

# REAL ESTATE RECORD AND BUILDERS' GUIDE

APRIL 13, 1912

## A PROMISING MERCANTILE THOROUGHFARE.

The Projected Improvements on Seventh Avenue Should Make it Attractive to Speculative Builders—It May Rival Fourth Avenue in Time.

THE most remarkable feature of the real estate market in the last few years has been the unusually large demand for avenue building sites and this has been decidedly pronounced in the territory generally known as the new midtown mercantile district. Since 1908, Fourth avenue has been very largely rebuilt, Madison avenue has undergone many changes, Fifth avenue has made pronounced gains in the way of new structures and plots on Broadway have been taken up almost as soon as they appeared in the market. Prices have risen on these avenues and the available supply of suitable building plots has been decreased to such an extent that speculative builders are finding it exceedingly difficult to obtain new locations for additional structures and are therefore turning their eyes towards more undeveloped thoroughfares.

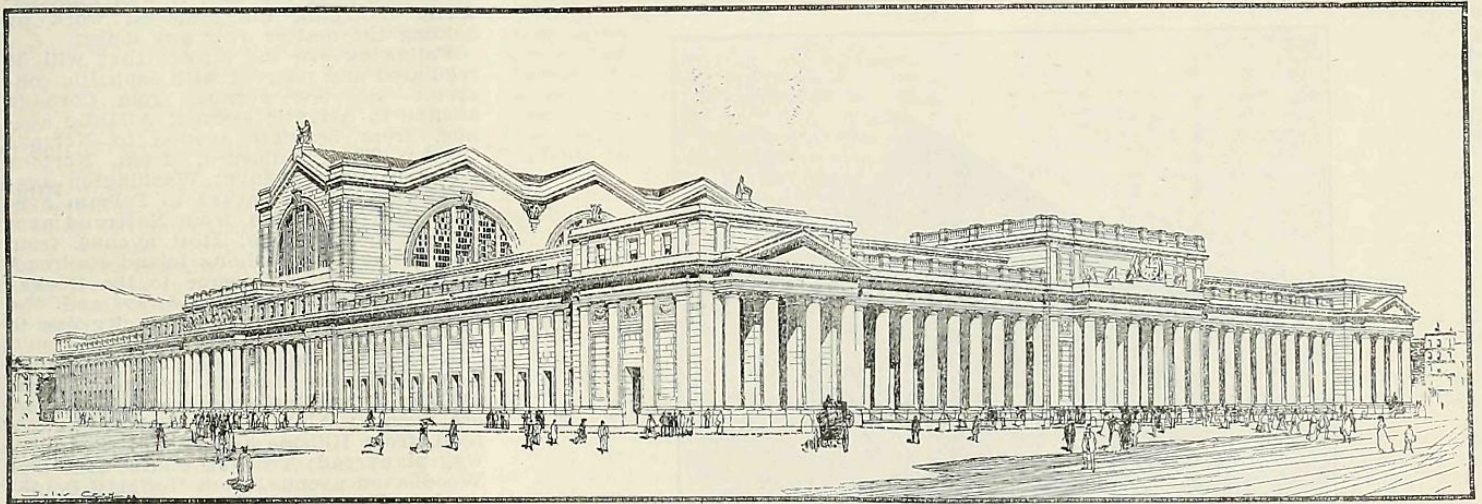
Among the several subdivisions of the new mercantile district, the locality which now seems most promising for future development is that west of Broadway and north of 14th street, and the avenues most likely to be considered are Sixth and Seventh. Sixth avenue, however, is decidedly handicapped by the possession of the elevated structure which, while it is the means of bringing retail trade to the street, is a serious detriment to the upper portions of the structures along the way. In addition to

fare will be created from the heart of the amusement district, along the western side of the present mercantile section and continuing in a fairly straight line to the margin of the financial district. This will afford a much needed artery of travel from the wholesale center to the Chelsea Piers and the Public Stores. It will be so central that it may well prove a popular line for motor travel between the hotel and financial districts and will offer a short route for cab service between the New York Central and Pennsylvania terminals and the steamship docks.

The avenue is to be 100 feet wide from West Broadway to 59th street and will have ample room for drays and motor trucks. The extension has been approved by the Board of Estimate and it is expected that actual work will be started in ten or twelve months. Considerable dissatisfaction has been expressed by Seventh avenue property owners with the tentative area of assessment for this improvement and an endeavor will be made to have it increased, particularly above 18th street. The area now begins at 42nd street and, as far south as 18th street, extends east and west only about 400 feet. As the present mercantile district between Sixth and Seventh avenues and the two blocks immediately west of Seventh avenue will surely derive their

West Side and the Seventh avenue subway offers the only adequate solution. Its connection with Brooklyn and the lines from the Bronx and Queens means that workers living in the outlying districts can reach the West Side as easily as they can any other portion of the city and do it on a five cent fare.

Without the subway Fourth avenue would not have obtained its present position in the mercantile world in spite of its nearness to Broadway, and Seventh avenue, with rapid transit, appears to offer opportunities similar to those on the eastern thoroughfare. There are many wholesale and manufacturing lines not yet represented in the uptown centers and many of these will eventually move north. More manufacturing will undoubtedly be found in the future on Seventh avenue than on Fourth, but it will not be surprising if rents and values on Seventh avenue very closely approximate those on Fourth avenue within a few years. Lines of business which might be induced to locate in the Seventh avenue district include manufacturers and wholesalers of clothing, millinery, feathers, hats, ecclesiastical goods and crockery. Already the National Cloak and Suit Company, one of the largest of mail-order houses, has established its big plant on the avenue and the convenience offered by the postoffice at the Pennsylva-



THE PENNSYLVANIA STATION, THE FIRST GREAT IMPROVEMENT ON SEVENTH AVENUE.

this, prices have ranged high in expectation that the retail trade would spread further north and continue to increase in volume. Prices on Seventh avenue have remained much lower than those on Sixth and would not constitute any obstacle to immediate improvement.

In view of this fact and of the now almost positive assurance that two great municipal improvements will be carried out on Seventh avenue, it seems probable that this thoroughfare is next in line for mercantile development and that it is destined soon to become as important from a business standpoint as its general strategic position would appear to warrant.

The three principal forces in the ultimate development of Seventh avenue are the Pennsylvania railroad station, the opening of the thoroughfare at its southerly end and the extension of the Broadway subway down Seventh avenue and the entire West Side. Of these but one is an accomplished fact and the expected results therefrom have not been strongly felt up to the present time. The Pennsylvania station has been built but as yet has only been used for through trains from the West and South and a portion of the Long Island traffic. The extension of Seventh avenue from its present terminus at Greenwich avenue south to Varick street, bids fair to be one of the most beneficial of recent street changes in the City. A new thorough-

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The third and apparently most important factor in the future of Seventh avenue is the subway and, in view of the passage of rapid transit legislation and the favorable action of the Mayor and Board of Estimate, an extension of the Broadway line from 42nd street now seems assured. The benefit from such a line can scarcely be even estimated. Not only will Seventh avenue be enormously helped but the entire West Side from 42nd street to the Battery will be made very accessible from all parts of the city. That part of the avenue north of 32nd street will become available for retail trade, hotels and restaurants. The portion below the terminal will present excellent opportunities for wholesale and manufacturing concerns which have heretofore largely avoided the district on account of its inaccessibility. The new mercantile colony in the old Ninth Ward will derive an immense benefit and the entire wholesale and manufacturing district of the lower West Side will no longer be practically isolated from the more active centers. The problem of obtaining sufficient labor has always been one of the serious features to be considered by manufacturers wishing to locate on the

nia terminal is likely to draw others in the same line.

Among those who have been most active in advocating the improvements of the thoroughfare is the Seventh Avenue Association, a strong local organization composed of property owners and prominent merchants in the vicinity. The association has done excellent work at the various hearings in this city and in Albany on the subway questions and the matter of the Seventh avenue extension. At the instance of the association the New York Railways Company has agreed that, after June 1, it will run its 8th street crosstown cars up Seventh avenue to 34th street. Some of these go as far east as Delancey street and others run over the Williamsburg Bridge. This will provide much better surface car accommodations for factory workers at the lower end of the avenue as the Seventh avenue cars at present do not go below Sixth avenue and 8th street, and most of the factory hands live on the lower East Side or in Brooklyn. It is also hoped that before long the Company will still further extend its service by carrying the Seventh avenue cars across 53d street and then north on Columbus and Amsterdam avenues to 106th street. In addition to the other modes of travel projected for Seventh avenue, the Fifth Avenue Coach Company intends, if permission can be obtained, to run some of its motor busses across 34th street to the





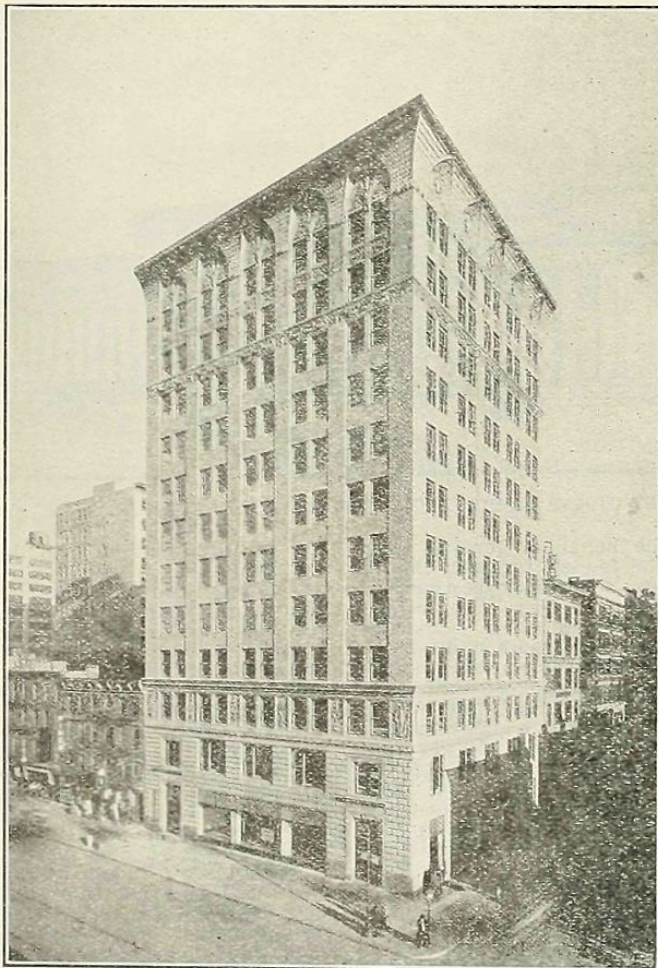
NEW BUILDING AT 7TH AVE. AND 33D ST.

Pennsylvania station and back to Fifth avenue by way of 32d street. The passing of the Stillwell Bill giving free transfers will help travel on Seventh avenue, particularly from 59th street, at which point there have been no transfers for some time.

The Pennsylvania Railroad is somewhat to blame for the present unimproved condition of the avenue in the vicinity of its station. As before stated, much travel has been diverted to other terminals and the depot capable of accommodating 100,000,000 passengers a year, has up to the present time been used by only about ten million persons annually. The reason given by the road's officials for not carrying all the travel possible into the terminal is that they do not wish to have the station overcrowded at any time. It is conjectured, however, that the real reason is that the subaqueous

Pennsylvania owns, among other properties, the block front on the west side of Seventh avenue between 32nd and 33d streets. This would make an almost ideal site for a moderate priced hotel, but instead of improving and leasing it or disposing of it outright, the road has chosen to hold it vacant and the effect on the surrounding property has been anything but beneficial. The road also owns other sites, now used for tenement purposes, and these should be replaced with mercantile structures.

The future of Seventh avenue above 32nd street seems particularly bright. It is the shortest line of travel between the station and the theatrical and hotel center and when the terminal is used to its full capacity should be very extensively used by incoming and outgoing passengers. At present it is almost entirely filled with antiquated structures



NEW BUILDING AT SEVENTH AVENUE AND 24TH STREET.

tubes have not yet been sufficiently tested as to their weight carrying capacity. The effect of the station as now used has not been sufficient to build up the territory surrounding it and the road has done little or nothing to improve its own holdings outside of the space actually covered by the station. The policy of the New York Central in regard to its property around the Grand Central has been quite different and the result has been shown in a remarkable improvement in the entire area around the station. The

and retail business is at a low ebb. In time it should be a popular thoroughfare for shops and many of the corners will probably be used for hotels. Some real estate men familiar with the avenue even go so far as to predict an ultimate value of \$15,000 a front foot for Seventh avenue property between 34th and 42nd streets. South of the terminal no such prices can be expected as this portion can never hope to obtain any great volume of retail trade nor is there much likelihood that hotels will locate there.

Is it not too much to expect, however, that the present prices on Fourth avenue may be equalled and in time this part will probably be pretty well filled with a good grade of manufacturing loft buildings similar to those already built on the side streets between Sixth and Seventh avenues just north of 23d street.

### ASPHALT STREETS FOR QUEENS.

The Borough to Get \$1,000,000 Worth of Them Will Share Little of the Expense.

Queens Borough won a long sought victory before the Board of Estimate and Apportionment, last Thursday, when it obtained an appropriation of \$1,000,000 for the improvement of the important highways of the borough. Eighty-five per cent. of this expenditure will fall on the city as a whole while Queens will bear only fifteen per cent. of the burden. It will be levied and collected in the annual tax levy. The reason for the city at large bearing so great a proportion of the cost is that the highways of Queens are used by automobilists from all over the United States in their trips through Long Island, in fact used as much by them as by the residents of Queens. Sterling standard specification will be embodied in every contract to be let for this work.

Comptroller Prendergast wished to delay final action on the matter last Thursday on the ground that it was a large appropriation and haste should be made slowly and on the further ground that a question of assessment was involved as well as the new law wiping out the distinction between classes A and B pavements. Also, the Comptroller thought that the board should await the opinion of the corporation counsel.

President Connolly, of Queens, answered that the corporation counsel had been on the committee that had fully investigated the matter of improved highways in Queens and that he knows all about the matter; and, he argued further, that in the light of the fact it was unnecessarily retarding the proposed work by holding the matter over any longer.

Following are the streets that will be regulated and repaved with asphaltic concrete: Seaview avenue, from Cornaga avenue to Atlantic avenue; Atlantic avenue, from Seaview avenue to Nortons Creek; The Boulevard, from Nortons Creek to Park avenue; Washington avenue, from the Boulevard to Pelham avenue; Central avenue, from Nostrand avenue to the city line; Mott avenue, from Bay avenue to the Long Island Railroad, and from Central avenue to the Rockaway turnpike; and Broadway and the Rockaway turnpike, from the city line to Cornaga avenue.

Rockaway plankroad, from Kings County line to Locust avenue; Locust avenue, from Rockaway road to Farmers avenue; Alsop street and Rockaway road, from Hillside avenue to the Rockaway plankroad; Trotting Course lane and Woodhaven avenue, from Hoffman Boulevard to Forest Park Driveway and from Jamaica avenue to Rockaway turnpike; Cooper avenue, from the Kings county line to Myrtle avenue and from the Montauk Division of the Long Island Railroad to Woodhaven avenue; Springfield road and Lincoln avenue, from Rockaway road to Hillside avenue; and Hillside avenue, from Myrtle avenue to Hoffman Boulevard.

Thomson avenue and Hoffman Boulevard, from Diagonal street to Jamaica avenue; Union turnpike, from Metropolitan avenue to Flushing and Jamaica road; Laurel Hill boulevard, from Newtown Creek to Thomson avenue; Jackson avenue, from Trains Meadow road to Shell road, and Flushing and Astoria road, from Bowery Bay road to Jackson avenue.

Parsons avenue, Queens avenue and Queens road, from Broadway to Jamaica-Hempstead turnpike; Lawrence street, from Broadway to the North Hempstead turnpike; Little Neck road, from Broadway to Jericho turnpike; Floral Park road (Lakeville State road constructed), from Little Neck road to the city line; Third avenue and 18th street, from 13th street (College Point) to 11th avenue (Whitestone); Willetts Point Road, from 11th avenue to Bell avenue; 14th street, from 11th avenue to Willetts Point road; Rocky Hill road, from Queens avenue to Hillside avenue; Broadway, from 10th street (Bayside) to Main street (Douglas-ton); Bell avenue, from Willetts Point road to Rocky Hill road; 11th avenue, from the Boulevard (Whitestone) to Willetts Point road, and 4th avenue and Whitestone avenue, from 18th avenue to Broadway.



## KINGSBRIDGE AND FARTHER NORTH.

Physical Changes and Improvement—Activity of Apartment-House Builders—The Van Cortlandt Estate to Be Subdivided.

DIRECTLY in the path of the northward trend of population and most naturally suited for rapid development is the old historical Kingsbridge section of the Bronx. The area derived its name from the bridge that crossed the Harlem River, the only means of access other than ferry boats to upper New York State in colonial times. The whole section since then has been built up with private homes, but this form of construction is gradually being superseded by a development which calls for the erection of numerous apartments and stores. The building of the subway necessitated the taking over of this once strictly private residential territory and the erection of modern apartment houses. If this building improvement continues at its present rate, the section promises to be one of the most flourishing parts of the northern borough before the advent of 1913.

The Martin-Weber Construction Company recently finished an apartment at the northwest corner of Bailey avenue and 231st street, costing \$65,000. There are stores on the ground floor and the average rental is \$6.50 per room. All of the stores and apartments have been rented.

At 3058 and 3060 Bailey avenue the Bailey apartments were thrown open and all of the floors were rented before the roof had been covered. This house accommodates seventeen families and the average rental is \$5.50 per room. The new Fort Independence apartments at the junction of Fort Independence street and Bailey avenue, was filled almost before completion. It accommodates sixteen families and the average rental is \$6.00 per room.

Kingsbridge has probably been the most fortunate district in the Bronx in receiving improvements during the past five years, among them being the new grade crossings along the line of the Putnam Division of the New York Central Lines at 225th, 230th and 231st streets. The old grades of these streets have been raised on an average of twenty feet, the spans over the tracks being of steel on concrete retaining walls and the road beds of concrete paved with asphalt blocks. Practically all of the streets will be paved with the same style of blocks, except where the grades will not permit. The grading of these streets and the widening of them called for new grades on Bailey avenue from Fordham road to Van Cortlandt Park, Albany avenue from Bailey avenue to 233d street and Tibbett and Corlear avenues from 230th street to 240 street.

There are many proposed improvements that will be pushed through before the end of the coming summer, and among these are the paving of 231st street from Bailey avenue to Corlear avenue, and the building of an extension of the Riverdale avenue trolley line from Mount St. Vincent to 231st street and Broadway. The line will be along Riverdale avenue to 231st street, thence easterly to the subway station at Broadway. A site has been purchased by the New York Fire Department for a new fire house at the southwest corner of Bailey avenue and Albany avenue. The building will accommodate Engine Co. No. 81 and will cost \$80,000, making one of the most modern homes for fire-fighters in the city.

A statement made by a member of the Godwin Estate recently was to the effect that word had been received from President Farrell of the New York Baseball Club of the American League that the new baseball park would be built at the site chosen in Kingsbridge. The property is bounded by 225th street on the south, Broadway and Exterior street on the west and 229th street on the north. Work on the park will probably be started as soon as the ground can be worked.

Some of the local improvements that have been approved by the Local Board and presented to the Board of Estimate and Apportionment are: acquiring title to Spuyten Duyvil road from 230th street to Spuyten Duyvil Parkway; West 234th street and West 238th street; a set of steps from Heath avenue to Bailey avenue, which will be an extension of Summit place and connect the heights with 231st street, in a direct line with the subway station; acquiring title to Netherland avenue from 227th street to Kap-pock street, also 235th street from Riverdale avenue to Spuyten Duyvil Parkway; Tyndall avenue from Mosholu avenue to 260th street; Liebig avenue from Mosholu avenue to 260th street; Fieldston road from Mosholu avenue to the property of the South Broadway Realty Company.

There will be a large plaza built at the entrance to Van Cortlandt Park at

242d street and Broadway which will resemble the Columbus Circle in Manhattan. This improvement will abolish a number of old hotels at the park entrance.

A suit was recently started by the members of the Van Cortlandt Estate for the breaking up of almost 100 acres south of Van Cortlandt Park and the sale of same. The suit is a friendly one, brought for the purpose of settling the claims of the heirs, but the good it will do to the section cannot be estimated.

Plans are ready to be filed for a five-story, twenty-two family house of the modern apartment type, to be erected by the Martin-Weber Construction Company at the southeast corner of 231st street and Albany avenue, which will cost about \$75,000. The success with the new apartment recently finished by this company has led to the purchasing of a number of plots by them, and as fast as the new houses are completed and rented others will be started in the neighborhood.

Joseph Zilli, a local builder, will construct a new apartment at Bailey avenue near 231st street, accommodating thirty families. The building will have five stories and cost about \$60,000.

The Delafield Estate of Riverdale is helping greatly to make that section the most beautiful and healthy for residences within the city limits. The estate is putting through new streets, building sewers and developing the property in a manner that will shortly make it the Eldorado of the Bronx.

The center of the Kingsbridge section will eventually be the business section of the surrounding territory, while the heights to the east and those of Spuyten Duyvil and Riverdale offer ideal sites for dwellings and apartments. As yet the builders of apartments have not invaded Spuyten Duyvil and Riverdale, seemingly by common consent leaving these acres to the owners of the small homes and mansions. The "Along the Hudson Company" practically controls the property on the banks of the Hudson River back to the Riverdale avenue line. This company is composed of the wealthy residents there, among them being James Douglass, George W. Perkins, William Allen Butler, the Delafields, Henry Muschenheim, Mrs. Julia Morosini-Werner and others. No property owned by the company will be sold unless the plans for the improvements have been passed by an investigating board of the members, both as to cost and design.

New streets are gradually bringing the remote estates of Spuyten Duyvil within comfortable walking distance of the subway and trolleys, and in order to properly protect themselves the owners of the estates have organized.

With the rapid increase in apartments on the one hand and the formation of restricted private residence areas on the other, there seems to be every indication that this entire section will become one of the most desirable residential portions of the Bronx.

### RICHMOND'S SOUTH SIDE.

#### Large Tracts to be Developed at Huguenot Park This Summer.

The residential sections of Staten Island, as a place of residence for the New York business man, afford ample area, high, healthful location, accessible transit facilities at the present time, and will become more accessible when the subway system is effectively in operation, serving the Greater City as part of a comprehensive system of subway connection with the Greater City. This most necessary improvement appears to have been made more certain by the action of the Board of Estimate and Apportionment at their meeting held February 21, 1912. I quote from the City Record as follows:

In the matter of the construction, maintenance, operation of additional rapid transit railroads to Fort Hamilton, Coney Island and Staten Island. It further appears that the board approved the recommendations contained in the report of the conference committee with the Public Service Commission.

To those of us who are in touch with the present and future prospects of the Borough of Richmond it seems reasonable to assume that a great increase in values for future commercial and residential development of this borough is about to take place. But the average New Yorker does not seem to know this, or if he does he fails to take advantage of the

cheapest acreage and commercial waterfront lying within the limits of the greater city, unsurpassed in area and location anywhere along the Atlantic Coast. I suggest a plan by which these conditions may be made known to him. I sum it up in one word—advertise. I suggest that the Chamber of Commerce of the Borough of Richmond take the matter up along these lines and advertise the residential and commercial importance of Staten Island, using the most important of the New York newspapers and real estate magazines for the purpose. Rapid results would follow beyond question.

There is and always will be an increasing demand for homes in this borough. Applications for houses at moderate cost are constantly increasing. This is true especially of the south side of Staten Island from Great Kills to Prince's Bay, where building sites are among the best in the borough, and are constantly in demand. With reference to extensive developments now under way it may be mentioned that the Terra Marine Company at Huguenot Park, which went into the hands of a receiver a few years ago, is to be reorganized and that plans for the reorganization will be perfected this coming summer. I understand that the company will develop their 200-acre waterfront tract at Huguenot Park, on which the large Terra Marine Hotel stands. The cottages owned by this company have been rented and the future outlook seems very promising.

In addition to this tract the Terra Marine Company owns another 200-acre property on the heights at Huguenot Park. This property will be laid out in city streets, with all improvements, and homes will be built in the near future. The property is one of the most attractive in the borough, having extensive landscape and marine views. Near by another large tract of ninety acres has been cut up into city lots. This property is near Huguenot Park, and is owned by the Equitable Realty Company of New York. The tract is finely located and is known as "Woodrow Park."

There is also a substantial increase in building at Prince's Bay, Pleasant Plains and Richmond Valley. The physical condition of the land in this section of the borough makes it exceedingly attractive for building operations, and it is destined to become the most popular section for residences in the future. At Grasmere there are extensive building operations; also at Fingerboard Terrace, owned by the St. George Construction Company. There is an increase in building operations at Dongan Hills, New Dorp and Oakwood. The average cost of the houses building is about \$4,500, and they rent from \$25 to \$50 a month. This class of houses can be sold or rented rapidly when they are completed. Suburban builders and developers are rapidly realizing the advantages derived from their operations in this direction.

For the class of people occupying these homes the transit facilities are as good as any suburban transit line entering Manhattan. I feel safe in saying that the average time and transit facilities from the south side sections of Staten Island to Manhattan compare very favorably with the facilities given by any other suburban railroad entering Manhattan. The real estate men of Staten Island cannot see anything else than an increasing demand for Staten Island as a place of residence for the man doing business in the Borough of Manhattan. Convenient and healthful in winter, cool and delightful in summer, embracing all the elements of healthful living, eliminating undesirable conditions which are found in other sections other than the Borough of Richmond. We recommend to the public in general Staten Island as a place of residence for the business man doing business in Manhattan and in other boroughs.

PERCIVAL G. ULLMAN, JR.

#### Brooklyn's Street Nomenclature.

The Board of Aldermen is expected to appoint a committee to revise the list of street names in Brooklyn. The committee will visit every section of the borough and give public hearings. Brooklyn has long writhed under the affliction of inappropriate names, as has many other towns, and it is hoped now to make some improvement in this respect. On the whole the nomenclature of the public streets and places in this country is worse than commonplace.

#### City Planning Discussion.

An illustrated lecture on city planning was delivered by Richard Schermerhorn, Jr., before the Brooklyn Engineers Club on Thursday evening, and was followed by a discussion.



# WHEN THE NEW YORK CENTRAL WAS BUILDING.

## Conditions Under Which the Franchise Was Granted—Controversy Over the Title to Right of Way Along Riverside Park—The Proposed Waterfront Improvements.

By J. BLEECKER MILLER

THIRTY years ago Dr. John W. Greene walked into my office at No. 106 Broadway and told me that the mortgage on the building at the corner of Laight and Hudson streets, which he had inherited from his father had been foreclosed, as he had not been able to pay the interest, because the operation of the freight line of the New York Central and Hudson River Railroad Company in Hudson street had driven all decent tenants out of the building. Up, in the center of the state where I came from there had been the suit of Williams against the New York Central Railroad Company, in which a judgment had been recovered against the railroad for consequential damages to property on streets through which the cars were drawn. I therefore began the suit of John W. Greene against the New York Central and Hudson River Railroad Company for damages to this house on the corner of Laight and Hudson streets. In looking for witnesses among the people who lived in that neighborhood and who could testify concerning the damage caused by the operation of the freight line, I found that the suit had created so much interest that the Citizens' West Side Association was formed.

Right here I would like to mention the names of two other men who did much good work at that time for the Citizens' West Side Association. I refer to Mr. Chegwidden, who was chairman of the executive committee and Julius Berliner who was treasurer of the association, both of whom are now dead. We made a hard fight; we introduced a bill in the Legislature; we had many hearings before a committee of the Board of Aldermen; I won the case of Greene vs. New York Central and Hudson River Railroad Company and although the damages were small the principle of the liability of a surface railroad for damages to the owner of property fronting on a street through which the cars are drawn, was established. The result was that the railroad ceased using Canal street and Hudson street as its freightyard, as it had done heretofore, and the whole character of the neighborhood was greatly improved, compared to what it was before the agitation began, although it left so much to be desired, that in any other city or state would be considered such an outrage that the people would find some way of ending it.\*

What are these rights of the New York Central and Hudson River Railroad Company in New York City and how far have they been affected by the recent decision of the Court of Appeals in the suit brought by the railroad against the city to restrain it from removing the tracks from the streets in the city? To answer this question we have to go back to the year 1846, when the Hudson River Railroad Company was incorporated.

On May 12, 1846, an act was passed authorizing the construction of a railroad from New York to Albany. The Board of Aldermen gave the required assent, and the resolution was approved by the Mayor. The railroad was authorized to lay tracks on many of the streets or avenues of the city of New York westerly of and including Eighth avenue. It could use steam only so far south as 30th street. Subsequently another resolution was passed authorizing the drawing of cars by horses below 30th street to Chambers street.

A suit was brought to restrain the operation of the railroad on and below Canal street, but the application for an injunction was denied, on the ground that the owners of the land adjacent to the streets, in this part of the city which had been acquired by the public authorities in fee, had no right which would authorize them to bring such suit. The presiding justice declared that the corporation of the city was the owner of the legal title to the soil of the streets, and was the party whose rights of property were vio-

lated or whose ownership might be said to be usurped, and who might claim the right to have the rails removed, or the use of the street vindicated and freed from the alleged incumbrances, or the proceedings of the company arrested until compensation should be made for the grounds they occupy.

The ordinances above referred to required that the railroad company should be at all times subject to such regulations, with reference to the convenience of public travel through such streets and avenues as are affected by the railroad tracks, as the Common Council should from time to time direct. On August 12, 1847, the Hudson River Railroad Company executed an instrument, in accordance with the terms of the franchise, covenanting, among other things, that it "would at all times be subject to such regulations with reference to the conveniences of public travel through such streets and avenues as are affected by said railroad as the Common Council would from time to time, by resolution or ordinance direct." On September 2, 1847, a certificate was filed in the Register's Office, showing the route from Canal street, northerly to Westchester County; in 1849 the city authorized the extension of the railroad, through Canal street and Hudson street to Chambers street, although the regularity of this enactment was questioned in *Drake vs. Hudson River Railroad Company* (supra). In 1863 an ordinance was passed authorizing the use of steam to draw the freight cars south of 30th street to St. John's Park Depot for the period of ten years, and in 1867 this period was extended "during the continuance of their charter," i. e., until 1896.

As to the territory north of 30th street, Eleventh avenue was legally opened in 1846 only so far north as 48th street; north of 48th street, Eleventh avenue was opened in 1854; up to that time, the title was in private ownership and the railroad company claims to have acquired the consent to operate its road from the persons who then owned the land. In the proceedings to open Eleventh avenue, north of Forty-eighth street in 1854 the rights of the Hudson River Railroad Company, whatever they might have been, were condemned. A nominal award was made and the title of Eleventh avenue was vested in the City of New York to be held "in trust as the other streets of this city are and of right ought to be." In 1858 an ordinance was passed prohibiting the use of steam south of 53d street and this prohibition remained in force until the above mentioned ordinance of 1863 was passed, as to the streets, south of 30th street, when the use of steam was restored on the streets between 30th street and 53d street, and the ordinance of 1867 was also made applicable to the streets between 30th and 53d streets. We see, therefore, that the New York Central and Hudson River Railroad Company is nowhere using steam to transport its freight cars south of 53d street under the original ordinance of 1847, but is so doing only under the ordinance of 1867.

The right of the company to use steam north of 53d street was not expressly repealed in 1858, but the ordinance of 1867 applied to all of the line north of 30th street, and doubtless whatever rights existed at that time in the railroad under the ordinance of 1847 were absorbed by this ordinance of 1867; the importance of this point is that the ordinance of 1867 expressly granted the right to run locomotives only during the chartered life of the railroad; the decision in the above cited case of the railroad against the city was based on the fact that the resolution of 1847 contained no such limitation.

Moreover, it is doubtful whether the Legislature authorized the Board of Aldermen in 1847 to permit the location of the tracks on the street and avenues of which the railroad took possession. The railroad's charter of 1846 authorized the location of the tracks on any of the streets or avenues of the City of New York westerly of and including Eighth avenue, providing the assent of the city should first be obtained for such location.

North of 48th street in 1846, the year the Legislature passed the act authorizing the railroad to lay its tracks on the streets of New York City west of Eighth avenue, there was neither legally nor physically any Eleventh avenue. The

land was in private ownership. The act of 1846 of course did not authorize the city to grant any permit to the railroad to lay its tracks on private land, nor did the Legislature grant to the city the right to authorize the railroad company to lay its tracks on any streets which might thereafter be opened.

South of 48th street to 32d street there was, in 1846, no Eleventh avenue physically opened. May it not be fairly contended, under the doctrine of strict construction applied to all grants by the State that the Legislature in 1846 referred only to the streets of New York west of Eighth avenue that were really streets, graded and improved? If so, even this small stretch between 32d and 48th streets was excluded from the territory on which the railroad was authorized to locate under the act of 1846.

North of 60th street to Spuyten Duyvil the situation is again different. In that region the railroad is laid close to the waters of the Hudson River, in some places crossing shallow bays, in some places on land which was laid out on the city map under the act of 1807 as Twelfth avenue, and in some places extending across private property. To give you an idea of the various changes that have occurred to the land occupied by the tracks of the railroad north of 60th street, I will describe the changes in the title which have occurred on the stretch of about a mile in length, from about 90th street to about 110th street, in the case which I am trying for Clarence J. Shearn and which is still on trial in the Supreme Court for damages, by a property owner on Riverside Drive, against the New York Central and Hudson River Railroad Company.

I have had occasion to go into this title thoroughly and can therefore show exactly the steps which have been taken in order to gain for the railroad the practical ownership of this stretch of land at least sixty-six feet in width and extending for ten miles along the city's waterfront from 60th street to Spuyten Duyvil or about 260th street. This stretch of waterfront was shown as coinciding roughly with Twelfth avenue, as laid out on the official map of the city made by the commissioners under the act of 1807, together with the land under water in front of it. The land under water belonged to the City of New York under the Dongan and Montgomery charters and various acts of the Legislature. It had been dedicated in 1837 under an act of the Legislature, to be laid out under the usual form of water grants with piers and basins, as was done in other parts of Manhattan Island, for the development of the commerce of the City of New York by private capital and initiative under municipal control and direction—the same system which has made this city the great center of the commerce of this continent and which may make it perhaps ultimately the center of the commerce of the world.

Certainly there was no avenue existing legally or physically along this waterfront to which the act of 1846 (which authorized the tracks to be laid in any streets west of Eighth avenue) could have referred. Every presumption is against the theory that after the Legislature had given the land under water around the Island of Manhattan to the city for the purpose of its commercial development with docks, wharves and basins and had expressly provided for the development of this system under the act of 1837, from 60th street northward to Spuyten Duyvil, that it should turn around and without repealing or referring to the act of 1857 in any way, authorize a railroad company to take possession of this land under water and waterfront and eliminate all commercial development, in order to obtain a location for its railroad tracks, without paying one cent to the city, when such a location might with equal propriety be obtained on 8th, 9th, 10th or 11th avenues, without interfering with the commerce of the city.

The principle on which the railroad is so fond of insisting at the present time, namely, that when land has once been acquired for a public purpose, i. e., by a railroad company for its tracks, etc., it can not be taken for any other public purpose, if applied to that waterfront and land under water which was originally given by the state to the city for purposes of commerce, would prevent the railroad from lawfully taking possession of that land without express Legislative

\*Mr. Miller connected himself at this time with the Title Guarantee and Trust Company, examining the first title which it insured as a business risk; after eight years with this company he joined the Lawyers Title Insurance and Trust Company, again examining the first title which that company examined and insured; after nine years with this company, he assisted in forming the Title Insurance Company of New York and the United States Title Guaranty Company, acting as head of the law department for both of these companies. Mr. Miller is now a member of the firm of Cleary, Dilworth, Miller and Fay.



authority to override the former Legislature's dedication for the purposes of commerce. Certainly the Charter of 1846 makes no such change in the purposes for which the waterfront and land under water was given to the City of New York.

The right of way, as shown on the map filed in the Register's office by the Hudson River Railroad Company, disregarded entirely this proposed development of the waterfront under the act of 1837. The track swings across from the middle of the proposed avenue to one sidewalk or the other, showing that an actual construction of the avenue was already considered out of the question. The track also crosses the sites of the proposed basins and piers at all sorts of angles in a manner which would be utterly incompatible with any commercial development of the waterfront. It is submitted that the ordinance of the Board of Aldermen of 1847, in authorizing the railroad company to occupy so much of Twelfth avenue as lay along the shore of the Hudson River between 60th street and Spuyten Duyvil intended to confine the railroad to laying its double tracks along the lines intended for that avenue, which would have been perfectly compatible with the commercial development of the waterfront as contemplated by the act of 1837. But this did not suit the railroad directors. They acquired consents from the upland owners, and then the city was induced to give these upland owners water-grants for the development of this waterfront and land under water, under the act of 1837. Of course the upland owners after they had acquired the water grants in this way never did anything with them. The city officials were equally lax and the railroad was left in possession, undisturbed under the license which it had obtained from the city by the ordinance of 1847. Of course, having entered under this license, the railroad could not acquire title by adverse possession against the city. About the time of the consolidation of the Hudson River Railroad Company and the New York Central in 1869, Twelfth avenue from 59th street to 153d street was legally opened and the title acquired by the city "to be held in trust as the other streets of said city are and of right ought to be," the Hudson River Railroad Company was made a party to this proceeding and an award of over \$50,000 was made to the railroad company for its rights, whatever they might have been. The award was never collected by the railroad, nor was the avenue ever physically opened, paved or graded.

**\$28,400,000 for Schools.**

The apportionment of the general school fund for 1912 was presented to the Board of Education this week by the committee on finance. The report was approved.

The apportionments in all amounted to \$28,400,000, of which \$22,000,000 went to day elementary schools, and nearly \$4,000,000 to day high schools. Training schools for teachers got slightly more than \$214,000, while \$300,000 was given to general administration. Evening high schools are down for \$279,035 and evening elementary schools for \$397,000. The sum of \$250,000 was given to vacation schools, playgrounds, recreation centres, etc.

—Flatbush is seeking more building activity this spring and more homeseekers from old New York than in several years. The new Flatbush was mostly settled by New York families, and the appeal of Flatbush builders and real estate operators has ever since been to Manhattan people more than to any other.

—The tax bills for Queens Borough were sent out on Wednesday. They numbered 135,000.

**MUNICIPAL INEBRIATES HOME.**

**Board of Estimate is Surfeited With Proposed Sites for the Institution.**

The proposition that the City of New York buy a plot of 523 acres at Smithtown, Suffolk County, Long Island, as a suitable site for the contemplated municipal home for inebriates received another setback last Thursday by the Board of Estimate when it referred the whole matter back to the Corporate Stock Budget Committee to inquire into. It was proposed to pay \$120,000 or \$225 an acre for the Smithtown tract.

Offers of farms for the purpose are not lacking, acreage in various parts of the state having been inspected by the real estate experts of the Board during the last few months.

Borough President McAney was opposed to the Smithtown tract because it was bisected by a highway and because he understood that the water supply is poor and that the fertility of the soil is not as good as on other farms in Rockland and Orange counties that have been offered to the city for the purpose.

Mayor Gaynor belittled the statement that water was not abundant at Smithtown. He knew the section well he remarked.

T. H. Dyruff, who offered a farm of 739 acres near Stony Brook, Long Island, was met with the remark from the Mayor that "it was poor stuff." Mr. Dyruff told the Mayor that he must be misinformed. "Oh, no, I am not," answered Mr. Gaynor. "I have a home down in that country and I know every foot of it."

Another farm of one thousand acres, at Turners, N. Y., at \$75,000, was offered to the city. A brook runs through the property and 600 acres of the total acreage is under cultivation, which cannot be said of the farm at Smithtown; and, besides, the price of the Turners property is much less and there is little difference as regards distance from New York City.

Still another farm, of 640 acres with a lake 160 acres in area, at Greycourt, Orange County, was offered. It is 49 miles from the city, contains fertile soil, and the asking price is \$75,000; and, a railroad skirts the property.

Mr. McAney said that the Smithtown tract was altogether too close to the Kings Park Asylum for the Insane and that it was hardly fair to inebriates to associate them in the public mind with lunatics.

Farms at Medford and Manor, Long Island, have also been offered to the city

**Another Seaside Hospital Offer.**

The New York Association for Improving the Condition of the Poor has renewed its proposition to the city to erect and equip a hospital for the sole benefit of children suffering from non-pulmonary tuberculosis, at an approximate cost of \$250,000; but, on the condition, however, that the city shall provide a suitable and adequate site on the seashore and shall assume the ownership, conduct and maintenance of the institution when completed. The matter has been referred to the special committee of the Board of Estimate having charge of the Rockaway Beach park matter.

—Flatbush avenue below Prospect Park, the rural appearance of which was once so inviting to homeseekers, is losing its old homesteads one by one, and rows of city flats and stores are taking their place. This is a natural development for the main business thoroughfare of the region, notwithstanding which it brings regrets to the older citizens.

**FIRE PREVENTION and INSURANCE**

Conducted by PETER JOSEPH McKEON

**New List of Insurance Charges.**

The New York Fire Insurance Exchange, under date of April 1st, has issued a new "List of Occupancy Charges," which can be obtained at the office of the Exchange, 123 William street, by the payment of one dollar.

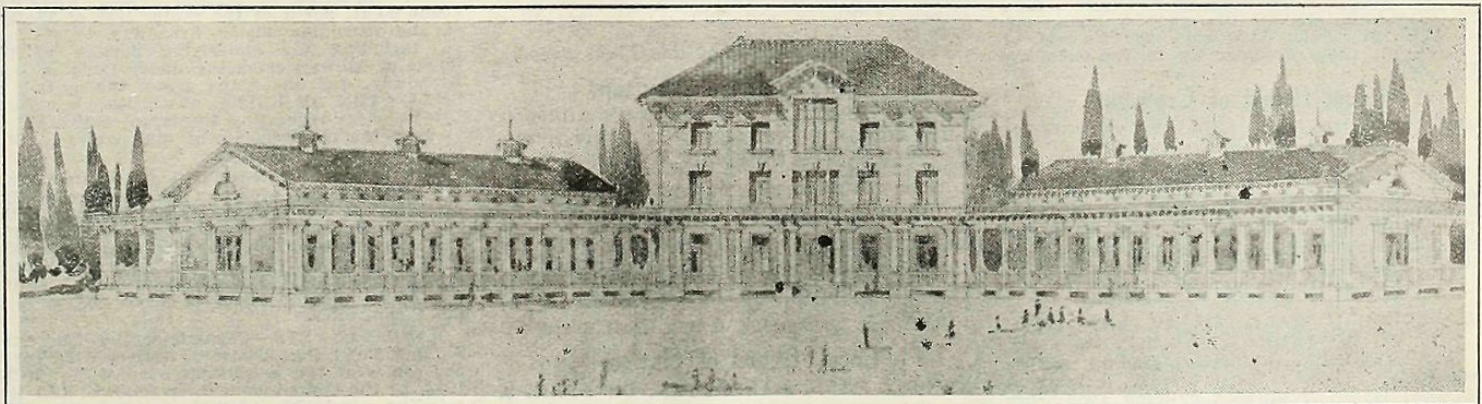
The "List of Occupancy Charges" is used in computing fire insurance rates on buildings in New York City, which are rated according to the Exchange Mercantile Schedule, such as office buildings, department stores, loft buildings and mercantile establishments generally. The list is of value to real estate operators, renting agents and property owners generally, because it classifies trades and businesses according to the probability of fire starting and spreading, and in this way gives an indication of the desirability or undesirability of various businesses as tenants. The amount of the occupancy charge fixed for each class of business is a large item in the fire insurance rate of a building, so that the list is also valuable in indicating how prospective tenants may cause an increased rate.

