, 1159 Theriot av, nom

Hughes av, (11:3074) es, 100 s 186th, runs e87.6xs23.1 to nws Crescent av, xsw 34.9wx65.6 to av, xn50 to beg; pr mtg \$—; Mar26; Mar27'12; due, Sept26'14; 6%; European Constn Co to Sarah Grossman, 2750 3 av, 3,000

Hughes av, (11:3074) same prop; certf as to above mtg; Mar26; Mar27'12; same to same.

Lincoln av, sec 137th, see Lincoln av, es, fr 136th to 137th.

Lincoln av, nec 136th, see Lincoln av, es, fr 136th to 137th.

Lincoln av, (9:2312) es from 136th to 137th, 200x100; ext of \$185,000 mtg to Mar14'17 at 5%; Mar14; Mar22'12; Emigrant Indust Savgs Bank with Giovanni Lordi, 26 1st pl, Bklyn, nom

Macombs rd, ws, at ss farm formerly Lewis G Morris, see 5 av, 212-6, Manhattan.

Morris Park av (*) ss, 50 w Mad, 25x100; Mar23; Mar28'12; 1y6%; Mary C Callahan to Frank Gass, 2248 Powell av, 1,000

Mapes av, 2077, (11:3109) ws, 118.2 s 180th, 22x100; Mar23'12; 3y5%; Giosue Galliani to Eliz K Upham, 247 5 av, 11,000

Mapes av, 2077; sobrn agmt; Mar23'12; same & Dora S Bonhagen with same, nom

Mapes av, swc 178th, see Prospect av, ses, 242.10 ne Tremont av.

Mead av (*), ns, 130 w Unionport rd, 25x100; Mar21; Mar22'12, 1y6%; Manooq Dambourajian, 201 E 88, to Henry Von Glahn, 229 Wash av, Bklyn, 450

Morris Park av (*), ss, 50 w Barnes av, 25x100; Mar23; Mar25'12, 3y5%; Mary C wife of & Wm H Callahan to Eliz K Dooling, 179 E 80, 5,000

Morris av, (11:2820) ws, 64.2 s Belmont, 25x75; Mar27'12; due June1'15; 5%; Wm Lemien of Manorville, NY to Dollar Savgs Bank, 1,500

Morris av, swc 165th, see Grant av, sec 165.

Morris av, (11:3183) ws, 250 s 184th, 75x 204.5x75x204.9, except pt for Walton av; pr mtg \$12,000; Mar1; Mar27'12; due, Sept 1'14; 6%; Mary A Foody Yorktown Heights to Isidor Stein, 226 E 79, 2,500

Munroe av, (11:2791) es, 150 s 174th, 25 x100; except pt for av; Mar21; Mar27'12 due &c, as per bond; Emma M Mellert, 1692 Monroe av to Fanny Braun, 30 E 130 et al exrs &c Ferd Braun, 5,000

Munroe av, (11:2791); same prop; sobrn agmt; Mar26; Mar27'12; Mary Miller with same, nom

Marion av, 2788, (12:3283) es, 202.11 s 198th, 26.4x81.9x25.5x82.11; PM; Mar25; Mar26'12; 3y5%; Jacob Burger to Henry S Brown, 2788 Marion av, 3,000

Magenta av (*), ns, 235.8 w Cedar av, 50x95.2; Nov16'11; Mar28'12, installs, 6%; Cosimo Mafarac to Lena Moser, 258 E 138, 279

Olinville or Elliott av (*), ws, 200 s Elizabeth, 50x125; ext of \$3,000 mtg to July1'12, at 6%; June30'11; Mar27'12; Emma Cook with Thos D O'Connor, nom

Ogden av, 1047, (9:2525) ws, 25 s 165th, 25x95; Mar26; Mar27'12; due, &c, as per bond; Abram Slaff, 299 Harrison, Passaic, NJ to A Hupfelses Sons, 842 St Anns av, 1,500

Ogden av, 1129, (9:2526) ws, 325 s Union pl, 25x165, except pt for av; Mar22; Mar23'12; 3y5%; Jno McLaughlin, 670 Macdonough, Bklyn to Thos H Reynolds, 984 Anderson av, 2,000

Prospect av, (11:3106) ses, 242.10 ne Tremont av, runs sel50.2xsw0.4xs150.2 to Mapes av, xne52 to 178th, xnw150.2xne0.4 xnw150.2 to av, xsw52 to beg, except pt for Prospect av, 178th & Mapes av; pr mtg \$21,000; Mar1; Mar22'12; due, &c, as per bond; Jno Schreyer, 53 W 83 to Jno F Schreyer, 53 W 83, 2,000

Prospect av, sec 178th, see Prospect av, ses, 242.10 ne Tremont av.