The list consists of an alphabetical classification of businesses. Opposite the name of each class of business are set two columns of amounts in dollars and cents. The amounts in the first column indicate the likelihood of fires starting or spreading because of the inflammable nature of the materials or processes present as part of the business. It is this first column amount which affects the fire insurance rate of a building, on the theory that the tenants and their business represent a fire danger to the building structure as a Fire Insurance Risk separate and distinct from the contents. The second column amounts indicate the likelihood of the materials being easily damaged or destroyed by fire or water. The second column amount largely determines the rate of a tenant, but does not affect the building.

In the making of fire insurance rates on mercantile buildings in New York City, the occupancy charge is one of the principal items. The Exchange Mercantile Schedule, which the Fire Insurance Exchange uses, consists of several groups of items, such as construction, fire appliances, exposure, co-insurance, faults of management and occupancy or tenancy. The amount fixed for the occupancy or tenancy charge varies from five cents to fifty cents or more, but it would be unusual to find in a building supposed to be used for mercantile purposes a business so hazardous as to merit a charge of more than fifty cents.

In working the Exchange Mercantile Schedule, the amount of the occupancy charge is added after the Construction items have been figured. The amounts stated in the printed list are not used as they stand, but are subject to percentage reductions. In the case of fire-proof buildings the reduction is seventy-five per cent, so that only twenty-five per cent of the printed amount is added to the schedule rate. In the case of non-fireproof buildings the reduction is fifty per cent, so that only fifty per cent of the printed amount is added to the schedule rate.

The new list is a revision of the 1902 list, so that in the past ten years many changes have been made in the classification of businesses, while there have been nearly six hundred new classifications added.



New Dorp, S. I.

ST. JOHN'S GUILD, SEASIDE HOSPITAL.

Edward P. Casey, Architect.

Accepted design for the new hospital, including two administration buildings, which the St. John's Guild is to erect at New Dorp, S. I.



## 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

### Local Board of Van Cortlandt.

AT BOROUGH HALL, 3D AV AND 177TH ST., ON APRIL 15, AT 8.45 P. M.

242D ST.—Regulating, grading, setting curbstones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in 242D ST, from the east side of Katonah av to the north boundary line of the City. Pet. 586.

PROSPECT PL.—Acquiring title to the lands necessary for opening, from Carter av to Clay av. Pet. 571.

DEVORE TERRACE—Paving with asphalt blocks on a concrete foundation, the roadway of DEVORE TERRACE (PARK VIEW PL), from Webb av to West 190th st, setting curb, etc. Said pavement is designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 577.

PLIMPTON AVE AND WEST 170TH ST.—Constructing receiving basin at the southwest corner. Pet. 578.

SHAKESPEARE AV.—Paving with bituminous pavement, on a concrete foundation, the roadway of SHAKESPEARE AV, from Bosobel av to Featherbed la, adjusting curb, etc. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "B" or preliminary pavement. Pet. 579.

172D ST.—Regulating, grading, setting curbstones, flagging sidewalks, a space of 4 ft. wide, laying crosswalks, building approaches and erecting fences, where necessary, in 172D ST, from Aqueduct av to Jessup av. Pet. 580.

HEATH AV.—Paving with asphalt blocks, on a concrete foundation, the roadway of HEATH AVE, from Boston av to Ft. Independence st, setting curb, etc. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement. Pet. 569.

TWO NEW STREETS—Laying out on the Map of the City TWO NEW STREETS extending from Tremont av to Burnside av, and the changing of the line of ANDREWS AV, bet Tremont av and Burnside av. The changes affect section 15 of the final maps, and consist in, 1st, changing the lines in ANDREWS AV; 2d, extending LORING PL, and 3d, laying out a NEW STREET 60 ft wide, 200 ft west of Loring pl, from Tremont av to Burnside av. Pet. 391.

### Local Board of Crotona.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON APRIL 15, AT 9.15 P. M.

CORTLANDT AV.—Carrying CORTLANDT AV from its present north terminus across a direct connection with the Melrose av viaduct. The petition also asks for the construction of the necessary viaduct, but does not state how it is to be paid for. Pet. 584.

### Local Board of Morrisania.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON APRIL 15, AT 8 P. M.

BARRETTO ST.—Regulating, grading, setting curbstones, flagging the sidewalks a space 4 ft wide, laying crosswalks, building approaches and erecting fences and paving with asphalt blocks on a concrete foundation the roadway of BARRETTO ST, from Southern boulevard to Whitlock av. Pet. 585.

### Local Board of Chester.

AT BOROUGH HALL, 3D AV AND 177TH ST, ON APRIL 15, AT 8.15 P. M.

MEAD ST.—Changing the map of the city by reducing the width from a 60 ft. street to a 50 ft. street. Pet. 570.

McGRAW AV.—Regulating, grading, etc., flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in McGRAW av, from Theriot av. to Taylor av. Pet. 572.

McGRAW AV.—Constructing a sewer and appurtenances in McGRAW AV, bet Theriot av and Taylor av. Pet. 573.

BULLARD AV.—Change of grade bet East 234th st and East 237th st. Pet. 574.

BRONX BOULEVARD—Petition asking that BRONX BOULEVARD, above Nereid av, be not widened, but left at its original width. Pet. 575.

TAYLOR AV, ETC.—Constructing a sewer and appurtenances in TAYLOR AV, bet Wood av and Westchester av; and in BEACH AV, bet Wood av and Randolph av. Pet. 576.

GRAY ST.—Regulating, grading, setting curb stones, flagging the sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences in GRAY ST, from Tremont av. to Unionport rd. Pet. 581.

THROGS NECK BOULEVARD—Laying out THROGS NECK BOULEVARD, from the north line of Layton av, or Town Dock rd, to its intersection with the Eastern boulevard, as shown upon plan accompanying the petition. Pet. 582.

THROGS NECK BOULEVARD—Acquiring title to the lands necessary for THROGS NECK BOULEVARD (as petitioned to be laid out under petition 582), from the north line of Layton av, or Town Dock rd, to its intersection with the Eastern boulevard. Pet. 583.

## 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 Kip's Bay.

AT CITY HALL, APRIL 9.

EAST 38TH ST.—Repair of sidewalks at No. 216. Laid over for two weeks.

REPAIR OF SIDEWALKS—At 153 Lexington av; at 327 East 28th st; at 318 1st av; at the southwest corner of 3d av and 49th st; at 362 Av A; at 408 East 24th st; at 507 to 511 East 22d st; at 404 East 21st st. All adopted.

REPAIR OF SIDEWALKS.—At 610 East 16th st; at 567 1st av; at 903 to 907 3d av; at 403 to 411 East 46th st; at 314 East 30th st; at 316 and 334 East 31st st, and at 322 East 34th st. All adopted.

### Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON APRIL 9.

3D AV.—Sewer, on the east side, bet 21st and 22d sts. The Chief Engineer reports that the sewer itself is in first-class condition and needs no alterations. The trouble complained of was caused by an old drain with which some buildings are still connected.

REPAIR OF SIDEWALKS.—At 68 West 36th st, 203 and 205 West 10th st, the southwest corner of Lexington av and 75th st and 349 to 353 5th av. All adopted.

REPAIR OF SIDEWALKS.—At 1064 and 1240 Madison av; at 42 West 10th st; at 3 5th av. All adopted.

### Local Board of Yorkville.

AT CITY HALL, MANHATTAN, ON APRIL 9.

EAST 85TH ST.—Repair of sidewalks at 330 and 332 EAST 85TH ST. There was no meeting of this Local Board.

### Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON APRIL 9.

REPAIR OF SIDEWALKS.—At 523 and 525 West 125th st. There was no meeting of this Local Board.

### Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON APRIL 9.

WEST 23D ST.—Condition of sidewalk at Nos. 250 and 252.

REPAIR OF SIDEWALKS.—At the southeast corner of 9TH AV AND 29TH ST; northeast corner of 9th av and 29th st; No. 344 West 29th st.

There was no meeting of this Local Board.

### Local Board of Hudson.

AT CITY HALL, MANHATTAN, ON APRIL 9.

REPAIR OF SIDEWALKS.—At 535 West 49th st, 539 West 49th st, 505-513 West 50th st, 418 West 55th st.

There was no meeting of this Local Board.

### Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON APRIL 9.

REPAIR OF SIDEWALKS.—At 39 Cherry st, 94 Monroe st, 10 and 12 Birmingham st, 16 Cliff st.

There was no meeting of this Local Board.

### Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON APRIL 9.

REPAIR OF SIDEWALKS.—On the east side of LENOX AV, from 144th to 145th st; and at 1463 to 1467 5th av. There was no meeting of this Local Board.

### Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON APRIL 9.

REPAIR OF SIDEWALKS.—At 315 West 142d st. Adopted.

WEST 173D ST.—Construction of a sewer in WEST 173D ST, bet Broadway and St. Nicholas av. Adopted.

STAIRWAY.—Construction of a STAIRWAY from the north end of Amsterdam av north to Dyckman st as already shown on the city map. Laid over for two weeks.

A NEW AVENUE.—Regulating and grading of the NEW AVENUE, adjoining Highbridge Park, from 181st st to Amsterdam av, at about 188th st. Laid over for two weeks.

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

BRADHURST AV AND 150TH ST.—Fencing the vacant lot at the southeast corner. Approved.

REPAIR OF SIDEWALKS—At 1388 5th av; at 419 and 421 Lenox av; at 1 West 129th st; at the southwest corner of 151st st and St. Nicholas av; on the south side of 153th st, from Amsterdam av, 95 ft. east; also at 2549 8th av. All adopted.

### Local Board of Staten Island.

BOROUGH HALL, ST. GEORGE, APRIL 9.

RIDGEWOOD PL.—To open Ridgewood pl, 1st Ward. Pet. No. 1218.

PIERCE ST, ETC.—To construct sewer in PIERCE ST, bet Main and Mosel avs, and in MOSEL AV, bet Golf Links and Clove av, and to macadamize MOSEL AV, 4th Ward. Pet. No. 1219.

HATFIELD PL.—To pave and repair sidewalks bet Heberton and Richmond avs, 3d Ward. Pet. No. 1220.

TOMPKINS AV.—To construct sidewalks bet Fingerboard rd and Wadsworth av, 4th Ward. Pet. No. 1221.

BROOKS AV, ETC.—To construct concrete curbs and gutters, including turning curbs to property line at Myrtle av intersection and paving with concrete the area bounded by the east curb line of Brooks av, the east property line of Brooks av, and the two curb lines of Myrtle av, all on the east side of BROOKS AV, bet Forest av and Prospect st, 1st Ward. Pet. No. 1222.

All of the above matters were laid over until April 16.

## 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.

MADISON AV BRIDGE.—In the matter of the operation of cars of the New York & Harlem R. R. Co. over the MADISON AV BRIDGE bet Manhattan and the Bronx, Corporation Counsel was requested to use his best efforts to have this matter promptly adjusted.

EAST 76TH ST.—In the matter of the consent granted to maintain and use a tunnel as actually constructed under and across EAST 76TH ST, west of Park av. The agreement has been approved as to form by the Corporation Counsel and the grantee has accepted the consent as provided therein.

ELECTRIC PROTECTION CO.—In the matter of an application for an extension of time of 12 months to commence operation of its alarm system under the franchise granted by contract dated March 1, 1911. The Board adopted the novel resolution of adjourning enforcement of contract for one year, which is equal to an extension of time.

EAST 47TH ST, ETC.—In the matter of the structures maintained by the H. Clausen & Son Brewing Co. under, along and across EAST 47TH ST and EAST 48TH ST, east of 2d av. Certain sections of the pipe have been removed and the tunnel bulkheaded.

LEXINGTON AV SUBWAY.—Communication from the Public Service Commission requesting the Board of Estimate to consent to the proposed contract bet the city and the O'Rourke Engineering Construction Co. for the construction of section 2-A, route 5, LEXINGTON AV SUBWAY, beginning at a point under Broadway about 90 ft. north of the center line of Walker st and extending under Broadway to Howard st, including the underlying portion of the Canal st subway extending under Canal st and Broadway, and under and across the portion of LEXINGTON AV ROUTE above described about 137 ft. Also requesting the issue of \$912,551.60 to meet the requirements of said contract. Referred to the Comptroller.

KENWOOD CONTRACTING CO.—Letter from the Commissioner of Street Cleaning requesting approval of the award of a contract to the KENWOOD CONTRACTING CO. for completing the abandoned contract for the final disposition of ashes, etc., delivered at the waterfront dumps in Manhattan on the Hudson River, and at the Clinton st dump on the East River. Referred to the Comptroller.

MARGINAL STS.—Communication from the Sinking Fund Commissioners transmitting certified copies of two resolutions adopted March 27, 1912, by the Commissioners, as follows: (A) Rescinding resolution adopted on Jan. 31, 1912, relative to the issue of \$125,000 corporate stock for paving with granite blocks that portion of the MARGINAL STREET along the North River, bet Barclay and Spring sts, to a width of 75



ft. (B) Recommending the issue of \$125,000 corporate stock for paving with granite block that portion of the MARGINAL STREET along the North River bet Barclay and Clarkson sts to a width of 50 ft. Both referred to the Corporate Stock Budget Committee.

NEW COUNTY COURT HOUSE.—Letter from the Court House Board transmitting certified copy of resolution adopted by the Board requesting an appropriation of \$10,000,000 to be included in the Corporate Stock Budget for the year 1912-1913 to provide for the acquisition of land and other expenses in connection with the NEW COUNTY COURT HOUSE. Referred to the Corporate Stock Budget Committee.

WATER TUNNEL.—Letter from the Metropolitan Museum of Art urging an appropriation of \$750,000 corporate stock for the construction of a DEEP TUNNEL to take the water from the reservoir just NORTH of the Metropolitan Museum into the water system of the city. Referred to the Corporate Stock Budget Committee.

FENCING OF PARKS.—Report of the Comptroller recommending the issue of \$13,518.40 special revenue bonds to provide for the construction of pipe RAIL FENCES around Washington sq, Madison sq and Union sq. Adopted.

METROPOLITAN MUSEUM.—Report of the Comptroller recommending that the form of contract, plans, etc., and estimate of cost (\$10,000) for the construction of a CARRIAGE ENTRANCE to Addition E of the Museum be amended by increasing the estimate of cost to \$14,674 to provide for the award of contract to the lowest bidder. Adopted.

MANHATTAN SCHOOLS.—Report of the Comptroller recommending approval of the form of contract, etc., and estimates of cost for fire protection work in the following PUBLIC SCHOOLS: P. S. No. 2, \$2,877; P. S. No. 19, \$5,177; P. S. No. 32, \$1,750; P. S. No. 105, \$1,020. Provided that paragraph M of the contract be amended in accordance with the resolution. Adopted.

RANDALL'S ISLAND.—Report of the Comptroller recommending approval of the amended specifications, etc., and cost (\$8,000) for furniture for the new Nurses' Home on Randall's Island. Adopted.

7TH AV.—Report of the Comptroller, recommending approval of the contract, plans, etc., and estimate of cost (\$60,000) for constructing iron fences around the center plots on 7TH AV, from 110th to 153d sts. Adopted.

PUBLIC BATHS.—Report of the Comptroller recommending approval of the form of final contract with Chas. G. Armstrong & Son for services as architects in preparing complete plans, etc., and supervising construction of swimming pools in PUBLIC BATH BUILDINGS at Carmine st, Rutgers pl and Rivington st, at an estimated fee of \$3,761.90. Adopted.

HARLEM HOSPITAL.—Report of the Comptroller recommending approval of the amended form of contract, plans, etc., at an estimated cost of \$175,000 (including architect's fees) for the construction of a NURSES' RESIDENCE at the new HARLEM HOSPITAL. Adopted.

HART'S ISLAND.—Report of the Comptroller recommending approval of the form of contract, plans, etc., and estimate of cost (\$20,500) for furnishing and installing engines, generators, etc., for the new electrical generating plant on HART'S ISLAND. Adopted.

BROOKLYN LOOP LINES, MANHATTAN.—Report of the Corporate Stock Budget Committee recommending the additional issue of \$397,500 corporate stock on account of requisition of the Public Service Commission for the acquisition of real estate or interests therein necessary for the construction and operation of the Rapid Transit Railroad known as the BROOKLYN LOOP LINES, MANHATTAN; and, further recommending the issue of \$350,000 corporate stock for the acquisition of real estate or interests therein necessary for the construction and operation of the Rapid Transit Railroad known as the BROOKLYN LOOP LINES, MANHATTAN. Both resolutions adopted.

MANHATTAN-BRONX LINE.—Report of the Corporate Stock Budget Committee recommending that the resolution of the Board of Oct. 28, 1910, authorizing the issue of \$15,000 corporate stock for extra work under contract No. 1 for the construction of the MANHATTAN-BRONX RAPID TRANSIT RAILROAD, to provide for the reconstructing of the east end of the mezzanine of the Brooklyn Bridge Station and for an entrance to the Municipal Building be rescinded; and further recommending that the sum of \$5,000 corporate stock be authorized for said purpose. Both resolutions adopted.

WEST 207TH ST.—Enlarged area of assessment in the matter of acquiring title to WEST 207TH ST, from 10th av to Emerson st. Laid over for two weeks. President McAneny remarked that the only solution was to enlarge the area of assessment.

125TH ST.—Removal of SIDEWALK ENCROACHMENTS from 3d av to 8th av. Laid over for one week.

TUNNEL STREET.—In the matter of laying out a TUNNEL STREET to extend from Bennett av to Riverside drive. Plan for a tunnel adopted, except no elevator between it and the street will be provided for the present.

PEARL ST.—Widening, bet State and Whitehall sts. Adopted that the curbs in this block be removed entirely and that a smooth pavement be laid from building line to building line, so graded as to form a gutter on each side of the street about one-fourth of the width of the street from the face of the buildings. This pavement will be superior to the existing sidewalks for pedestrian traffic, which is not very great, and will provide more space than if the proposed widening were carried out.

BRONX.

WESTCHESTER AV.—Consents of abutting property owners to the construction and operation, etc., of a street surface railway upon and

along WESTCHESTER AV, from Westchester sq to Eastern boulevard. Consents are accepted.

EAST 132D ST.—Application of the Astoria Light, Heat & Power Co. to use, etc., until Sept. 1, 1912, a wooden trestle under and across EAST 132D ST, east of Locust av, etc. Referred to the Bureau of Franchises.

SPUYTEN DUYVIL CREEK.—Petition of Geo. L. Liebler asking for release of the right, title, etc., of the city to certain lands, etc., under water in SPUYTEN DUYVIL CREEK or HARLEM RIVER. Referred to the Comptroller.

STREET IMPROVEMENTS.—Request of the Borough President for issue of corporate stock, as follows: (A) \$1,500 to provide additional means for the improvement of the junction of FRANKLIN and THIRD AVS; (B) \$400 to provide additional means for paving the roadways and sidewalks of BRIDGES over the Harlem River branch of the New York, New Haven & Hartford R. R. Referred to the Corporate Stock Budget Committee.

ZOOLOGICAL PARK.—Report of the Comptroller recommending approval of the amended form of contract, plans, etc., and estimate of cost (\$800) for furnishing all the labor and materials for excavation of ROCK in the Service Yard, ZOOLOGICAL PARK. Adopted.

EAST 182D ST.—Communication from the Sinking Fund transmitting copy of resolution adopted by it on April 10, authorizing, subject to approval by the Board of Estimate, the EXCHANGE OF LANDS within the lines of the discontinued portions of EAST 182D ST, bet Folin st and Tiebout av, for lands lying within the lines of EAST 182D ST, bet Folin st and Tiebout av. Adopted.

EAST 156TH ST.—Proposed area of assessment in the matter of amending the proceeding for acquiring title to EAST 156TH ST, from Southern boulevard to Truxton st; and TRUXTON ST, from Leggett av to Longwood av, by excluding that portion of the right of way of the New York, New Haven & Hartford R. R. which falls within EAST 156TH ST. Referred back to the Borough President.

EAST 161ST ST.—Communication from the Borough President recommending the proposed change in the GRADE OF EAST 161ST ST, from Morris av west to the Grand Boulevard and Concourse, as suggested by the 23d Ward Property Owners' Association. Petition to be forwarded to the President of the property owners' association.

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

CASTLE HILL AV.—Relative to the petition for an extension of the area of assessment in the proceeding for acquiring title to CASTLE HILL AV, from West Farms rd to the public place at its south terminal; and to the said PUBLIC PLACE. Laid over for two weeks.

HOE AV.—Sewer in HOE AV, from Whitlock av to a point about 445.5 ft. south of Aldus st. Petition withdrawn.

ROADWAY WIDTHS.—Recommendation of the Borough President that the Bronx be eliminated from the general ordinance fixing WIDTHS OF ROADWAYS AND SIDEWALKS because it would make a conflict of widths if it applied. The matter was laid over for one week.

NEW YORK, WESTCHESTER & BOSTON RY.—Form of agreement bet the city and the railway mentioned providing for an assumption of the company's proportionate share of the incidental expense of the proceeding for acquiring title to BRONX PARK AV and of change of grade damage in the street. Amended in line 2, paragraph 5, to read: "Whenever the city directs." Otherwise adopted.

SPUYTEN DUYVIL CREEK.—Request of Emily M. Roemer for the consent of the city to fill in SPUYTEN DUYVIL CREEK and to the replacing of the fixed bridges on the line of the New York Central Railroad with embankment, etc. Laid over for two weeks.

BROOKLYN.

BUSHWICK PL.—Amendment of the consent granted the Otto Huber Brewery to install, maintain and use a 15-inch iron pipe under and across BUSHWICK PL, connecting premises of the brewery on opposite sides of the street so as to authorize use of wires for lighting purposes, etc. Adopted.

39TH ST FERRY.—Request from the Dock Commissioner to amend plans, etc., for the construction of the NEW FERRY HOUSE at the Brooklyn terminal of the 39TH ST FERRY, by increasing the estimate of cost of \$154,000 to permit of awarding the contract to the lowest bidder. Referred to the Comptroller.

RECREATION PIER.—Suggestion from the 1st Assembly District Republican Club, and others that the city appropriate money for the construction and maintenance of a RECREATION PIER at the foot of either Joralemon or State st. Referred to the Corporate Stock Budget Committee.

BROOKLYN WATERFRONT.—Communication from the Building Trades of Brooklyn and vicinity approving of the general plans of the Dock Dept. for the improvement of the BROOKLYN WATERFRONT and urging the Board of Estimate to appropriate money for said purpose. Referred to the Corporate Stock Budget Committee.

FIRE ALARM HEADQUARTERS.—Opposition of the Brooklyn League to the erection of a FIRE ALARM HEADQUARTERS on the south end of the park lands near Malbone st and suggesting the use of part of the city land at Underhill av, Prospect and Park places. Referred to the Corporate Stock Budget Committee.

AV V.—Report of Comptroller relative to issue of \$4,755.84 corporate stock to replenish fund for Street and Park Openings in the matter of opening and extending AV V, bet Ocean av and Ocean parkway and bet Stillwell av and 86th st. Adopted.

WATER SUPPLY.—Report of the Comptroller, recommending an additional appropriation of \$1,282,811.17 from the Water Revenues received in the Borough of Brooklyn during the year 1912, for the maintenance, improvement and extension of the Water Supply System in said borough, also recommending the modification of Schedules S-308 and S-310, and also for the correction of the titles of appropriations made for water revenue collection accounts, by having same conform to the titles appearing in the Budget. Both adopted.

FIRE DEPT.—Amending resolution of June 3, 1910, relative to the issue of \$55,000 corporate stock for the acquisition of a site in the vicinity of AV C and EAST 16TH ST, and the erection of a new building thereon, for the use of the Fire Department, by increasing said authorization to \$63,350, and recommending that said resolution be amended, to make the total amount of the authorization read \$60,800, as in the preparation of the resolution of Jan. 18, 1912, the rescindment of \$2,550 of the original authorization adopted July 17, 1911, was overlooked, and the issue re-authorized. Adopted.

PLAYGROUNDS.—Report of the Public Recreation Commission regarding two petitions requesting the city to purchase property on the east side of BEDFORD AV, bet Church and Snyders avs, for playground purposes, and the other from James Timoney, offering to sell the city property known as "HAWTHORNE FIELD," FLATBUSH, for said purpose, and stating that the Recreation Commission has investigated both propositions, and after careful consideration the Commission does not feel justified in recommending the purchase of either of these plots of land for the purposes suggested, but that said Commission will make a survey of the FLATBUSH SECTION in order to ascertain whether a number of small playgrounds cannot be secured which will not be too expensive, and yet be satisfactory to its citizens. Report adopted.

WATERFRONT.—Report of the Corporate Stock Budget Committee in the matter of the acquisition of the property bet Reid st and the United States seawall line, extending from Conover st to the property of Divine Burtis, in connection with the South Brooklyn Waterfront Improvement. Referred to the Sinking Fund Commissioners.

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 Maspath av to Meeker av. Petition has been withdrawn.

ROEBLING AND TAYLOR STS.—Application for relief from assessment for the widening of ROEBLING AND TAYLOR STS, and also the general question of the application of the provisions of the Gerhardt Bill, chapter 679 of the Laws of 1911. The committee that has looked into the matter has requested the Chief Engineer of the Board to submit a report suggesting a course to be followed in the premises in granting relief under the act. Report of Chief Engineer was adopted.

BROOKLYN BRIDGE APPROACH.—In the matter of acquiring title to the property bounded by High, Washington and Fulton sts for the purpose of laying out a more suitable APPROACH to the Brooklyn Bridge. Laid over for two weeks.

QUEENS.

BRYANT HIGH SCHOOL.—Request of pupils, etc., to the Board to appropriate money for construction of an auditorium, etc., to BRYANT HIGH SCHOOL. Referred to the Corporate Stock Budget Committee.

QUEENSBORO BRIDGE.—Construction of a SHELTER HOUSE on the plaza in accordance with amended plans, etc., at a cost of \$7,000. Adopted.

PUBLIC SCHOOLS.—Report of the Comptroller recommending approval of the amended form of contract, etc., and estimate of cost for fire protection work at PUBLIC SCHOOLS, as follows: P. S. No. 1, \$6,800; P. S. No. 5, \$3,318; P. S. No. 6, \$17,060; P. S. No. 49, \$800; P. S. No. 50, \$800; P. S. No. 82, \$4,105; Bryant High School, \$5,936. All adopted.

QUEENSBORO BRIDGE.—Report of the Comptroller recommending approval of the form of preliminary contract for services of J. P. Powers Co. as architects in preparing preliminary plans, etc., for a PUBLIC COMFORT STATION on the Queens end plaza of the bridge, at a fee of \$120. Also, suggesting that the Borough President award contract for construction to the lowest bidder and not to Geo. Hildebrand. Both adopted.

PUBLIC SCHOOL NO. 75.—Request of the Ridgewood Heights Improvement Association that the Board reconsider appropriating money for converting PUBLIC SCHOOL NO. 75 into a police station and court room. Laid over for one week.

ATLANTIC AV.—Proposed area of assessment in the matter of acquiring title to ATLANTIC AV, from Brooklyn borough line to Van Wyck av, excluding the right of way of the Long Island R. R., all of the cost to be assessed on the property benefited. Laid over for two weeks.

PANAMA ST.—Board was notified that the Mayor has appointed the president of the Board of Aldermen and the presidents of Queens and the Bronx as a committee to act on the petition for relief from assessment in the proceeding for acquiring title to PANAMA ST, from Rockaway rd to Jamaica Bay.

SENECA AV, ETC.—Regulating, grading and paving with granite block SENECA AV, from



DeKalb av to Putnam av, and from Cornelia st to Myrtle av. Preliminary work at estimated cost of \$96,000. Adopted.

#### RICHMOND.

LYMAN AV.—Grading, from Sumner st to Tompkins av. Adopted.

WADSWORTH AV.—In the matter of acquiring title from Tompkins av to New York av. Laid over for 4 weeks.

ST. GEORGE.—In the matter of acquiring property in JAY ST AND STUYVESANT PL, ST. GEORGE, as a site for the new Richmond County Court House. Adopted.

COUNTY JAIL LAND.—Letter from the Borough President suggesting the acquisition of additional property surrounding RICHMOND COUNTY JAIL, etc., etc. Referred to the Comptroller.

#### THE GREATER CITY.

SUBWAY ROUTES.—April 18 has been set as the date for the Board of Estimate to consider approval of the act of the Public Service Commission in establishing routes and general plans of construction for additional rapid transit routes as follows: Steinway Tunnel, Times Square Extension. Beginning at a point under 42d st, near 5th av at the west terminus of the Steinway Tunnel route and extending west under 42d st to the east side of 8th av. Also 7TH AV Extension and Varick St. Route, where a connection can be made with the 7th and 8th av route, thence extending south under 7th av and the proposed extension of said street and under Varick st as proposed to be widened and extended to West Broadway and Leonard st, where a connection can also be made with the 7th and 8th av route.

SUBWAY ROUTE.—April 18 has been set as the date for the Board of Estimate to consider the act of the Public Service Commission establishing routes and general plans of construction for an additional rapid transit railway beginning at a point in the Borough of Manhattan under Morris st, at or near the intersection of Greenwich st, Trinity pl and Morris st, where a connection can be made with the proposed subway on Trinity pl or the one on Greenwich st or both, and extending under private property and Broadway to Whitehall st and under the East River to Montague st, Brooklyn, and under and along Montague st to Court st, there connecting with railways which are now validated.

BROOKLYN & NORTH RIVER R. R.—Petition for a franchise, by this company, to construct, etc., and operate a street surface railway from Flatbush av and Fulton st, Brooklyn, upon the Flatbush Av Extension and the Manhattan Bridge to the Bowery in Manhattan. May 9, next, is set as the date for a hearing on this matter.

PRIVATE WATER COMPANIES.—Advisability of the city acquiring the right, title and interest in the private water works companies now operating in Brooklyn and Queens. This matter was referred to the committee having other water franchise matters in charge.

CHANGE OF GRADE DAMAGE COMMISSION.—Report of Comptroller relative to the issue of \$280,000 corporate stock to provide for payment of awards, the interest thereon and counsel fees, as certified by the Commission. Adopted.

## PUBLIC HEARINGS.

### By the Board of Estimate.

The Board of Estimate will, at its meeting on April 18, at City Hall, Manhattan, at 10.30 a. m., consider the following matters:

#### MANHATTAN.

PUBLIC PARK.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK bounded by West 137th st, Edgewood av and St. Nicholas av.

#### BRONX.

CANAL PL, ETC.—Change the grades of CANAL PL, bet East 141st and East 144th sts; and of EAST 144TH ST, bet Park and Rider avs.

ELSMERE PL, ETC.—To lay out the lines and grades of ELSMERE PL, bet Crotona parkway and Daly av; and change the grades of the STREET SYSTEM bounded by Crotona parkway, East 177th st, Daly av and East 176th st, and change the grades of EAST 176TH ST, bet Daly av and Boston rd.

EAST 174TH ST, ETC.—To change the lines and grades of the STREET SYSTEM bounded by East 174th st, West Farms rd, East 177th st and Bronx River av.

BRADY AV.—Acquiring title to the lands, etc., required for opening and extending BRADY AV, from Bronx Park East to Radcliff av.

GUERLAIN ST, ETC.—Acquiring title to GUERLAIN ST, bet Beach av and Unionport rd; ARCHER ST, bet Beach av and White Plains rd; MERRILL ST, bet Rosedale av and Beach av; BEACON AV, bet Rosedale av and Beach av; WOOD AV, bet Beach av and Storrow st; GRAY ST, bet Wood av and Tremont av; and STORROW ST, bet Wood av and the public place at the junction of Tremont av with Westchester av, which proceeding was amended June 29, 1911, so as to relate to the aforesaid streets as shown on the Final Map of Section 40 of the Bronx, adopted by the Board of Estimate and Apportionment March 9, 1911, and approved by the Mayor March 15, 1911.

DAMIS AV, ETC.—To amend the proceeding of Nov. 16, 1911, for acquiring title to DAMIS AV, from Lafayette av to the east line of Bronx River av, north of Westchester av; and BRONX RIVER AV, from Lafayette av to Randall av, so as to relate to DAMIS AV, from Lafayette av to Westchester av, and BRONX RIVER AV, from Lafayette av to Randall av.

FIELDSTON RD.—Acquiring title to FIELDSTON RD, from Moshulu av to the south limit

of the property of the Northern Broadway Realty Associates located about 300 ft. north of West 250th st, so as to relate to FIELDSTON RD, from West 262d st to the south limit of the property of the Northern Broadway Realty Associates.

#### BROOKLYN.

CROPSEY AV, ETC.—Change the grades of the STREET SYSTEM bounded by Cropsey av, Bay 28th st, 86th st and Bay parkway.

OVINGTON AV.—Change the lines of OVINGTON AV, bet a point about 178 ft. west from 13th av and 15th av.

PUBLIC PLACE.—Acquiring title to the lands required for opening and extending the PUBLIC PLACE bounded by Meeker av, Monitor st and Engert av.

BERRIMAN ST.—Acquiring title to the lands, etc., required for opening and extending, from New Lots av to Vandalia av.

AV N, ETC.—Amending the proceeding of the Board instituted Jan. 15, 1909, for acquiring title to AV N, from Gravesend av to Flatlands av, so as to relate to East 21st st, from Av M to a point about 70 ft. south of Av O; EAST 22D ST, from Av M to Kings Highway; EAST 23D ST, from Av M to Kings Highway; EAST 24TH ST, from a point 640 ft. south of Av L to Kings Highway; EAST 25TH ST, from Av M to Kings Highway; AV O, from the west line of the former village of South Greenfield at the intersection of East 23d st to East 26th st; and AV N, from Gravesend av to Flatlands av.

#### QUEENS.

NORMAN ST, ETC.—To change the grades of NORMAN ST, from Wyckoff av to Seneca av, and of CYPRESS AV, from Stephen st to Summerfield st, 2d Ward.

JAMAICA AV.—To change the grades of JAMAICA AV, from the Brooklyn Borough line to Shaw av, from Ocean View av to Walker av, and from Park av to Walnut st, and the grades of the adjoining blocks of the intersecting streets affected thereby, 4th Ward.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM within the territory bounded by Freedom av, Atlantic av, Portland av and Chichester av, 4th Ward.

JUNCTION AV.—Acquiring title to the lands, etc., required for opening and extending from 37th st to Queens boulevard.

ADDISON PL, ETC.—Amending the proceeding instituted by said Board on March 26, 1909, for acquiring title to ADDISON PL, from Laurel Hill boulevard to Anable av; and GOSMAN AV, from Borden av to Barnett av, and from Dreyer av to Jackson av, Borough of Queens, so as to relate to ADDISON PL, from Laurel Hill boulevard to Anable av, as shown upon a map or plan adopted by the Board of Estimate Jan. 11, 1912, and approved by the Mayor Jan. 17, 1912, and to GOSMAN AV, from Borden av to Barnett av, and from Dreyer av to Jackson av.

SANFORD ST.—Acquiring title to the lands, etc., required for opening and extending, from Sherman st to the bulkhead line of East River.

SEATTLE ST.—Acquiring title to the lands and premises required for the opening and extending of SEATTLE ST, from Chichester av to Liberty av, where not heretofore legally acquired.

#### RICHMOND.

CASTLETON AV, ETC.—To lay out the lines and grades of CASTLETON AV, from Jersey st to Brighton boulevard; of BRIGHTON BOULEVARD, from Castleton av to Jersey st, and of JERSEY ST, from Brighton boulevard to Castleton av, 1st Ward.

AMBOY RD.—Change the lines and grades from Great Kills rd to the line of Ocean View Cemetery, 4th Ward.

### 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 May 7, 1912 at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

#### MANHATTAN.

WEST 218TH ST.—Regulating, grading, etc., from Broadway to Seaman av. List 2134.

WEST 177TH ST.—Paving, etc., bet Amsterdam and Audubon avs. List 2423.

WEST 151ST ST.—Paving and curbing bet St. Nicholas av and St. Nicholas pl. List 2440.

WEST 177TH ST.—Paving and curbing bet Fort Washington and Northern avs. List 2441.

#### BRONX.

BARTHOLDI ST.—Regulating, grading, etc., bet White Plains rd and Bronxwood av. List 2317.

EAST 182D ST.—Regulating, grading, etc., bet Jerome and Valentine avs. List 2324.

RYER AV, ETC.—Regulating, grading, etc., bet East 183d and East 184th sts, and EAST 184TH ST, bet Grand boulevard and Concourse and Valentine avs. List 2327.

EAST 172D ST.—Paving and curbing, bet Southern boulevard and Bryant av. List 2485.

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

#### QUEENS.

ELY AV, ETC.—Sewer in ELY AV, from Paynter av to the crown south of Wilbur av, and in WILBUR AV, bet Ely and Van Alst avs. Area of assessment: Blocks 102 to 107, inclusive. List 2430.

## By the Supreme Court.

### BILLS OF COST.

BLEECKER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BLEECKER ST (although not yet named by proper authority), from Brooklyn Borough line to Forest av, 2d Ward, Borough of Queens, as amended by an order of the Supreme Court entered on May 10, 1910, so as to conform to the lines of said street, as shown upon Sections 15 and 16 of the Final Maps of the Borough of Queens, as adopted by the Board of Estimate and Apportionment on May 21, 1909, and approved by the Mayor on June 4, 1909. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on April 23, at 10 a. m.

### FINAL REPORTS.

MONSON ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending, from Fulton av north to the East River, 1st Ward. The final reports of the commissioners of estimate and the commissioner of assessment in the above matter will be presented for confirmation to Special Term, Part 1, Supreme Court, in the County Court House, Long Island City, on April 16, at the opening of court.

COLLINS AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending COLLINS AV (although not yet named by proper authority) from Metropolitan to Flushing avs, 2d Ward. The final report of the commissioners of estimate and the commissioner of assessment will be presented for confirmation to Special Term, Part 1, Supreme Court, in the County Court House, Long Island City, on April 16, at the opening of court.

### NOTICES TO PRESENT CLAIMS.

BEACH AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending BEACH AV, from Gleason av to West Farms rd; TAYLOR AV, from Westchester av to West Farms rd, 24th Ward. All persons having any claim on account of the above proceeding must present same, duly verified, to Seymour Mork, Edw. A. Bauer and William H. Zeltner, commissioners, 90 West Broadway, Manhattan, on or before April 18, and they will hear all such parties in person on April 22, at 1 p. m.

### y Comm'rs of Estimate & Assessment

WEST 184TH ST, ETC., MANHATTAN.—Acquiring title to the lands, etc., required for the opening of WEST 184TH ST, from Broadway to unnamed street (Overlook terrace), and opening and extending said UNNAMED STREET (Overlook terrace), from West 184th st to Fort Washington av, 12th Ward, so as to relate to Overlook terrace, from West 184th st to Fort Washington av; WEST 184TH ST, from Broadway to Overlook terrace; WEST 186TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace, as established on January 26, 1911; WEST 187TH ST, from the east line of Overlook terrace, as laid out on December 11, 1903, to the east line of Overlook terrace as established on January 26, 1911. Wm. P. Keiley, Jos. Kuhn and Michael J. Quigg, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage, and all persons opposed to the same must present their objections, in writing, on or before April 26 to the commissioners, at 90 West Broadway; and they will hear all such parties, in person, on April 29, at 2 p. m.

Jos. Kuhn, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit, and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, on or before April 26, and he will hear all such parties, in person, on April 30, at 3 p. m.

JAMES SLIP PIER, MANHATTAN.—Acquiring right and title and possession of the wharfage rights, terms, easements, emoluments and privileges appurtenant to PIERS (OLD) NO. 32, OR JAMES SLIP PIER, AND (OLD) NO. 33, OR OLIVER ST. PIER, East River, Manhattan, not now owned by the city, and all right, title and interest in and to said piers or any portion thereof not now owned by the city, and all the wharfage rights, terms, easements, emoluments and privileges appurtenant to all that certain bulkhead, dock or wharf property on the south side of SOUTH ST, bet the east side of Pier (Old) No. 32, or James Slip Pier, and the west side of Pier (Old) No. 33, or Oliver St Pier, not now owned by the city, for the improvement of the water front on the East River, pursuant to the plan heretofore adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund. M. Linn Bruce, Patrick J. Casey and Eugene J. Driscoll, commissioners in the above matter, have completed their estimate and assessment; and all persons opposed to the same must present their objections, in writing, to the commissioners, at Room 402, 258 Broadway, on or before April 30; and they will hear all such parties, in person, on May 1, at 10 a. m.

### By Comm'rs of Estimate & Assessment.

#### BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

##### MONDAY, APRIL 15.

MORRIS AV, BRONX.—From the N. Y. & Harlem R. R. to Grand Boulevard & Concourse. (Closing.) At 1 p. m.

CASTLETON BOULEVARD, RICHMOND.—From Forest av to Castleton av. At 3 p. m.

GATES AV, QUEENS.—From Woodward av to Fresh Pond rd. At 12 m.

TARGEET ST, RICHMOND.—From Broad st to the junction of Fingboard rd and Richmond rd. (Assessment.) At 11 a. m.



THROGS NECK BOULEVARD, BRONX.—From Eastern boulevard to Shore drive. (Assessment.) At 2 p. m.

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

KNOX AND MARKET STS, RICHMOND.—KNOX ST, from Richmond Terrace to Market st; and MARKET ST, from Broadway to Burger av. At 12.15 p. m.

EAST 217TH ST, BRONX.—From White Plains rd or av to Oakley st or av, formerly Ash av. At 3.30 p. m.

ROSEDALE AV, ETC., BRONX.—From Westchester av to Clasons Point rd. (Assessment.) At 11.30 a. m.

TUNNEL ST, MANHATTAN.—Easement, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av. At 4 p. m.

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

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

TUESDAY, APRIL 16.

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 and Parker sts; DORSEY ST, bet Zerega av and Seddon st. At 1 p. m.

PUBLIC PARK AT ROCKAWAY, QUEENS.—SEASIDE PARK, 5th Ward, as shown on a map of the Board of Estimate dated July 27, 1911, etc., together with all right, title, etc., to the lands under Atlantic Ocean and of Jamaica Bay in front thereof, except so much as lies within WASHINGTON AV, etc. At 2.30 p. m.

WHITE PLAONS RD, BRONX.—From a point near Old Unionport rd to a point near Thwaites 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.

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

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

HAVILAND AV, ETC., BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACKROCK AV and CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek; WATSON AV, from Clasons Point rd to Havemeyer av and from the unnamed st west of Zerega av to the bulkhead line of Westchester Creek. At 3 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av; and EAST 237TH ST, from 1st st (Bullard av) to Barnes av. At 4 p. m.

WATERBURY AV, ETC., BRONX.—WATERBURY AV, from Westchester av to Zerega av; NEWBOLD AV, ELLIS AV and POWELL AV, from Virginia av to Zerega av; and of GLEASON AV, from Metcalf av to Zerega av. At 11.30 a. m.

EAST 227TH ST, ETC., BRONX.—EAST 227TH ST, bet Laconia av and Bronxwood av; and EAST 228TH ST, bet Chapin av (1st st) and Laconia av. (Assessment.) At 3 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st (Bullard av) to Barnes av; and EAST 237TH ST, from 1st st (Bullard av) to Barnes av. At 3.30 p. m.

WEDNESDAY, APRIL 17.

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

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

**ASSESSMENTS PAYABLE.**

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

**BROOKLYN.**

OTSEGO ST.—Regulating, grading, etc., bet Sigourney and Beard sts, 12th Ward. Area of assessment: Both sides of Otsego st, from Sigourney to Beard st, and to the extent of half of the block at the intersecting streets. June 1.

SKILLMAN AV.—Sewer, bet Humboldt st and Old Wood Point rd, 18th Ward. Area of assessment: Both sides of Skillman av, bet Humboldt st and Old Wood Point rd. June 1.

HUMBOLDT ST.—Regulating, grading, etc., bet Norman and Greenpoint avs, 17th Ward. Area of assessment: Both sides of Humboldt st, from Norman to Greenpoint avs, and to the extent of half the block at the intersecting avenues. June 1.

LAYING CEMENT SIDEWALK on north side of LIBERTY AV, from Euclid av to Broadway; also on the north side of BROADWAY, bet Liberty av and the borough line; and on the south side of LIBERTY AV, from Euclid av to Forbell av, 26th Ward. Area of assessment: Blocks 4157, 4166, 4181, 4171, 4184, 4185, 4186, 4196, 4198, 4200, 4201, 4202, 4203, 4204, 4205. June 1.

DEKALB AV.—Paving, bet Wyckoff and St. Nicholas avs, 27th Ward. Area of assessment: Both sides of DeKalb av, bet St. Nicholas and Wyckoff avs, and to the extent of half the block at the intersecting avenues. June 1.

47TH ST.—Regulating, grading, etc, bet 10th av and 100 ft. east, and bet 18th av and West st, 30th Ward. Area of assessment: Blocks 5439, 5440, 5441, 5445, 5620 and 5626. June 1.

85TH ST.—Paving, from Fort Hamilton av to a point 290 ft. east of 11th av, and from 12th to 13th avs, and from a point 290 ft. east of 11th av to 12th av, 30th Ward. Area of assessment: Blocks 6028, 6029, 6030, 6037, 6038, 6039, 6320, 6321, 6337, 6338. June 1.

**No Skill**

can produce a better protection to Real Estate ownership than the Title Insurance issued by this Company.

**Lawyers Title Insurance & Trust Co.**

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan  
1425 St. Nicholas Avenue, Manhattan  
500 Willis Avenue, Bronx

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

**REAL ESTATE NEWS.**

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

**A Weak Market With Professional Operators the Principle Buyers in Manhattan—More Selling in the Fourth Avenue District—Other Boroughs Rather Inactive.**

The total number of sales reported in this issue for Manhattan and the Bronx is 52, of which 17 were below 59th street and 26 above, and 9 in the Bronx. The sales reported for the corresponding week last year were 71, of which 20 were below 59th street, 40 above, and 11 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 103 and in the Bronx 106. The total amount was \$3,706,953.

The amount involved in auction sales this week was \$1,928,305, and since January, \$14,307,074.

**Tefft-Weller Building Leased.**

The Charles F. Noyes Co. has leased for James N. Jarvie to the Tower Manufacturing and Novelty Co. the old Tefft-Weller property at 326 to 330 Broadway, 94 to 98 Worth street and 552 Pearl street. The lease which shows an aggregate rental of about \$700,000 is the most important lease negotiated in the vicinity this year. A new building to be known as the "Tower Building" will be erected for the lessee from plans of Goldwin Starrett & Van Vleck. This building will cover a total plot of 17,500 square feet and will contain about 125,000 feet of space. The entire building will be occupied by the Tower Company, which is the largest stationery, importing, exporting and mail order house in the world. The Tower Company was established in 1845, but recently was reorganized, and James H. Einstein elected President and General Manager; Ralph Jonas, Vice President; Simon Fink, Treasurer; Geo. V. D. Reeves, Secretary, and Daniel H. Jonas, Superintendent.

The Tower Co. now occupies several buildings and all branches will be combined in the new quarters. The company has been seriously considering locating uptown and it is felt that its determination to remain downtown will have some effect in checking the northward movement. The Noyes Co. sold the property to the present owner in January of this year.

**Big Brooklyn Lease.**

The Charles F. Noyes Co. has leased to D. A. Schulte, cigar merchant, the Phoenix Building, 14 to 20 Court street, Brooklyn, an eight-story office structure occupying a plot of 8,000 square feet. The lease is for twenty-one years on a net rental basis, and the total aggregate rental, including taxes, is approximately \$700,000. The building is one of the best known office buildings in Brooklyn, and is located opposite the City Hall and close to the subway station. The owner of the building is the Fidelity Phoenix Insurance Co., and it will continue to maintain its Brooklyn office in the building. Mr. Schulte will make extensive improvements to the structure.

**Crockery Trade on the Move.**

Frederick Fox & Co. report the final closing of a lease to Bawo & Dotter of a new twelve-story building to be erected

at 18 to 28 West 33d street, owned by the Astor Estate and under lease to the Twenty-four West Thirty-third Street Co. The lease is for a term of twenty-one years at an aggregate rental of about \$2,000,000. The lessees are one of the oldest and largest concerns in the china and glassware trade and have been located on Barclay street since 1867. The removal of this house to the 34th street section is expected to have a decided influence on the rest of the trade and may mark the abandonment of the old china center in lower Manhattan. A preliminary report of the transaction was reported several weeks ago.

**Wm. H. Falconer to Retire.**

William H. Falconer, one of the oldest real estate brokers in the city, has decided to retire from active work and has turned over his entire business to William B. Read, for many years his chief assistant. Pierson A. Anderson will be associated with Mr. Read. Mr. Falconer is 82 years of age and has been in real estate work since 1853. He has occupied the same office at 100 Fourth avenue for 44 years.

**PRIVATE REALTY SALES.**

**Manhattan—South of 59th Street.**

BEAVER ST.—The New and Beaver Street Corporation, George Rosenfeld, pres., sold to the Brody, Adler & Koch Co., 23 and 25 Beaver st and 58 to 62 New st, surrounding the northeast corner of Beaver and New sts, with frontages of 49.5 ft. in Beaver st and 65.2 ft. in New st. Its easterly line is 102.10 ft. and its northerly line is irregular; the entire plot contains about 10,000 sq. ft. The buyers gave in part payment the Lasanno Court, a 10-sty apartment, on plot 100x102.2, at 307 to 313 West 79th st. The Beaver and New st plot will be improved with a 12-sty office building. The entire transaction involved about \$1,300,000.

GREENE ST.—N. A. Berwin & Co. sold for Julius Tishman to Harry B. Davis for investment 171 and 173 Greene st, a 6-sty loft building, on plot 40x100.

HARRISON ST.—Horace S. Ely & Co. sold for Charles Astor Bristed, 12 Harrison st, a 6-sty loft building, on lot 25x87.6, to George H. Stege, who was represented by J. N. Kalley & Son.

3D ST.—Harris and Maurice Mandelbaum, bought from Bradish Johnson, executor of the Lawrence est., 83 West 3d st, a 3-sty building, on a lot 25x90, through the Douglas Robinson, Charles S. Brown Co.

21ST ST.—Louis Schrag sold for Albert A. Curtis the 4-sty dwelling at 160 West 21st st, on lot 22x92, to Catherine Brenen.

18TH ST. E.—Sharum sold for the Armor Realty Co., 421 East 18th st, a 5-sty tenement, on lot 25x92, between 1st av and Avenue A. A frame dwelling on the southerly side of Prospect st, 50 ft west of Harrison av, Baldwin, L. I., was given in part payment.

30TH ST.—Robert H. Jones sold for William Goldstone, 149 West 30th st, a tenement, on lot 25x98.9, to the Security Mortgage Co. In exchange the buyer gave 402 to 406 Cherry st, 3 front and rear tenements, on plot 64.8x100.

31ST ST.—Albert B. Ashforth, Inc., sold for the Martin Holding Co. the 16-sty Arena Building at 39 and 41 West 31st st, running through to 38 and 40 West 32d st, having a frontage of 50 ft. in 31st st and 41.4 ft. in 32d st and a depth of 197.6 ft. to the American Real Estate Co. The buyer gave in exchange the Colonial Building, a 6-sty structure, at 67 and 69 West 125th st, on plot 41.2x99.11; also 1181 Tinton av and 1024 and 1028 Simpson st, two 5-sty apartments. The entire transaction involved about \$1,750,000. The seller acquired the property in May, 1911, from the builders, Brody, Adler & Koch.

32D ST.—The Douglas Robinson, Charles S. Brown Co., and E. L. Turnbull & Co., of Baltimore, who represented certain interests in the property, sold to Louis Markel for Mrs. Percy D. Haughton, of Boston, the 12-sty Hotel Aberdeen, at 17 to 21 West 32d st, on plot 73.9x100. Mr. Markel, who is lessee of the Pierrepoint, Normandie and Calvert hotels, will take possession of the property immediately and plans to make extensive improvements. The property is assessed for \$700,000.



# The Queens Borough Number of the Record and Guide

will be published on April 27, 1912. In order to obtain a broad gauge treatment of the various interests bearing on the real estate prospects in Queens Borough, Mr. Frank E. Hurley, Manager of the Jamaica Branch of the Title Guarantee and Trust Co., was invited to act as editor of the April 27th number. Mr. Hurley has selected the subjects to be dealt with and the men to write the articles.

Each of the leading subjects chosen for discussion will be treated by an authority of unquestioned standing. The plan of inviting a man in Mr. Hurley's position and with his knowledge of local affairs, to act as editor, was adopted to insure a disinterested, comprehensive and complete series of articles.

The Queens Borough Number of the Record and Guide presents an unprecedented opportunity to **Real Estate Brokers and Operators, Builders, Supply Dealers, etc.**, to reach those interested in or who will do the actual building in the Borough of Queens this year.

No issue of any paper has ever treated the subject of Queens Borough from a real estate and building standpoint, upon so thorough and comprehensive a plan.

No one interested in the buying or selling of Queens real estate or having to do with the erection of buildings in any part of the Borough of Queens should fail to be represented in the advertising pages of the April 27th issue. Special copy bearing directly on the Borough of Queens cannot fail to prove profitable.

For Advertising Rates address

## RECORD AND GUIDE

11 E. 24th Street, New York City.

48TH ST.—Margaret C. Mangan and the est. of Kate McKinstry, respectively, sold the two 4-sty dwellings, each on a plot 18.9x100.5, at 148 and 150 West 48th st, for about \$90,000.

51ST ST.—Davis & Robinson sold for Ogden Codman 15 East 51st st, a 6-sty English basement dwelling, on lot 25x100.5, just east of the Union Club, at the northeast corner of 5th av and 51st st, to B. G. Work. The house faces St. Patrick's Cathedral and was held at \$300,000. This is the third time the same brokers have sold this property.

52D ST.—Henry D. Winans and May sold for Thomas Denny 7 West 52d st, a 4-sty dwelling, on lot 25x100.5, to Alfred Seton. The buyer will occupy the house after extensive alterations are completed. This is on the restricted block between 5th and 6th avenues, the corner property being occupied by William D. Sloane and W. K. Vanderbilt.

56TH ST.—Pease & Elliman sold for R. B. & L. Kerr, 44 West 56th st, a dwelling, on lot 25x100.5. The buyer will extensively alter the house and occupy it. The price paid was about \$85,000. Robert Hoguet is the buyer.

5TH AV.—The Douglas Robinson, Charles S. Brown Co. sold for Al. Hayman and Emanuel Blumenthal, the lot 30.2x100, on 5th av, 70 ft. north of 95th st to Miss Helen O. Brice, daughter of the late Senator Calvin S. Brice, for about \$100,000. The sellers acquired the property about a month ago from Justice James W. Gerard in exchange for a 41 ft. plot on 5th av, between 94th and 95th sts. The buyer will erect a residence on the site.

MADISON AV.—William A. White & Sons sold for the Hubbard Holding Co., Loton H. Slawson, pres., 169 and 171 Madison av, northeast corner of 33d st, and for the 173 Madison Avenue Co. the adjoining parcel at 173 Madison av. The property consists of two 4-sty buildings and a 5-sty structure on a plot fronting 74.1 ft. on Madison av and 100 ft. on 33d st. A tall mercantile structure will be built on the site.

4TH AV.—The Brown est sold through Mooyer & Marston 414 to 418 4th av, three 4-sty buildings, on plot 60x78, located 43.5 ft. south of the southwest corner of 29th st, to the Irovel Realty Co., Samuel Elias and Isidore H. Kempner. The buyer will erect a 12-sty mercantile building on the site. The property has been in the Brown family for over 30 years.

4TH AV.—Frederick Fox & Co. sold for Henry and Richard Trimble, 352 4th av, a 3-sty dwelling, on lot 19.9x75, and the four dwellings at 53 to 59 East 25th st, forming an L-shaped plot around the northwest corner of these thoroughfares, to Israel Unterberg. The sellers of the 25th st properties are as follows: No. 53, Richard Trimble; No. 5, Joseph Lawrence; No. 57, Margaret Lawrence, and No. 59, M. Twombly. They have a frontage of 100 ft. in the street and a depth of 99.9 ft. The buyer will erect a 12-sty loft building on the site.

### Manhattan—North of 59th Street.

LAWRENCE ST.—Philip Jeselson sold for Max Marx 132 Lawrence st, near Broadway, a 6-sty apartment house, on plot 40x100. The property is close to Manhattan st subway station and was acquired recently by the seller from the Hensle Construction Co. In part payment Mr. Marx took 155 6th av, a 3-sty building with two stores, on lot 20x60.

74TH ST.—The Sterry est. sold 21 West 74th st, a dwelling on lot 25x102.2.

76TH ST.—L. J. Phillips & Co. sold for the est. of Max Jacoby 333 West 76th st, a 5-sty American basement dwelling, on lot 20x102.2, to a client of Goldsmith, Cohen, Cole & Weiss.

77TH ST.—Mark Rafalsky & Co. sold for Charles Schoolhouse 161 West 77th st, a 3-sty dwelling, on lot 17.6x102.2, near Amsterdam av, to a client for occupancy. Dr. Chas. J. Dillon is the buyer.

85TH ST.—Yosta Rosenberg sold the three 3-sty dwellings at 126 to 130 East 85th st, on plot 41.2x102.2, to Clarke G. Dailey.

86TH ST.—The Alliance Realty Co. bought through John J. Kavanagh from H. G. & A. Cowen 103 to 109 East 86th st, 55 ft. east of Park av, four 4-sty flats on plot 100x100.8.

93D ST.—Snowber & Smith sold for John McBride the 3-sty dwelling at 136 East 93d st, on lot 18.4x100.8.

109TH ST.—The A. Kronengold Co. sold for Delia S. Shongold the 5-sty flat at 241 West 109th st, on lot 25x100, to Harry L. Rosen.

109TH ST.—J. C. Hough & Co. resold for Harry L. Rosen to Jennie J. Schultze the 5-sty triple flat, 241 West 109th st, on lot 25x100.

111TH ST.—Samuel Rosoff bought from the Pinkney est. the plot 100x71.10 in the south side of 111th st, 145 ft. west of 5th av, for improvement with a 5-sty apartment house, similar to one just completed by the buyer on the plot adjoining on the west. The property just disposed of is the only one that was not sold at the auction sale held by Joseph P. Day last spring.

111TH ST.—Julius Tishman bought from Henry B. Davis the plot, 100x71.10, in the south side of 111th st, 345 ft. west of 5th av, for improvement with an elevator apartment house, plans for which are now in course of preparation.

125TH ST.—The McVickar, Gaillard Realty Co. resold for Edward Fagan 534 West 125th st, a 5-sty flat, on lot 25.6x100.

131ST ST.—Margaret J. Ellis sold 112 West 131st st, a 3-sty dwelling, on lot 16.8x99.11, to J. L. Schutt, of Queens. Porter & Co. were the brokers.

132D ST.—Shaw & Co. sold for Henry R. Mook 109 West 132d st, a 3-sty dwelling, on lot 15x100.

147TH ST.—H. B. Davis bought from the Sarnac Construction Co. the Dardanelles, a 6-sty apartment house, on plot 125x100, at 460 West 147th st. The house was recently completed by the selling company and was held at \$270,000. In part payment the buyer gave 171 and 173 Greene st, a 6-sty loft building, on plot 40x100, between West Houston and Bleecker

sts, which he recently purchased from Julius Tishman. The property was held at \$100,000.

149TH ST.—Louis Auerbach sold through Philip Jeselson to Max Marx 408 West 149th st, a 3-sty dwelling, on lot 19x99.11. Other property was given in part payment.

AUDUBON AV.—The Brown Realty Co bought from Amelia J. Rothwell the Brighton, a 6-sty elevator apartment, on plot 100.11x95x irreg, at the southeast corner of Audubon av and 176th st. The property was held at \$230,000.

AMSTERDAM AV.—Du Bois & Taylor resold for Louis K. Ungrich 4 lots running through from Amsterdam to St. Nicholas av and fronting about 50 ft. on each avenue, located about 50 ft. south of 160th st, to the Placid Realty Co, John Katzmann, prest. The buyer will improve the site with a 6-sty building.

BROADWAY.—Ursula C. Burns sold to Max Marx 3 lots on the east side of Broadway, 26 ft. south of the junction of Hillside and Nagle avs, 75.5x110.2x irreg.

LEXINGTON AV.—Frederick W. Marks bought from John Donohue the 5-sty single flat, on lot 20x95, at 1059 Lexington av, adjoining the northeast corner of 75th st. William Wolff's Son was the broker.

LEXINGTON AV.—The Hudson Realty Co. sold the Englewood, a 6-sty apartment at the southeast corner of Lexington av and 81st st, on a plot fronting 104.4 ft. on the avenue and 70 ft. in the street, to Charles S. and Milton Untermyer for investment.

MADISON AV.—Pease & Elliman sold for Gustave G. Barnett and Sadie Rosenthal 785 Madison av, a 4-sty dwelling, on lot 20x75. The property has not changed hands in 40 years.

WEST END AV.—Slawson & Hobbs sold for the A. C. & H. M. Hall Realty Co. the three dwellings at 782 to 786 West End av, the northeast corner of 98th st, on plot fronting 50.5 ft. on West End av and 100 ft. in the street, to John Lever. The buyer will erect on the site a high class 12-sty apartment house.

WEST END AV.—The est. of Charles Crittenton sold 512 West End av, a 4-sty dwelling, on lot 20x80. Charles S. Carscallen is the buyer.

WEST END AV.—Mark Rafalsky & Co. sold to Harris and Maurice Mandelbaum the properties at the northwest corner of West End av and 85th st, including the five houses known as 521 to 529 West End av, and the three adjoining dwellings at 303 to 307 West 85th st. The sellers are as follows: No. 521 West End av, the est. of Isabella H. Fisher; No. 523, the Werner est.; No. 525, Edith M. Sargent; No. 527, George W. Ely; No. 529, Henry P. Gardner; No. 303 West 85th st, Elizabeth C. Shattuck est.; No. 305, Francis K. Hoffman, and No. 307, Lucy B. Hoffman. The entire properties have frontages of 102.2 ft. on West End av and 150 ft. in 85th st. The buyers will sell the property to a builder.

5TH AV.—Henry D. Winans & May sold for the estate of Josiah M. Fiske the 4-sty dwelling, on plot 33.5x175, at the south corner of 5th av and 70th st, opposite the site of the old Lenox Library. The rear of the lot is improved with a 3-sty stable and has a 10-ft. alley running through the block to 69th st for the use of tradesmen. The buyer is said to be a Western man and the price paid was something under \$750,000.

### Bronx.

137TH ST.—Alexander Selkin and B. Lichtig sold for Flora Wilkens 346 East 137th st, a 4-sty flat, on lot 25x100.

161ST ST.—Nicholas Lopard sold for Rose Lopard the one family brick house at 725 East 161st st to Theresa Bastone.

175TH ST.—Martin Walter sold for W. E. Hallott his residence, 237 East 175th st, to F. G. Martin for occupancy.

226TH ST.—The firm of John H. Behrman, Inc., sold for N. Miano and S. Mirabella the 2-sty brick and stone two family dwelling house, on lot 25x114, on the south side of East 226th st, 155 ft. east of Barnes av, and known as 764 East 226th st, to Thomas Henry, who will occupy the premises.

BATHGATE AV.—John Kelly sold for August Nelson the 5-sty apartment, on plot 50x82, at 2504 Bathgate av. The buyer gave in part payment the plot 115x100 at the southwest corner of Ford and Webster avs.

WEBSTER AV.—E. A. Turner sold to Gus. G. Barnett two 4-sty apartment houses at the corner of 183d st and Webster av, on plot 50x100. E. A. Turner has been appointed agent for the property.

FINDLAY AV.—W. E. & W. I. Brown, Inc., sold for the est. of Augusta Morris de Peyster the entire block between Findlay and Teller avs, from 166th to 167th st, 425x200, containing 34 city lots. The block will be improved with 5-sty apartment houses.

TREMONT AV.—Richard H. Scobie and P. J. Wood sold for Thomas Simpson and F. E. French the southwest corner of Tremont and Prospect avs, 6 lots fronting 151 ft. on Tremont av and 100 ft. on Prospect av, to John McNulty and Edward Rafter, who will improve the property with apartment houses containing stores.

WASHINGTON AV.—Clement H. Smith sold for a client the plot 54x109 on the east side of Washington av, 104 ft. south of 175th st.

### Brooklyn.

SOMERS ST.—E. Sharum sold 104 and 104A Somers st, two 3-sty three family houses, each on lot 18.9x100. Twenty lots at Eastport, L. I., were given in part payment.

STERLING PL.—Charles E. Rickerson sold a plot of ground on the south side of Sterling pl, 11 ins. west of Flatbush av, 36x135, for the est. of Daniel Y. Robbins to a client, who will build an automobile garage.



4TH ST.—Charles E. Rickerson sold the house 487 4th st, between 7th and 8th avs, a 3-sty brick dwelling, 20x95, for Louis Bonert to Matthew S. Ryan, who will occupy it about May 1.

49TH ST.—Tutino & Cerny sold for the Realty Circle to a client for investment the two 4-sty double apartments on plot 60x100 at 414 to 418 49th st.

52D ST.—Percy L. Fox sold for Philip Munch to George Ingram 340 52d st, a 2-sty frame house, near 4th av.

53D ST.—Charles E. Miller sold for Emma E. Desmarais 525 53d st, a 2-sty two-family brick dwelling, to Thomas Lambert.

56TH ST.—Percy L. Fox sold for Elizabeth A. Grimshaw to a client 260 56th st, a 2-sty frame house.

CENTRAL AV.—E. Sharum sold 599 Central av, a 3-sty tenement, on a plot 26.6x100.

CENTRAL AV.—E. Sharum sold for the Armor Realty Co. 599 Central av, a 3-sty tenement, on plot 26.6x100.

DIVISION AV.—E. Sharum sold for the Armor Realty Co. 54 Division av, a 3-sty brick three-family house, on lot 20.5x62.9, between Wythe and Bedford avs. A frame dwelling on Virginia av, near Canyon pl, Huntington, L. I., on plot 75x150, and 10 lots at Speonk, L. I., were given in part payment.

JEFFERSON AV.—John H. Gelhardt, Jr., sold the frame dwelling at 20 Jefferson av for P. O. Davidson to E. R. Mollinson, who will occupy the property after making extensive alterations.

NEW YORK AV.—The Business and Real Estate Registry Co. sold for Gilbert E. Youmans the 4-sty 8-family apartment house at 70 New York av, corner Pacific st, for investment.

VERNON AV.—Henry Flegenheimer sold for the ets. of Louis Stutz 261 Vernon av, a 3-sty dwelling, on lot 20x100, to Henry Shapiro for occupancy.

MANHATTAN BEACH.—Joseph P. Day sold for the Manhattan Beach Estates a plot 80x100 on the east side of Beaumont st, 150 ft. north of the Esplanade, in the new bungalow section, on the site of the old Manhattan Beach Hotel.

**Queens.**

FLUSHING.—The Halleran Real Estate Agency sold to Bachner and Flood the land on both sides of 33d st between State st and Crocheron av. The buyers will erect 6 stucco cottages on the property, three on the east side of the street and three on the west side.

ARVERNE.—Dave A. Karselen sold for the est of Bertha Berman a cottage on Alexander av to Henry Samuels.

LONG ISLAND CITY.—Bryan L. Kennelly sold for the Boro Bridge Realty Co. a plot of 22 lots on Greenpoint, Gossman and Carolin avs. The buyer is the Courtney Development Co., which recently bought 600 lots from the Turner-Pink Co. through the same broker. The new purchase will be developed and sold at auction.

FLUSHING.—William J. McCormick sold to John W. Rapp of College Point a tract of 26 acres of meadow land on both sides of Linden av and a plot of 2½ acres on the north side of Spring lane west of Whitestone av, formerly the Mitchell property.

FLUSHING.—Jockers & Stack, automobile dealers of Flushing, bought from the Halleran Agency the plot, 50x100, and the buildings at 66 and 68 Broadway.

FLUSHING.—The Stuyvesant Real Estate Co. sold to the Long Island Railroad Co. a parcel having a frontage of 100 ft. on the south side of Grove st, west of Main st.

JAMAICA.—Edwin Suydam bought from L. G. Hulse a plot of about 32 lots on Johnson av, between Bryant and Rose sts. The buyer will begin at once the erection of 32 two-family houses.

LONG ISLAND CITY.—The B. F. Goodrich Co., manufacturers of automobile tires, bought a large plot in Jackson and Honeywell avs, extending back to the railroad tracks of the Pennsylvania-Long Island Railroad. The property is directly opposite the holdings of the Ford Co. A factory will be erected on the site.

**Suburban.**

SOUTHAMPTON, L. I.—Alfred E. Schmerhorn sold for Mrs. George R. Schieffelin to the Southampton Club land adjoining the club house on the south; also for Mrs. Duncan Cryder her cottage on the Dunes to Mrs. George R. Schieffelin.

JERSEY CITY.—John N. Golding and Frank J. Matthews sold for the Hudson and Manhattan Railroad Co. to the National Carbon Co. the block bounded by Henderson and Provost, 13th and 14th sts, a plot 200x400, for about \$65,000. The buyer will improve the site with a business building.

SOUTH ORANGE, N. J.—Edward P. Hamilton & Co. sold for Frederick Pring his residence and grounds on Charlton av to a client for occupancy.

LITTLE NECK.—Frank L. Boynton sold to the Bank of Hempstead Harbor a parcel of 5 acres having a frontage of 250 ft. on Clinton av, south of Broadway.

SHADYSIDE, N. J.—J. N. Kalley & Son sold for the Davis Foundry Co. a plot of 32 lots. The property has a large frontage on the River rd and is near the works of the General Chemical Co.

WOODMERE, L. I.—Miss Millicent Baum bought Mrs. Allen's residence on Irving pl, near Central av. The Woodmere Realty Co. was the broker.

WEST SOMERS, N. Y.—The Granite Springs Water Co. bought through the Stewart Realty Co. the Flewelling farm of 76 acres, the J. F. Anderson property of 10 acres and the Leonard S. Lyon property, all at West Somers, on the Putnam division of the New York Central Railroad. This makes 400 acres controlled by the company in that vicinity.

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**LEASES—MANHATTAN.**

JOHN N. GOLDING leased for Frank Bros. to the Regal Shoe Co. the 5-sty building at 40 West 34th st for a term of 16 years at an aggregate rental of about \$275,000.

HENRY D. WINANS AND MAY made the following rentals: 45 East 57th st, a 5-sty American basement dwelling, for Mrs. Charles W. Clinton to Mrs. Joseph Walker, Jr.; 7 East 62d st, a 4-sty dwelling, for Mrs. Mary E. Blodgett to Charles H. Keep, prest. of the Knickerbocker Trust Co.; 60 East 73d st, a 5-sty American basement dwelling, for Mrs. Catherine Elias to Horace W. Saks; 38 East 39th st, a 5-sty American basement dwelling, for J. B. Dickson to Walter S. Gurnee; 16 East 52d st, a 4-sty dwelling, for Robert Olyphant to Charles Hirshhorn; 5 West 56th st, a 4-sty dwelling, for Frederick Cromwell to Mrs. Charles A. Deering; also the private garage at 103 West 51st st for the S. B. French est. to the Anderson Auction Co.

THE PLACIO CO., Edward S. Napolis, pres., leased the old Gilsey House at 29th st and Broadway to Krower & Tynberg, importers of laces, now located at 578 Broadway. The property is owned by R. Fogel, and was leased for a long term about 2 years ago to the Placio Co., who now sub-lease it for a term at an aggregate rental of about \$1,000,000. About \$150,000 will be spent in remodeling the building. M. and L. Hess were the brokers in the transaction.

G. W. BARNEY leased for D. E. Seybell the 3d loft in 71 and 73 Murray st to the McKee Glass Co. and H. Benedict; also to the Chicago Fuse Manufacturing Co. the 2d loft in 142 Duane st; also to S. Maduro the 1st loft in 84 and 86 West Broadway, and also the building 36 Vesey st to the Lowe Electric Co., through Cammann, Voorhees & Floyd.

GOODWIN & GOODWIN leased to Karadentes Brothers the store in 266 West 125th st and to H. M. Bernheimer the store in 2153 7th av.

SHAW & CO. leased stores in 16 East 110th st to Steinfest & Button, in 1253 Amsterdam av to I. Odence, in 18 East 113th st to Charles Ginger and in 2200 7th av to Theodore Reiper; also space in the Marion building, southeast corner of Lenox av and 125th st, to the Harlem Board of Commerce, and in 67 and 69 West 125th st to I. Koppman and the Star Novelty and Manufacturing Co.

GEORGE W. BRETTELL leased for the George Welsh est the store and 1st floor in 2208 3d av; also for S. Winters the store in 2179 3d av; also for Albert Weinstein the south store in 2176 3d av; also for the est of Robert I. Brown the store in 185 East 123d st; also for the est of Christing Duchardt the 3-sty dwelling at 1992 Lexington av and the 3-sty dwelling at 1988 Lexington av for A. Betts.

MRS. C. W. CLINTON leased her dwelling at 45 East 57th st to Joseph Walker, Jr.

A. A. DECKER leased space in 103 Park av to Peter Doern.

DENZER BROS. leased the store in 3 East 17th st to Guggenheim & Jacob; also space in 31 and 33 East 10th st to Wartikoff & Finkelshtein and Louis Greenberg; also the 5th loft in 468 to 472 West Broadway to Friedman & Co.; also the store in 415 and 417 Broadway to M. H. Finkelshtein; also the store in 45 Mercer st to M. H. Steinfelds; also space in 17 East 17th st to Heyman Brothers and Meyer Goldberg & Son; also for the Douglas Robinson, Charles S. Brown Co. the 4th loft in 121 Spring st to Kosak & Cohen; also space in 441 Broadway to the Methodist Co.; also for Benno Rosenberg the 3d loft in 52 West 21st st; also the 4th loft in 91 Greene st to Baum & Lampel; also the 1st loft in 24 West 20th st to Isaac Herman, and for W. Rosenthal & Co. (Inc.) the 2d loft in 5 Wooster st.

WILLIAM H. FALCONER leased 331 and 333 East 77th st to J. Jacobson for 5 years; also the following dwellings in East 42d st: No. 312 to Mrs. Wright, No. 314 to K. Zeng, No. 316 to W. G. Ward, No. 318 to J. H. Russell, No. 320 to A. Custer, No. 322 to P. Melia and No. 324 to A. Padian; also the dwelling 118 East 122d st to A. M. Stankowitz; also 122 East 122d st to H. J. Moeberg and 130 East 122d st to Mrs. Dina Friedl; also 153 West 13th st to C. Williams;

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Real Estate

162 WEST 72d STREET

also 318 East 41st st to C. Baeder; also 320 East 41st st to D. Peters, and the store in 79 Greenwich av to C. Scholl.

FOLSOM BROTHERS, INC. leased for Mrs. Jane K. Outouth the house at 27 5th av for a term of years to George Ethridge.

FOLSOM BROTHERS, INC. leased for David Keane and others the parlor floor store in 113 East 34th st for a term of years to William M. Thomas, and for the corporation of Grace Church the store in 100 4th av to William B. Read.

THE CROSS & BROWN CO. leased for William P. Comstock the 3d floor in 256 West 55th st to the Federal Rubber Mfg. Co.

HEDWIG S. BECK leased the dwelling at 45 East 61st st to Dr. John R. Russell.

THE A. KRONENGOLD CO. leased for Delile Merrick 48 West 97th st, a 4-sty dwelling, to Mrs. Anna Wood.

THE DUROSS CO. leased to the Hoffman Mailing Tube Co. the 6-sty building, containing 55,000 sq. ft., at 8 to 12 Jones st for a long term of years. The building is to be altered and used for the manufacture and sale of the Hoffman improved mailing tubes.

THE CROSS & BROWN CO. leased for Emma G. Clark the entire building, on plot 75x100, at 528 to 532 West 24th st to Herman Kohn; also space in 40 and 42 East 22d st to Alexander Jamieson & Co.

THE DUROSS CO. leased for Mary E. Robertson 73 7th av, a 4-sty house, to Maria Schmerbach; also 70 7th av to the Wolmark Chemical Co.

DOUGLAS L. ELLIMAN & CO. leased the new 5-sty American basement dwelling at 46 East 52d st, which was recently bought through the same brokers by Mrs. N. Le Brun Cooper; also for Dr. E. L. Partridge 157 East 37th st, a 3-sty dwelling, to Dr. George O'Hanlon.

M. M. HAYWARD & CO. leased for a term of years to the Reliable Refinishing Co. space in 511 and 513 West 42d st.

M. & L. HESS leased from plans for the Charter Construction Co. to M. H. Frank & Co., dealers in art embroideries and linens, the 2d loft in the northeast corner of 20th st and Broadway; also the 8th loft in 245 to 251 7th av to



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Bedford 5400 Bedford Ave. and Bergen St.

Joel Ellsberg; also space in 903 and 907 Broadway to Napier & Ramig; also the 6th loft in 36 West 22d st to L. Klapper; also space in the Masonic Building to Charles Parks; also the 7th loft in 28 to 32 West 36th st to Moses Stern, and the 10th loft in 40 East 21st st to Harry Margolin.

THE LIBMAN REALTY CO. leased to Veit, Son & Co. 2 lofts in 48 to 56 West 38th st at an aggregate rental of about \$150,000.

GEORGE W. MERCER & SON leased to Allen C. Bragaw the store in 74 Hudson st; also to the Caroline Seymour Co. the 1st loft and to Estelle Messina the store in 55 6th av.

MOORE, SCHUTTE & CO. leased for Knox & Dooling the 3-sty American basement dwelling at 632 West 138th st.

S. OSGOOD PELL & CO. leased space in 2 to 6 West 47th st to Cram, Goodhue & Ferguson, architects, at an aggregate rental of about \$50,000.

LOUIS C. SCHLIEP leased space in 176 Park Row to the Brleger Press, Inc.

THE HILTON CO., clothiers, leased the corner store at the Broadway and Chambers st end of the Stewart building. It will be extensively altered and the lessees will move in next month. The Hilton Co. is also reported to have closed a lease for the corner store in the building at the southwest corner of Broadway and 14th st.

HUBERTH & GABEL leased the 1st loft in 136 Prince st to the Union Hat Co.; also the 2d loft to Charles Cohen and the 3d and 4th lofts in 595 Broadway to the Eisenhardt-Sonn Co.

J. N. KALLEY & SON leased to the Butterick Publishing Co. 2 lofts in the building at the southeast corner of Hudson and Charlton sts.

EDWARD M. LEWI leased space in 106 to 112 Spring st to Friedman & Rabinowitz; also space in 118 West 32d st to L. & S. Stern; also space in 9 West 20th st to Cohen & Stessel, and space in 30 and 32 West 21st st to Isaac D. Cohen.

GEORGE W. MERCER & SON leased the store in 270 West 23d st to the Western Union Telegraph Co.; also the store in 266 West 23d st to Alice C. Featherstone; a dental parlor in 254 8th av to Dr. John R. Lane; the store and basement in 138 8th av to Henry Einmann; the store in 140 8th av to P. Farenga; also the building at 142 8th av to William Kirkpatrick; also the store and basement in 246 8th av to Model Dairy Co.; also the store and basement in 248 8th av to Alfred Kirchofer; also the building at 250 8th av to Asher Kleinmann; also the store in 252 8th av to F. Tedeschi; also the store and basement in 172 8th av to Leopold Loeb, and the store and basement in 814 3d av to Frederick Faber.

GEORGE W. MERCER & SON leased the dwelling at 254 West 20th st to H. A. Collins, Jr., and to Isabella Gilmartin the private dwelling at 327 West 24th st.

LEON S. ALTMAYER leased for a term of years to the Sheffield Farms, Slawson Decker Co. the store in 19 1st av. near 1st st.

GEO. R. READ & CO. leased for Gherardi Davis to D. O. Hanes & Co., publishers, the 5-sty building at 3 Park pl for 10 years. The Haynes Co. will occupy the entire building, excepting the store, after extensive alterations are completed. Herman L. R. Edgar represented the owner; also to Bredican & Bancu the ground floor in 93 to 99 Broad st; also space in 206 West st to Vincent Cuci and Henry G. Dorsch; also offices in 60 Wall st to Dowler, Forbes & Co., and H. Randolph Guggenheimer; also sublet space to Watson & Dryuff and offices to Louis Lowenstein.

SHAW & CO. leased the following dwellings: 112 West 131st st to Anna Loughran, 263 West 131st st to Louis Barlage, 105 West 131st st to Charles Nord, 113 West 111th st to Israel Sachs, 152 West 120th st to Mary Healy, and 367 West 123d st to Mary Bridgeford.

E. A. TURNER leased for Charles Schweinler to Helen M. Rice 127 East 28th st; also 117 East 26th st for Mrs. A. J. Brantingham to Charles Vallert; also for the Fowler est. 152 Lexington av to Miss M. McGuire, and the store in 8 East 30th st for Stephen H. Johnson.

THE CROSS & BROWN CO. leased through H. C. Senior the store in 1987 Broadway to the Braender Tire Co.

HEIL & STERN leased in 116 to 120 West 32d st, through to 119 to 123 West 31st st, the 8th loft, to L. Prager, at a total rental of \$50,000; also in 71 to 81 West 23d st, the 8th loft, to Bearman & Harris at a total rental of \$40,000.

THE JUDGES OF THE SUPREME COURT leased the 2 top floors in 51 Chambers st from the Emmigrant Industrial Savings Bank, through M. V. Lenane. The space will be utilized as private chambers for the judges.

THE KINEMACOLOR CO. OF AMERICA leased the entire 6th floor in the Mecca Building (formerly the Studebaker), at Broadway and 48th st, for a term of years, and will install there by the first week in May the executive offices of the parent company.

THE CHARLES F. NOYES CO. leased 75 Front st for Harry K. Griggs to the Potter-Sloane-O'Donohue Co., which has been forced to vacate its building at the corner of Old Slip and Water st on account of the purchase of the property by W. R. Grace & Co.

LOUIS SCHRAG leased for Robert E. Kelly 216 East 41st st to the Neal Farnham Co., Inc.; also the 1st loft in 330 6th av to Reimer & Broder, and a loft in the building 107 to 113 West 25th st to Mathilda Goldblatt.

H. C. SENIOR & CO. leased for Howard Payson Wilds the double store in 426 West 125th st to Joseph Mack, and for Josephine B. Coulton the store in 698 Amsterdam av to M. Warny.

THE CHARLES F. NOYES CO. leased the store and basement in 289 Pearl st. for William A. White & Sons to the Newcastle Leather Co.;

also the store in 59 Ann st for Potter & Bro. to Max Neufeld and the store and basement in 70 Cliff st for Rodolfo Barthold to John H. Smith.

SAMUEL H. MARTIN leased space in 1974 Broadway to the La Buire Import Co.

THE CROSS & BROWN CO. leased through Frederick Fox & Co. the 3d floor in 60 West 45th st to Emily B. Wilson for a term of years.

ALEXANDER WILSON leased the building at 606 1st av to the Purified Mineral Water Co. for 5 years; also the private dwelling at 154 West 46th st to Wilhelmina Matthaus, and the store in 249 West 47th st to Mav Wiener.

G. W. BARNEY leased the store in 498 Broome st to the Goldmeyer Co.; also the 2d loft in 108 and 110 Duane st to the Alcohol Utilities Co.; also the 2d loft in 16 Thomas st to the Binley Manufacturing Co.; also the basement and sub-basement in 95 Chambers st to the Thirty-five Per Cent Automobile Supply Co., and part of the store in 143 Chambers st to Charles E. Bigelow.

JOHN J. CLANCY & CO. leased the dwelling at 351 West 57th st to Marie Brazee.

THE CROSS & BROWN CO.—leased offices in 1182 Broadway to the J. B. Martin Importation Co., Mitchell Brothers Co. and Samuel Kaufman; also 1876 Broadway to the Dayton Airless Tire Co.