Park av, (11:2903) es, 152.6 s Wendover av, 50x150; Mar22'12; 5y5%; A J Schwarzer to Jno M Bowers, 45 E 61 trste for Louise M Clews under deed of trust, 40,000

Park av, (11:2903) same prop; certf as to above mtg; Mar22'12; same to same.

Parker av, nec Glebe av, see Glebe av, nec Parker av.

Park av, 2516-2524, (9:2332) es, 230.3 s 138th, 101x117.3x97.6x81.6; Mar25; Mar27 '12; 5y5%; Olin J Stephens to Bowery Savgs Bank, 128 Bowery, 24,000

Powell av, 2235 (*), ns, 25x108; Mar28 '12, 3y5%; Freda Ekendahl to Karoline Pederson, 71 Park av, 3,000

Prospect av, (10:2679) ws, 169.10 s 166th 37.10x144.8; ext of \$10,500 mtg to Feb8'15 at 6%; Mar22; Mar28'12; Max A Singer with Herman Hochstein, 51 7th, nom

Quimby av, sec Castle Hill av, see Castle Hill av, sec Quimby av.

River av, (9:2489) ws, 100 n 167th, 25x 81.6x25.8x87.4; Mar21; Mar22'12; 3y5%; Annie Malcolm to Brevoort Real Estate Co, 15 Wall, 6,500

Ryer av, (11:3144 & 3149) es, 25 n 180th, 25x105.1x25x105.4; pr mtg \$5,500; Mar22'12; due Sept 22, 1913; 6%; Agnes Viggers to Wm L Phelan, 2049 Ryer av, 1,200

Rosewood av, (*) es, 100 s Bartholdi av, 50x117.8; Mar21; Mar22'12; due &c as per bond; Michl Belluscio to Standard Plumbing Supply Co, 814 St Anns av, 700

Randall av, (*) ss, 50 w Wilder av, 50x 100; PM; Mar22; Mar25'12; 3y4%; Eli Larsen to Anton Larsen, 3008 Perry av, 4,500

Rosedale av (*), ws, abt 717.2 n Tremont av, 50x—; Feb28; Mar26'12; 3y5%; Marie Kugelmann, 1503 Rosedale av, to Agnes G W Bertieri, 16 Victoria rd, London, Eng, 4,000

Southern Blvd, (10:2729) es, bet 156th & Longwood av, being lot 70 blk 2729 tax map transfer of tax lien for yrs 1905 to 1908; assessed to H Hahn; Apr10'11; Mar27'12; 3y4%; City of N Y to Jno H Ives, 114 St Marks av, Bklyn, 1,951.34

Steuben av (12:3337), es, 75 n 208th, 50 x100; PM; Mar21; Mar22'12, demand, 6%; Caroline Wilker to Chas Spiegel, 887 West End av, 1,200

Tremont av (11:3121), nwc Daly av, 43.1 x115x40.1x115; Mar25'12, 4y5%; Geo Hooks Bldg Co to Wm L Condit, Hoboken, NJ; et al trstes Josephine L Peyton, 65,000

Tremont av (11:3171); same prop; certf as to above mtg; Mar25'12; same to same.

Tremont av (11:3171); same prop; sobrn agmt; Mar25'12; Same & Seymour Realty Co with same, nom

Trinity av, swc Terrace pl, see 149th E, nwc Trinity av.

Tiebout av, 2093, (11:3143-3144) ws, 133.4 n 180th, 16.8x90; pr mtg \$—; Mar9; Mar 22'12; 3y6%; Kate wife of & Jno F Mahar to Eliz K Dooling, 179 E 80, 500

Trinity av, nwc 149th, see 149th E, nwc Trinity av.

Timpson av, (*) ws, 150 n 205th, 75x100; Mar21; Mar22'12; 3y6%; Guarino & Pecci Constn Co to Simeon C Bradley, 2702 Marion av, 2,600

Timpson av, (*) same prop; certf as to above mtg; Mar21; Mar22'12; same to same.

Tinton av, 976, see Union av, 987.

Union av, 987 (10:2669); also TINTON AV, 976 (10:2669); agmt modifying terms of mtg; Mar27; Mar28'12; Union-Tinton Impt Co with Abel King, 148 E 65th, & Isaac Schorsch, 38 W 97, nom

Van Nest av, sec Van Nest st, see Van Nest st, sec Van Nest av.