CHARLES HARFT leased stores to Morris Margolies in 59 East 9th st; to M. Frey in 24 East 8th st, and to Myer Siegel in 20 East 8th st.

JAMES KYLE & SONS rented the house at 461 Lexington av to Miss Kate Reville.

THE RULAND & WHITING CO. leased the 6-sty building at 19 and 21 Roosevelt to the Cary Manufacturing Co.; also space in 18 and 20 Oak st to G. H. Kennedy & Co.; the 1st loft in 232 and 234 Front st to United States Leather Co.; also the store in 52 Water st to Motley, Green & Co.; a loft in 34 Spruce st to A. C. Markart; lofts in 98 and 100 Beekman st to Harry Fisher; the store in 119 John st; a loft in 126 Maiden lane to S. Sukovico; a loft in 156 Maiden lane to the F. H. Brown Packing Co.; a loft in 80 Murray st to the Atlantic Bag Co., and space in 45 John st to William L. Sherry & Co.

SNOWBER & SMITH leased the store in 2190 Broadway to Samuel Forester and for Fanny Spheingfir 127 East 62d st, a 3-sty dwelling to Dr. John R. Page.

**LEASES—BROOKLYN.**

JAMES L. BRUMLEY leased the 3½-sty brownstone dwelling at 14 South Portland av for a term of 3 years; also the store in 573 Fulton st to Val M. Schmitz for a term of years; also 20,000 sq. ft. in the Sternau Building to the Gardner Lucas Co. for a term of 3 years.

THE BUSH TERMINAL CO. leased space on the 5th floor in building No. 8 at the foot of 33d st to the Charles J. Tagliabue Co.; also space on the 5th floor in building No. 1 at the foot of 37th st to J. C. Loew; also space on the 1st floor of building No. 2 to the Hudson Zundel Co., and additional space to the Peck & Hills Furniture Co.

FRANK A. SEAVER leased to the Mechanics' Bank of Brooklyn for a term of years the store on the northwest corner of 3d av and 51st st. A branch bank will be immediately opened at this location.

CHARLES E. RICKERSON leased the southeast corner of Nevins and Butler sts, a property fronting 100 ft. on Nevins st and 225 ft. on Butler st, running through to Douglass st, with a frontage of 100 ft., and known as The William Bradley & Son Stone Yard, to Thomas Harrington Sons Co., contractors, of Jersey City; also part of the building at 30 Main st for the Sweeney Manufacturing Co. with the brokerage firm of Isaac Cary to Scholtz & Marturet.

THE CHARLES F. NOYES CO. leased to Hunter Collins the entire building at 138 Livingston st for Walter S. Heilborn. The lessee will alter the building and continue to occupy a portion for his own business.

**LEASES—QUEENS.**

THE LEWIS H. MAY CO. leased the following: at Belle Harbor, L. I., for Wm. J. McKeon a cottage on Montauk av to Julius Wessell; and for Frank C. Chaffe a cottage on Suffolk av to Emil Schwarz.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, L. I., for Frederick Haberman villa No. 8, for Frederick Court to Arthur L. Strasser; for Wm. De Mott "Opal Cottage" on Franklin av to Ernst Hoerber; at Arverne, L. I., for the S. & L. Construction Co. a cottage on Straiton av to E. Adler; for Jennie S. Simon cottage 8 Jerome av to J. Sarner; at Edgemere, L. I., for Mrs. Emma Hatch a cottage on Grandview av to Mrs. S. Oppenheimer; for Mrs. Celia May a cottage on Grandview av to Louis C. Steinhart; at Lawrence, L. I., for James Baker a cottage on Central av to Theodore Sternfeld; at Woodmere, L. I., for Arthur F. Cosby a cottage on Keen lane to Abraham L. Newburger.

PEASE & ELLIMAN leased for Edward L. Rossiter, treasurer of the New York Central Railroad his country place on Field Point rd, overlooking the Sound, at Greenwich, Conn., to Dwight F. Boyden for a term of years from October 1 next.

**LEASES—RICHMOND.**

HERMAN ROSENBERG, president of the Standard Varnish Works, leased through Cornelius G. Kolff "Olive Crest," the country seat of Mrs. DeFrees Critten on Howard av, Grymes Hill, S. I.



**LEASES—SUBURBAN.**

LEON S. ALTMAYER leased for J. McGuckin a new house at Lake Placid, Adirondack Mountains, to Dr. Samuel Bookman for the summer season of 1912.

ALFRED E. SCHERMERHORN has made the following rentals at Southampton, L. I., for the season of 1912: For Edward H. Foster "Cottage No. 3," on the east side of Main st, to Miss Mary Van B. Vanderpool; for Mrs. Edward C. Rushmore a cottage on the east side of Main st to Mrs. E. Brokaw Fischer; for Mrs. Alfred Nelson "Wild Rose," on the west side of Fair Lea grounds, to Henry Ives Cobb, Jr.; for Mrs. Alfred Nelson "Clovertop," on the east side of Fair Lea grounds, to Seth B. Hunt; for Mrs. Alfred Nelson "Ingleside," on the southeast corner of Fair Lea grounds, to Ernest E. Lorillard; side of Shinnecock Road to L. du Pont Irving; for W. A. Putnam "Midfields" on the east side of Halsey's Neck Lane to Mrs. William P. Douglas; for the est of John F. Pupke "Duneward," at the foot of Cooper's Neck Lane, to George R. Sheldon, and for Miss A. J. Steers "Gortmore," on First Neck Lane, to Mrs. Alexander Van Rensselaer.

**RECENT BUYERS.**

DR. PERCY H. WILLIAMS is the buyer of 249 West 72d st.

C. S. REED is the buyer of 262 West 93d st. EMILY A. BECHET is the buyer of the 8-sty loft structure at 31 and 33 East 10th st.

JOSEPH STEIN is the buyer of the former Henry Siegel residence at the southwest corner of Madison av and 82d st.

**REAL ESTATE NOTES.**

JAMES NASH WEBB has moved his office to 127 7th av.

D. A. TROTTA has moved his office from 403 East 149th st to 391 East 149th st, Suite 417.

LAURENCE M. D. McGUIRE has moved his office to room 1103, 135 Broadway.

ROBERT TIGHE McGUSTY has opened a real estate office at 135 Broadway.

ALVAN W. PERRY AND JAMES J. KANE have formed a partnership under the title of Alvan W. Perry & Kane, with offices at 20 Nassau st.

HOPKINS & BOYD will move their office from 312 Madison av to 11 West 39th st about May 1.

HERBERT A. SHERMAN will move his office from 532 5th av to 41 East 41st st about May 1.

THE WAKEFIELD PARK REALTY CO. will move its office from the southwest corner of 42d st and Madison av to 39 East 42d st about May 1.

HENRY D. WINANS & MAY were the brokers in the recently reported sale of the dwelling at 50 West 52d st for the Sanford est. to Dr. Robert G. Reese.

GIROGINO POLIZZI, of the real estate firm of Polizzi Co., with offices at 192 Broadway, died on Wednesday evening. The firm has been active in Italian sections for years.

GEORGE PRICE will sell at the Bronx Sales-room on April 16 at 12 o'clock noon parcels of land situated on Valentine av and East 187th st. This legal sale marks an important litigation.

HARRY C. JACKSON placed for the Richardson Co. a building and permanent loan amounting to \$108,000 for the three 5-sty apartments to be erected on Bryant av, 90 ft. south of Westchester av.

FREDERICK A. ELLIOTT, formerly with Earle & Calhoun; Nathan H. Gregory, formerly with the L. J. Slawson Co.; John W. Woodward and W. Wormington are all now associated with the office of the J. Scott Co. at 7 West 42d st.

WILLIAM B. CODLING, of Northport, L. I., Harry A. Feder, of 261 Broadway, and S. Alvin Piza, of 151st st and Melrose av, have been elected to membership in the Real Estate Board of Brokers.

SIG CEDERSTROM, who has occupied offices in the Real Estate Exchange Building, 189 Montague st, Brooklyn, for a number of years, has moved to larger quarters in the building formerly occupied by the United States Title Guaranty, at 201 Montague st.

THE GARRISON LAND CO., of Brooklyn, has been incorporated at Albany with a capital of \$3,000,000. The directors include W. Herbert Fowler, Lionel Holland, A. Carter Read, Thomas Skinner and John W. Johnston, all of London; J. E. Bastress, of Mount Carmel, Pa., and E. H. Green, of Brooklyn.

THE FORTY-SECOND STREET AND MADISON AVENUE CO. has opened a temporary office at 313 Madison av, where plans, rentals and all information may be obtained respecting the 20-sty store and office building to be erected at the southwest corner of these thoroughfares.

MAXWELL S. MANNES and Alfred M. Rau, real estate operators, have moved their offices from 135 Broadway to 505 5th av. This removal also affects the Municipal Realty Corporation, North Avenue Land Co., Washington Arch Realty Co., Innovation Realty Co. and the District Realty Co., all controlled by the same interests.

**A Change for Queens Tenements.**

Supt. Moore of the Queens Building Bureau states that the Tenement House Department since the 1st of January compels all builders of tenements to put private halls in them. Under the old system a tenement house could be built on a lot with only a twenty-five-foot frontage. As it is today a frontage of thirty-three feet is required. This has

naturally caused a little disturbance among builders who were not prepared for the change. But during the past few days things have been getting back to normal conditions.

**Personal Preference in Real Estate Selection.**

Many people there are who could not be content where they could not see navigable water if they wanted to. Their preference in real estate negotiations is always for sites having a waterview over one which has no water in its outlook, and they are so numerous that they constitute a great market for premises so situated. Other city people have love of the country in their blood, and they long to be where they can have grounds around their house. People entertaining this preference also constitute a great number and a sure demand for suburban property. There is another large class of people who could not be induced under any circumstances to leave the crowded city.

These are the three great divisions of people to which the most successful real estate men make their appeal in these times. Frank Bailey, vice president of the Title Guarantee and Trust Company, says "We have every confidence in properties fronting along the ocean and are always ready to lend money on such parcels." Other great lending institutions prefer loans on city real estate in central sections to any other form of investment; and, as representing the demand for the third class of property, the success that has attended the development of suburban property in all eras of the city's history is well known.

It follows that an investor who gets into one or the other of these three currents of metropolitan real estate expansion is likely to be more successful than he who locates in some dead center, of which there are many in the three principal boroughs. A good rule to follow is never to invest in residential property where you would not care to live yourself, if need be.

**AUCTION SALES OF THE WEEK. MANHATTAN AND BRONX.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Apr. 12, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 2156 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.

**Allen st, 196**, es, 229 n Stanton, 22x88.1, 4-sty & b bk tnt with str; exrs sale; E Van Wormer. \$14,100

**Broome st, 492-4** (\*), ns, 60 e West Bway, 40x75, 6-sty bk loft & str bldg; due, \$72,428.04; T&c, \$2,760.93; Albany Savgs Bank. 70,000

**Charlton st, 100-6**, ss, 124.4 e Greenwich, 98.4x102x—x100.6, 7-sty bk loft bldg & two 4-sty bk tnts; exrs sale; Christopher Moller. 100,000

**Collister st, swc Hubert**, see Hubert, 11-13.

**Greene st, 18** (\*), es, 197 n Canal, 25.3x100, 6-sty bk loft & str bldg; due, \$46,967.10; T&c, \$757.89; Metropolitan Savgs Bank. 45,000

**Greenwich st, 765**, es, 61 s Bank, 21x69.2 x—x68.7, 2-sty & b bk & str dwg; exrs sale; withdrawn.

**Hubert st, 11-13**, swc Collister, 50.4x100 x50.3x99.3, 6-sty bk warehouse; exrs sale; withdrawn.

**Mulberry st, 209-11**, see Spring, 48.

**Maiden la, 113**, nec Pearl (Nos 202-4), 25.6x50.8x27.7x50.6, 5-sty bk loft & str bldg; exrs sale; Chas F Noyes Co for a client. 44,100

**Maiden la, 105**, see Pearl, 201.

**Magenta st, swc Olinville av**, see Olinville av, 3367.

**Pearl st, 202-4**, see Maiden la, 113.

**Pearl st, 201**, nwc Maiden la (No 105), 16.8x59x19.6x20.2, 8-sty bk loft & str bldg; exrs sale; Wm Crawford. 56,100

**Spring st, 48**, swc Mulberry (Nos 209-11), 25.3x98.9x25x93, 5-sty bk tnt & str; due, \$22,462.92; T&c, \$32.20; sub to pr mtg \$40,000; Aug Ruff. 69,000

**Vandam st, 83-93**, ns, 50.1 w Hudson, 150.1x100.6x—x100, 9-sty bk loft bldg & 5-4-sty bk tnts; exrs sale; Christopher Moller. 125,000

**Walnut st** (\*), ws, 300 s Syracuse av, 100x100, Westchester; due, \$845.03; T&c, \$125.11; Thos P Howley. 900

**52D st, 634 W**, ss, 525 w 11 av, 30x100.5, 3-sty fr tnt; J Mattern. 12,900

**56TH st, 210 W**, ss, 122.7 e Bway, 50x116.2x50.2x120.2, 8-sty bk hotel Frederick; due, \$164,410.23; T&c, \$10,089.22; L & A Pincus, Heilner & Wolf & S H Stone. 177,000

**56TH st, 601-5 W**, see 11 av, 823-5.

**56TH st W, swc 11 av**, see 11 av, 799-803.

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**A Stewart Speedometer**

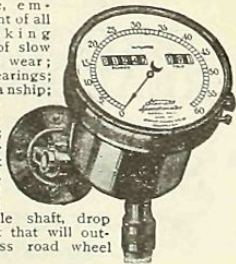
adds immensely to the pleasure and safety of automobiling

The Stewart is the most efficient speed indicator manufactured. It never makes a mistake, never misses a second to the hour or an inch to the mile; others may cost more but they cannot do more.

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Speedometers, \$15 to \$30  
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Write for handsome 1912 catalog telling you why in our big factory we can make the best speedometer at the lowest price. WRITE TODAY

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Boston, Cleveland, Philadelphia, Kansas City,  
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**56TH st, ss, 200 w 11 av, runs w75xsl100.5**  
xe25xs20xe50.4xn126.3 to beg, fr shop &  
vacant; partition; T G Patterson. 22,850

**56TH st W, ss, 125 w 11 av, 75x126.3x**  
75.6x134.11, fr shop & vacant; partition;  
Wm P Rooney. 28,000

**62D st, 163-5 W, see Ams av, 61.**

**72D st, 318 E, ss, 166.8 e 2 av, 16.8x102.2,**  
3-sty & b bk & stn dwg; voluntary; with-  
drawn.

**96TH st E, sec 5 av, see 5 av, sec 96.**

**111TH st, 311-3 E (\*), ns, 183.4 e 2 av,**  
41.8x100.11, 6-sty bk tnt & str; due, \$31,-  
700; T&c, \$740.66; Wm T Gray et al exrs. 31,000

**128TH st, 135 W, ns, 258 e 7 av, 29x99.11,**  
4-sty & b bk & stn tnt; exrs sale; Chris-  
topher Moller. 17,100

**129TH st, 20-2 W, ss, 310 w 5 av, 50x**  
99.11, 3-sty & b bk dwg & vacant; par-  
tition; G Davis Michelson. 20,000

**140TH st W, ns, 195 w 5 av, 175x99.11,**  
1-sty fr stables & sheds & vacant; exrs  
sale; withdrawn.

**163D st E, ns, 200 e Wash av, 100x168.11**  
x100x169.3, vacant; due, \$7,366.30; T&c,  
\$866.64; sub mtg \$28,000; adj to Apr25.—

**176TH st W, see Audubon av, see Audu-**  
bon av, 215.

**186TH st, 550 W, see Audubon av, swc**  
186.

**222D st, 625 E (\*), nec Carpenter av,**  
52.5x88.3, Wakefield; due, \$6,236.01; T&c,  
\$1,151.60; Jno M Haffen et al; exrs. 4,000

**Amsterdam av, 61, nec 62d (Nos 163-5),**  
25.2x75, 5-sty bk tnt with str; exrs sale;  
Jos Feist. 48,700

**Audubon av, 215, sec 176th, 101x95x95x**  
63.8, 6-sty bk tnt; due, \$13,913.79; T&c,  
\$2,928.21; sub to a first mtg \$135,000;  
withdrawn.

**Audubon av (\*), swc 186th (No 550),**  
160.2x100, 3-5-sty bk tnts; due, \$4,899; T  
&c \$—; sub to pr mtgs aggregating  
\$171,000; Wm H Caldwell. 181,000

**Carpenter av, nec 222d, see 222d, 625 E.**

**Courtlant av, S28 (\*), es, 51.5 n 159th,**  
25x92, 4-sty bk tnt & str; due, \$5,575.36;  
T&c, \$301.69; sub to pr mtg \$10,000; Fan-  
ny Brauer. 13,000

**Fulton av (\*), ws, 96.11 n 174th, 195.2x**  
100x198x93.8, vacant; due, \$24,095.40; T&c,  
\$1,783.82; Wm D Faris et al. 22,500

**Fulton av, 1361 (\*), ws, 359.3 s 170th,**  
33.3x206.11x315x207, 3-sty fr dwg; due,  
\$7,168.28; T&c, \$20.53; Wm Batz. 6,000

**Olinville av, 3367 (\*), swc Magenta, 50x**  
100, Wakefield; due, \$1,528.68; T&c,  
\$293.21; sub to first mtg \$4,500; Laura  
Sattler. 5,000

**Prospect av, ws, 125 n 167th, runs n 75**  
xw120xn—xsw114.10xsl163.9xe220.4 to beg,  
vacant; due, \$14,884.28; T&c, \$850; Sonn  
Bros. 15,560

**Prospect av, ws, 200 n 167th, 75x120,**  
vacant; due, \$14,884.28; T&c, \$450; Sonn  
Bros. 15,638

**Prospect av, ws, 275 n 167th, runs n 73.7**  
xw108.2xs6.7xsw10xs60.8xe120 to beg,  
vacant; due, \$7,600.34; T&c, \$445; Sonn Bros.  
8,281

**Ryer av, 2094 (\*), es, 143.9 n 180th, 18.9**  
x104x—x104.3, 3-sty bk dwg; due, \$6,-  
856.17; T&c, \$155.96; Herbt Muller et al  
gdn. 1,000

**5TH av, sec 96th, 100.8x150, vacant; exrs**  
sale; withdrawn.

**6TH av, 625-7, ws, 48.3 s 27th, 50.6x100,**  
4-sty bk bldg; exrs sale; Alfred F Skin-  
ner. 228,600

**11TH av, 793-7, ws, 75.5 s 56th, runs s**  
75xw100xn12.7xw25.2xn59.6xe125 to beg, 2-  
sty & 1-sty fr bldg & pt 1-sty bk bldg &  
fr bldg & vacant; partition; Jno Gordon  
for a client. 27,100

**11TH av, 799-803, swc 56th, 75.5x125, 1-**  
sty fr bldg & vacant; partition; L J Phil-  
lips & Co for a client. 36,000

**11TH av, S23-5 nwc 56th (Nos 601-5),**  
runs n44.9xnw97xs.06xw203.8xs55.11xe300  
to beg, 2-sty fr bldg & vacant; partition;  
Jno Theurer. 68,800

BRYAN L. KENNELLY. ....

**Hester st, 188, ss, 75.1 w Mulberry, 25x**  
100, 4-sty bk & fr tnt with str; extrs  
sale; bid in at \$25,000.

**55TH st, 316 E, ss, 225 e 2 av, 25x100.5,**  
4-sty bk tnt; voluntary; Jno Brummer. 11,250

**86TH st, 59 W, ns, 30 e Col av, 20.6x**  
100.8, 4-sty & b bk & stn dwg; voluntary;  
Bid in at \$33,500.

**93D st, 184 E, ss, 84.6 w 3 av, 15.6x75.8,**  
3-sty & b bk & stn dwg; voluntary; Leon  
S Altmayer for a client. 8,500

**105TH st W, swc Manhattan av, see Man**  
av, 121.

**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 \$8,000; with-  
drawn.

**121ST st, 514 E, ss, 174 e Pleasant av,**  
17x80, 3-sty bk & stn dwg; voluntary;  
bid in at \$3,750.

**Lind av, 1066, es, 140.4 n 165th, 23x112,**  
3-sty fr dwg; voluntary; bid in at \$6,250.

**Manhattan av, 121, swc 105th, 19.11x50,**  
3-sty & b bk dwg; voluntary; bid in at  
\$16,250.

**Southern Blvd, 796, ses, 25 sw Longwood**  
av, 50x100, 2-sty bk bldg; voluntary; Jas  
F Meehan. 16,400

**7TH av, 2246-8, ws, 25 n 132d, 49.9x100,**  
two 5-sty bk tnts with str; exrs sale  
Williams & Grodinsky. 54,100

JAMES L. WELLS.

**189TH st E, swc Tiebout av, 70x75, fr**  
bldg; sale by order of Land Office of State  
of N Y; withdrawn.

**189TH st E, ss, 70 w Tiebout av, runs w**  
45xsl13.6xe115 to Tiebout av, xn38.6xw70  
xn75 to beg, vacant; sale by order of Land  
Office of State of NY; withdrawn.

**Elton av, 727-9, ws, 50 n 155th, 50x100,**  
2-sty fr dwg & 3-sty fr tnt; readvertised  
for April8.

HERBERT A. SHERMAN.

**Eldridge st, 18 (\*), es 125.4 s Canal, 25x**  
87.6, 3-sty fr bk tnt & str & 4-sty bk  
rear tnt; Isidor Kronacher et al. 25,000

**94TH st, 33 W (\*), ns, 287.5 w Central Pk**  
W, 12.11x100.8, 4-sty bk dwg; due, \$3,-  
009.90; T&c, \$296.89; sub to a first mtg of  
\$13,500; Audubon Mtg Co. 15,826

L. J. PHILLIPS & CO.

**Dawson st, 811, see Longwood av, 911-**  
21.

**Hewitt pl, 810, see Longwood av, 911-**  
21.

**Longwood av, 911-21 (\*), nwc Dawson**  
(No 811), runs n107.4xw120.7xsw100 to  
Hewitt pl (No 810), xs57.7xe178.9 to beg, 4  
5-sty bk tnts, str on cors, due, \$56,860.46;  
T&c, \$20,849.14; sub to four mtgs aggre-  
gating \$141,000; Geo F Johnson. 221,850

J. H. MAYERS.

**James st, swc Fay av, see Hughes av,**  
ns, 25 e Libby.

**James st, see Fay av, see Hughes av,**  
ns, 25 e Libby.

**Fay av, swc James, see Hughes av,**  
ns, 25 e Libby.

**Fay av, see James, see Hughes av,**  
ns, 25 e Libby.

**Hughes av, ns, 400 e James, see Hughes**  
av, ns, 25 e Libby.

**Hughes av (\*), ns, 25 e Libby, 25x100;**  
also FAY AV, swc James, runs s100xw50x  
s100 to Hughes av, xw275xn200xe325 to  
beg; also FAY AV, see James, runs s100xe  
25xsl00 to Hughes av xe250xn100xw—xn  
100xw75 to beg; also HUGHES AV, ns, 400  
e James, 161.6x83.7x174.5x137.4; due \$9,-  
235.57; T&c, \$195.06; E Ormonde Power,  
trste. 9,000

GEORGE PRICE.

**172D st, 1016 on map 1018 E (\*), swc**  
Boone av, 25x100, 2-sty fr dwg, due \$7,-  
258.26; T&c, \$365.29; Gustav Haacke. 7,500

**Boone av, swc 172d, see 172d, 1016 on**  
map, 1018 E.

**Briggs av, 2761-3 (\*), ws 200 n 196th, 40**  
x93.9x40x93.1, 2-3-sty bk dwgs; due, \$3,-  
876.12; T&c, \$223.16; sub to four mtgs  
aggregating \$17,150; Geo E Buckbee. 18,150

HENRY BRADY.

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

**Av A, 1448, sec 77th (No 500) 26.6x98, 5-**  
sty bk tnt & str; due, \$25,024.84; T&c,  
\$1,293.03; Walter F Peacock. 26,500

Total ..... \$1,928,305  
Corresponding week, 1911 ..... \$1,849,390  
Jan. 1, 1912, at date ..... \$14,307,074  
Corresponding period, 1911 .... \$11,740,523

**VOLUNTARY AUCTION SALES**

JOSEPH P. DAY.

APR. 18.

**Crosby st, 10-2, see Bway, 444.**

**Jane st, 88-90, see 12th, 357-9 W.**

**12TH st, 357-9 W, 44x160.1 to Jane (Nos**  
88-90), three 3-sty bk bldgs & 1-sty bk  
stable.

**36TH st, 356 W, 25x98.9, 4-sty bk tnt**  
with str.

**74TH st, 223 E, 25x102.2, 4-sty bk tnt**  
with str.

**S1ST st, 229 E, 25.5x102.2, 3-sty & b bk**  
tnt with str.

**115TH st W, sec 7 av, see 7 av, 1885-93.**

**115TH st, swc St Nich av, see 7 av, 1885-**  
93.

**Broadway, 444, 25x200.6 to Crosby (Nos**  
10-12), x50.1x irreg, 5-sty & b bk loft  
bldg.

**St Nicholas av, 91-7, see 7 av, 1885-93.**

**1ST av, 2042, 25.4x113x irreg, 6-sty bk**  
& stn tnt with str.

**6TH av, 859, 20x75, 4-sty bk tnt with**  
str.

**7TH av, 1885-93, sec 115th, 151.5x108.8**  
to St Nich av (Nos 91-7), x177.7 to 115th,  
x15.9 to beg, two 6-sty bk tnts.

**AUCTION SALES OF THE WEEK.**

BROOKLYN.

The following are the sales that have taken place during the week ending Apr. 10, 1912.

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

WM. H. SMITH.

**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; all right, title,  
&c; Federal Holding Co. \$1,620

**Emerson pl, 260 ws, 95 n Lafayette av,**  
16.4x100, 3-sty & b bk & stn dwg; par-  
tition; Louis Weber. 5,000

**Ft Greene pl, es, 292.7 s DeKalb av, 15x**  
100; partition; Lina Cole. 4,225

**Hampton pl (\*), ws, 40.3 n St Johns pl,**  
20x90; Henry L C Wenk. 8,800



**Hampton pl** (\*), ws, 60.3 n St Johns pl, 20x90; Frances Watson. 8,800  
**Lincoln pl** (\*) ss, 424 e Schenectady av, 18x90; Josephine Kulka. 5,000  
**Lincoln pl**, ss, 352 e Schenectady av, 18x90; Jackino Di Domenico. 5,100  
**Lincoln pl** (\*), ss, 370 e Schenectady av, 18x90; Bertha Rivere. 5,000  
**Maujer st, ns, 46 w Waterbury**, see Ten Eyck, nwc Waterbury.  
**No Oxford st**, es, 252.10 s Park av, 18.9 x100; partition; Patk Marley. 3,900  
**President st, see 7 av**, see Caton pl, ns, 125 w E 8.  
**St Johns pl** (\*), nwc Hampton pl, 90x20.3; Henry L C Wenk. 8,800  
**Taylor st, ns, 202 e Bedford av, 23x100**; Minnie A'Leue Cole. 5,800  
**Ten Eyck st**, nwc Waterbury, runs w 394.8x95xe49.5x95 to Maujer, xe269.1xs 95xe24.7x95 to Maujer, xe49.2xs190 to beg; also MAUJER ST, ns, 46 w Waterbury, 46x100; withdrawn.  
**W 6TH st** (\*), es, 60 n Av R, 30x100; also W 6TH ST, es, 90 n Av R, 30x100; also W 6TH ST, es, 150 n Av R, 30x100; Chas A Rippman. 10,000  
**W 6TH st, es, 90 n Av R**, see W 6th, es, 60 n Av R.  
**W 6TH st, es, 150 n Av R**, see W 6th, es, 60 n Av R.  
**W 23D st**, ws, 590 n Mermaid av, 20x118.10; withdrawn.  
**55TH st** (\*), nes, 387.1 nw Ft Hamilton av, 20x100.2; Julia L Sammis. 3,500  
**64TH st**, nes, intersects nws New Utrecht av, 110.3x20x100.5x22.3; A B Roberts. 7,000  
**67TH st, es, intersec nws 18 av**, see Caton pl, ns, 125 w E 8.  
**Av M, nec West**, see Caton pl, ns, 125 w E 8.  
**Bedford av, ses, 100 ne No 9th, 20.4x80**; Anna G McConnell. 2,600  
**Coney Island av, ws, 180.3 n Gravesend Neck rd, 30x120**; Ralph Capone. 3,014  
**Glenmore av, ns, 20 e Sheridan av, 20x75**; A B Roberts. 3,000  
**Lafayette av**, sec Waverly av, 19.4x51.8; partition; Ernest Sheep. 5,025  
**Main rd leading to Sheepshead Bay, ws, adj land Jno J Lake**, see Caton pl, ns, 125 w E 8.  
**Nostrand av, es, 100 s Gates av, 20x85**; partition; Barbara Galler. 5,850  
**Norman av** (\*), ss, 100 e Diamond, 25x95; Walter L Mallinson. 2,000  
**Rogers av** (\*), ws, 57.6 n Tilden av, 18.9 x50; Katharina Hartwig. 5,500  
**Rogers av** (\*), ws, 76.5 n Tilden av, 18.9 x50; Katharina Hartwig. 5,500  
**Ridgewood av, ss, 1.5 w Force Tube or Conduit av, 20.2x88**; Henry Meyer. 4,800  
**Ralph av** (\*), es, 20 s Dean, 25.10x100; Marie L Balcom. 8,000  
**Sheridan av, es, 218.9 s McKinley av, 18.9x100**; Mary Golden. 2,485  
**Willoughby av, ss, 290 w Lewis av, 20x100**; Edw Kitmer. 4,600  
 JAMES L. BRUMLEY.  
**Warren st** (\*), nwc Hicks, 75.9x20.2; Dora Richolson. 10,500  
**Bedford av, ws, 60 n Taylor, 20x90**; Sarah Gens. 7,100  
 WM. P. RAE CO.  
**Hemlock st** (\*), nwc Atlantic av, 18.6x85.1; Alma Glockner. 4,400  
**McKibben st, ns, 150 e Humboldt, 50 x100**; Max Seligman & Jacob H Werbelowsky. 10,100  
**Midwood st** (\*), ss, 109.2 e Albany av, 80x90; Chas S Taber. 1,000  
 THE CHAUNCEY REAL ESTATE CO., LTD.  
**Bergen st** (\*), ns, 180 w New York av, 120x114.5; Arthur H Waterman. 9,000  
 JOSEPH P. DAY.  
**Ainslie st, 162**, ss, 175 w Leonard, 25.4x100, 3-sty & b bk & fr dwg; voluntary; bid in at \$6,000.  
**Bridge st, 124**, ws, 25 s Prospect, 25x65, 5-sty bk tnt with str; exrs sale; Abr Diamond. 15,350  
**Pacific st, see Utica av**, see Utica av, 71-3.  
**E 36TH st, 1093**, es, 300 s AvK, 20x100, 2-sty bk & fr dwg; voluntary; withdrawn.  
**E 36TH st, 1097**, es, 340 s Av K, 20x100, 2-sty bk & fr dwg; voluntary; withdrawn.  
**E 36TH st, 1117-27**, es, 500 s Av K, 100x2-sty bk & fr dwg; voluntary; withdrawn.  
**E 36TH st, 1107**, es, 360 n Av L, 20x100, 2-sty bk & fr dwg; voluntary; withdrawn.  
**E 36TH st, 117-27**, es, 500 s Av K, 100x100; 5-2-sty bk & fr dwgs; voluntary; withdrawn.  
**E 36TH st, 1131**, es, 160 n Av L, 20x100, 2-sty bk & fr dwg; voluntary; withdrawn.  
**E 36TH st, 1137**, es, 120 n Av L, 20x100, 2-sty bk & fr dwg; voluntary; withdrawn.  
**Coney Island av, 1087-1103**, es, 243.3 s Av G, 160x110.10, 8-3-sty bk & stn tnts with str; voluntary; withdrawn.  
**Coney Island av, 1081**, es, 223.3 s Av G, 20x110.10, 3-sty bk & stn tnt with str; voluntary; withdrawn.  
**Division av, 89**, ns, 170.6 w Bedford av, 19.7x99.1x19.7x99.5, 3-sty & b bk & stn dwg; exr & trstes sale; Nicholas L Cort. 6,500

**Utica av, 71-3**, sec Pacific, 33.4x83.4, 3-sty bk tnt with str; voluntary; bid in at \$8,000.  
**Washington av, 137-43**, es, 360 n Myrtle av, 80x100, 6-3-sty & b bk dwgs; voluntary; withdrawn.  
 CHARLES SHONGOOD.  
**Bergen st** (\*), ss, 100 w Stone av, 16.8x105.1; Bessie Cohen. 1,600  
**Lincoln pl** (\*), ss, 406 e Schenectady av, 18x90; Josephine Kulka. 4,500  
**Lincoln pl** (\*), ss, 442 e Schenectady av, 18x90; Amalia Tausig. 4,500  
**21ST st** (\*), nes, 225 nw 7 av, 16.8x100.2; Luke T Dubois. 3,500  
**44TH st** (\*) ns 100 e 15 av, 20x100.2; also 44TH ST, ns, 160 e 15 av, 100x100.2; 44TH ST, ns, 340 e 15 av, 20x100.2; 44TH st, ns, 500 e 15 av, 100x100.2; 44TH ST, ss, 140 e 15 av, 20x100.2; 44TH ST, ss, 200 e 15 av, 20x100.2; 44TH ST, ss, 340 e 15 av, 20x100.2; 44TH ST, ss, 580 e 15 av, 20x100.2; Chas S Conklin. 61,500  
**44TH st, ns, 160 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ns, 340 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ns, 500 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ss, 140 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ss, 160 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ss, 200 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ss, 340 e 15 av**, see 44th, ns, 100 e 15 av.  
**44TH st, ss, 580 e 15 av**, see 44th, ns, 100 e 15 av.  
**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. 15,000  
**Bay Ridge av, ns, 100 w 10 av**, see Bay Ridge av, ns, 80 w 10 av.  
**Bay Ridge av, ns, 120 w 10 av**, see Bay Ridge av, ns, 80 w 10 av.  
**Bay Ridge av, ns, 140 w 10 av**, see Bay ridge av, ns, 80 w 10 av.  
**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. 18,750  
**Bay Ridge av, ns, 180 w 10 av**, see Bay Ridge av, ns, 160 w 10 av.  
**Bay Ridge av, ns, 200 w 10 av**, see Bay Ridge av, ns, 160 w 10 av.  
**Bay Ridge av, ns, 220 w 10 av**, see Bay Ridge av, ns, 160 w 10 av.  
**Bay Ridge av, ns, 140 w 10 av**, see Bay Ridge av, ns, 160 w 10 av.  
 Total ..... \$308,219  
 Corresponding week, 1911. .... \$321,258

**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.  
 APR. 13.  
 No Legal Sales advertised for this day.  
 APR. 15.  
**Highbridge st**, sec Wilson av, 70.5x133 x102.6x122, vacant; Bentrise C Burnham et al agt Annie A Smith et al; N A McBride (A), 5 E 42; Elek J Ludvigh (R), due \$3,746.29; T&c, \$530.38; Jos P Day at 3156 3 av.  
**Lafayette st, 54-60**, ws, 25 n Leonard, runs n100xw90xs25xw5xs19.3xe5xs25xe43.6xs25xe45.9 to beg, 8-sty bk loft & str bldg; also BROADWAY, 414, es, 33.8 s Canal, 26.11x85x27x85, 7-sty stn loft & str bldg; Michl H Eisman agt Dimock & Fink Co et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Lewis A Abrams (R), due, \$51,267.23; T&c, \$68.20; Jos P Day.  
**9TH st, 601 E**, see Av B, 143.  
**118TH st, 102 W**, ss, 75 w Lenox av, 17 x100.11, 3-sty & b stn dwg; Florence C Von Asten agt Israel Lippmann et al; Moses R Ryttenberg (A), 135 Bway; Roy M Robinson (R), due \$3,913.56; T&c, \$1,108.26; J H Mayers.  
**140TH st, 66 W**, ss, 110 e Lenox av, 40x100, 6-sty bk tnt; Aug Ruff et al agt Florence L Keller et al; Abramson & Potter (A), 140 Nassau; Richd H Clarke (R), due \$10,730.36; T&c; \$—; sub to a mtg of \$36,000; Jos P Day.  
**Av B, 143**, nec 9th (No 601), 23.3x70, 6-sty bk tnt & str; Abr B Roossin agt Isaac Stroh et al; Harris Koppelman (A), 144 Rivington; Jos E Davidson (R); due, \$9,111.14; T&c, \$—; Saml Marx.  
**Broadway, 414**, see Lafayette, 54-60.  
**Broadway, 414**, es, 33.8 s Canal, 26.11x85 x27x85, 7-sty stn loft & str bldg; Michl H Eisman agt Alanson P White et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Vincent Gilroy (R), due \$45,777.00; T&c, \$68.20; Jos P Day.  
**Powers av, es, 100 s 142d, 150x99.3**, vacant; Wm H McCord et al agt Fairview Constn Co et al; Francis B Chedsey (A), 320 Bway; Hyman Turchin (R), due, \$13,697.85; T&c; \$981.00; Jos P Day at 3156 3 av.  
**Rosedale av, ws, 417 s West Farms rd, 50x72.5x—x77.5**, Van Nest; Herman Greenbaum agt Max Berkowitz et al; Henry B Singer (A), 55 Liberty; Paul L Kiernan

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(R), due, \$1,125.97; T&c, \$20.66; Jos P Day at 3156 3 av.

Wilson av, see Highbridge, see Highbridge, sec Wilson av.

APR. 16.

Ash st, es, 100 n Watson av, 100x100, Westchester; Thos P Howley agt M Beth Mortensen et al; Wm W Penfield (A), 4704 White Plains rd; Henry S Hooker (R), due \$809.24; T&c, \$111.25; Joseph P Day at 3156 3 av.

Amethyst st, 1811, ws, 96.5 n Morris Park av, 25x117.8 to Unionport rd, 28.10x 103.3, Vn Nest; Eliz K Dooling agt Carmela Levoli et al; Knox & Dooling (A), 68 Wm; Maurice J McCarthy (R); due, \$1,796.36; T&c, \$327.44; sub to a first mtg of \$3,000; Jos P Day at 3156 3 av.

Orchard st, 192, see 84th, 332-50 E.

Willett st, 10-12, see 84th, 332-50 E.

STH st, 354-6 E, see 84th, 332-50 E.

23D st, 309 E, see 84th, 332-50 E.

70TH st, 510 E, ss, 249 e Av A, 37x100, 6-sty bk tnt; Julius Bacharach agt Louvre Realty Co et al; M S & I S Isaacs (A), 52 Wm; Norbert Heinsheimer (R), due, \$7,905.47; T&c, \$870.11; sub to a mtg of \$27,000; Joseph P. Day.

84TH st, 332-50 E, ss, 100 w 1 av, 200x 102.2, 5 2 & 5-sty & b bk dwgs; also ORCHARD ST, 192, es, 119.11 s Houston, 24.11 x87.10, 5-sty stn tnt & str; also 8TH ST, 354-6 E, ss, 70 e Av C, runs s73xe13xs24.6x e24xn97.6xw37 to beg, 2-4-sty bk tnts; also WILLETT ST, 10; es, 150.4 n Grand, 25.4x 100x25.1x100, 5-sty bk tnt; also WILLETT ST, 12; es, 100.1 s Broome, 25.5x100, 5-sty bk tnt; also 23D ST 309 E, ns 150 e 2 av, 25x 98.9, 4-sty bk tnt; also 2D AV, 81, ws, 40.4 s 5th, 20x80x20.1x80, 4-sty bk tnt; also 84TH ST, 351 E, ns, 100 w 1 av, 20x102.2, 3-sty & b stn dwg; Wm H W Youngs agt Clarissa Goodman et al; Winthrop & Stimson (A), 32 Liberty; Edw S Clinch (R); partition; Joseph P Day.

84TH st, 351 E, see 84th, 332-50 E.

142D st, 137-9 W, ns, 350 e 7 av, 50x 99.11, 5-sty bk tnt; Mollie Ottenberg agt R & M Realty Co et al; Malcolm Sundheimer (A), 31 Nassau; Gordon M Buck (R), due, \$10,942.64; T&c, \$—; sub to a prior mtg of \$45,000; Joseph P Day.

153D st, 265 E, see Morris av, 673-5.

187TH st, 546 E, see Valentine av, 2414.

2d av, S1, see 84th, 332-50 E.

Claremont av, 152-162, es, 100.6 s 125th, runs e57.4xs.05xe42.7xs149.7xw100, xn150 to beg, 6-sty bk tnt; Germania Life Ins Co of City NY agt Clementine Realty Co et al; Alfred Roelker, Jr (A), 62 Wm; Leopold W Harburger (R), due \$171,533.45; T &c \$—; Jacob H Mayers.

Maple av, ws, 25 n 214th, 25x100, Wakefield; Northern Bank of N Y agt Nina Muller et al; Stillwell & Brisach (A), 261 Bway; Chas W Dayton (R), due \$649.83; T&c, \$533.52; George Price at 3156 3 av.

Morris av, 673-5, nwe 153d (No 265), 50x 100, 6-sty bk tnts & str; Theresa Rothschild agt Harry Salkin et al; Morrison & Schiff (A), 320 Bway; Chas A Conlon (R); due, \$19,666.21; T&c, \$50; Joseph P Day, at 3156 3 av.

Tiebout av, swc 187th., see Valentine av, 2414.

Unionport rd, ns, 115.4 w Amethyst, see Amethyst, 1811.

Valentine av 2414 sec 187th (No 546) runs s 13.3xe85xs25.1xe25xn38.3xw110, 2-sty fr dwg; also TIEBOUT AV, swc 187th, 38.3x 125; vacant; also VALENTINE AV, nec 187th, 25x100, vacant; also VALENTINE AV, es 25 n 187th 25x100, vacant; also VALENTINE AV, es50 n 187th, 25x100, vacant; VALENTINE AV, 2436, es, 75 n 187th, 25x 100, 2-sty fr dwg; also 187TH ST E, ns, 100 e Valentine av, 35x100, vacant; Thos W Butts agt Marie J C Carey et al; Van Doren & Sullivan (A), 35 Nassau; Chas Putzel (R), due, \$15,084.19, & interest on \$6,199.62 and interest on \$2,395.70 and interest on \$138.06; T&c, \$2,786.70; George Price, at 3156 3 av.

Valentine av, es, 25 n 187, see Valentine av, 2414.

Valentine av, es, 50 n 187, see Valentine av, 2414.

Valentine av, 2436, see Valentine av, 2414.

Walton av, 2110, es, 100 s 181st, 25x100, 3-sty fr tnt; Jas H Brewster trste agt Hyman Axelroad et al; Edw H Miller (A), 32 Liberty; Frank E Sweetser (R) due, \$7,109.07; T&c, \$475.93; Joseph P Day, at 3156 3d av.

187TH st E, swc Tiebout av, see Valen-

3D av, 861, es, 25.5 n 52d, 25x110, 4-sty bk tnt & str & 4-sty bk tnt in rear; Mathilda A Stier agt Louis Starr et al; Geo H Hyde (A), 41 Park row; W H D Pell (R), due, \$21,670.19; T&c, \$914.18; Joseph P Day.

APR. 17.

Water st, 655, ss, 350 w Jackson, 25x70, 5-sty bk tnt; B Aymar Sands trste agt Edw Mandel et al; Middleton S Borland (A), 31 Nassau; Alex Wolf (R), due, \$9,651.64; T&c, \$540.65; Jacob H Mayers.

115TH st, 426-30 E, ss, 270 e 1 av, 50x 100.10, 6-sty bk tnt & str; Waterford W Smith agt Michl Marrone et al; Ferdinand E M Bullowa (A), 34 Nassau; Chas L Kingsley (R); due, \$46,878.46; T&c, \$2,385.34; Herbt A Sherman.

128TH st, 136-44 W, ss, 375 w Lenox av, 75x99.11, 5 3-sty & b stn dwgs; Title Ins Co of NY agt Margt E Cavanaugh et al; Henry M Bellinger, Jr (A), 135 Bway; Jno G Dyer (R); due, \$40,243.70; T&c, \$858.15; Henry Brady.

144TH st, 525 E, ns, 225 e Brook av, 25x 100, 2-sty & b fr dwg; Metropolitan Savgs Bank agt Jno Kelly et al; A S & W Hutchins (A), 84 Wm; Walter L McCorkel (R); due, \$3,402.68; T&c, \$197.58; Joseph P Day at 3156 3 av.

Creston av, es, 150.1 n 181, see Fordham rd, sec Grand Blvd & Concourse.

Clay av, es, abt 221.10 s 171, see Webster av, ws, 221.10 s 171.

Fordham rd, nec Grand Boulevard & Concourse, 108.9x228.3x126.8x222.9, 2-sty fr dwg & vacant; also CRESTON AV, es, 150.1 n 181st, 52.6x75.4x50x91.3, vacant; also WEBSTER AV, ws, 221.10 s 171st, 125x 135.11 to Clay av, x141.6x70.8, vacant; Susan W Patterson agt Georgette or Geogietta G Patterson et al; R & E J O'Gorman (A), 51 Chambers; Richd M Henry (R); partition; Joseph P Day at 3156 3 av.

Grand Blvd & Concourse, sec Fordham rd, see Fordham rd, sec Grand Blvd & Concourse.

Spoford av, ns, 70.1 w Tiffany av, 53.1x 84.7x13.11x51.11, vacant; Lucy C Henrich agt Stephen Mulhern et al; Burlock E Rabell (A), 38 Park row; Wm Klein (R); partition; Jos P Day at 3156 3 av.

Webster av, 2245, on map 2241, es, 115.5 s Ford, 34.6x100, 4-sty bk tnt; Henry W Wisch agt Martha C Hogan et al; Burlock E Rabell (A), 38 Park row; Chas H Brush (R); due, \$16,934.18; T&c, \$168.80; Joseph P Day at 3156 3 av.

APR. 18.

Cherry st, 159, swc Market (No 83), 51x 20, 3-sty bk tnt & str; Chas H Meyer agt Hannah Dineen et al; Wesselman & Kraus (A), 55 Liberty; Michl J Horan (R); due, \$4,735.78; T&c, \$518.50; sub to a pr mtg \$10,000; Bryan L Kennelly.

Market st, S3, see Cherry, 159.

103D st, 209 E, ns, 147.6 e 3 av, 37.6x 100.11, 6-sty bk tnts & str; Wm L Raymond et al trstes agt Julius Weinstein et al; Wm L Raymond (A), 17 Bway; Marshall B Clarke (R); due, \$37,700.75; T&c, \$775.11; Joseph P Day.

Elton av, 727-9, ws, 50 n 155th, 50x100, 2 & 3-sty fr dwgs; Benj M Birss agt Julia E MacLean et al; J Wilson Bryant (A), 391 E 149; Eugene A Philbin (R); partition; Jas L Wells at 3156 3 av.

Convent av, 324, ws, 39.11 n 143d, 20x100, 4-sty & b bk dwg; also 3D AV, 2920, ses, 25 sw 152d, 25x87, 2-sty fr str; Sheriff's sale of all right, title, &c, which Nicholas D Kendall had on May 22'03, or since; Edw S Clinch (A), 41 Park Row; Julius Harburger, sheriff; Henry Brady.

Columbus av, 440-52, nwe 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 No 1; Thompson, Freedman & Cooke (A), 2 Wall; Alfred Steckler Jr (R); due, \$322,612.06; T&c, \$89,080.19; Joseph P Day.

White Plains rd, 3664, es, 50.10 n 215th, 22x51x22.1x52.10, Wakefield; Benj F Elgar agt Adelaide Burlando et al; Cook & Elgar (A), 55 Liberty; Chas L Livingston (R); due, \$1,196.13; T&c, \$1,026.71; Jos P Day at 3156 3 av.

3D av, 2920, see Convent av, 324.

APR. 19.

Attorney st, 155-7, ws, 200 s Houston, 50x100, 1-5 & 1-6-sty bk tnts & str & 4-sty bk rear tnt & 5-sty bk loft bldg; Williamsburgh Trust Co agt Frank Gens et al; Wm W Taylor (A), 63 Wall; Max S Levine (R); due, \$17,775.67; T&c, \$200; Joseph P Day.

Bonner pl, ns, 100 e Morris av, 100x75, vacant; Mary M Gardner agt Richd P Lydon et al; Action No 2; Arrowsmith & Dunn (A), 261 Broadway; Geo A Ellis (R); due, \$5,774.54; T&c, \$250; Bryan L Kennelly at 3156 3 av.

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

Pearl st, 167-9, swc Pine (No 77 1/2) 44x73.1 x45.3x73.9, 5-sty bk loft & str bldg; Frank C Buckhout agt Edmund P Martin et al; Wesselman & Kraus (A), 55 Liberty; Abr Landau (R); due, \$15,942.68; T&c, \$—; sub to a pr mtg \$55,000; Bryan L Kennelly.

Pine st, 77 1/2, see Pearl, 167-9.

Sheriff st, 63, ws, 125 s Rivington, 25x 100, 5-sty stn tnt & str; Wm A Hanisch agt Philip Krauss et al; Wm A Goodhart (A), 93 Nassau; Jno H Rogan (R); due, \$5,446.05; T&c \$522.26; Jos P Day.

10TH st, 69 W, ns, 52.2 e 6 av, 19x46, 2-sty & b bk dwg; Board of Foreign Missions of the Reformed Church in America agt Jno Addison et al; Wm H Van Steenberg (A), 10 Wall; Wm Klein (R); due, \$14,897.35; T&c, \$1,295.67; Joseph P Day.

75TH st, 327-9 E, ns, 228.4 w 1 av, 56.8x 102.2, 2-4-sty stn tnts; Franklin S Keller agt Muriel V Spencer Stadler et al; Eisman, Levy, Corn & Lewine (A), 135 Bway; Franklin Brooks (R); due, \$2,449.63; T&c, \$1,943.40; Joseph P Day.

233D st, E, ns, 126.5 w Keppler av, see Keppler av, ws, 25 n 238th.

Morris av, es, 25 n Bonner pl, 125x100, vacant; Same agt same; Action No 1; same (A); same (R); due, \$13,275.38; T&c, \$750; Bryan L Kennelly at 3156 3 av.

Keppler av, ws, 25 n 238th, 25x100, vacant; also 233D ST E, ns, 126.5 w Keppler av, 25.4x63.7x25x59.9, vacant; Arthur D Williams agt Jos Stevenson et al; Arrowsmith & Dunn (A) 261 Broadway; Chas H Griffiths (R); due, \$2,410.20; T&c, \$370; Bryan L Kennelly at 3156 3 av.

3D av, 3993-5 on map 3989-91, ws, 150 n



173d, 50x129.8x50x124.9, 6-sty bk tnt & str; David F Butcher agt Worcester Construction Co et al; Action 1; Woodford, Bovee & Butcher (A), 1 Mad av; Geo F Roesch (R); due, \$7,122.36; T&c, \$1,210.51; sub to a pr mtg \$50,000; Joseph P Day at 3156 3 av.

**7TH av, 2468-70**, ws, 49.11 s 144th, 50x75, 6-sty bk tnt & str; Chas Edelson agt Easter Realty Co et al; Jos M Edelson (A), 350 Bway; Edw J McGean (R); due, \$5,632.66; T&c, \$1,166.33; sub to two mtgs aggregating \$49,000; Joseph P Day.

APR. 20.

No Legal Sales advertised for this day.

APR. 22.

**178TH st, 586-90 W**, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Augustus Schuck agt Jno Glass Jr Constn Co et al; F P Hummel (A), 1511 3 av; J Sidney Bernstein (R); due, \$12,458.53; T&c, \$1,871.14; sub to pr mtg \$70,000; Saml Marx.

**ADVERTISED LEGAL SALES.**

BROOKLYN.

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

APR. 13.

No Legal Sales advertised for this day.

APR. 15.

**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.

**Atlantic av**, nec Pleasant pl, 95x98.7; Heyman Pincus agt Richd Robbins et al; Isidore Hershfield (A), 99 Nassau, Manhattan; Wallace N Vreeland (R); Wm P Rae.

APR. 16.

**Diamond st**, ss, 298.4 e Main, 75x159.9x75x159.5; Riverhead Savgs Bk agt First Methodist Episcopal Church of Flatbush et al; Timothy M Griffing (A), Riverhead, NY; Leone D Howell (R); Jas L Brumley.

**President st**, ns, 432.3 e Utica av, 27x107; Simon J Harding agt Model Home Bldg Co et al; Gilbert Elliott (A), 44 Court; Mortimer S Brown (R); Wm H Smith.

**Senator st**, ss, 205.6 e 1 av, 100x100; Home Mortgage Investment Co agt Bender Constn Co et al; action 1; Henry J Davenport (A), 375 Pearl; Jno H Fleury (R); Wm H Smith.

**Senator st**, ss, 105.6 e 1 av, 100x100; same agt same; action 2; same (A); Jos Goldstein (R); Wm H Smith.

**18TH st**, nes, 54 e 7 av, 46x100; also 18TH ST, nes, 100 e 7 av, 25x100; Wm F Langbein agt Rosa Langbein et al; Fetretch & Seybel (A), 41 Park row, Manhattan; Albt E Richardson (R); Wm P Rae.

**52D st**, nes, 180 se 15 av, 40x100.2; Jno A Cook agt Jos Gassner et al; Jno M Zurn (A), 44 Court; Ralph Underhill (R); Wm H Smith.

**SIST st**, nec 17 av, runs n20xe43xn40xw43xn140 to 80th, xe15.3 to New Utrecht av, xs133.7xw35.1xs20xe44.10xs66.10xw113.3 to beg; Stephen D Pyle agt Kings-Bright Constn Co et al; Harvey O Dobson (A), 189 Montague; Lewis C Grover (R); Wm H Smith.

**Albany av**, swc Sterling pl, 29.9x100; Camilla Sailing et al agt Emma Reiss et al; Wm D Moore (A), 149 Bway, Manhattan; Chas C Miller (R); Jas L Brumley.

**Howard av**, ws, 27.8 n Bergen, 79.6x100; Theodore Wentz agt Sukenick Realty & Constn Co et al; Boothby, Baldwin & Hardy (A), 71 Bway, Manhattan; Isaac Sargent (R); Wm H Smith.

**Livonia av**, nec Watkins, 25x100; Josiah O Ward et al agt Israel Borowsky et al; Isaac P Hubbard (A), 132 Nassau, Manhattan; Wm M Sullivan (R); Wm P Rae.

**Rockaway av**, sec Bergen, 27.9x77; Louisa M Roesch agt Andw Vasold et al; Theodore Burgmyer (A), 40 Court; Wm W Wingate (R); Wm H Smith.

**Ridge blvd**, es, 50.6 s Bay Ridge av, 20x90; Wm Hawkins agt Florence J Maxwell et al; Henry J Davenport (A), 375 Pearl; Thos H Williams (R); Wm H Smith.

**Stone av**, es, 150 n Sutter av, 25x100; Jacob Abrahams agt Aaron Kuschner et al; Saml Chugerman (A), 189 Montague; Sidney H Weinberg (R); Chas Shongood.

**St Marks av**, sec Hopkinson av, 100x106.9; J Henry Alexandre agt Osias Malter et al; Jno H Henshaw (A), 20 Nassau, Manhattan; Chas H McCarthy (R); Wm H Smith.

**3D av**, es, 29.4 s 79th, 20x100; Patk Dowd agt Helen C Keeling; McGuire, Delany, Niper & Connolly (A), 189 Montague; Thos F Garvey (R); Wm H Smith.

**4TH av**, es, 50.2 s 49th, 50x100; Indust Trust Co agt Danl Donovan et al; Wing & Russell (A), 37 Wall, Manhattan; Arnon L Squires (R); Jas L Brumley.

APR. 17.

**Columbia pl**, ws, 90 n Atlantic av, 22.6x75; also STATE ST, ss, 60 e Hicks, 20x75; Mary Hanley agt Jas Malley et al; Henry E Helstad (A), 190 Montague; Wm B Hurd Jr (R); Wm H Smith.

**King st**, nes, 90 nw Van Brunt, runs ne 200 to Wm, xnw200xsw200xse200 to beg; Francis Huber agt Pioneer Iron Works et al; Lange & Kroyer (A), 257 Bway, Manhattan; Hector McG Curren (R); Wm H Smith.

**70TH st**, ss, 260 w 10 av, 60x100; Hamilton Trust Co agt Emily M Fitall et al; Edwin Kempton (A), 173 Remsen; Eugene Sherk (R); Jas L Brumley.

**W 10TH st**, es, from Surf av to the Ocean; Title Guar & Trust Co agt International Giant Safety Coaster Co et al; Harold Swain (A), 176 Bway, Manhattan; Michl F McGoldrick (R); Wm H Smith.

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

**Ryder av**, nec Gravesend av, 116.9x80; Sheriff's sale of all right title &c, which Kathryn G Doremus had on Feb23'11 or since, Patk H Quinn, sheriff; Wm H Smith.

**Shepherd av**, es, 95 n Liberty av, 20x100; Kenneth Dows agt Lillienthal Bros Inc et al; Edwin Kempton (A), 175 Remsen; Lewis C Grover (R); Jas L Wells.

**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.

**Lot 29**, blk 1264, sec 5; Alonzo E De Baum agt Henry Webster et al; Chas C Suffern (A), 203 Montague; Jas W Monk (R); Jas L Brumley.

APR. 18.

**Carroll st**, ns, 240 w Columbia, 85x100; Annie Rodgers et al agt Margt F Grafton et al; Chas A Webber (A), 44 Court; J Hunter Lack (R); Wm H Smith.

**Degraw st**, ss, 205 e Nostrand av, 20x85; Chas W Pfuller et al agt Gottlieb Hess et al; Edw J Reilly (A), 142 Norman av; Edson B Sammis (R); Chas Shongood.

**Moore st**, ss, 100 w Graham av, 25x100; Bon Ami Realty Co agt Esther Shmurak et al; Simeon Goodelman (A), 61 Park row, Manhattan; Jessie Fuller Jr (R); J H Mayers.

**Regent pl**, sec E 21st, 27x100; Farmers & Mechanics Savgs Bk of City of Lockport agt Lotus Realty Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Edw H Maddox (R); Jas L Brumley.

**65TH st**, ss, 100 e 6 av, 75x41.11; Charlotte C Willis agt Edw D Dunlop et al; Alvan R Johnson (A), 189 Montague; Thos F Garvey (R); Wm H Smith.

**Atlantic av**, ns, 195 w Buffalo av, 95x207; Artlissa V Gearon agt Harry Friedman et al; J A McCreery (A), 119 Nassau, Manhattan; Bernard I Finkelstein (R); Jas L Brumley.

**Jefferson av**, ss, 161 e Ormond pl, 21x100; Geo G Reynolds agt Phineas O Davidson et al; Reynolds & Thomas (A), 2 Rec-tor; Edwin Kempton (R); Wm H Smith.

APR. 19.

**Madison st**, nws, intersec sws Knickerbocker av, 25x100; Dorothea Kuttner agt Dora Domoshefky et al; Coombs & Wilson (A), 230 Bway; Henry Lissner (R); Wm H Smith.

**1ST pl**, ns, 125 w Court, 25x100; Emma Kraft agt Blanche Starita et al; Edwin Kempton (A), 175 Remsen; Stockbridge Bacchus (R); Wm P Rae.

**62D st**, ns, 200 e 13 av, 25x100; Jos Schwartzman agt Julia Fitzgerald et al; Marcuson Bros (A), 257 Bway, Manhattan; I Erlich Wolfe (R); Wm P Rae.

**Beach 46TH st**, ns, 336 w Surf av, runs n106.8xw138.6xs89.6xe124.7 to beg; also BEACH 46TH ST, nws, 260 sw Surf av, 76 x106.8; Harold D Watson agt Lucy M C Stewart et al; Watson & Kristeller (A), 100 Wm, Manhattan; Grover M Moscovitz (R); Wm P Rae.

**Montrose av**, ns, 150 e Lorimer, 25x100; Sheriff's Sale of all right title, &c, which Rose Tabachnick had on Sept24'10 or since; Patk H Quinn, sheriff; Wm H Smith.

APR. 20.

No Legal Sales advertised for this day.

APR. 22.

**Watkins st**, ws, 175 s Blake av, 75x100; Jessie O'Connor agt Jennie Cruger et al; Danl O'Connor (A), 44 Court; Michl H Rose (R); Chas Shongood.

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# RECORD AND GUIDE

ESTABLISHED MARCH 21<sup>st</sup> 1868.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION  
BUSINESS AND THEMES OF GENERAL INTEREST

Communications should be addressed to  
**C. W. SWEET**

Published Every Saturday

By THE RECORD AND GUIDE CO.

President, CLINTON W. SWEET

Vice-Pres. and Genl. Mgr., H. W. DESMOND

Treasurer, F. W. DODGE

Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as  
second-class matter."

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## The Liberation of City Hall Park.

Some weeks ago the Record and Guide published an interesting sketch which showed how the City Hall Park will look when the Post Office, the County Court House and the old brownstone buildings are removed. A glance at the sketch should be enough to convince everybody that the liberation of the City Hall from its ugly and encumbering surrounding buildings will do more to improve the appearance of New York at its most important central point than any other single improvement which could be adopted. The advantages of the plan, both from a civic and architectural standpoint, are so considerable and so unique that an organized, persistent effort should be made to realize it. The great obstacle is, of course, Congress, which is not interested in beautifying New York City, and which is usually niggardly in making appropriations in the interest of metropolitan improvements. It is apparent that no action will be obtained from the present Congress looking toward the abandonment of the old post office, and future congresses will prove to be equally indifferent unless pressure is systematically brought to bear upon it. There is only one way in which such pressure can be effectually exerted. The local delegation in Congress should be pledged to do their utmost to secure the necessary action, and the pledges should be secured from the candidates for election next fall. A detail of the change which should also be insisted upon is the erection of two new buildings, one for a Post-Office, and the other for the Federal courts. It is a great mistake both from the architectural and practical standpoints to combine a post-office with a court house. The requirements of the two types of buildings, both in design and plan, are different. A court house should be a monumental structure with an impressive presence, high ceilings, heavy walls and spacious approaches. A post-office on the other hand should be an office building, arranged specially for the sorting and the handling of enormous quantities of mail. We should not repeat in New York the mistake which has been made in so many other American cities of combining in a new building accommodations for two such entirely different classes of official duty.

## Rapid Transit Considerations.

Two attacks have recently been made upon the dual system of subways which deserve more consideration than have the ordinary objections offered to the proposed arrangement. One was made by the Rapid Transit Committee of the City Club and the other by the Legislative Committee of the People's Institute. Both are directed against the financial responsibilities which the city will assume as the result of the arrangement. Both figure that throughout the life of the contracts the city will never obtain as its share of the income enough money to pay full interest on the city stock issued for its share of the cost of construction. The deficit is variously estimated, but in both estimates it runs into a great many million dollars. Upon the question of the correctness of these figures the Record and Guide is not competent to pass. That is a matter for experts, and the calculations of the experts both of the Public Service Commission and of the Interborough Company differ considerably from that of the committee of the City Club. The latter is based upon the existing density of traffic of the subway as a maximum, and apparently fails to consider that the new subways can carry an even greater density of traffic with less actual congestion, because they will be better planned. It fails to consider also the enormous stimulation of short-haul traffic which will result from the operation of an efficient and comprehensive system, radiating from Manhattan as a center and penetrating every part of that borough. The existing inadequate machinery not merely discourages traveling but tends to make the average passenger travel more miles in order to reach his destination. There are good reasons for

believing that the new subways will stimulate traffic in a wholly unprecedented manner, and will eventually convert the estimated deficits into a profit.

Even if it be admitted that the earnings of the dual system will never entirely reimburse the city for the cost of their construction, New York would be paying its money for a benefit which would be worth more than the price, and which could not be obtained in any other way. The enormous expenditures which New York is obliged to make for rapid transit construction is the result of its geographical location. The Borough of Manhattan is an island cut off from its natural suburbs on three sides by large bodies of water, and denied for this reason its normal and necessary residential area. The consequence has been throughout the last generation an increasing congestion of population, which forces large numbers of its inhabitants to pay high rents for inferior living accommodations, and which has prevented the outlying districts from obtaining the development in population and land values to which, under other circumstances, they would be entitled. It has been necessary, consequently, to provide an extraordinary transit machinery, which will do away with these natural obstacles to the full circulation of traffic, and which will accomplish by drastic means a result which under more favorable conditions could be brought about at a far smaller cost. The existing subway, may, for instance, be compared to a forced draught, created for the purpose of moving vast bodies of people from the financial district to the upper end of the island and to the Bronx. But this draught, powerful as it is, exerts its effect only within a limited area. It leaves one-half of Manhattan and three-quarters of the Bronx wholly or largely deprived of its beneficial influence. It reaches, also, only an extremely small fraction of Brooklyn and it entirely ignores Queens. The new dual system will extend this forced draught over the neglected sections of Manhattan and the Bronx, and over the greater part both of Brooklyn and Queens. In order to provide sufficient accommodation in Manhattan for these additional currents of traffic, it was necessary to build an additional subway in Manhattan, viz., the Broadway-Seventh avenue line, whose construction might well have been postponed, in case the needs of Manhattan traffic alone had to be considered. It was the intrusion of this line into the calculations which upset all the earlier figures and compelled the Interborough Company to demand, as a price of participation in the arrangement a preference, which secured to it its existing profits. But as soon as this line was suggested its advantages were so obvious that it commanded the undeviating support of everybody interested chiefly in the welfare of the city. It has the enormous advantage of including within the area over which the forced draught becomes effective, large parts of Brooklyn and Queens, which could not be reached in any other way, except at a still greater expense. At the same time it will develop an enormous amount of local Manhattan traffic and provide a most effective agency for convenient and economical transaction of business in the central borough.

The dual system may, consequently, have its weaknesses as a financial bargain without in any way affecting its fundamental desirability. The taxpayers will be more than compensated for any deficit by the large increase of taxable values, which will inevitably and quickly result. Real estate in Manhattan will be relieved gradually of the burden, which it has been carrying in the shape of deficits in the accounts of the outer boroughs. Large areas of vacant land will become productive both to their owners and to the assessment list, and the benefit which will accrue indirectly to the municipal financiers will merely correspond to the benefit which will be reaped by the inhabitants of the city. As the Record and Guide pointed out recently, the new dual subway system is substantially a great piece of constructive social legislation. It will enable the people of New York to have pleasanter, more wholesome and less wasteful lives. It will in the end

St. Albans claims the oldest inhabited house in England, according to the London Chronicle. The Priory in Holywell Hill, was once the Bull Inn, and as such was visited by Queen Elizabeth; while off the High street is the George Inn, dating from 1416, which at the time had its private chapel for the use of its guests.

The Board of Estimate appropriated \$1,000,000 this week for highway improvements in Queens. The appropriation, though needed for years, has been slow in coming. Fortunately, and no doubt designedly it came when the board could be sure that it would improve the condition of roads rather than of local politicians.

The bureau of statistics of the Department of Commerce and Labor reports the world's international trade in 1911 as \$35,500,000,000, an advance from \$20,500,000,000 in 1901. Part of this great increase is no doubt due to the tendency of countries to specialize in production, a tending which in so far as it helps to stimulate commerce adds to the value of real estate in centers of trade like New York.

Lord Hyde, heir of the Earl of Clarendon, arrived on the Olympic this week on his way to Canada, having given up a farm in Hertfordshire in order to grow fruit on a 207-acre tract twenty miles from Toronto. His emigration, he was quoted as saying, is intended to be permanent and is due to the present system of taxation in England. A fresh proof that that system actually does reduce congestion of capital.

Dock Commissioner Tomkins, in a report to the Mayor, shows that the deficit in the operation of the city's finances during the last three years has decreased from \$678,678 to \$482,912, or 28 per cent. The item of depreciation is not included in the figures. It amounted to \$135,636 in 1911. The deficit should, of course, be reduced as far as possible, but without injuring the service, for the ferries may be said to be the basis of tax valuations in a borough like Richmond.

The Sinking Fund Commissioner has turned over to the College of the City of New York a plot of land on the east side of Amsterdam avenue from 136th to 138th street, adjoining the college grounds, for a stadium. Adolph Lewisohn has offered to defray the cost of laying out the field. It is proposed to hollow out the rock which underlies the newly acquired property and crops out in places, so that a natural rock wall will be left in which seats may be hewn out. If this plan of treatment is adopted the stadium will have the appearance of a Roman amphitheatre.

The Public Service Commission has formally approved the franchise granted by the Board of Estimate to the Bronx Traction Company for a two-track trolley line from West Farms Road to the Eastern Boulevard in Westchester as an extension of its present line from West Farms Road. The new subway, coupled with local street railway improvements, promises to make the old village of Westchester a lively business and traffic center in East Bronx. Not a great many years ago it was a fashionable summer residence colony.

REAL ESTATE NEWS.



solve the problem of congestion, which has recently been causing so much concern among social reformers. It will do far more to relieve congestion than would the carrying out of the whole bag of recommendations made by the congestion committee. Any loss which the taxpayers may have to pay will purchase far more health and happiness for the city than if it were devoted to the acquisition of new parks, or to increased appropriations for the health department. The currents of traffic which will be created, radiating in every direction, will make it comparatively easy for the people of New York to reach cheaper land, good air and less congested surroundings. The health, happiness and morals of the community should all be benefited.

Neither could these benefits be obtained by the adoption of any alternative plan. They would not accrue in anything like the same measure in case an arrangement had been made exclusively with the Interborough Company. Still less advantageous would have been an arrangement exclusively with the Brooklyn Rapid Transit Company, which would have cost almost as much and cut off the users of the existing subway from access to the newly developed territory. Finally the worst possible plan from every point of view would have been the construction and operation of a wholly independent system, with or without municipal operation.

### The Week in Real Estate.

The hopes which were entertained some weeks ago for a broader spring market, with a return of the small investor, are fast vanishing. The number of sales reported this week fell considerably below that of the corresponding week of last year, and there were few indications that any but professionals are interested in the market, at least as far as Manhattan is concerned. Only three districts showed any fair amount of activity, and in these the buying was on the part of speculative builders or operators.

The midtown loft district continues to be most favored and several plots on Fourth avenue and the adjoining side streets were taken over for improvement. Work has already been started on a number of new buildings in this district and ground will soon be broken for several others. Lofts in the neighborhood have been renting fairly well this spring, but with so many new buildings in prospect, there seems to be some danger that an oversupply of space will be found to exist again next fall and winter. The loaning institutions, however, seem to have considerable confidence in the district and are making more liberal advances here than elsewhere. The principal sales in the locality this week were those of the plot surrounding the northwest corner of Fourth avenue and 25th street, the parcel at 414 to 418 Fourth avenue, and two old buildings on 24th street near Lexington avenue. Further west, the Arena building on 31st street was taken over by the American Real Estate Company in exchange for some of their small holdings, and the final consummation of the lease of 18 to 28 West 33d street to Bawo & Dotter, large wholesalers of china and glassware, was announced. The latter deal is likely to have a far-reaching effect, as this house is one of the oldest and best known in its line, and it is confidently expected that many other concerns of the same kind will now leave the old china section in lower Manhattan. The new building will be one of the largest mercantile structures in this neighborhood and several new features are to be introduced in its construction. Another interesting deal in the midtown section was the lease of the old Gilsey House, at Broadway and 29th street. The building ceased some time ago to be profitable as a hotel, and since then has figured in several deals which never materialized. It has now been taken over by a lace and embroidery house and will be extensively altered.

Steady buying continues along the Lexington avenue subway route above 59th street, and while nothing in the way of a boom has yet developed, the interest lately displayed in the district by several of the old-time operators is sufficient to make neighborhood brokers feel decidedly optimistic. Rumors were current concerning a big lease on Fifth avenue between 34th and 42d streets, and two transactions involving residential properties on the avenue above 59th street were closed. The Fiske estate sold the south corner of 70th street, opposite the old Lenox library site, and a plot near

95th street was acquired by Helen O. Brice, daughter of the late Senator Calvin S. Brice, for improvement with a fine dwelling.

Large plots suitable for apartment houses are still in demand on the West Side and West End avenue seems to be particularly favored. The largest sale reported was that of the corner of West End avenue and S5th street, which was taken by well-known operators and will be resold to builders.

A number of good parcels were offered at auction this week, and while some of these found buyers at fairly good prices, the general results were not encouraging. The auction market as a whole has been very poor of late and does not show many signs of improvement.

A rather small number of sales was reported from the Bronx, but a considerable amount of building is under way in several sections. The Hunt's Point district and the section around the Simpson street subway station seem to show the greatest activity and much of the vacant land has been taken up. The sale of the entire block bounded by Finlay and Teller avenues and 168th street will result in adding five new apartments to the already large number in this vicinity. The large developing companies are rushing their building work so as to be ready for the fall renting season.

In Brooklyn conditions have failed to show much improvement. The districts immediately adjacent to the new Fourth avenue subway, namely, Ridgewood, Bay Ridge, Bath Beach, and Bensonhurst are showing the greatest amount of activity. The subway work is now completed as far as 44th street. The Eastern Parkway section is also somewhat active and several transactions were recorded there this week. Heretofore most of the Brooklyn buyers have been speculators, but brokers say that since the practical settlement of the subway question, several large investors have announced their intention of entering the field.

Building operations in Queens during the last week amounted to more than \$500,000, 121 applications for new buildings being filed. Considerable activity was shown in the Rockaways. A row of frame summer cottages is under way at Rockaway Beach and the Long Island Railroad is planning to erect an addition to its express station at Hammels.

According to a report from Long Island City, the automobile center in that town will soon receive another important accession. The B. F. Goodrich Company, manufacturers of tires, was said to have acquired a large plot fronting on Jackson and Honeywell avenues, and directly opposite the establishment of the Ford Company. A new factory building will be erected on the site. It is said that the South Shore Traction Company has about concluded arrangements for financing its line. If this project is carried out in its entirety a number of sections in Queens and Nassau will be greatly benefited.

The building material market is a little more active. Some future delivery contracts are being taken on some lines outside of Portland cement and Hudson River common brick. In these departments quotations, for various reasons, are not being given freely on business running longer than thirty days, and this has encouraged hand to mouth buying.

Building material interests are very much concerned with the result of the railroad engineers' impending strike. Aside from a possible shutting off of shipments for the time being, business interests here anticipate an ultimate victory for the men, with the result that the consumer will again be called upon to shoulder the added costs of transportation for his material. Hence the scramble this week to provide for water transportation where it is possible to do so.

Competition has been keen for so long that many companies made contracts at low figures to keep their mills running. As most of this business was taken f. o. b. car mill, any added cost of moving freight will have the effect of nullifying the advantages thus gained by buyers, and so every effort is being made to provide for water transportation even as far south as Pennsylvania.

—Madison Square is going to be a more important business center than anyone supposed awhile ago. The streets around and near it are all filling up with tall buildings, the commission district on the east side and the manufacturing district to the west of it. The square will be a natural meeting place for both, and as it will be mostly deserted in the evenings it will be mainly commercial in its tendencies.

### SUBWAY LEGISLATION.

#### The Wagner Bill—New Routes Approved—Westchester Avenue Extension.

Under the authority of the law as contained in the Wagner bill, which the Mayor and the Governor signed this week, it will be possible for the city to deal at first hand with the Interborough and Brooklyn Rapid Transit companies for the construction and operation of new subways without advertising or any further delay, except for the court proceedings to test the right of the city to allow preferential payments to companies. Whatever the decision of the trial court, the case will be carried to the Court of Appeals, and a decision may not be reached until fall.

The Public Service Commission on Tuesday approved the franchise of the Bronx Traction Company for the Westchester avenue extension. This franchise was granted a short time ago by the Board of Estimate and Apportionment. The route of the extension is as follows:

Beginning at and connecting with the existing double track railroad of the company at or near the intersection of West Farms Road with Westchester avenue; thence along Westchester avenue to its intersection with Eastern Boulevard, and to cross such other streets and avenues as may be encountered in the route.

The following new subway routes have been approved by the Mayor. They were laid out by the Public Service Commission and passed by the Board of Estimate some time ago:

Eastern Parkway extension of the present subway from Atlantic avenue, by way of Flatbush avenue.

The Nostrand avenue and Utica avenue branches of the Eastern Parkway line.

The Livonia avenue extension of the Eastern Parkway route.

The connection between the Brighton Beach line and the present subway at Atlantic avenue, by way of Flatbush avenue.

The 59th street route, connecting the Broadway line with Queens by way of the Queensboro Bridge.

The extension of the Queensboro Bridge route to Woodside and Corona and along Roosevelt avenue, respectively.

All of these routes will be operated by the Brooklyn Rapid Transit Company. The P. S. Commission will now proceed to get the consent of property owners to the construction of the proposed routes. It is expected that the next lines to be laid out by the commission will be the proposed tunnel from Union Square to the Eastern District, in Brooklyn, by way of 14th street and the extensions in Brooklyn, the Montague street tunnel route and the proposed extensions to the Fourth avenue subway, in South Brooklyn.

The P. S. Commission learned this week that two-thirds of the routes of the Eastern District subway, as planned by the B. R. T., is to be an elevated line, and that only a small portion will be below the surface of the ground. The line will run from North Seventh street through Metropolitan, Bushwick, Johnson, Knickerbocker avenues, along the Long Island Railroad right of way from Chauncey street out to the East New York station. At first the elevated was merely to be built on the right of way, but this plan has been changed, and the present arrangement makes the subway line cease at Bushwick and Johnson avenues, and the elevated line is continued through Johnson avenue and Knickerbocker avenue to East New York. Property owners are expected to object to the elevated section.

### SUBWAY PROGRESS.

#### Houses Shored Up—Some Damaged Otherwise—Streets Planked Over Full Width.

Lexington avenue in some places where the subway work is going on is decked from house-line to house-line with planking. The front area spaces are gone and the stoops are on stilts. The lines of the subway come so close to the houses that their front walls are shored up. In some cases new foundations for the walls are being built. The shoring operation requires that the walls be punctured for heavy girders and that a portion of the basement or cellar of each house be temporarily vacated. In a number of instances the upper walls and ceilings have settled and cracked where the underpinning has been undertaken.

These things have occurred on Section 11, for example. This section extends



from 93d to 106th street. From 103d street to the end of the section the decking is in place the entire width of the avenue. At 96th street the excavation is forty-five feet deep and at 105th street it is eleven feet deep. On the next section north, No. 12, work was in progress, according to the latest report of the Public Service engineers, at 106th and from 107th street to 112th, with the exception of forty feet at 110th. The avenue is decked from 107th to 112th and the excavation eleven to fourteen feet deep.

On Section 13 work is going on at 118th and 126th streets. Work on Section 15 was stopped for a time on account of cold weather and was resumed on March 11. This section is on Mott avenue, public park and private property from 135th to 157th, and through 138th street to Alexander avenue.

Work is also advancing on Lexington avenue between 26th and 40th streets, and between 53d street and 96th street and the places above mentioned. Also on Broadway, between Park Place and Bleecker street.

**THE INTERSTATE PARK.**

**Plans for a Boulevard System—Bear Mountain Tract to Be Opened This Year.**

The shore drive along the Palisades from Fort Lee northward is to be called the "Henry Hudson Drive" when in whole or in part completed. The section under construction at the present time extends only to Palisades in Rockland County, but it will meet near West Point a shore road from the north which will be built by the State to run from Newburgh around the bases of Storm King and Crow Nest mountains to West Point. No doubt the two boulevards will be called by the same name. Storm King mountain will be pierced for a short distance by a tunnel for this drive after the manner of some roads in Switzerland.

The Interstate Park Commission and the State Highway Commission are co-operating in the work and will lay out a road system that will not only run the length of the park but also from the rivershore through the mountains to Ramapo Clove, on the other side, and to Central Valley, Harriman and Tuxedo Park. Sometime in the future our readers will be able to start from the Edgewater side of the 130th street ferry and motor to West Point for evening parade, all the way in the deep shade of the Palisades, with the river on their right hand. From West Point they may then proceed on to Cornwall and come back through the valley behind the mountains by a drive almost as lovely as the river road.

So far the commission has been putting nearly all its money into buying land. It is learned from the annual report just issued that it has paid during the past year \$425,000 for the lands of the Manhattan Trap Rock Company at Hook Mountain. The lands of the Rockland Lake Trap Rock Company and of the Clinton Point Stone Crushing Company, both situated near Rockland Lake Village, are to be taken by condemnation proceedings. The disfigurement of the Palisades will then be stopped for all time and nature will be permitted to heal the wounds which the blasting operations have made during the course of many years.

During the past year five small piers were constructed at various places along the river, as motor boatmen know, the springs along shore were cleaned out, protected and marked so as to be seen from off shore; the danger places for motor boats were marked with red flags, old paths were cleared and the shore carefully policed. Camps were built all along the shore by people from the city, and on holidays hundreds of boating parties visited the park.

What is called the "Bear Mountain tract" will be open to campers this season. The historic name of the locality is "Fort Montgomery." Highland Lake or "Bloody Pond" is just behind the old fortifications, which guarded the passage of the river before the impregnable stronghold at West Point was built. A great hand-to-hand battle for the possession of the highland forts was fought here. The clear water of the lake, in which Bear Mountain is reflected, was covered for weeks afterward with the corpses of the men who here gave their lives to their country. Nearby is Stony Point, the scene of Mad Anthony Wayne's victory.

It's hallowed ground, and yet the State authorities once intended to set a prison pen here. In this crisis a group of men and women interposed. They were headed

(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 April 5 to 11	1911 April 7 to 13
Total No.....	168	169
Assessed value.....	\$8,514,350	\$9,157,500
No. with consideration...	14	10
Consideration.....	\$454,100	\$330,800
Assessed value.....	\$8,066,850	\$319,500

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	2,591	2,889
Assessed value.....	\$215,903,495	\$168,815,500
No. with consideration...	246	230
Consideration.....	\$12,195,587	\$12,058,335
Assessed Value.....	\$11,246,300	\$11,313,500

**MORTGAGES**

	April 5 to 11	April 7 to 13
Total No.....	103	155
Amount.....	\$2,499,068	\$5,066,634
To Banks & Ins. Cos.....	16	23
Amount.....	\$293,500	\$1,727,000
No. at 6%.....	40	73
Amount.....	\$874,596	\$3,048,428
No. at 5½%.....	1	4
Amount.....	\$500,000	\$264,000
No. at 5%.....	27	46
Amount.....	\$499,716	\$1,168,975
No. at 4½%.....	12	7
Amount.....	\$234,940	\$207,500
No. at 4%.....	.....	1
Amount.....	.....	\$6,000
Unusual rates.....	.....	1
Amount.....	.....	\$713
Interest not given.....	23	23
Amount.....	\$389,816	\$371,000

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	1,759	2,183
Amount.....	\$113,064,262	\$74,398,589
To Banks & Ins. Cos.....	390	.....
Amount.....	\$81,713,115	.....

**MORTGAGE EXTENSIONS**

	April 5 to 11	April 7 to 13
Total No.....	43	50
Amount.....	\$1,218,500	\$1,666,500
To Banks & Ins. Cos.....	15	18
Amount.....	\$658,000	\$837,500

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	778	792
Amount.....	\$20,744,077	\$29,967,468
To Banks & Ins. Cos.....	252	.....
Amount.....	\$17,165,500	.....

**BUILDING PERMITS**

	April 6 to 12	April 8 to 14
New buildings.....	22	16
Cost.....	\$3,458,300	\$1,154,100
Alterations.....	\$528,031	\$280,390

	Jan. 1 to April 12	Jan. 1 to April 14
New buildings.....	230	216
Cost.....	\$32,975,800	\$25,354,555
Alterations.....	\$3,273,631	.....

**BRONX CONVEYANCES**

	April 5 to 11	April 7 to 13
Total No.....	166	135
No. with consideration...	24	17
Consideration.....	\$312,626	\$94,125

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	2,041	2,088
No. with consideration...	682	.....
Consideration.....	\$2,814,011	\$1,108,729

**MORTGAGES**

	April 5 to 11	April 7 to 13
Total No.....	106	98
Amount.....	\$1,207,885	\$1,136,750
To Banks & Ins. Cos.....	7	14
Amount.....	\$257,000	427,350
No. at 6%.....	43	40
Amount.....	\$375,935	\$250,200
No. at 5½%.....	6	7
Amount.....	\$130,000	\$45,400
No. at 5%.....	24	21
Amount.....	\$386,500	\$433,950
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	33	30
Amount.....	\$315,450	\$407,200

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	1,457	1,738
Amount.....	\$13,130,722	\$15,618,960
To Banks & Ins. Cos.....	177	.....
Amount.....	\$3,239,666	.....

**MORTGAGE EXTENSIONS**

	April 5 to 11	April 7 to 13
Total No.....	12	18
Amount.....	\$188,700	\$278,400
To Banks & Ins. Cos.....	1	8
Amount.....	\$43,000	\$213,000

	Jan. 1 to April 11	Jan. 1 to April 13
Total No.....	223	183
Amount.....	\$3,955,675	\$2,703,029
To Banks & Ins. Cos.....	50	.....
Amount.....	\$1,433,000	.....