Webster av (11:3027), es, 138.7 n Tremont av, 75x158.11; Mar27; Mar28'12, 1y 5%; Raydolph Realty Co to Jas Everards Breweries, 12 E 133, 7,000

Webster av (11:3027); same prop; certf as to above mtg; Mar27; Mar28'12; same to same.

Webster av, (11:3027); same prop; sobrn agmt; Mar27; Mar28'12; Raydolph Realty Co, 1922 Webster av, & Lincoln Mtg Co, 100 Bway, with same, nom

Webster av (11:2899), es, 100.1 n 174th, 25x—x25.7x84.4; ext of \$3,000 mtg to Mar 6'14, at % as per bond; July6'11; Mar27'12; Willie L Brown et al exrs Jno J Brown with Barbara Hartmann, 1740 Webster av, nom

Walton av, (11:2827) es, 100 n Mt Hope pl, 25x80; Mar28'12, 3y6%; Jas H Cavanaugh, 190 Archer av, Mt Vernon, to Mary M Sharkey, 447 E 167, 1,500

Whitlock av (10:2733), sec Barretto, 100.9x124.1; also WHITLOCK AV (10:2733) swc Barretto, 100x100; Mar27; Mar28'12, 1 y6%; Geo F Johnson, Hanover Township, NJ, to Jno T Beckett, 2643 Bway, 15,000

Whitlock av, swc Barretto, see Whitlock av, sec Barretto.

Washington av, 1103-5 (9:2388) ws, 120.9 n 166th, 48.10x150, except part for av; Mar22'12; 3y5%; Bertha Kaufmann to American Mtg Co, 10,000

Washington av, 1103-5, (9:2388) ws, 120.9 n 166th, 48.10x150, except pt for av; PM; pr mtg \$—; Mar22'12; 5y4%; Bertha Kaufmann to Albt Hochheimer, 251 E 89, 7,000

Webster av, 3552, (12:3360) es, 621.4 n Gun Hill rd, 18x74.3; PM; Mar21; Mar22'12; 3y5%; Caroline Keil to Jno Hyslop, 4 Riverview ter, 4,700

Webster av, 3552; PM; pr mtg \$4,700; Mar21; Mar23'12; due, Sept21'12; 6%; same to Bronx Investment Co, 128 Bway, 300

Webster av, 2023, (11:3142) ws, 23.4 n 179th, 25.8x105.1x26.2x100.8; pr mtg \$13,000; Mar22; Mar23'12; due, &c, as per bond; Agnes M Pragnell to Matilda Remlein, 538 E 142, 2,100

Webster av, 2023, (11:3142) nwc 179th (No 371) 49x105.11x69.1x94; pr mtg \$15,100; Mar2; Mar23'12; due May21'12; 6%; Agnes M Pragnell, 819 Ritter pl to Benj Benenson, 407 E 153, 2,000

Westchester av (*), ss, 213.7 e Olmstead av, 39.8x69.6x39.4x69.9; Mar23; Mar25'12, 5 y6%; Jno E Braithwaite to Clara A Harper, 1612 Overing, 1,100

Zerega av, (*) ws, 200 n Lyon av, 25x 100; Mar22; Mar28'12, 3y6%; Norbert Robillard to Agnes Pusch, 88 Central Park W, 1,000

3D av, (10:2607), es, at swc 149th, runs nell5xse—to Boston Post rd, xsw115xw 44.11 to beg, being pt lot 149 subdivision No 1 on map Morrisania; Mar15; Mar28 '12, due, &c, as per bond; Mortimer H & Alfred Ahrens & Lillie Herzog to Ezra C Bartlett, 610 Riverside dr, 12,000

3D av, (11:3051) swc 183d, 94x58; Mar 25; Mar26'12; 5y5%; Pocano Realty Co to Emily M Wheeler, Litchfield, Conn, 57,000

3D av, (11:3051) same prop; certf as to above mtg; Mar25; Mar26'12; same to same.

3D av, (11:3051) same prop; sobrn agmt; Mar25; Mar26'12; same & Theo C Wood with same, nom

3D av, (11:3051) same prop; sobrn agmt; Mar22; Mar26'12; Louis M Ebling with same, nom

3D av, (11:3051) same prop; sobrn agmt; Mar25; Mar26'12; Pocano Realty Co & Wm R H Munro with same, nom

3D av, (11:3051) same prop; sobrn agmt; Mar21; Mar26'12; Pocano Realty Co & Saul & Isidor Oliner with same, nom

3D av, (11:3051) same prop; pr mtg \$—; Mar25; Mar26'12; 2y6%; Pocano Realty Co to Frank McKenna, 754 E 152d, 10,000

3D av, (11:3051) same prop; certf as to above mtg; Mar25; Mar26'12; same to same.