**BUILDING PERMITS**

	April 6 to 12	April 8 to 14
New buildings.....	50	23
Cost.....	\$1,222,800	\$446,600
Alterations.....	\$33,850	\$22,675

	Jan. 1 to April 12	Jan. 1 to April 14
New buildings.....	372	287
Cost.....	\$10,097,925	\$4,189,950
Alterations.....	\$374,255	.....

**BROOKLYN CONVEYANCES**

	1912 April 4 to 10	1911 April 6 to 12
Total No.....	461	526
No. with consideration...	22	41
Consideration.....	\$230,635	\$447,630

	Jan. 1 to April 10	Jan. 1 to April 12
Total No.....	6,716	7,251
No. with consideration...	394	.....
Consideration.....	\$3,655,366	\$3,692,581

**MORTGAGES**

	April 4 to 10	April 6 to 12
Total No.....	353	488
Amount.....	\$1,532,649	\$1,859,340
To Banks & Ins. Cos.....	73	.....
Amount.....	\$837,800	.....
No. at 6%.....	222	247
Amount.....	\$1,096,055	\$612,680
No. at 5½%.....	33	89
Amount.....	\$80,162	\$379,050
No. at 5%.....	81	121
Amount.....	\$325,645	\$752,914
Unusual rates.....	1	3
Amount.....	\$700	\$22,500
Interest not given.....	16	28
Amount.....	\$30,087	\$92,196

	Jan. 1 to April 10	Jan. 1 to April 12
Total No.....	4,998	5,989
Amount.....	\$20,846,769	\$21,412,831
To Banks & Ins. Cos.....	1,074	.....
Amount.....	\$8,770,423	.....

**BUILDING PERMITS**

	April 4 to 10	April 6 to 12
New buildings.....	180	106
Cost.....	\$917,355	\$689,220
Alterations.....	\$102,240	\$44,436

	Jan. 1 to April 10	Jan. 1 to April 12
New buildings.....	1,491	982
Cost.....	\$12,185,878	\$6,207,723
Alterations.....	\$1,024,916	\$801,783

**QUEENS BUILDING PERMITS**

	April 5 to 11	April 7 to 13
New buildings.....	219	148
Cost.....	\$792,780	\$536,300
Alterations.....	\$26,435	\$20,620

	Jan. 1 to April 11	Jan. 1 to April 13
New buildings.....	1,231	1,473
Cost.....	\$4,568,630	\$5,994,834
Alterations.....	\$274,045	\$256,984

**RICHMOND BUILDING PERMITS**

	April 5 to 11	.....
New buildings.....	25	.....
Cost.....	\$40,070	.....
Alterations.....	\$3,775	.....

	Jan. 1 to April 11	.....
New buildings.....	216	.....
Cost.....	\$1,012,200	.....
Alterations.....	\$106,972	.....

(Continued from first column)

by Mrs. Harriman, Mrs. Sage, Miss Gould, Mrs. James, J. Pierpont Morgan, John D. Rockefeller and also included William K. Vanderbilt, James Stillman, Henry Phipps, John D. Archbold, Frank A. Munsey, E. T. Stotesbury, E. H. Gary, V. E. Macy, George W. Perkins and Cleveland H. Dodge and James McLean. Let their names be ever remembered for one of the finest gifts ever made to the American people and for preventing a great desecration.

The landscape is very beautiful at Highland Lake. This summer camp sites will be arranged here by the park commission. There will be board floors for tents, besides brick fireplaces, and the steamers of the Day Line will land at a new pier close by.

**Reduced Fare on Williamsburgh Bridge.**

The Public Service Commission has served an order upon the Bridge Operating Company directing it to reduce the fare for local service over the Williamsburgh Bridge to two cents for a single fare and three tickets for five cents. The order, which takes effect April 22, was also served on the other companies interested. At present the company is charging three cents for a single fare or two tickets for five cents.

This action was taken upon the recommendation of Commissioner Milo R. Maltbie, who held hearings to determine whether the rates of fare charged for this service were unjust and unreasonable.



# BUILDING SECTION

## THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article II.

By Cecil C. Evers.

### INTRODUCTION.

Rapid growth and increasing importance of cities—Complexity of buildings increases with complexity of society—Supplying the demand for new buildings—Slow response to demand for new buildings frequently resulting in overproduction—Buildings considered as “necessities” and “luxuries”—Speculative building in large cities—The conception of a proposed building—The commercial problem in building—Example of the commercial problem.

ONE of the most conspicuous features of the Nineteenth Century has been the rapid growth of cities in population, wealth and power.

This growth, which exists in the older as well as the younger communities, is due mainly to the great changes which have taken place in industrial conditions; to the increasing importance of manufacturing industries and commerce, which have their centers of activity in cities and which attract great numbers of men in search of employment.

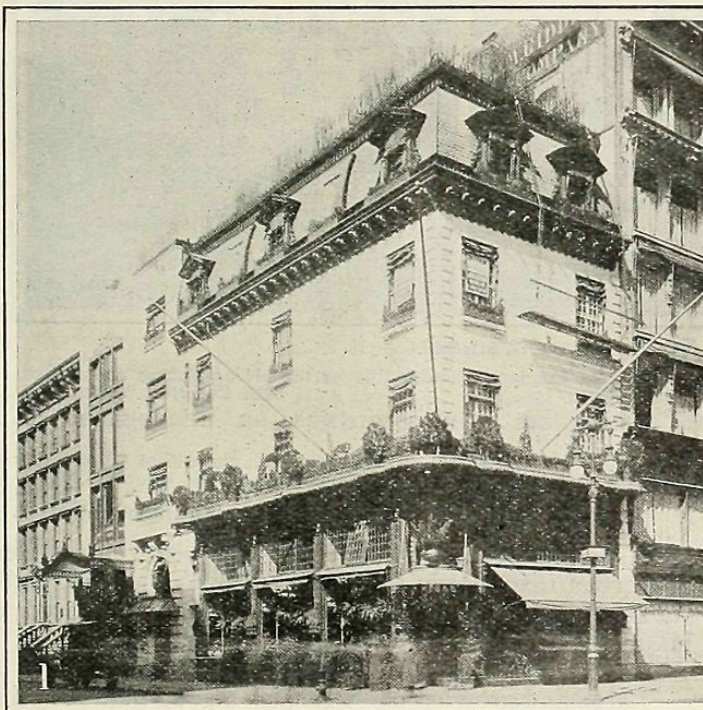
The tendency of all wealth to gravitate to large cities, the attraction these exert on the leaders of all departments of work and thought and the greater facilities for education, as well as for amusement and social inter-

there is an ever-increasing demand for the investment of capital in city buildings.

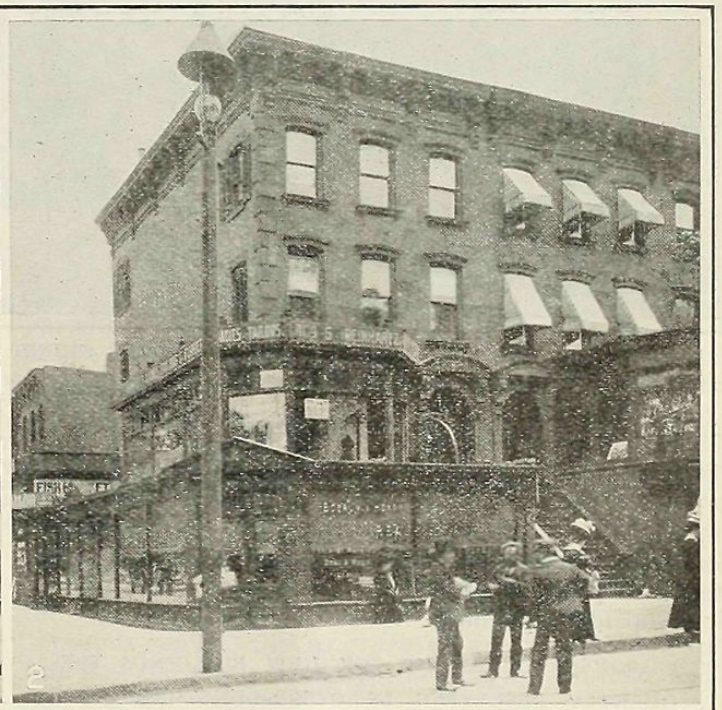
### COMPLEXITY OF BUILDING INCREASES WITH COMPLEXITY OF SOCIETY.

In the smaller towns or villages, one or two general stores will meet the needs of the entire population; doctors, lawyers and other professional men will either have their offices in their residences, or will find accommodation in a few centrally situated buildings. In cities, especially in the larger ones, there will be separate shops for each class of goods, as well as so-called “department stores,” dealing in articles of every description; there will also be special buildings containing doctors’ offices, others occupied by lawyers, others again by engineers or architects; for there exists a noticeable tendency for the different trades, and in some cases, for the professions, to concentrate in sections and in special buildings with others of similar occupations.

The composition of society is far more complex than it used to be; there are many grades, from the laborer whose only capital is the work of his hands, through the different trades, professions, and various occupations,



(1)—OLD-FASHIONED RESIDENCE REMODELLED FOR USE AS A STORE.  
In this case a flower store.



(2)—REMODELLED DWELLING IN SECTION OF CHANGING CHARACTER.

Rents now between three and four times those of the original dwelling. Street is not sufficiently strong, however, to support stores above Sumner Ave., Brooklyn, N. Y.

course, are all factors drawing to them additional population and increasing their power and importance.

Also, the growth of cities has been facilitated and accentuated by the improvements which have taken place in urban transportation, extending the area over which they can expand, which in former days was limited by the difficulties of intercommunication as well as by other causes.

The rapid increase in population of cities and the requirements of a civilization which is constantly becoming more complex, creates a demand for new buildings of various types and for many different uses; at the same time it necessitates the reconstruction or replacement of many of those already in existence, with the result that

each tending to become more definite and distinct. The manufactured article which was formerly produced by one worker now passes through many hands, all of which contribute their share to its completion.

This increasing complexity of society is reflected in the many and various buildings composing modern cities. Warehouses are erected for the storage, some of heavy goods, some of lighter articles, some for the preservation of foods, such as cold storage buildings, others where storage is combined with manufacturing. Residences are of different kinds; for occupancy by one family, for the use of two or three or for the housing of twenty or more families; some supplying the simplest accommodation, others again combining the conveniences and luxuries



of hotels and the privacy of home life. Residential studios, duplex apartments, housekeeping apartments and various other classes of residential buildings are all manifestations of modern social conditions.

Similar subdivisions might be made in connection with almost any class of buildings, distinguishing those employed for more or less special uses.

The increase in the number and variety of buildings for special uses is accompanied by a greatly increased complexity in the buildings themselves, in the material employed in their construction, in their mechanical appliances of all sorts, most of which are due to modern inventions.

The majority of the buildings in any city are investment buildings and it is hardly necessary to point out that it is advantageous to the community at large that these investments shall yield an adequate return in order that a sufficient supply suitable to the needs of the public may be provided as the demand arises.

#### SUPPLYING THE DEMAND FOR NEW BUILDINGS.

In order that building investments may be profitable and that the supply of new buildings shall be adequate and shall fulfill all requirements, two conditions should be satisfactorily met; first, the general supply should be such as is demanded, providing sufficient accommodation of a suitable class and character in proper locations.

hundred thousand visitors, resulting, when the exhibition was ended, in hundreds of apartment buildings becoming vacant and unproductive.

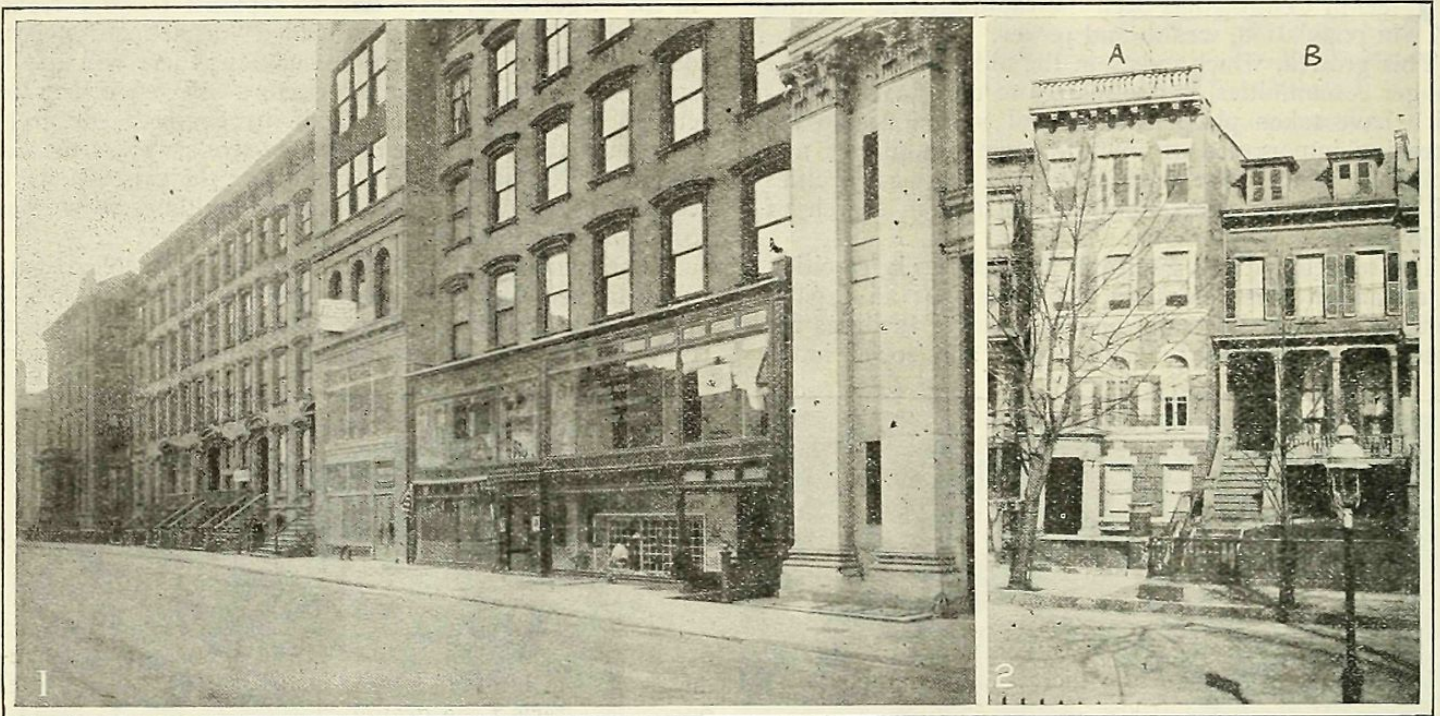
Especially at a time when the supply of buildings exceeds the demand, those which are poorly located or where the class or character of requirements has been misjudged, suffer most from lack of tenants and low rentals.

As to the individual buildings, in order that these may be as useful and as profitable as possible, that there may be an adequate return on the capital invested and that they may best meet the needs of their occupants, it is necessary to apply other standards than the purely architectural ones by which the excellence of buildings is generally measured; and especially is this the case in those two great classes which much exceed all others in number, utility and aggregate importance, viz.: residences and business buildings.

#### BUILDINGS CONSIDERED AS "NECESSITIES" AND "LUXURIES."

Residence and business buildings may be classed as "necessities," as opposed to those others which are "luxuries," in that the latter can more readily be dispensed with than buildings required for residential or business purposes.

Residential and business buildings suited to their loca-



(1)—A RESIDENTIAL STREET CHANGING TO BUSINESS.

In residential neighborhoods of changing character the advent of stores accentuates the lack of suitability of the old residences and hastens their removal or remodelling. 39th St., New York, N. Y.

(2)—BUILDINGS WHICH HAVE OUTLIVED THEIR COMMERCIAL USEFULNESS CAN SOMETIMES BE REMODELLED TO ADVANTAGE.

The building A is remodelled from a building similar to B, and has a yearly rental of about \$2,000, as compared with the \$35 to \$40 monthly rental of the original building. The terrace on which the old buildings stand has permitted an entrance in the reconstructed building above the level of the sidewalk. South Oxford St., Brooklyn, N. Y.

Secondly, the individual buildings should be so designed as to be as profitable to their owners and as useful to their occupants as possible.

#### SLOW RESPONSE TO DEMAND, FOR NEW BUILDINGS FREQUENTLY RESULTING IN OVERPRODUCTION.

Buildings can be increased in number and the accommodation they supply added to by building higher, but they do not respond quickly to an increased demand, the average building taking from three to six months to erect.

There is seldom any concerted action on the part of those engaged in building operations, each of whom follows his individual judgment, with the result that the building of cities generally proceeds in cycles; when the demand for accommodation is larger than the supply an increase in the rents takes place, which by rendering buildings very profitable as investments, brings about a period of great building activity ending frequently in an oversupply. This is followed by a period of relative inactivity and lower rents which continues until the increased demand is sufficient to fill the vacant buildings, when rents are raised and the same process is repeated.

A signal example of an oversupply of buildings in recent years has been that of Chicago, which at the time of the World's Fair provided accommodation for several

tions, find a readier market and are better investment properties than special buildings such as theatres, clubs, stables, garages, and others which can be classed as luxuries.

#### SPECULATIVE BUILDING IN LARGE CITIES.

Large and growing cities furnish a good field for what is called speculative building, which is the erection by builders and real estate operators of buildings in anticipation of a constant new demand. Apartment houses, flats, tenements, residences of average size and cost and small store buildings are those most generally built in the expectation of finding a market for them on completion.

Men will often purchase ready-made buildings which they can see and inspect and the price of which is known to them, when they will not undertake to build for themselves, incurring an expense which is not well determined, for a result which they are frequently unable to estimate beforehand.

Those builders who correctly interpret the demand are well rewarded; others, whose buildings do not meet the demand of the purchasing public and more especially those who build too expensively for the neighborhood or in locations in poor demand are almost invariably losers.

Speculative builders erect buildings where they believe there is a demand; and in extreme cases, when con-



struction is carried out on a very large scale, they direct the demand to their location.

Building in sections of established character where the demand is known is less subject to loss than building in outlying sections, especially those removed from proper transportation facilities. Rows of deserted buildings in the midst of fields are frequently found where a city has been overbuilt or the rapidity of its growth diminished; these may eventually come into use if erected in the line of growth, but if the city expands in other directions they may become a total loss.

It is interesting to note how rapidly the adoption by one builder of any new improvement or form of construction or decoration which seems to appeal to the public taste and to add to the selling value of his product, is copied by his competitors; and how, on the introduction of any new type, if successful, numerous similar buildings are erected.

#### IMPORTANCE OF STUDY OF IMPROVEMENTS TO TENEMENTS AND THE CHEAPER CLASS OF RESIDENCES.

The natural desire of the working classes to be as near as possible to their work, has resulted, in most cities of large size, in so-called congested districts, where the unhealthy conditions brought about by crowding large numbers of men, women and children in quarters lacking light, air and privacy, have necessitated municipal regulations, prescribing the height of the buildings, the proportion of land which can be built on, the minimum allowance of cubical contents per person and which enforce sanitary accommodation and a proper provision of light and air to all rooms.

The problem of the housing of the working classes is one which has received a great deal of attention in most civilized countries in the last twenty or thirty years and many of the worst abuses have been removed and their recurrence prevented.

That the tenement house existed in olden times as well as now is shown by the statements in the *Deutsche Bauzeitung* that in the time of the Early Empire, Rome contained 46,000 tenement houses and only 1,794 private residences, the latter of which were of the most sumptuous description.

In the larger cities there is a distinct preponderance of the poorer class residences, flats and tenements over all other buildings. In New York City the ratio of cost of tenements, apartments and dwellings to all other buildings was in 1905, 72% and in 1910, 60% (these figures being taken from the building permits issued). The proportion would be increased if allowance were made for the many shops and stores of which a large number are occupied for residential purposes above the ground floor.

In the census of 1890 it is stated that in New York City, 6% of the population own their houses, and in the census of 1900, 5.9%; in cities of more than 100,000 the average is given as 23% in 1890 and 28% in 1900. The great majority of residential buildings not owned by their occupants as well as those containing offices and stores are investment properties, in which utility and profit are the main essentials and, on account of their aggregate importance and the great number of people who are benefited by improvements adding to their comfort and well-being, or increasing their value as investments, they are well worthy of careful study.

#### THE "CONCEPTION" OF A PROPOSED BUILDING.

Preceding the work of the architect is the "idea" or "concept," which in its amplified and detailed form is represented by the drawings, specifications and explanations from which a building is erected.

The main object of most building operations being the satisfaction of material needs, the mental concept covers the general requirements, utilitarian and others, of the proposed buildings and furnishes a general mental sketch from which the drawings are prepared.

The general concept of many buildings is simple; a man needs a home, so many rooms of certain sizes, bearing a certain relation to each other, and the whole to cost not more than a given sum; the elaboration of this idea is left to the architect within certain stipulated bounds, suggestions being furnished as to the special needs and requirements of the owner.

Or again, a new church is needed, the seating capacity, cost and certain requirements as to style, material, etc., are furnished, and to the architect is left the solution of the problem within these limits.

#### THE COMMERCIAL PROBLEM IN BUILDING.

There are, however, many cases where the original concept has to be carefully matured before the necessary instructions can be supplied for the preparation of drawings.

Let us imagine, for instance, a plot of vacant land situated on an active street in a growing city. No income is being derived from this land, but the expenditure for taxes increases every year as the land becomes more valuable. It is therefore desirable to erect a building which will not only pay interest on the cost of construction but a proper return on the land itself.

Before the plans can be prepared it is necessary to decide what kind of building will prove the best investment, not only for the present, but for years to come; for the land, once built on, loses its earning capacity if the building is unproductive.

Shall the building cover the entire plot or only a portion of it; how many stories shall be provided; what class of structure shall be erected, and for what uses; shall elevators be supplied or stairs only; and what amount shall be spent on decoration?

The proper solution of the commercial problem thus presented will need an intimate knowledge of the demand for accommodation in the neighborhood in question, the probable permanence of the demand; the possible competition of future buildings, the comparative cost of different classes of buildings and the rents obtainable from them, together with many other minor details not at first apparent.

The problem may present itself in another form, thus: a building erected some years ago has ceased to return a proper income on the amount invested, owing to changes in the character of the section or in the demand for that class of building, or it may be that taxes and fixed charges absorb too great a proportion of the gross income. What is to be done to remedy these conditions? Shall the old building be removed and a new one better suited to the locality be erected, or shall we remodel the old building and alter it to suit changed conditions? Either decision involves the expenditure of a considerable amount of money; which will be most profitable?

#### EXAMPLE OF THE COMMERCIAL PROBLEM.

A concrete example of the commercial problem may be cited in the following instance:

A prominent site in Jersey City, occupied by an old and well-known hotel, was acquired by a Trust Company, who wished to use it in the most profitable manner for the transaction of their own business. There were four suggested ways of improving the property: first, to remodel the old building and to continue using it for hotel purposes, altering the ground floor to provide accommodation for the Company's banking room; secondly, that the old building be removed and a fireproof building for office and hotel purposes provided; thirdly, that the old building be removed and a one-story building for the sole use of the Company take its place; fourth, that a building should be erected, the ground floor of which would accommodate the Company, the rest of the floors being rented for offices.

The first plan was rejected because it was found that the cost of reconstructing the old building would be almost as much as that of providing an entirely new structure and the result would be far inferior in accommodation and convenience.

The second plan was also rejected because it was estimated that a first-class hotel and office building as proposed would be very costly, there would be too great a disproportion between the cost of the building and the value of the land, and as the charges for accommodation would have to be almost equal to those of an hotel of similar class in New York City the probability was that those willing to meet these charges would prefer to go to a New York hotel.

The high rent which would fall upon the Company if they adopted the third plan, owing to the cost of the land and the building, resulted in its rejection.

The fourth plan was recommended and adopted, the prevailing rents and the demand for office space in the neighborhood were carefully studied, and on these were based the size of the offices, the number of stories of the building and its proposed cost, which established the class of construction and the amount to be spent on decoration.

The building erected from plans based on this general idea has more than fulfilled the expectations of its owners and may be regarded as a successful commercial building.



# WORLD-WIDE ARCHITECTURAL CONTROVERSY

Professor Goodyear Doubts Accuracy of First Reports of Investigations of the Leaning Tower of Pisa Which Are Said to Challenge His Opinions.

A UNITED Press dispatch from Rome dated April 8 and relating to the leaning tower at Pisa reports results of an investigation by a scientific commission into the causes of the inclination, which are apparently opposed to the world renowned discoveries and theories of William H. Goodyear, Curator of the Brooklyn Institute of Arts and Sciences, who is the leading authority in this country on the given subject. The dispatch is as follows:

"ROME, April 8.—When the leaning tower of Pisa was erected five centuries ago the architect who designed it had no idea that his work would become famous because it was destined to stand at an angle for several hundred years, seemingly in utter defiance of the law of gravitation. This is the decision of a scientific commission which has just completed an investigation of the architectural freak.

"Some little time ago a celebrated English architect succeeded in demonstrating that the tower, instead of being satisfied with its record as the champion leaning thing of the world—having been leaning since early in the fifteenth century—was showing a decided inclination to see how much farther it could lean without falling over. Mistrusting the judgment of the tower in this rather delicate matter, the Pisans engaged a commission of scientists to determine exactly whether the original architect had constructed the tower in such a manner as to make acrobatic feats possible or whether its leaning proclivities had been accidentally acquired.

"Prof. Canavari, a noted geologist, Prof. Pizzetti, a geodetist, Architects Benieri and Cocini and Engineer Giovanni Cuppari were the men appointed to take the matter up with the tower. They first sank holes in the ground about 100 feet from the centre of the tower. These showed that the tower really rested on sandy ground below which was another stratum of lime deposits similar to the surface one on which the tower was built. Then holes were sunk directly under the tower itself, and it was ascertained that the tower not only rests on uneven soil, but that its weight has caused the area immediately about it to sink considerably. This convinced the investigators that the leaning tendency of the huge pile was not merely the freak idea of a medieval architect, but was due to changes in the earth's surface caused by the weight of the tower and probably by earthquakes.

"Steps will be taken at once by the commission to see that the tower at least continues to retain its inebriated angle without completely falling over, and therefore destroying for the Pisans their principal source of revenue which is derived from tourists."

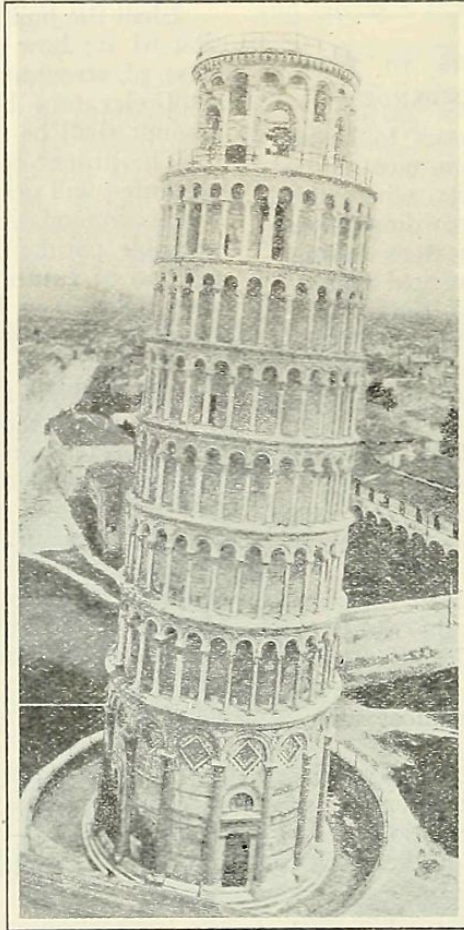
## Mr. Goodyear Interviewed.

When questioned about this news in his office at the Brooklyn Institute Museum, Mr. Goodyear said that the reference in the dispatch to "a celebrated English architect" was pure romance and that otherwise the dispatch undoubtedly foreshadowed the appearance of a long expected report by the Pisa Tower Commission, whose views were already known, and that these views were in his opinion wholly incorrect, for reasons to be presently mentioned. The announcement that "steps will be taken at once by the commission to see that the tower at least continues to retain its inebriated angle without completely falling over" is held by Mr. Goodyear to be premature; because the consent of the Italian government would be a preliminary essential, because no necessity has been apparent for such steps during the employment of the commission, which was appointed over two years ago, and because this press dispatch is one of a large number which have previously appeared, all of which have obviously been "inspired" by the commission with the hopes of thereby alarming the public, and of alarming the Italian government through the public, to the need of obtaining for the architectural members of the commission a more or less lucrative job.

"Such ambitions are very natural," remarked Mr. Goodyear, "in the case of architects in a provincial town whose time hangs heavy on their hands. Consciously or unconsciously, the distinction and emoluments which are connected with the repair of a famous historic monument will lead such a commission

to the belief that repairs are necessary, for which no occasion really exists. This has undoubtedly been the case with St. Mark's at Venice at recent years, and this church has suffered irreparable damage in consequence.

"The fact that all of these dispatches announcing that repairs of the town are to be undertaken have emanated from Rome, and none of them from Pisa, is significant. If they represented a genuine alarm, some of them would come from Pisa. 'The voice is the voice of Jacob, but the hands are the hands of



THE LEANING TOWER AT PISA. Taken from the upper gallery of the Cathedral choir, to show the well, in which the Tower stands.

Esau.' Moreover, in the early days of the leaning tower scare, in the summer of 1910, it was several times announced by press dispatches from Rome that the tower was to be taken down."

Mr. Goodyear said he had positive information at the time from Rome that these dispatches were wholly without authority and the outcome has proven this to be the case.

## Three Essential Questions.

There are three distinct questions connected with the Leaning Tower of Pisa, as stated by this American authority. One question is, and he considers it to be the only serious practical one: Is the tower now in a state of gradual progressive movement tending toward downfall or has it recently been in this alarming condition? The first report of the Pisa Tower Commission, which was published in July, 1910, did not positively assert that this was the case, but it did its best to imply that it might be the case; not as discovered from the observation of movement in the tower itself, but as argued from a comparison of measurements taken by the commission with those which were taken at earlier dates, in 1859 and 1829.

The entire world-wide scare about the tower started from this report. That this alarm was unfounded is now known, because sufficient time has elapsed to make it positive by observations made on the building itself that it is not now in progressive movement. Soon after the date of this report Mr. Goodyear published an analysis of the comparative measurements announced by the commission, showing that they contained mathematical contradictions and consequently mathematical errors, and also showing that the comparisons were based on a second-hand authority for the measurements of 1829; and that this sec-

ond-hand authority varied in essential particulars from the original authority which the commission claimed that it could not find in Italy and did not take the trouble to examine in London. Since a copy of the original authority was discovered in Pisa, about October, 1910, no word has come from the commission as to a comparison of its measurements with those of 1829 and of 1859, and this word is now awaited with curiosity by Mr. Goodyear, who further said:

"The second question is whether any movement whatever has taken place in modern times. It appears certain that such a movement has occurred and that its amount has been underestimated by the commission to the extent of 30 centimeters, or the difference between 20 centimeters movement announced by the commission and the 50 centimeters movement which the measurements of 1859 prove had then taken place since 1829. This movement appears to have had a specific cause, viz., the earthquake of 1846, to have taken place within a few minutes, and not to have been preceded or followed by any progressive gradual movement. In other words, no present alarm need be caused by the change which occurred suddenly in 1846.

## Accidental or Constructive.

"The third question has no connection with the real work of the present commission, but in default of any other very definite occupation it appears to have taken it up. This question is: Was the tower originally built to lean, or did it accidentally lean soon after, or during, construction? The two scientific members of the present commission are professors in the Pisan University and are, moreover, men of undoubted distinction. Professor Canavari's views were personally made known to me as long ago as 1895, and they appear to be the same to-day. There is, however, actually no evidence except that furnished by the tower itself. Leaning buildings are naturally presumed to result from settlement, and numerous instances of such accidents can be cited.

"There is, however, sufficient indication in the first report of the Pisa commission that it was not acquainted as a body with the publication of De Fleury, which was made in 1859. Only one member of the commission was relied on for the use of De Fleury's publication. He was not an antiquarian and not conversant with the antiquarian side of the question. De Fleury's measurements assume that the tower settled, but they prove that if it settled it BEGAN to settle as soon as the first story was finished, and that the movement was SUBSEQUENTLY CONTINUOUS until the tower was finished. We have then to assume that the municipal and ecclesiastical authorities of Pisa put their good money into a building which must have been obviously destined, as far as the anticipation of those days could go, to become a ruin even before it was finished.

"We have also to assume that good artists and good masons were willing to risk their lives on the scaffolds of the tower during a consecutive progressive movement which must have lasted as long as the tower was in process of building, that is, for a period of 170 years.

"When the necessary implications of De Fleury's measurements are realized, the improbability that the Pisan authorities would have taken such a risk, with all the chances against them, are sufficiently obvious. The alternative hypothesis would be that the Pisan architects took no chances whatever, and originally built the tower as it now stands, and aside from earthquakes, which no building can resist, the history of the tower supports this conclusion, for it is admitted by all parties to the controversy that the supposed settlement ceased soon after the tower was finished. It is very difficult to understand why a building which was undergoing continuous settlement during the entire period of construction should have experienced no additional settlement, and no consequent downfall, between the 14th century, when the tower was finished, and the year 1829, when the first modern measurements were taken."

De Fleury's measurements have been published and analyzed by Mr. Goodyear on several occasions. His own measurements in the interior spiral stairway of the tower, which were made in 1910, are another interesting and novel contribution to this controversy.



**'CHANGE ELECTION.**

**A. W. Tuthill Chosen President and Wm. C. Morton, Treasurer.**

THE thirty-first election of officers and trustees of The Building Material Exchange of the City of New York resulted in the selection of A. Wilfred Tuthill, manager of the common brick department of the Sayre & Fisher Co., as president; A. V. C. Genung Jr., as vice-president and William C. Morton of the Rosendale Portland Cement Co., as treasurer for the fourth consecutive term. Mr. Genung is a member of the firm of Cook & Genung, mason material dealers of Newark. The secretary George A. Molitor continues in office.

**EMPLOYERS ELECT OFFICERS.**

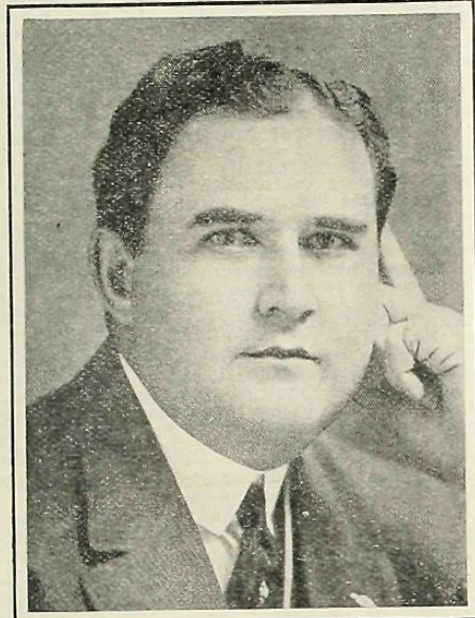
**C. G. Norman Receives Handsome Testimonial From Members of Association.**

The annual election of officers of the Building Trades Employers Association was held in the rooms, 30 West 33d street, on Tuesday night, at which time C. G. Norman, the retiring chairman of the Board of Governors, was presented with a handsome testimonial of the esteem in which he is held by the entire building profession of this city, in the form of a fine gold watch and fob.

The presentation was made by the chairman of the testimonial committee, Otto Eidlitz, who, with James Thomson and A. N. Chambers, engineered the surprise for the retiring official.

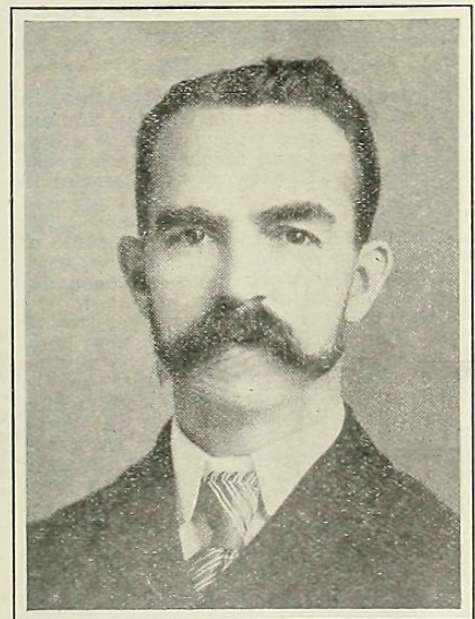
These officers were elected: President, William Crawford; First Vice President, F. G. Weber; Second Vice President, Edwin Outwater, and Treasurer, A. N. Chambers. William J. Holmes continues as secretary, his office being an appointive one.

Charles J. Kelly was chosen to succeed Mr. Norman as chairman of the Board of Governors. The association begins a new year with every prospect for continuing the good work it has done in the past with a growing enthusiasm in the welfare of the organization.



A. WILFRED TUTHILL.

The following were elected trustees: A. Wilfred Tuthill, A. V. C. Genung Jr., William C. Morton, Percy Murchie, George A. Molitor, William T. Roberts, Dennis Reardon, John W. Ruth, Elwood Weeks, Daniel J. Morrison, Thomas Cumming, Joseph C. Seguire and W. O. Fredenburg. The inspectors of election were Walter C. Shultz, James E. Clonin and Orin F. Perry. About 80 votes were cast. The statement of the treasurer shows



WILLIAM C. MORTON.

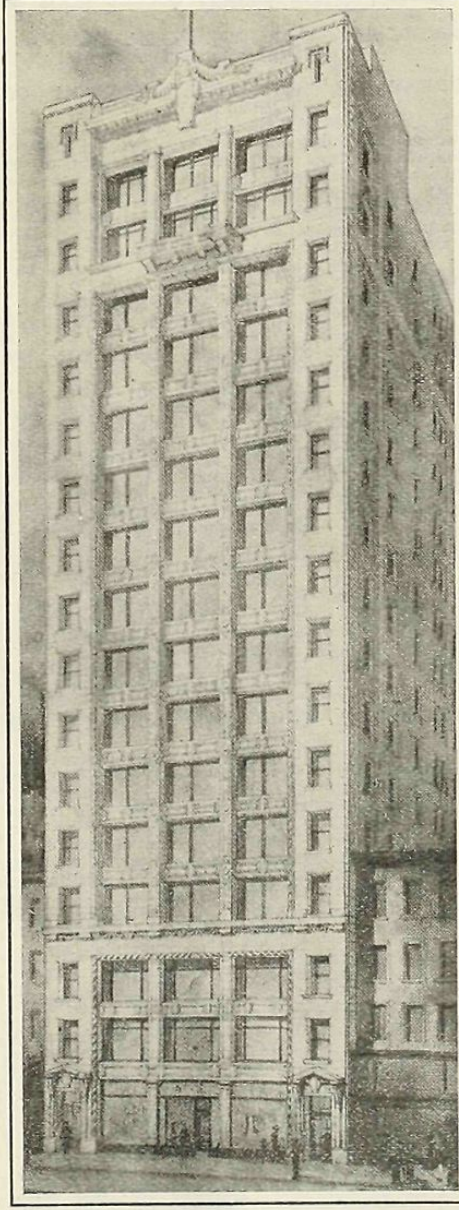
that The Building Material Exchange is on a highly prosperous plane, is the following condensed report will show:

April 1, 1911, Balance on Hand..	\$11,429.89
April 1, 1912, Receipts for the Yr.	3,512.34
<b>Total</b> .....	<b>\$14,942.23</b>
April 1, 1912, Disbursements....	3,227.98
<b>Balance</b> .....	<b>\$11,714.25</b>
<b>INVESTED:</b>	
On Bond & Mtg. at 5%...	\$9,000.00
In Savgs. Bank at 4%...	2,164.24
In the Natl Park Bank..	550.01
	<b>11,714.25</b>

144 Members' Cfts. Book Value \$81.35 each. The new officers are progressive. They intend to put new life into the exchange, which is at 21 Vesey street.

**An Unburnable Building.**

A really fireproof loft and office building is now being erected at 29 to 33 West 38th street for E. B. Springs, from plans by Hazzard, Erskine & Blagden. The building will be sixteen stories in height and will have in its construction absolutely no combustible material. All trim will be metal and all floors cement or composition. A 100 per cent sprinkler system will be installed, which will insure to the tenants the lowest insurance rates procurable. The exterior of the building will be of white marble and white glazed terra cotta. Tucker, Speyers & Company, the agents of the building, are making leases from October 1st, 1912.



Hazzard, Erskine & Blagden, Architects, NOS. 29-33 WEST 38TH STREET.

**BUILDING MATERIALS.**

**Impending Strikes of Railroad Locomotive Crews Raise Freight Rate Scare.**

**Steel Requirements Light—Rosendale Cement Firm at New Level and Prices May Go Higher—Sand in Big Demand—Hardware Active—Crushed Stone Firm—Lumber Lags—More Operations.**

NEW YORK building material interests are very much concerned regarding the action of the locomotive crews in the matter of wage increase demands. They foresee higher freight rates to offset the increased operating expenses of the railroads if the strikers win their point, which seems to be generally conceded by manufacturers, and in consequence there was great activity this week in practically all lines of building materials that have to come from interior points not reached by tide water.

In districts like New York, Elizabeth, Newark, Hudson River, Staten Island Sound and Long Island Sound factory centers there was a marked activity for water transportation, according to reports from steamboat, barge and lighterage companies. Some large consumers of clay products even went so far as to charter boats to carry material from Connecticut, Hudson Valley, New Jersey and Philadelphia factory centers, where contracts have been made covering delivery in the last half of this year. These contracts were made at such low margins that whether or not the purchaser assumed f. o. b. shipping conditions, any increase in shipping costs will revert disadvantageously to him. This is especially true with reference to South Jersey manufacturers and Pennsylvania steel interests, and the result is that the Delaware and the Raritan Canal will have more traffic this summer than it has ever known since its former hey-day.

Reports from architects' offices show that there is a big increase in the number of operations that are going ahead which, incidentally, is doing much to relieve the building material situation. There is a very strong outward movement of contracted materials to local and out of town operations, but there is little new work coming out in comparison with the plans being filed.

In this connection it might be stated that one possible reason for this is the fact that common brick and Portland cement companies will not make long-term contracts on present market prices. In the case of the Portland Cement people, they fear an upward movement in the price, while in the brick market there is absolutely no way of telling which way the price will go, although the general impression is that it will be downward. The proceedings against the Greater New York Brick Company has seriously upset the tranquility of that department and the result is that hand-to-mouth buying is the rule rather than the exception.

In lumber the market lags. Crushed stone is very firm because of the return of good building weather and because of the large amount of public work projected that has been held back for a long while. Hardware is very active on inquiry, but discounts are liberal on good business. Sand is in demand and deliveries are being made without interruption. Washed Cowboy sand sells for 45 cents and gravel for 85 cents. Prices are well sustained at these figures. Window glass is carrying a very heavy discount considering the quantity of buildings projected and advantageous purchases can be made in this department just at this time. Stone is very much stronger, the greatest call being for limestone and granite, although marble has a better undertone.

**Brick.**

Brick is firmer. Buying is still conservative, however, and is confined to short term deliveries as far as Hudson River brick is concerned, although some of the New Jersey companies are taking contracts for second and third quarter deliveries. Manufacturers are conservative regarding their attitude on shipments and show no disposition to flood the market. Transactions for the last week, with comparison for the corresponding week in 1911 follows:

	Arrivals.	Sales.
Monday .....	12	6
Tuesday .....	5	7
Wednesday .....	8	8
Thursday .....	16	13
Friday .....	7	7
Saturday .....	6	4
<b>Totals</b> .....	<b>54</b>	<b>45</b>

Left over, April 1, 1912.



Condition of market, fair to strengthening. Prices, Hudson, \$6.50 to \$7.00, weak at top. Raritan, 6.50 to 6.75.

(Wholesale dock, New York. Allow for cartage and dealer's profit.) Left over April 8, 25.

Left over, April 2, 1911.

	Arrivals.	Sales.
Monday .....	10	15
Tuesday .....	2	5
Wednesday .....	11	11
Thursday .....	1	1
Friday .....	11	7
Saturday .....	1	5
Totals .....	35	43

Left over, April 9: Prices Hudson, \$5.00 to \$5.25. Condition of market, firming.

Front brick continues in an active market with prices unchanged. Hough-talling & Wittpen introduced seven new shades of their Texture brick, ranging from white to brown-gray. Enamel brick is in more demand, but can not be said to be active. Fire brick is dull. Speculatives of all kinds are in more demand; in fact, the entire brick market is in an encouraging, though not a strong, position.

The requirements for fabricated steel in this market so far this month have been light. The reason for this is hard to determine, and, in fact, the steel interests are reluctant about giving any explanation for it, but it is generally suspected that the backwardness of the spring weather has had more to do with the falling off than any other one thing. Reports from the fabricating shops show that they have plenty of work on hand, and these are the shops which supply the large proportion of the constructional work in New York City and vicinity.

The railroads are not now spending so much money and have not spent much so far this year. So that, in view of the small amount of construction work that has been going ahead, building orders have not measured up as well as they did last year at this time. The fabricating interests, however, are optimistic regarding the outlook, and they think that the first of May the amount of business taken by steel companies will exceed that of last April, which was a fairly good month.

#### Building Metals.

Copper moved up to 16 cents this week. This means that flashing will be more expensive. Copper at 16 cents is extremely stiff, and there is no indication that it will stop its upward course even at that figure, because on Thursday it was held firmly at that figure and there were unconfirmed reports that it was selling even higher. Architects and consumers who plan to put copper into their buildings in any quantity will do well to investigate the market thoroughly and make their reservations in anticipation of even higher quotations. Even now it is difficult to make reservations on futures.

Of course there is bound to be a reaction. Copper at 16 cents and higher is not normal, but how much higher it will move, or how long it will remain at the figure quoted, it is impossible to predict. The demand is strong, especially from cornice and leader pipe and ornamental metal interests.

The steel market is not quite so firm, although the inquiry improved somewhat toward the end of the week. March requirements were rather smaller than had been expected. Fabricating shops are ready to take on new business now, and competition is a little keener. Architects should be able to get better figures on plain shapes and fabricated steel, although cast iron is somewhat stiff because of the firmness in the pig iron department, due to the possibilities of a protracted coal strike.

#### Lime.

One of the big features of the building material market is lime. Lime has certainly shown more activity so far this year than at any time since 1906. A large majority of the architects apparently have come to the conclusion that it is the best policy to build with good material, and, as far as can be learned, specifiers have been almost unanimous in selecting standard lines this year.

Heretofore the majority has shown some indifference in the matter of specifying the standard of lime that is to go into a job. The result has been that lime interests are no longer compelled to take business at harmful competition. But they are now in a position to give the architect and the builder the kind of material he ought to have for high-grade constructional work.

The standardization of lime is being successfully accomplished here in New York and the fact that the architects and the builders, as well as the owners, are co-operating in this commendable

work seems to support the belief that manufacturers of other building commodities could profitably follow suit.

#### Sand.

The sand, crushed stone and gravel markets are in a very firm condition. Wholesale prices are still strongly maintained at 45 cents for sand and 85 cents for gravel, in spite of the fact that there now appears to be plenty of sand available for construction purposes.

#### Paints and Oils.

The paint market is the first to feel the effect of the return of spring, although this was only noticeable by the retailers this week. But there is still room for improvement. The wholesalers are beginning to receive repeat orders for larger quantities than at this time last year. Linseed oil is stiff and China wood oil is in a tight market, although the supply in sight seems to be a little easier.

## DEPARTMENTAL RULINGS.

### Superintendent Henderson's Bulletins Since the First of the Year.

#### Plumbers' New Rules Now Being Published—New Regulation Affecting Garage and Motor Vehicle Repair Shops—Amendment Blanks Must Be Typewritten Beginning Monday—Rules of Board of Examiners.

THE rulings made by Superintendent James A. Henderson, of the Bureau of Buildings of the Bronx, since the first of the year are reported in this column this week. For the guidance of architects and others having occasion to appear before the Board of Examiners, the rules relating to making appeals are also given as corrected to date.

#### BUREAU OF BUILDINGS, BOROUGH OF BRONX.

To Architects and Builders: In all foundation walls, isolated piers, parapet walls and chimneys above roofs, where cement mortar is required by Section 30 of Building Code, a mixture of not more than 15 per cent. of lime to not less than 85 per cent. of Portland cement is permitted during cold weather to prevent freezing, but the use of a mixture of lime and Rosendale cement in any proportion is prohibited. No masonry walls will be permitted to be laid during freezing weather below 28 deg. Fahr.

Jan. 5, 1912.

JAMES A. HENDERSON,  
Superintendent of Buildings.

#### BUREAU OF BUILDINGS, BOROUGH OF BRONX.

To Architects and Builders: Plans and specifications providing for the erection or conversion of buildings or parts of buildings to be used as (1) garages, (2) motor vehicle repair shops, or other structures requiring specific action thereon by the Municipal Explosives Commission, must first be filed in the Fire Department, whose approval is necessary before any action thereon will be taken by this bureau.

Jan. 27, 1912.

JAMES A. HENDERSON,  
Supt. of Buildings for Bronx.

#### BUREAU OF BUILDINGS, BOROUGH OF BRONX.

To Plumbers and Builders: Take notice that all plans and applications for plumbing and drainage, water supply, gas piping and ventilation of buildings filed in this bureau after April 22, 1912, must comply fully with the revised rules and regulations now being published each Monday in the City Record.

Mch. 25, 1911.

JAMES A. HENDERSON,  
Superintendent of Buildings.

#### BUREAU OF BUILDINGS, BOROUGH OF BRONX.

To Architects, Builders and Others: Beginning Monday, April 15, 1912, all amendment blanks to plans and specifications submitted to this Bureau must be typewritten.

Apr. 6, 1912.

JAMES A. HENDERSON,  
Superintendent of Buildings.

#### BUREAU OF BUILDINGS, BOROUGH OF BRONX.

To Plumbers and Builders: Take notice that the revised rules and regulations for plumbing and drainage will go into effect in the city of New York on April 23, 1912. The new rules will be published in the City Record on the eight consecutive Mondays from March 4 to April 22, 1912, inclusive, and I would suggest that you procure a copy of same to familiarize yourselves with the new provisions.

Mch. 4, 1912.

JAMES A. HENDERSON,  
Superintendent of Buildings.

#### BOARD OF EXAMINERS

of the City of New York,  
Rooms 6027 and 6028, No. 1 Madison Avenue,  
Borough of Manhattan.

The offices of the Board of Examiners' will be open to the public every day except holidays from 9 a. m. to 4 p. m.; on Sundays from 9 a. m. to 12 noon.

Information relating to appeals, and appeal blanks, may be obtained from the Clerk of the Board of Examiners.

The Board of Examiners will hold a meeting for the consideration of appeals every Tuesday afternoon at 2 o'clock at Rooms 6027 and 6028, No. 1 Madison Avenue, Borough of Manhattan.

All appeals must be filed in triplicate and be typewritten on the blank forms which will be furnished on application. One of the tripli-

cates will be returned to the appellant with the action of the Board of Examiners endorsed thereon; one will be transmitted to the Superintendent of Buildings for the borough in which the premises are situated, and one will be retained in the office of the Board of Examiners.

Each appeal must be accompanied by a full, complete and exact copy of all plans, statements and of any and all papers that are required by the law or by the rules and regulation of the President of the Borough to be submitted upon an application for a building permit. The plans may be paper prints, with or without cloth backing, but the prints must be clear and legible. These copies of drawings and papers will be retained on file in the office of the Board of Examiners.

An extract from the Greater New York Charter, Section 411, relating to appeals, will be provided on application to the chief of the board. If an appeal is made to the Board of Examiners it must be made within ten days from the entry of a decision upon the records of a Superintendent of Buildings. The section referred to also says:

(1) "Whenever a Superintendent of Buildings to whom such questions has been submitted shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.

(2) "Or when it is claimed that the rules and regulation of the President of the Borough or the provisions of law or said ordinances do not apply.

(3) "Or that an equally good and more desirable form of construction can be employed in any specific case, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of such Superintendent (to the Board of Examiners), where the amount involved by such decision shall exceed the sum of one thousand dollars."

Appeal papers must specifically allege one or more of the foregoing grounds for the appeal and must state the exact wording of the objection made by the Superintendent of Buildings on which the appeal is taken. The appellant's reason for desiring a favorable decision on the question to be passed upon should be stated as concisely and briefly as possible.

All communications should be addressed to the Board of Examiners.

Appeals to the Board of Examiners must be filed with the Clerk of the Board.

No appeals filed later than Saturday will be acted upon at the meeting of the following Tuesday.

Upon the date fixed by the Board of Examiners for a hearing on an appeal the appellant may be represented either in person or by his agent or attorney.

By the order of the Board.

New York, January 3, 1908.

GEORGE A. JUST, representing the Society of Architectural Manufacturers, chairman.

ROBERT MAYNICKE, representing the New York Chapter of the American Institute of Architects.

WILLIAM CRAWFORD, representing the Mechanics and Traders' Exchange.

LEWIS HARDING, representing the Mechanics and Traders' Exchange.

CHARLES G. SMITH, representing the New York Board of Fire Underwriters.

JOHN P. LEE, representing the Real Estate Owners and Builders' Association.

JOHN KENLON, Chief of the New York Fire Department.

EDWARD V. BARTON,  
Clerk of the Board.

### Hotel Construction.

The walls of the Hotel McAlpin in course of construction on Greeley Square, are completed up to the twentieth story. The steel frame was finished some weeks ago. There will be twenty-five stories in a height of 309 feet above the curb and three basements below the curb. The main walling is of brick, having some of the color tone of old gold, but the ornament and relief work have not been developed. The stimulating accent to the architectural composition is yet to be given. In the case of another new hotel this was not discovered until the skyline was reached and then it was seen to consist in the coronet, as it were, which at night is gemmed with electric lights.

So far the heavy construction work has claimed the attention of the passing throngs. One of the exceptional structural features in this building is the wind-bracing. The four end columns at each of the four corners of the building have been treated as bents, which take all the wind-load. The building contains altogether about eleven thousand tons of structural steel, including one thousand tons of heavy girders.

### Another Tower.

Every once and awhile old New York remembers that it is to be a "city of towers" and proceeds to build one. Of course every tall building cannot and should not have the form of a tower, but perhaps the number that have been and will be erected will be sufficient on the whole to give the city in time that general appearance which many architectural critics hope it will be permitted to assume. The latest plan for a tower building has been filed by Buchman & Fox, architects for Edward W. Browning, at Nos. 110-112 West 40th street. It will contain thirty stories and will be walled with terra cotta on the exterior surfaces and ornamented on all four sides.



# CURRENT BUILDING OPERATIONS

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

## New Downtown Business Structure.

James N. Jarvie, owner of the "Tefft-Weller" property at 326 to 330 Broadway, 94 to 98 Worth street, and 552 Pearl street, is having plans prepared by Goldwin-Starrett & Van Vleck, 45 East 17th street, for a high business building containing about 125,000 feet of space, for the Tower Manufacturing & Novelty Company (stationery), who have leased the same for a long term of years, through the Charles F. Noyes Company. The plot covers a total area of 17,500 square feet. The Tower Company was organized in 1845, but recently was reorganized and James H. Einstein elected president and general manager; Ralph Jonas, vice-president; Simon Fink, treasurer; George V. D. Reeves, secretary, and Daniel H. Jonas, superintendent. The building will be known as the "Tower Building."

## To Figure for 24th Street Lofts.

Schwartz & Gross, 347 Fifth avenue, will have plans ready for bids about April 16 for the sixteen-story loft building, 75x100 feet, to cover the plot at 21 to 25 East 24th street, opposite the Metropolitan Life Building. The four-story and basement brown stone dwellings now covering the site are being rapidly demolished. The Carlisle Construction Company, 6-8 West 18th street, of which Edward Freedman is president, is the owner. Laurence A. Ball, 6 West 18th street, is consulting engineer.

## Huge Pier at Atlantic City.

The Hennebique Construction Company, 1170 Broadway, Manhattan, has signed the contract to erect a concrete pier at Atlantic City, 2,200 feet long, 162 feet wide, of reinforced concrete, using reinforced concrete piles of the "Hennebique" patent. The piles at the shore end will be about 40 feet long and on the extreme ocean end 60 feet long. The deck will be of reinforced concrete beams and girders with granolithic cement floor finish. This contract will amount to about \$400,000 and is to replace the old Youngs' pier. A group of New York and Philadelphia capitalists is backing the project.

## Big Operation in 23d Street.

A newly organized company known as the "One Hundred and Fourteen East Twenty-third Street Company," Henry Corn, president, is having plans prepared by Schwartz, Gross & Marcus, 347 Fifth avenue, for a twelve-story loft structure to be erected at 114 to 120 East 23d street, running through the block and fronting at 115 to 119 East 22d street. Plans will be ready for figures in about ten days. F. A. Burdett & Company, 16 East 33d street, will be the consulting engineers.

## Architects for Children's Museum.

Ludlow & Peabody, 12 West 31st street, have been commissioned to prepare plans for a children's museum to be built in Bedford Park, Brooklyn, at an approximate cost of \$175,000. This building is part of the Brooklyn Institute of Arts and Sciences and is under the direction of the Park Department of the City of New York.

## Nameloc Company to Build Again.

Schwartz, Gross & Marcus, 347 Fifth avenue, are preparing plans for a twelve-story loft building to be erected by the Nameloc Company, at 116 to 118 West 29th street. Bids will be received in the neighborhood of ten days.

## CONTEMPLATED CONSTRUCTION Manhattan.

### APARTMENTS, FLATS AND TENEMENTS.

AV B.—Crow, Lewis & Wickenhoefer, 200 5th av. have completed plans and are ready for bids for two extensions to the settlement house, 145-7 Av B for Christora House, on premises. Estimated cost, \$35,000.

ST. NICHOLAS AV.—Charles B. Meyers, 1 Union Sq. has completed plans for two 5-sty tenements, to be erected on the southwest corner of St. Nicholas av and 187th st. Total cost, \$70,000. The Bogan Realty Co., 99 Nassau st. owner.

HAVEN AV.—Gross & Kleinberger, Bible House, have completed plans for the 6-sty tenement, 73.11x irregular, to be erected at the

northeast corner of Haven av and 169th st, for the Strathcoma Construction Co., 4017 Broadway, owner. Cost, \$115,000.

3D ST.—O. Reissmann, 30 1st st, has completed plans for alterations to the tenement 135 East 3d st for Benedict Bockar, 126 Broome st. owner. Cost, \$7,000.

AMSTERDAM AV.—C. M. Straub, 147 4th av. has completed plans for alterations to the tenement 1714 Amsterdam av for Thos. Sheils, 416 West 149th st. owner. Cost, \$3,000.

ELDRIDGE ST.—Gross & Kleinberger, Bible House, have completed plans for alterations to the tenement 74-76 Eldridge st for Leopold Hellinger, 309 Broadway, owner. Cost, \$10,000.

AMSTERDAM AV.—J. K. Knubel, 305 West 43d st. has completed plans for alterations to the tenement northeast corner of Amsterdam av. and 129th st for August Stelhern, 1768 Amsterdam av. Cost, \$3,000.

CHRISTOPHER ST.—The Ridge Holding Co., 100 Christopher st. will soon award all sub-contracts for the store and tenement, 6 stys, 69.6x56.4 ft., to be erected at 100-104 Christopher st. Estimated cost, \$45,000. C. B. Meyers, 1 Union Sq, architect.

62D ST.—Edgar A. Levy, 505 5th av. contemplates the erection of a 12 or 16 sty apartment house at the southeast corner of Park av and 62d st. No architect has been selected.

AMSTERDAM AV.—Lorenz F. J. Weiher, 271 West 125th st. will soon award plans for alterations to the 5-sty tenement, West 96th st and Amsterdam av. for A. Goldberg, 1345 Broadway. Estimated cost, \$5,000.

40TH ST.—William Emerson, 281 5th av. has completed plans for the 4-sty tenement house, 25 ft. x irregular, at 312 East 40th st. for Anna and Ellen J. Stone, 34 East 50th st. Estimated cost, \$23,000.

25TH ST.—B. W. Levitan, 20 West 31st st. has completed plans for the 5-sty tenement, 40 ft. x irregular, at 234-6 East 25th st. for Samuel Michaelson, 20 East 112th st. Estimated cost, \$30,000.

44TH ST.—Chas. B. Meyers, 1 Union sq. has completed plans for the 6-sty tenement, 50 ft. x irregular, in the south side of 44th st. 150 ft. west of 9th av. for Schanhouse & Root, 408-10 West 44th st. Estimated cost, \$35,000.

AMSTERDAM AV.—Sommerfeld & Steckler, 31 Union sq. have completed plans for the 6-sty tenement, 49.11 ft. x irregular, to be erected on the east side of Amsterdam av, 49.11 ft. south of 160th st. for the Placid Realty Co., 559-61 West 171st st. Estimated cost, \$45,000.

WEST END AV.—Gaetan Ajello, 1 West 34th st. has completed plans for the 12-sty apartment house, 136.9 x irregular, to be erected at the southwest corner of West End av and 92d st. for A. C. & H. M. Hall. Estimated cost, \$800,000.

AMSTERDAM AV.—Robert W. Gibson, 103 Park av. has completed plans for the 5-sty tenement, 25.1 ft. x irregular, to be erected at 814 Amsterdam av. for St. Michaels P. E. Church, 201 West 99th st. Estimated cost, \$28,000.

### DWELLINGS.

54TH ST.—Duncan Candler, 10 East 33d st. has completed plans for \$30,000 worth of alterations to the 5-sty residence for John D. Rockefeller, Jr., at 19 West 54th st. Work includes a new elevator, interior stairs, partitions and doors. No contract has yet been awarded.

### HALLS AND CLUBS.

AMSTERDAM AV.—The R. H. Howes Construction Co., 105 W. 40th st. is figuring the general contract and desires bids on all sub-contracts for the 2 and 3-sty marble and granite hall, 171x69 ft. to be erected at Amsterdam av and Cathedral Parkway, for the Cathedral of St. John the Divine; Bishop, D. H. Greer, 7 Gramercy Park. Cram, Goodhue & Ferguson, 15 Beacon st, Boston, Mass., architects; cost, \$300,000.

### STORES, OFFICES AND LOFTS.

MADISON AV.—V. J. Hedden & Sons Co., 1 Madison av. is figuring the general contract for the 10-sty loft and store building to be erected at 19 Madison av for Mrs. John R. Hegeman. D. E. Waid, 1 Madison av. architect; J. F. Musselman, Jr., 1182 Broadway, electric engineer; W. C. Tucker, 156 5th av, sanitary engineer.

5TH AV.—Ernest Flagg, 109 Broad st. has plans ready for the 10-sty store and office building, 53.5x86 ft., to be erected at 597-599 5th av. for Charles Scribner's Sons, 153 5th av. Estimated cost, \$225,000.

29TH ST.—The Twentieth Street Realty Co., John La Spina, president, 45 East 20th st. will erect a 12-sty loft building at 115-123 West 29th st. Plot contains about 7,300 sq. ft. Neville & Bagge, 215 West 125th st, architects.

21ST ST.—The Gibson Construction Co., George E. Gibson, president, 118 East 28th st. will erect a 12-sty loft building at 49-53 East 21st st. 75 ft. west of 4th av. Plot 74x98.9 ft. Cost, \$650,000 Neville & Bagge, 217 West 125th st. are preparing plans.

33D ST.—Plans for the 12-sty business building to be erected by the 24 West 33d Street Co., 1182 Broadway, Daniel W. Richman, Joseph Ravitch and Gustavus A. Beyers, are nearing completion by Samuel Sass, 32 Union sq. and it is expected that operations will be started May 1. The building will contain approximately 200,000 sq. ft. of space. A fireproof dust and rubbish chute opening into each floor, fireproof vault, sprinkler equipment, smoke and fireproof towers, etc. Estimated cost about \$500,000. Bawo & Dotter, 34 Barclay st, wholesale china

dealers, have leased the entire building for a period of 21 years at an aggregate figure of about \$2,000,000. The building will be completed December 1.

### THEATRES.

7TH AV.—Plans are ready for the 2-sty theatre, 88.11x144 ft., to be erected by Robert S. Marvin, of 340 Riverside Drive, at the southwest corner 7th av and 116th st. Cost, \$150,000. Thomas W. Lamb, 501 5th av, architect.

48TH ST.—The Libman Contracting Co., 107 West 46th st. is figuring the masonry for the theatre building, 138 West 48th st, from plans made by Thos. W. Lamb, architect, 501 5th av, and desire estimates on all subs.

### Bronx.

#### PUBLIC BUILDINGS.

KINGSBRIDGE RD.—Pilcher & Tachau, 109 Lexington av. have completed specifications for the 1 and 2-sty armory, 300x600 ft. and 75x100 ft., to be erected at Kingsbridge rd and Jerome av, for the 8th Coast Artillery, care Armory Board, Hall of Records, Chambers and Centre sts. Gunvald Aus, 11 East 24th st, steel engineer; R. D. Kimball Co., 15 West 38th st, steam and electric engineer. Cost, \$1,000,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

5TH ST.—William H. Nicolay electric contractor, 357 3d st, Brooklyn, owner, is taking bids on subs for the 4-sty tenement, 20x36 ft., to be erected on the north side of 8th st, 296 ft. west of 5th av. J. F. Bly, 422 St. Marks av, architect. Cost, \$12,000.

#### DWELLINGS.

CHAUNCEY ST.—P. Schmitt, 1497 Bushwick av. contemplates the erection of twelve 2-sty residences, 20x60 ft., in the south side of Chauncey st, 100 ft. east of Hopkinson av. No architect has been selected. Cost, \$5,000 each.

BOERUM ST.—Glucroft & Glucroft, 34 Graham av, Brooklyn, architects, have completed plans and are ready for bids for a 3-sty and basement residence and iron storage, 25x50 ft., at 53 Boerum st, for Bernett Weinstein, 57 Boerum st.

#### MISCELLANEOUS.

9TH ST.—James Stewart & Co., 30 Church st, New York City, are preparing plans for the reinforced concrete grain elevator, 155 ft. high, 30x40 ft., to be erected at the foot of North 9th st, for the Brooklyn Elevator & Milling Co., 308 Livingston st, who will soon call for bids on the general contract. Cost \$100,000.

### Queens.

#### DWELLINGS.

FLUSHING, L. I.—A. W. Richardson, of Flushing, is taking bids on the general contract for a 2½-sty residence, 30x34 ft., for Mrs. Neva Ahrene, Grand Opera House, 23d st and 8th av, N. Y. C. Cost, \$7,500.

BEECHURST, L. I.—Norman McGlashan, 1123 Broadway, N. Y. C., architect, is taking bids for the 2½-sty residence, 29x40 ft., for N. J. Volkman, of this place.

GREAT NECK, L. I.—Work has started for enlarging the 2½-sty residence here for Morgan H. Grace, in care of Lawrence F. Peck, 331 Madison av, N. Y. C., architect. Cruikshank & Fraser, 103 Park av, N. Y. C., general contractors. Cost, \$30,000.

FLUSHING, N. Y.—Thomas W. Jones, 153 Maiden Lane, New York City, contemplates the erection of a \$20,000 residence, 60x131 ft., on Jamaica av, near Franklin pl.

FLUSHING, N. Y.—Frederick Wagner contemplates the erection of a 2-family brick house in Franklin pl, between Bowne and Union sts.

LONG ISLAND CITY, L. I.—The Courtney Development Co., headed by Frederick J. Lancaster, 1170 Broadway, New York City, has purchased 600 lots here, on the south side of Thomson av, bet Bliss and Fitting sts, extending back to Covert and Gould avs, which they intend to develop.

#### HOTELS.

FLUSHING, N. Y.—Thomas L. Farrel, proprietor of the cafe at 59 Broadway, will enlarge and improve the pavilion at the Flushing end of the bridge for occupation May 1. A cottage will be erected next to the hotel.

### Richmond.

#### APARTMENTS, FLATS AND TENEMENTS.

TOMPKINS AV.—The Libman Contracting Co., 107 West 46th st. is figuring the general contract for the apartment house, to be erected at Tompkins av and Wall st, Staten Island, from plans made by James Whitford, Port Richmond, S. I., architect, and desire all estimates on subs.

#### SCHOOLS AND COLLEGES.

The Board of Education opened bids April 8 for fire protection work at Public Schools 20, 21 and 30, Richmond: P. S. 20, Joseph Kessler, \$6,164, low bidder; P. S. 21, A. W. King, \$1,646, low bidder; P. S. 30, Edward Thehrault, \$357, low bidder.

### Suffolk.

#### MUNICIPAL WORK.

RIVERSHEAD, N. Y.—The State Superintendent of Highways desires bids for building the Coram-Patchogue road, which is 6.79 miles in length.



### Out of Town.

#### CHURCHES.

ELIZABETH, N. J.—Chas. Dorsh & Edgar Josselyn, 3 W. 29th st, N. Y. C., have been commissioned to prepare plans for a new church to be erected here. Further details will soon be announced.

TROY, N. Y.—Hanrahan Brothers, of Schenectady, have received a permit to proceed with the construction of St. Patrick's Church, in 6th st, extending west to River st.

RIDGEFIELD PARK, N. J.—The southeast corner of Euclid av and Poplar st has been selected for the new First Presbyterian Church. Allan B. MacNeil is pastor.

#### DWELLINGS.

TENAFLY, N. J.—Fred Squires, architect, 27 East 22d st, N. Y. C., is taking bids on the general contract for the 2½-sty residence to be erected here by Everard B. Marshall, 361 Broadway, N. Y. C., owner. Cost, \$10,000.

BEDFORD HILLS, N. Y.—Aymar Embury, 1133 Broadway, N. Y. C., is taking bids for the erection of a 2-sty fireproof residence, to be erected here by Rupert Hughes, owner.

TENAFLY, N. J.—Frederick Squires, 27 East 22d st, N. Y. C., has completed plans for a 2½-sty fireproof residence, 32x40ft., to be erected here for Frederick Atwood. The architect desires bids.

MORRISTOWN, N. J.—Rev. Philemon F. Sturges, rector of St. Peter's Church, is raising funds for a new parish house.

GLENS FALLS, N. Y.—The pastors of St. Alphonsus' Church, the Rev. George Lize and the Rev. F. A. Lize, contemplate the erection of a new parish house at 21 West st.

CENTRAL ISLIP, N. Y.—Josiah O'Rourke contemplates the erection of a residence on the four acres recently purchased from the old George Wheeler property.

BAY SHORE, N. Y.—The contracting department of the W. H. Moffitt Realty Co. will erect twenty-one houses this spring between Bay Shore and Brentwood, having headquarters in the basement of the Leather Goods factory. Work has been started.

BOUND BROOK, N. J.—W. C. Wells contemplates the erection of a residence on Beechwood Heights this summer.

TARRYTOWN, N. Y.—Wallace Odell, of this place, desires bids until April 15 for his new house to be erected on Broadway. Plans are at the office of The News.

RED BANK, N. J.—George Vassar Sons & Co., 1170 Broadway, N. Y. C., are figuring the general contract for the 2½-sty residence, 60x80 ft., to be erected here for Andrew Freedman, 52 William st, N. Y. C., owner. J. H. Freedlander, 244 5th av, N. Y. C., architect. Cost, \$40,000.

WATERTOWN, N. Y.—D. D. Kieff, Flower Building, Watertown, is preparing plans for a 2½-sty and basement parish house, 30x65 ft., for the Church of Our Lady of the Sacred Heart, Rev. Father Zepherin Peloquin, 600 Thompson st, Watertown, and will be ready for bids on the general contract about April 15. Cost, \$15,000.

WATERTOWN, N. Y.—William H. Miller, Sage Block, Ithaca, has completed plans for the 2½-sty residence, 30x60 ft., to be erected in Ten Eyke st, for Harry N. Denny (manager Watertown Motor Co.), 112 Moulton st. Bids will be received about April 25.

PALISADE, N. J.—Fred Squires, 27 East 22d st, N. Y. C., has completed plans for a 2½-sty residence, 40x32 ft., to be erected here for Dr. C. F. Hunter, of this place, and desires bids. Cost, \$10,000.

ENGLEWOOD, N. J.—Fred Squires, 27 East 22d st, N. Y. C., has completed plans for a 2½-sty residence, 35x45 ft., to be erected here for Robert Gambee, 15 Broad st, N. Y. C., and desires bids on general contract.

NEW ROCHELLE, N. Y.—Chester A. Patterson, 262 Main st, New Rochelle, contemplates the erection of a residence on Boston rd and Emberson av, Hazelhurst. Cost, about \$12,000.

NEW ROCHELLE, N. Y.—Charles Lupprian, 180 Main st, is preparing plans for three 2½-sty residences, 32x38 ft., to be erected on Thomas pl, Kress Park, for Augustus Thomas, Kress Park, New Rochelle, owner, and will take bids on general contract. Cost, \$30,000.

#### FACTORIES AND WAREHOUSES.

UTICA, N. Y.—Rathbun & Co., wholesale dry goods, 18-20 Genesee st, Utica, contemplates the erection of a warehouse in Broad st. No architect has been selected.

NEWARK, N. J.—Frederick A. Phelps, Union Building, Newark, architect and engineer, is making plans for a 3-sty factory, 75x100 ft., at the northwest corner of Norfolk and Dickerson sts, for D. S. Plumb (manufacturer of clocks), 57 East Park st, Newark. Cost, \$20,000.

COHOES, N. Y.—J. K. Pine (Pine & Co.), 745 Third st, Troy, N. Y., contemplates alterations to the Victor Mills, converting it into a 6-sty shirt and collar factory. J. K. Pine will do the building.

GENEVA, N. Y.—Samuel Nagel, of this place, has received the general contract to erect the new Jam Kitchen factory here from plans by Lloyd P. Adams, architect. Estimated cost, \$50,000.

OLEAN, N. Y.—The Riley & Wands Co., wholesale grocers, contemplates the erection of a 3-sty cold storage plant in North Union st, 40x100 ft.

BUFFALO, N. Y.—The W. H. Utter & Son's Co. contemplates the erection of a 2-sty addition to their plant in South 3d st, which will contain 22,400 square ft.

NEWARK, N. J.—Frank F. Ward, 203 Broadway, N. Y. C., is taking bids for the 3-sty addition to the factory at the northwest corner of Jefferson and Malvern sts for the

Standard Metal Manufacturing Co. Cost, \$18,000.

#### HALLS AND CLUBS.

ALBANY, N. Y.—The Frefro Literary Association, Theophilus Kaitanowski, president, contemplates the erection of a club house on Clinton av and Fredro st, to cost between \$4,000 and \$5,000. No architect has been selected.

BATAVIA, N. Y.—Shattuck & Hussey, 153 LaSalle st, Chicago, Ill., architects, and John C. Holmes, chairman of the Building Committee of the Y. M. C. A., are taking bids for the 3-sty and basement Y. M. C. A. building, 70x110 ft., to be erected here. Cost, \$40,000. Bids will close at 10 a. m. April 20.

#### HOSPITALS AND ASYLUMS.

WHITE PLAINS, N. Y.—A new hospital site is being selected by a committee appointed by Chairman E. P. Barrett, of the Board of Supervisors.

BUFFALO, N. Y.—The councilmen, Geo. K. Staples, chairman, contemplate the erection of a municipal hospital on the West farm site.

#### MISCELLANEOUS.

POUGHKEEPSIE, N. Y.—Warren & Wetmore, 70 East 40th st, N. Y. C., are revising plans for the new Central station to be erected here. Bids will be called for about May 1.

WATERTOWN, N. Y.—Albert M. Skinner, Rothstock Building, is preparing plans for a 1½-sty frame grandstand, 32x100 ft., to be erected in Knickerbocker Field, for the Young Men's Christian Association, C. D. Warner, secretary. Bids will be called for on the general contract about April 15.

YONKERS, N. Y.—William H. Wright & Sons, 3d av and 148th st, Smith Building, N. Y. C., are figuring the general contract for the 1½-sty station, 40x75 ft., in the Glenwood section, for the N. Y. Central & H. R. R. Co., 335 Madison av. D. R. Collin, 335 Madison av, N. Y. C., architect. Cost, \$25,000.

#### MUNICIPAL WORK.

MOUNT MORRIS, N. Y.—Forty thousand dollars has been voted for the construction of sewer works at the village of Mount Morris, William Mate, president. Nothing definite has been decided.

NEW BRUNSWICK, N. J.—The Street Commissioner desires bids for the laying of the pavement on Welton st, between Livingston and Throop avs. Bids to be received April 22.

PLATTSBURGH, N. Y.—The bill is before Governor Dix for the erection of a bridge across the Ausable River to connect the trunk line highway on both sides of the river.

LOCKPORT, N. Y.—The final survey of the \$1,000,000 highway through Niagara and Orleans counties begun. The surveyors were at Wright's Corners on April 2.

PATERSON, N. J.—An inspection of the county highways is being made by the board of freeholders with County Engineer Ferguson and the county road supervisor to fix an appropriation for improvements which will probably cost \$160,000.

POUGHKEEPSIE, N. Y.—Bids will close 1 p. m., April 17, for the improvement of White Plains-Rye Lake road, about 7.03 miles. Plans, maps, etc., may be had at the office of State Commission of Highways, also Spencer J. Stewart, Poughkeepsie, Division Engineer.

YONKERS, N. Y.—Bids will close 3.30 p. m., April 15, for the construction of the masonry, filters, etc. Plans can be had at the office of Hazen & Whipple, 103 Park av, N. Y. C. Bids will be received by the Board of Contract and Supply, City Hall.

#### PUBLIC BUILDINGS.

MONTCLAIR, N. J.—Wm. H. Fissell & Co., 1133 Broadway, N. Y. C., is figuring the general contract for the 1-sty art museum to be erected here by the Montclair Art Association, Frank H. Presby, Chairman of the Building Committee; Albert R. Ross, 16 East 42d st, N. Y. C., architect. Cost, \$50,000.

BLOOMFIELD, N. J.—A new postoffice building is contemplated here. Edward W. Townsend is congressman.

SAYVILLE, N. Y.—F. B. Smith, of Bayport, has received the general contract to erect the town hall to be built here, bid \$3,260. Work will begin immediately.

#### SCHOOLS AND COLLEGES.

NEWARK, N. J.—Bids close on April 16 for the public school addition of 17 rooms, gymnasium and auditorium, to be built in Miller st, Essex County, by the Board of Education of Newark, City Hall, President, F. F. Guild.

GARFIELD, N. J.—Bids close on April 18 for the erection of the 2-sty brick school, 200x60 ft., 54 rooms, for the Board of Education of Garfield, John F. Kelley, Post Office Building, Passaic, architect.

GARFIELD, N. J.—Bids will be opened on the evening of April 18 in the borough hall for the erection of a new school.

COURTLAND, N. Y.—The Board of Education voted for the rejection of all bids for the Pomeroy st school, as they were too high, except the bids for electric wiring and plumbing. Plans will be modified and then bids will be asked for mason work, carpenter, painting, tinning and heating.

MOUNT VERNON, N. Y.—Plans will be revised for the high school to be erected here in order to secure bids within the appropriation of \$250,000. The change will probably be in the elimination of the towers, which will be erected at some other time. Starrett & Van Vleck, 45 East 17th st, N. Y. C., architects.

LOCKPORT, N. Y.—The building committee of the Board of Education has favorably passed the plans of Leon W. Gray, North Tonawanda, architect, for the enlargement of the Walnut st school. Bids will soon be called for from contractors.

UNION, N. J.—A new site is being selected for a school by the Union Township Board of Education. John Leyser is president.

CALDWELL, N. J.—Sealed proposals for the erection of the schoolhouse here will be received Friday, April 12, having been postponed. E. E. Twist, Passaic, N. J., architect.

RUSSELL, N. Y.—Morris & Allen, Builders' Exchange, Buffalo, were low bidders (\$27,300) for the 2-sty high school, 101x60 ft., to be erected in St. Lawrence County for the Board of Education of Russell, Hugh Kelley, president. E. E. Jerolemon, architect. Cost, \$25,000.

OLD FORGE, N. Y.—W. G. Frank, Clarendon Building, Utica, has completed plans for the 2-sty school, 70x102 ft., for the Board of Education of Old Forge, Dr. R. S. Lindsey, president. Heating engineer has not been selected. Figures will probably be called for about May 15.

NEW ROCHELLE, N. Y.—A twenty-room school has been recommended by the building and grounds committee of the New Rochelle Board of Education to be erected in the First Ward. Cost, \$130,000.

PEEKSKILL, N. Y.—Bids are desired for furnishing labor and material for the Oakside school. Plans, specifications, etc., may be had at the office of the Board of Education. Bids close at 10 p. m., April 23.

#### STORES, OFFICES AND LOFTS.

GLENS FALLS, N. Y.—George B. Post & Sons, 341 5th av, N. Y. C., are taking bids on the 6-sty insurance building, 180x180 ft., to be erected here by the Glens Falls Fire Insurance Co., Egbert W. West in charge. Pattison Bros., 1182 Broadway, N. Y. C., steam and electric engineers.

#### THEATRES.

NEW BRUNSWICK, N. J.—Papier Bros., of Trenton, proprietors of the Star Theatre, will erect a 2-sty fireproof theatre and dance hall at George and Paterson sts. Alexander R. Merchant, architect, 349 George st. Ground will be broken this month.

BINGHAMTON, N. Y.—John Moore of Moore Brothers Co., 288 Greenwich st, N. Y. C., will erect a theatre at the corner of Main and Oak sts, 220x143 ft. Tiffany & Conrad architects.

### Contracts Awarded.

#### APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Rocco Biante, 5 North Lexington av, White Plains, has received the general contract to erect the Gordon Building, on South Lexington av, 4 stys, consisting of 24 apartments and 6 stores. Cost, about \$75,000.

83D ST.—John W. Kight, 135 Broadway, has received the general contract to erect the 9-sty elevator apartment house, 50.9x86.7 ft., at 161-5 West 83d st for the Wesley Realty Co., 135 Broadway. Neville & Bage, 217 West 125th st, are the architects. Estimated cost, \$175,000.

BOSTON RD.—Kasimer Lofink, 373 East 151st st, has received the general contract to erect the 5-sty tenement on the west side of Boston rd, 100 ft. south of 167th st, for Dr. Charles Graef, 1076 Boston rd, owner. Fred Jaeger, Park and Tremont avs, architect. Cost, \$45,000.

#### DWELLINGS.

SCARSDALE, N. Y.—J. & A. Walter Co., 121 Webster av, New Rochelle, have received the general contract to erect four dwellings for Samuel N. Jarvis. G. K. Thompson, 452 5th av, N. Y. C., architect.

FLUSHING, L. I.—W. S. Gassner, of Flushing, has received the general contract to make repairs of the frame 2½-sty residence, 30x42 ft., for Mrs. Anna Phillips, Delaware st, owner. A. E. Richardson, architect. Cost, \$3,500.

BRONXVILLE, N. Y.—O. W. Oaks has received the contract to erect a residence in Sagamore Park for Dr. A. N. Greminger, 616 Lexington av, N. Y. C. William Sanwood Phillips, 103 Park av, architect.

ORADELL, N. J.—George W. Collins, of this place, has received the general contract to erect a 2½-sty cottage, 30x28 ft., for the Board of Chosen Freeholders of Bergen County, Hackensack, N. J. The architect's name for the present is withheld. Cost, \$5,000.

SALAMANCA, N. Y.—Johnson Bros., of this place, have received the sub-contract to erect six residences in Merden st for C. A. Kammire.

#### FACTORIES AND WAREHOUSES.

37TH ST.—Irwin M. Book & Co., 1133 Broadway, have received the general contract to erect a storage building at 423-25 West 37th st. Frederick C. Zobel, 118 East 28th st, architect.

#### HOTELS.

58TH ST.—William H. Jackson Co., 229 West 28th st, has received the contract to erect an iron marguise to the 10-sty hotel 55-57 East 58th st for David H. King, Jr., 512 5th av.

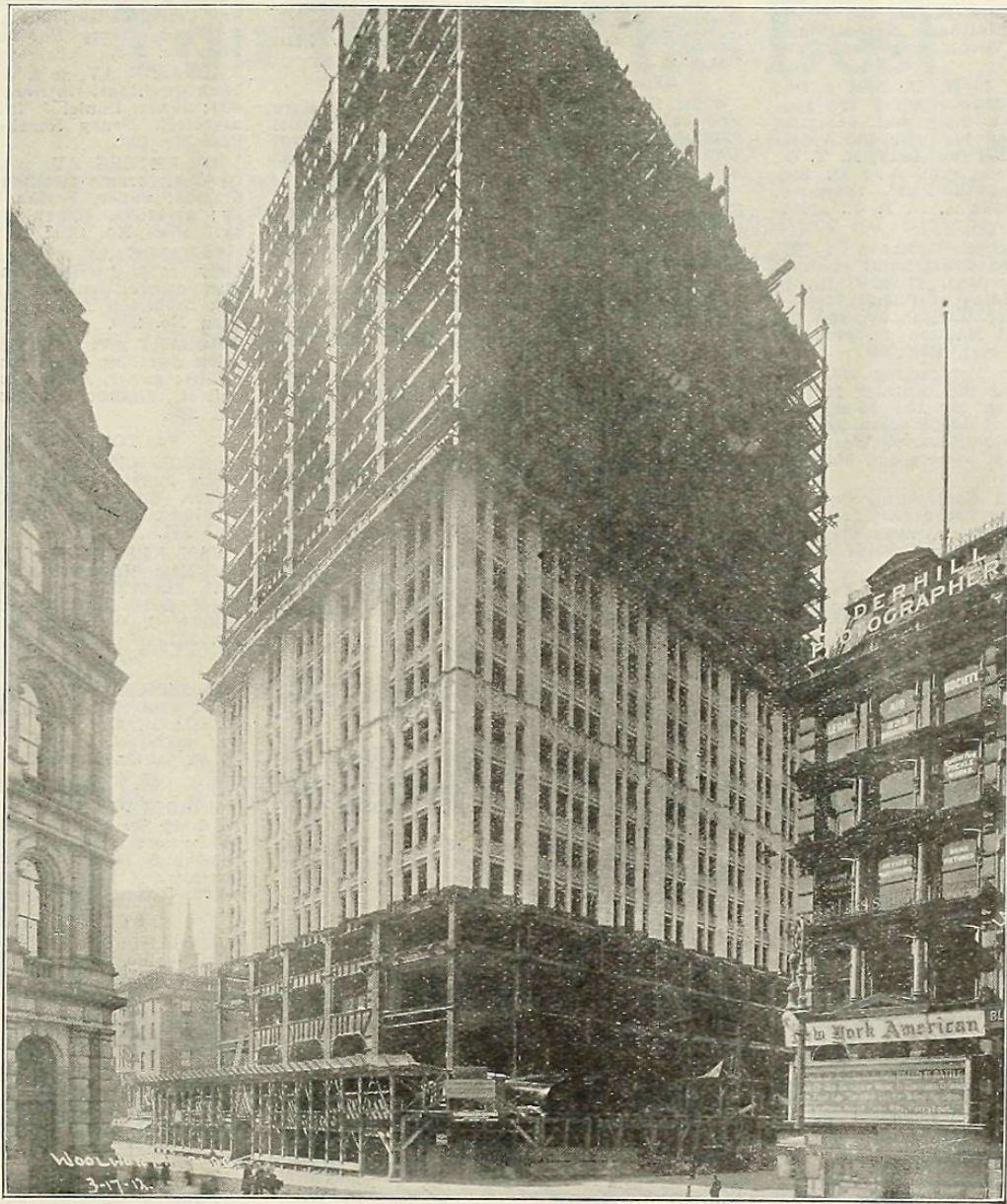
#### MISCELLANEOUS.

JERSEY CITY, N. J.—L. C. Becker & Bro., 415 13th av, Newark, have received the general contract to erect the 2-sty locker and wash room, 24x45 ft., at St. Pauls and Duffield avs, for the Public Service Corporation, Thomas N. McCarter, president, Broad and Bank sts. The Becker Construction Co., 415 13th av, has received the mason contract.

FAIRVIEW, N. J.—F. R. Long Co., Court st, Hackensack, N. J., has received the general contract to erect a bridge over Boundary Creek for the Board of Chosen Freeholders of Bergen County, George Zimmerman, chairman. R. D. Earle, Jr., Main st, Hackensack, is county engineer.

POUGHKEEPSIE, N. Y.—The Hudson River Day Line will erect a \$30,000 pier at the foot of Main st, 100x80 ft. Isaac Rossell, 1 Madison av, N. Y. C., has received the general contract. Mason R. Strong, 7 Wall st, N. Y. C., architect.





Woolworth Building

*Cass Gilbert, Architect*

*Thompson-Starrett Co., Builders*

### Watch It Grow!

Eight stories of Atlantic Architectural Terra Cotta in place on March 17th.

Atlantic Terra Cotta will extend from the third story to the roof, a facade of fifty-two complete stories on all four street elevations.

***Booklet on request***

## Atlantic Terra Cotta Company

1170 Broadway

New York



## MUNICIPAL WORK.

ISLIP, L. I.—W. S. Velsor, Cedar av, Islip, has received the general contract to erect the 2-story fire house, 40x60 ft., containing an assembly room, for the town of Islip Fire Department. A. Ware, 1170 Broadway, New York City, architect. Cost, \$10,000.

## STORES, OFFICES AND LOFTS.

WEST NEW YORK, N. J.—F. D. Hyde, 90 West st, N. Y. C., has received the general contract to erect the 1-story car house and offices, 220x222 ft., in 19th st, for the Public Service Corporation (Railway Department), Thomas N. McCarter, Broad and Bank sts, Newark, president.

FAR ROCKAWAY, L. I.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erect a 2-story and basement Postal Telegraph building here for the Postal Telegraph & Cable Co., 253 Broadway, N. Y. C., Clarence H. Mackay, president; John O. Stevens, secretary; Edward C. Platt, treasurer. Frank Freeman, 132 Nassau st, N. Y. C., architect.

MADISON AV.—The Ruggels-Robinson Co., 331 Madison av, has received the general contract to erect the 14-story extension, 41.8x100 ft., to the office and store building of Charles & Co., at the southeast corner of Madison av. and 43d st. Charles I. Berg, 331 Madison av, prepared these plans. Estimated cost, \$300,000.

32ND ST.—The White Contracting Co., 181 Chrystie st, has received the contract for demolishing and excavating for the 16-story loft building to be erected at 31-33 East 32nd st from plans by Rouse & Goldstone, 40 West 32nd st. Brody, Adler & Koch, owners and builders, 40 West 32nd st.

3RD AV.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for alterations to 2174 3rd av, from plans by Shire & Kaufman, and desire estimates on all sub-contracts.

40TH ST.—J. Lewis Hay, of the Hay Foundry and Iron Works, 114 East 28th st, has received the structural steel work, and William M. Croxton, of the Charles A. Cowen Co., 1123 Broadway, the foundation work necessary for the 30-story office building, to be erected at 110-112 West 40th st, for Edward W. Browning, owner. Buchman & Fox, 11 East 59th st, architects. Plot size 50x98.9 ft. The four exteriors will be of ornamental terra cotta throughout their entire height. Frederick Fox & Co., 14 West 40th st, are the agents.

AVENUE C.—Irwin M. Book & Co., 1133 Broadway, has received the general contract for alterations to the building for H. Goldwater & Co., at 182-90 Ave. C. Gross & Kleinberger, 75 Bible House, architects. Cost between \$3,000 and \$4,000.

## STABLES AND GARAGES.

HARRIMAN, N. Y.—The A. M. Barrows Construction Co., 45 West 34th st, New York City, has received the general contract to erect the 2-story garage, 45x22 ft., for Thomas Alexander, W. A. Mersereau, 32 Broadway, New York City, architect. Cost, \$6,000. Terra cotta blocks, stucco and fieldstone.

HUDSON, N. Y.—Eugene Howard, of this place, has received the contract for installing concrete floors, metal sidewalls and ceiling in the garage to be erected by Commissioner of Public Works A. Frank Bogardus.

## THEATRES.

7TH AV.—The Lexington Sheet Metal Works, 722 Tinton av, has received the contract for the roofing and sheet metal work for the theatre to be erected on 7th av and 133rd st; A. Berris, architect; Kramer Contracting Co., 35 Nassau st, general contractor.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

79TH ST, Nos. 532-536 East, 6-story tenement, 106.3x88.4, tar and gravel roof; cost, \$100,000; owner, City & Suburban Homes Co., 15-17 West 38th st; architect, P. H. Ohm, 15 West 38th st, Plan No. 207.

EDGEcombe AV, w s, 674.6 n 150th st, 6-story brick apartment house, 75x87, tar and gravel roof; cost, \$75,000; owner, Edgcombe Const. Co., Inc., 271 West 125th st; architects, Anderson & Stevens, 271 West 125th st. Plan No. 208. David MacLachlan, president; Abraham Anhalt, treasurer.

## FACTORIES AND WAREHOUSES.

CLEVELAND PL, n e cor Broome st, 7-story brick factory, 75.9x145; cost, \$135,000; owner, Geo. W. Loft, 54 Barclay st; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 206.

## MISCELLANEOUS.

49TH ST, s s, to 20.3 n line, 48th st, Grand Central Station Yard, 1-story shelter, 184.5x38.3; cost, \$2,000; owner, N. Y. C. & H. R. R. Co.; architects, Warren & Wetmore, 70 East 45th st. Plan No. 202.

17TH ST, Nos. 208-210 West, fence wall; cost, \$800; owner, Robert Tag, 135 West 127th st; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 203.

201ST ST, s s, 220.18 e Academy st, Academy st, n s, 268.82 e 201st st, block, 3-story brick powerhouse, 333.7x201.2x154.2x79.6, tile roof; cost, \$1,100,000; owner, The United Electric Light & Power House, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 200.

PARK AV EAST, 44.10 e line and 38.9 s intersection 50th st, Grand Central Station Yard, 3-story brick and concrete sub-station, 112.4x42, tar and gravel roof; cost, \$50,000; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Warren & Wetmore, 70 East 45th st. Plan No. 210.

## STORES AND TENEMENTS.

PARK AV, n w cor 77th st, 5-story dwellings, 71.2x25; cost \$60,000; owner, J. F. Kernochan, 11 East 26th st; architects, Cross & Cross, 527 5th av. Plan No. 192.

CHRISTOPHER ST, Nos. 100-104, 6-story tenement and store, 69.6x56.4, plastic slate roof; cost \$45,000; owner, Ridge Holding Co., 100 Christopher st; architect, C. B. Meyers, 1 Union Sq. Plan No. 193. Not let.

3D AV, n w cor 19th st, 6-story store and tenement, 46x49.3; cost \$65,000; owner, Gramercy Freehold Co., 710 St. Nicholas av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 194.

## STORES, OFFICES AND LOFTS.

40TH ST, Nos. 110-112 West, two 5-story store and office, 50x85.8, brick and tile roof; cost \$240,000; owner, Edward W. Browning, 18 West 75th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 195.

5TH AV, Nos. 597-599, 10-story store and office, 53.5x86, slate, tile and slag roof; cost, \$225,000; owner, Chas. Scribner's Sons, 153 5th av; architect, E. Flagg, 109 Broad st. Plan No. 201. Not let.

29TH ST, Nos. 115-123 West, 12-story store and loft, 92.1x64.11, slag roof; cost, \$350,000; owner, Twentieth Street Realty Co., 45-47 East 20th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 205.

13TH ST, Nos. 2-6 West, 12-story loft, 70x95x (7.6, tar and gravel roof; cost, \$300,000; owner, Geo. A. Pimpton, 61 Park av; architect, Chas. A. Rich, 320 5th av. Plan No. 204.

32D ST, Nos. 31-33 East, 12-story loft and store, 50x88.9, slag roof; cost, \$250,000; owners, Brody, Adler & Koch Co., 38 West 32d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 209.

RUTGERS ST, No. 20; Henry st, Nos. 142-144, 8-story brick stores and lofts, 25x84.7, concrete and slate roof; cost, \$40,000; owners, David & Nathan Garfield, 189 South 4th st, Brooklyn; architect, Chas. M. Straub, 147 4th av. Plan No. 211.

## THEATRES.

3D AV, n w c 84th st, 2-story moving picture theatre, 51x33; cost, \$500; owner, Scholle Estate, 5 Nassau st; architect, L. A. Sheinart, 194 Bowery. Plan No. 198.

MANHATTAN AV, Nos. 114-118 127th st, No. 597 W, 1-story theatre, slag roof, 76.16x77.7; cost, \$15,000; owner, Christian Smith, 791 Amsterdam av; architects, Rouse & Goldstone, 38 W. 32d st. Plan No. 197.

7TH AV, s w cor 116th st, 2-story brick and stone theatre, 88.11x144; cost, \$150,000; owner, Robert S. Marvin, 340 Riverside Drive; architect, Thomas W. Lamb, 501 5th av. Plan No. 191.

AMSTERDAM AV, n w cor 157th st, two 1 and 2-story store, theatre and garden, 99.11x50 and 51x99.11; cost, \$80,000; owner, Riverside Viaduct Realty Co., 420 West 119th st; architect, Norman Lederer, 1341 So. Boulevard. Plan No. 199.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

136TH ST, s s, 125 w Cypress av, seven 5-story brick tenements, plastic slate roof, sizes irregular; total cost, \$350,000; owners, Weiher Const. Co., Lorenz Weiher, 76 East 86th st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 246.

179TH ST, n s, 66.8 w Bryant av, 5-story tenement, plastic slate roof, 52.23x90; cost, \$45,000; owner, A. H. Herbst, 1566 Vyse av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 235.

BOSTON ROAD, w s, 99.8 s 167th st, 5-story brick tenement, tin roof, 50.4x93.6; cost, \$46,000; owner, Dr. Chas. Graef, 1076 Boston Road; architect, Frederick Jaeger, 441 Tremont av. Plan No. 236.

153D ST, n s, 145 w Elton av, 5-story brick tenement, plastic slate roof, 50x86.9; owners, Smada Realty Co., W. W. Adams, 391 East 149th st, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 249. Cost, \$40,000.

PARK AV, e s, 34.9 s 172d st, two 5-story brick tenements, plastic slate roof, 37.6x83x88; total cost, \$60,000; owners, Ernest Keller Const. Co., Ernest Keller, 411 East 240th st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 252.

DECATUR AV, s w cor 195th st, three 5-story brick tenements, slag roof, 40.2x89.8, 54.10x90, 54.10x90; total cost, \$100; owners, Miltner Bros., 63 Henry st, Corona, L. I.; architect, John B. Boyland, Fordham road and Webster av. Plan No. 255.

OGDEN AV, e s, 100 n 170th st, 5-story brick tenement, slag roof, 50x93; cost, \$40,000; owners, Mercedes Bldg. Co., Fordham rd and Webster av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 256.

OGDEN AV, e s, 150 n 170th st, three 5-story brick tenement, slag roof, 50x93.6; total cost, \$120,000; owners, Hammer Realty Co., 3924 Park av; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 257.

## DWELLINGS.

STORY AV, n s, 305 w Havemeyer av, two 2-story frame dwellings, tin roof, 21x48; total cost, \$12,000; owner, Jacob O. Pederson, 829 Freeman st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 239.

STORY AV, n s, 100 e Olmstead av, three 2-story frame dwellings, tin roof, 16.8x54; total cost, \$8,400; owners, Mink Const. Co., Adam Mink, 2251 Gleason av, Pres.; architect, Anton Perrier, 1656 Holland av. Plan No. 247.

BAINBRIDGE AV, e s, 186.3 n 194th st, 2-story frame dwelling, tin roof, 21x58; cost, \$5,500; owner, Norman K. Althaus, 2597 Bainbridge av; architect, Ehrich Peterson, 2254 Ryer av. Plan No. 232.

BRONXDALE AV, s s, 240.3 w Mulliner av, 3-story frame dwelling, tin roof, 35.6x49.11; cost, \$10,000; owner, Thos. McDonough, 1883 Barnes av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 233.

HARRINGTON AV, s s, 25 w Cornell av, 2-story frame dwelling, shingle roof, 21x50; cost, \$5,000; owner, Maud Molloy, 1504 Amsterdam av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 242.

GLEASON AV, n s, 25 e 171st st, 2-story brick dwelling, shingle roof, 20x50; cost, \$6,000; owner, Cornelius O'Connell, 1431 Longfellow av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 253.

GLEASON AV, n s, 50 e 171st st, two 2-story brick dwellings, tin roof, 20x50; total cost, \$12,000; owner, Daniel J. Dillon, Larchmont, N. Y.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 251.

ST. PETERS AV, e s, 198.3 s Walker av, two 2-story frame dwellings, tin roof, 21x50; cost, \$11,000; owner, Bertha Harrison, 1861 Wallace av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 262.

GLEASON AV, s s, 125 s St. Lawrence av, 2-story frame dwelling, tin roof, 21x50; cost, \$3,800; owner, Louisa B. Diener, 1768 Gleason av; architect, Anton Pirner, 1656 Holland av. Plan No. 259.

HOBBART AV, w s, 150 s Waterbury av, 2-story brick dwelling, plastic slate roof, 20x50; cost, \$3,500; owner, Anna Centourzi, 4072 3d av; architect, Vincent Bonagur, 789 Home st. Plan No. 260.

## FACTORIES AND WAREHOUSES.

SEDGWICK AV, w s, 125 s 171st st, 1-story brick factory, slag roof, 50x91; cost, \$2,500; owner, Edw. R. Poerschke, 107 Bible House; architect, Richard Rohl, 128 Bible House. Plan No. 241.

VAN NEST R. R. YARD, s s, Van Nest av and East Matthews av, 2-story brick shop, slag roof, 149.6x377; cost, \$141,000; owners, N. Y. N. H. & H. R. R. Co., New Haven, Conn.; architect, C. W. Lord, New Haven, Conn. Plan No. 261.

## HALLS AND CLUBS.

PROSPECT AV, w s, 25 n 150th st, 1-story brick amusement hall, slag roof, 45x100; cost, \$5,000; owners, Jas. & F. Rothschild, 3197 3d av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 234.

## MISCELLANEOUS.

MORRIS PARK AV, w s, from 180th to Adams st, 4-story brick R. R. Station and Offices, 317.6x145.8; cost, \$150,000; owners, New York, Westchester & Boston Ry. Co., Lederith S. Miller, 5th av and 53th st, Pres.; architects, Reed & Stern, 5 East 42d st. Plan No. 237.

## STABLES AND GARAGES.

RICHARDSON AV, e s, 100 n 236th st, 1-story brick stable, 26x24; cost, \$1,000; owner, Annie Guidera, 2464 Belmont av; architect, Louis C. Maurer, 1493 Broadway. Plan No. 238.

150TH ST, n s, 125 e Courtlandt av, 1-story brick garage, 20x30; cost, \$300; lessee, Jas. Panzer, 365 East 150th st; architect, Louis Koenig, 362 East 150th st. Plan No. 240.

CROTONA PLACE, w s, 284.878 s 171st st, 3-story brick stable and storage, 25x97; cost, \$4,500; owner, Chas. N. Mazzo, 3752 3d av; architect, Gustav Schwarz, 302 East 158th st. Plan No. 248.

## STORES AND DWELLINGS.

CEDAR AV, e s, 223 s 177th st, four 3-story brick stores and dwellings, slag roof, 16.3x50.9; total cost, \$20,000; owners, Cedar Building Co., Edw. F. Sweeney, 626 Union av, Pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 254.

## STORES, OFFICES AND LOFTS.

MORRIS PARK AV, s s, 50 w Holland av, 1-story frame store, tin roof, 25x40; cost, \$1,800; owner, Anton Landgrebe, 1724 Barnes av; architect, T. J. Kelly, 643 Morris Park av. Plan No. 243.

LONGWOOD AV, s e cor So. Boulevard, 1-story frame store, slag roof, 25x100; cost, \$8,000; owner, Kellwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, Pres.; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 244.

180TH ST, s e cor Crotona av, 1-story frame store, slag roof, 25.3x100; cost, \$8,000; owner, Chas. Diamond, 157 East 89th st; architects, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 245.

FORDHAM ROAD, s s, 98 e Crotona av, 1-story frame store, slag roof, 30x18; cost, \$1,000; lessee, Michael Failexas, 613 Fordham rd; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 250.

172D ST, n s, 71 w Bryant av, 1-story brick store, tar and gravel roof, 29x25; cost, \$1,500; owner B. F. Walter 1515 Bryant av; architect, John C. Sims, 17 West 45th st. Plan No. 258.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

PROSPECT PL, s s, 100 e Ralph av, 4-story brick tenement, 40x89, tar and gravel roof, 16 families; cost, \$20,000; owner, The R. P. (inc.), 116 Grafton st; architects, Cohn Bros., 361 Stone av. Plan No. 1841.

CHESTER ST, w s, 380 n Sutter av, 4-story brick tenement, 50x89, tar and gravel roof, 16 families; cost, \$20,000; owner, Serota Realty Co., 1462 Eastern Parkway; architects, Cohn Bros., 361 Stone av. Plan No. 1842.

WATKINS ST, e s, 75 n Pitkin av, 4-story brick tenement, 25x85.10, tin roof, 8 families; cost, \$12,000; owner, Artonbel Realty Co., Watkins st; architects, Cohn Bros., 361 Stone av. Plan No. 1843.

83D ST, Nos. 161-165 W, 9-story apartment house, slag roof, 50.9x86.7; cost, \$175,000; owner, Wesley Realty Co., 135 Broadway; archi-



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fects, Neville & Bagge, 217 W. 125th st. Plan No. 196. John W. Kight, 135 Broadway, has contract.

CLINTON AV, w s, 77.6 s Gates av, two 5-sty brick tenements, 40x88, — roof, 20 families each; total cost, \$90,000; owners, Levy & Baird, 2027 Bath av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1845.

### DWELLINGS.

25TH AV, e s, 1100 s Harway av, 1-sty frame bungalow, 16x28, shingle roof; cost, \$250; owner and architect, Wm. Texter, Ulmer Park. Plan No. 1827.

BROOKLYN AV, s e cor St. Johns pl, six 4-sty brick dwellings, 20x40.6, — roof, 2 families each; total cost, \$48,000; owner, Kings & Westchester Land Co., 350 Fulton st; architects, Mann & MacNeille, 70 East 45th st, N. Y. Plan No. 1833.

WEST 29TH ST, e s, 37 s Railroad av, 1-sty frame dwelling, 15x38, shingle roof, 1 family; cost, \$850; owner, Chas. P. Malloy, 149 West 66th st; architect, Geo. H. Suess, 2985 West 28th st. Plan No. 1837.

EAST 8TH ST, e s, 380 s Av. J, 2-sty and attic frame dwelling, 32x38.6, shingle roof, 1 family; cost, \$5,000; owner, Thelophie Souweine, 1292 Putnam av; architect, Lee Samenfeld, 244 Court st. Plan No. 1878.

EAST 38TH ST, n w cor Av J, 2-sty and attic brick dwelling, 22x45, slate and iron roof, 1 family; cost, \$6,500; owner, Frank Mosca, 205 Flushing av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1846.

EAST 3D ST, e s, 32.3 n Neptune av, four 2-sty brick dwellings, 16x31, gravel and slag roof, 1 family each; total cost, \$1,200; owner, Jacob Sommer Co., 1415 Av. H; architect, Emanuel Sommer, 1636 42d st. Plan No. 1847.

EAST 3D ST, e s, 108.3 n Neptune av, 2-sty brick dwelling, 16x31, gravel and slag roof, 1 family; cost, \$3,000; owner, Jacob Sommer Co., 1415 Av H; architect, Emanuel Sommer, 1636 42d st. Plan No. 1848.

NEPTUNE AV, n e c East 3d st, 2-sty frame dwelling, 16x31, gravel and slag roof, 1 family; cost, \$3,000; owner and architect as above. Plan No. 1849.

MAPLE ST, n s, 12.3 w Brooklyn av, 2-sty frame dwelling, 15.9x46, tin roof, 2 families; cost, \$2,000; owner, Michele Laino, 437 East N. Y. av; architect, Chas. Plannella, 60 Graham av. Plan No. 1856.

MAPLE ST, n w cor Brooklyn av, 2-sty frame dwelling, 12.3x53, tin roof, 2 families; cost, \$2,000; owner, Giovanni Sangiorgo, 459 Maple st; architect as above. Plan No. 1857.

61ST ST, s s, 160.11 e 6th av, two 2-sty brick dwellings, 20x52, tin roof, 2 families each, total cost, \$9,000; owner, Ryrwall Const. Co., —; architects, Eisenta & Carlson, 3d av and 51st st. Plan No. 1861.

AV N, n s, 191 e E 13th st, 2-sty frame dwelling, 18x55, tin or gravel roof, 2 families; cost,

\$3,500; owner, John T. Finn, 805 E. 21st st; architect, Benj. J. Dreisler, 178 Remsen st. Plan No. 1837.

AV N, n e cor E. 13th st, 2-sty frame dwelling, 19x55, tin or gravel roof, 2 families; cost, \$3,500; owner & architect as above. Plan No. 1868.

AV I, n s, 80 e E 19th st, 2-sty & attic frame dwelling, 29x28, shingle roof, 1 family; cost, \$4,000; owner, Edw. A. Strong, 1702 Newkirk av; architects, Slee & Bryson, 153 Montague st. Plan No. 1879.

E. 19TH ST, w s, 387.6 s Newkirk av, 2-sty & attic frame dwelling, 29x28, shingle roof, 1 family; cost, \$4,000; owner & architect as above. Plan No. 1880.

AV I, n e cor E. 19th st, 2-sty & attic frame dwelling, 29x28, shingle roof, 1 family; cost, \$4,000; owner & architect as above. Plan No. 1881.

AV I, n s, 40 e E. 19th st, 2-sty & attic frame dwelling, 18.6x42.6, slag roof, 1 family; cost, \$4,000; owner, Edw. R. Strong, 1702 Newkirk av; architects, S. Millman & Son, 189 Montague st. Plan No. 1908.

79TH ST, s s, 100 w 14th av, 17 3-sty brick dwellings, 18.6x42.6, slag roof, 1 family; total cost, \$76,500; owner, Rosina Realty Co. (inc.), 2027 Bath av; architects, S. Millman & Son, 189 Montague st. Plan No. 1887.

79TH ST, s s, 414.6 w 14th av, 3-sty brick dwelling, 19x44.10, slag roof, 1 family; cost, \$4,500; owner, Rosina Realty Co. (inc.), 2027 Bath av; architects, S. Millman & Son, 189 Montague st. Plan No. 1888.

22D AV, n w cor E. 60th st, 2-sty brick dwellings, 20x36, slag roof, 1 family; cost, \$3,500; owner, Alco Bldg. Co., 60 Liberty st, N. Y.; architects, S. Millman & Son, 189 Montague st. Plan No. 1891.

22D AV, w s, 25 n 60th st, 3 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$10,500; owner, Alco Bldg. Co., 60 Liberty st, N. Y.; architects, S. Millman & Son, 189 Montague st. Plan No. 1892.

65TH ST, s s, 25 w 20th av, 11 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$38,500; owner, Alco Bldg. Co., 60 Liberty st, N. Y.; architects, S. Millman & Son, 189 Montague st. Plan No. 1892.

67TH ST, s s, 288 e 21st av, 13 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$45,500; owner & architect as above. Plan No. 1893.

AV I, n w cor E. 18th st, 2-sty & attic frame dwelling, 24x42, shingle roof, 1 family; cost, \$8,000; owner, Ascutey Realty, 1721 Av J; architect, Seth H. Cutting, same address. Plan No. 1895.

SNEDEKER AV, w s, 90 n Hegeman av, 2 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$7,600; owner, Benj. Israel & ano, 62 Louisiana av; architects, Cohn Bros., 361 Stone av. Plan No. 1903.

SNEDEKER AV, w s, 32.6 n Hegeman av, 6 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$30,000; owner & architect as above. Plan No. 1904.

ROGERS AV, e s, 100 s Tilden av, 5 2-sty brick dwellings, 20x53, felt & gravel roof, 2 families each; total cost, \$20,000; owner, Fred'k J. Ashfield, 567 E. 23d st; architect, Fred R. Ashfield, 933 E. 15th st. Plan No. 1937.

VAN SICKLEN ST, w s, 406 n Av P, 2-sty frame dwelling, 21x30, shingle roof, 1 family; cost, \$3,000; owner & architect, Geo. Tear, Jr., 472 42d st. Plan No. 1940.

E. 28TH ST, s e cor Beverly rd, 2-sty frame dwelling, 13.10x74.4, slag roof, 1 family; cost, \$4,000; owner, Andrew Schmidt, 514 Hart st; architect, Wm. Delano, 914 B'way. Plan No. 1944.

CROPSEY AV, n s, 63.9 w Bay 28th st, 1-sty frame dwelling, 20x50, tin roof, 1 family; cost, \$2,000; owner, Gertrude C. Hart, 8787 Bay 33d st; architect, Thos. Bennett, 3d av & 52d st. Plan No. 1924.

CROPSEY AV, n w cor Bay 17th st, 2-sty frame dwelling, 20x50, tin roof, 1 family; cost, \$3,500; owner, Aplo Const Co., 16 Court st; architect, C. Schuvert, 13th av & 86th st. Plan No. 1925.

CROPSEY AV, n s, 20.2 w Bay 17th st, 9 2-sty frame dwellings, 17x50, tin roof, 1 family each; total cost, \$27,000; owner & architect as above. Plan No. 1926.

CROPSEY AV, n e cor Bay 16th st, 2-sty frame dwelling, 20.2x50, tin roof, 1 family; cost, \$3,500; owner and architect as above. Plan No. 1927.

PRESIDENT ST, s s, 205.6 w Schenectady av, 4 2-sty brick dwellings, 19x38, tin and gravel roof, 1 family each; total cost, \$24,000; owners, T. & B. Leslie Co., 231 Tompkins pl; architect, D. Salvati, 19 4th av. Plan No. 1928.

FULLER PL, n e cor Prospect av, 2-sty brick dwellings, 22.3x43.5, tar and gravel roof, 2 families; cost, \$5,500; owner, Wm. M. Calder Co., 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1930.

PROSPECT AV, ns, 56.6 e Fuller pl, 2-sty brick dwelling, 39x35.4, tar and gravel roof, 2 families; cost, \$5,500; owner and architect as above. Plan No. 1931.

E. 14TH ST, ws, 168 s Av K, four 2-sty frame dwellings, 31x28, shingle roof, 1 family each; total cost, \$12,000; owner, Aplo Construction Co., 16 Court st; architect, C. Schubert, 13th av and 86th st. Plan No. 1936.

E. 18TH ST, es, 400 s Av Q, 2-sty and attic frame dwelling, 31x28, shingle roof, 1 family; cost, \$5,000; owner, Melbourn Lucas, 2022 Av M; architect, Geo. E. Showers, 1562 Flatbush av. Plan No. 1952.

SUNNYSIDE AV, n s, 20 e Highland Boulevard, 5 2-sty brick dwellings, 20.6x39.6, tin roof, 1 family each; total cost, \$20,000; owner,



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John W. Phelps, 315 Washington st; architect, Eisenla & Carlson, 3d av and 51st st. Plan No. 2017.

NEPTUNE AV, n s, 88.8 e East 3d st, 2-sty frame dwelling, 20x42, gravel and slag roof, 2 families; cost, \$4,000; owner, Jacob Sommer (inc), 1415 Av H; architect, Emanuel Sommer, 1636 42d st. Plan No. 1961.

BAY 38TH ST, —, 400 w Warehouse av, 1-sty frame summer bungalow, 14x21, — roof; cost, \$350; owner, Martha S. Preley, 67 Ellery st; architect, McCourt Bros. Plan No. 1964.

WINTHROP ST, s s, 199.2 e Flatbush av, 3-sty brick dwelling, 20.6x51, slag roof, 1 family; cost, \$5,800; owner, Wm. A. A. Brown, 116 Winthrop st; architect, Carroll H. Pratt, 103 Park av, N. Y. Plan No. 1974.

46TH ST, s s, 260 w 14th av, 2-sty and attic frame dwelling, 24x55, shingle roof, 2 families; cost, \$6,000; owner, Morris Kornblum, 1325 47th st; architect, Eisenla & Carlson, 3d av and 51st st. Plan No. 2016.

AV C, n w cor East 19th st, 7 2-sty frame dwellings, 17x34, tar and gravel roof, 1 family each; total cost, \$28,000; owner, Walter R. Lusher, 300 East 17th st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2003.

EAST 14TH ST, e s, 272 s Av K, 2 2-sty frame dwellings, 17x50, tin roof, 1 family each; total cost, \$6,000; owner, Aplo Const Co., 16 Court st; architect, C. Schubert, 13th av, cor 86th st. Plan No. 2009.

EAST 14TH ST, e s, 100 s Av K, 2 2-sty frame dwellings, 17x50, tin roof, 1 family each; total cost, \$6,000; owner and architect as above. Plan No. 2010.

### FACTORIES AND WAREHOUSES.

POWELL ST, e s, 100 s Belmont av, 2-sty brick shop, 44x90, tar and gravel roof; cost, \$10,000; owner, A. Koepfel (inc.), 608 Stone av; architect, Cohen Bros., 361 Stone av. Plan No. 1977.

38TH ST, n e s, 92.10 n w Ft. Hamilton av, 4-sty brick factory, 103.1x77, tar & slag roof; cost, \$35,000; owner, J. Friedland Co., 200 Huntington st; architect, Geo. M. Lawton, 1330 E. 15th st. Plan No. 1929.

SIGOURNEY ST, s e cor Court st, 1-sty brick manufacturing plant, 120.6x110, tar and gravel roof; cost, \$16,000; owner, Barrett Mfg Co., 17 Battery pl; architect, A. MacCubbin. Plan No. 2015.

NEWELL ST, w s, 100 s Calver st, 2-sty brick manufacturing plant, 75x46, tar and gravel roof; cost, \$8,000; owner, Geo. B. Marix, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 2024.

### HOSPITALS AND ASYLUMS.

EAST N. Y. Av, s s, 79.3 e Powell st, 2-sty brick hospital, 30x50, slag roof; cost, \$15,000; owner, Lutheran Hospital Assn. of the City of N. Y. & Vicinity, E. N. Y. av & Junius st; architect, John Bocal, 280 B'way, N. Y. Plan No. 1889.

### MISCELLANEOUS.

FRANKLIN AV, w s, 222.9 n Park av, 1-sty angle iron wagon shed, 26.7x85.7; cost, \$1,000; owner, John Merz, 207 Nostrand av; architect, Christian Bauer, Jr., 6 Bedford av. Plan No. 1901.

SURF AV, s s, 80 w West 35th st, 1-sty frame pavilion house and bath house, 95.6x20, tar and gravel roof; cost, \$7,000; owner, Chas. E. Heney, Surf av; architect, Sylvester P. Murphy, P. O. Bldg, Surf av. Plan No. 1909.

FT. HAMILTON AV, No. 6724, 1-sty frame fence, 38x77.8; cost, \$500; owner, Miss C. Kenoth, 6726 Ft. Hamilton av; architect, Asbestee Constr. Co., 482 3d av, N. Y. Plan No. 1910.

BAY 12TH ST, w s, 420 n Bath av, 1-sty frame wagon shed, 12x30, shingle roof; cost, \$100; owner, Bartholomew Furecamo, 123 Bay 11th st; architect, —. Plan No. 1935.

GREENE AV, s s, 161.6 East Irving av, 1-sty brick auto shed, 8x18, iron roof; cost, \$1,500; owner, Dr. John —; architect, Louis G. Mertz, 19 4th av. Plan No. 1939.

DEAN ST, n s, 110 e Troy av, 1-sty brick wagon shed, 15x80, tar & gravel roof; cost, \$190; owner & architect, Dominick Manzoline, 1581 Dean st. Plan No. 1834.

BARREN ISLAND, east end, 1-sty brick covering, 25x43, concrete roof; cost, \$1,500; owner, N. Y. Utilization Co., 190 Montague st. Plan No. 1836.

N. 9TH ST, No. 225.3 1-sty brick toilet, 11.4x 9.8, gravel roof; cost, \$250; owner, Mary I. Gallagher, 213 N. 8th st; architects, P. Tillion & son, 381 Fulton st. Plan No. 1876.

SURF AV, s s, 199.10 e W. 30th st, 1-sty frame shed, 96x14, tar & gravel roof; cost, \$500; owner, Capt. Alex. Storick, 2632 E. 25th st; architect, S. S. Murphy, P. O. Surf av. Plan No. 1862.

SURF AV, s s, near West 10th st, 1-sty frame fruit stand, 7.6x30, tin roof; cost, \$250; owner, Sea Beach Land Co., 60 Wall st, N. Y.; architect, Geo. Casey (2936 West 8th st, C. I. Plan No. 2014.

### STABLES AND GARAGES.

ATLANTIC AV, n s, 160 e Beach 42d st, 1-sty frame garage, 15x20, shingle roof; cost, \$250; owner, Geo. H. O'Shea, 29 Broadway, N. Y.; architect, Harold G. Dangler, 215 Montague st. Plan No. 1985.

EAST 8TH ST, w s, 97 n Av Q, 1-sty frame garage, 11x18, tin roof; cost, \$200; owner, Richard C. Doggett, 801 Av Q; architect, —. Plan No. 1956.

21ST AV, n s, 160 w Bath av, 1½-sty frame garage, 20x20, shingle roof; cost, \$250; owner, Charlotte Terhune, 8784 21st av; architect, Adolph W. Gutheil, 1758 24th av. Plan No. 1972.

E. 18TH ST, w s, 180 s Albemarle rd, 1-sty brick garage, 14x20, — roof; cost, \$800; owner, Alexander Witte, 204 East 18th st; architect, Charles Infanger, 2634 Atlantic av. Plan No. 1960.

EAST 13TH ST, e s, 600 s Beverly rd, 1-sty frame garage, 12x18, — roof; cost, \$500; owner, Edw. Walton, 285 East 13th st; architect, Arthur H. Strong, 600 East 12th st. Plan No. 1962.

2D ST, s s, 120 e Bond st, 2-sty brick stable and dwelling, 58x90, tar and slag roof, 1 family; cost, \$8,000; owner, Guron, Son & Dalzell, 152 3d av; architect, John von Hograf, Neptune av and West 23d st. Plan No. 1963.

LAWRENCE ST, n s, 350 W. 1st st, 2-sty brick stable, 49.6x17, — roof; cost, \$900; owner, John H. Dorr, 265 Lawrence st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1831.

SUTTER AV, s e cor Rockaway av, 1-sty frame stable, 18x35, tar and gravel roof; cost, \$500; owner, Dorce Seigler, on premises; architect, Louis Dananher & Co., 7 & 9 Glenmore av. Plan No. 1840.

RUGBY RD, w s, 40 n Church av, 1-sty frame garage, 12x18, slate roof; cost, \$175; owner, A. S. Seassels, 66 Rugby rd; architect, Chas. M. Isbill, 30 Church av. Plan No. 1870.

E. 19TH ST, w s, 131.10 s Cortelyou rd, 1-sty frame garage, 12x17, shingle roof; cost, \$350; owner, Sidney B. Silleck, 320 E. 19th st; architect, Jas. Hartnett, 1370 60th st. Plan No. 1930.

VANDEBILT AV, e s, 215 n DeKalb av, 2-sty brick garage & dwelling, 35.6x45, tin roof, 1 family; cost, \$7,000; owner, Mr. Van Iderstine, 269 Vanderbilt av; architect, Chas. Summer, 120 Nassau st. Plan No. 1911.

AV I, s w cor East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, E. M. West, 934 East 19th st; architect, Alfred A. Nelson, 1811 Av I. Plan No. 1991.

22D AV, No. 8708, 1-sty brick garage, 24x 21.2, shingle roof; cost, \$800; owner, Bernard Kaplan, on premises; architect —. Plan No. 1999.

### STORES AND DWELLINGS.

10TH AV, n w cor Prospect av, 3-sty brick store and dwelling, 24.5x56, tar and gravel roof, 2 families; cost, \$5,500; owner, William M. Calder Co., 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1979.

### STORES AND TENEMENTS.

HOPKINSON AV, n e cor Sutter av, 4-sty brick store and tenement, 42x90, gravel roof, 19 families; cost, \$25,000; owner, Israel Halperin, 1380 Eastern Parkway; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 1958.

HOPKINSON AV, e s, 42 n Sutter av, 4-sty brick store and tenement, 50x88.4, gravel roof, 22 families; cost, \$25,000; owner and architect as above. Plan No. 1959.

NEW LOTS AV, n s, 31.2 e Williams av, 8 3-sty brick stores & tenements, 20.1x77, slag roof, 5 & 6 families each; total cost, \$52,000; owner, Hegeman Bld'g Co., Cropsey av & Bay 34th st; architect, R. A. Saas, 192 Bay 31st st. Plan No. 1907.

NEW LOTS AV, n e cor Alabama av, 3-sty brick store & tenement, 21.3x66, slag roof, 4 families; cost, \$7,500; owner, Hegeman Bld'g Co., Cropsey av & Bay 34th st; architect, R. A. Saas, 192 Bay 31st st. Plan No. 1905.

NEW LOTS AV, n e c Williams av, 3-sty brick, stone & tenement 30.4x73, slag roof, 4 families; cost, \$7,500; owner and architect as above. Plan No. 1906.

### STORES, OFFICES AND LOFTS.

41ST ST, s w cor 14th av, 1-sty frame office, 15x8, shingle roof; cost, \$90; owner and architect, J. J. Lock Const Co., 1515 44th st. Plan No. 2013.

HOOPER ST, e s, 58.3 n S. 1st st, 2-sty brick store, 18.3x27.5, tar or gravel roof; cost, \$3,500; owner, Benj. Becker, 148 Union av; architect, Christian Bauer, 6 Bedford av. Plan No. 1871.

### THEATRES.

NEW UTRECHT AV, w s, 40 s 48th st, 1-sty frame aerodrome, 80x53; cost, \$1,300; owner & architect, Chas. F. Staeb, 1147 49th st. Plan No. 1918.

RICHARDS ST, Nos. 100 and 102, new frame open air moving picture show, 50x75; cost, \$900; owner, Erie Amusement Co., 210 6th st; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1976.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Grove st, s s, 120 w Grandview av, 3-sty brick tenement, 20x55, tin roof, 3 families; cost, \$4,000; owners, Henry & Chas. Geitz, 1926 Bleecker st, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 1029.

RIDGEWOOD.—Forest av, w s, 20 n Halleck av, four 2-sty brick tenements, 26x72, tin roof, 2 families; cost, \$16,000; owner, Jacob Erbach, 39 Halleck av, Ridgewood; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 919.

LONG ISLAND CITY.—Steinway av, e s, 122 s Flushing av, three 4-sty brick tenements, 32x 84, slag roof, 14 families; cost, \$63,000; owner, Sunwick Realty Co., 580 9th av, L. I. City; architect, John H. Freind, 148 Alexander av, Bronx. Plan No. 917.

LONG ISLAND CITY.—Steinway av, w s, 270 s Broadway, 4-sty brick tenement, 20x62, tin roof, 8 families; cost, \$12,000; owner, Emil Costka, 1370 1st av, N. Y. C.; architects, Braum & Mott, 311 Steinway av, L. I. City. Plan No. 862.

RIDGEWOOD.—Stephen st, s s, 102 w Seneca av, three 3-sty brick tenements, 26x72, tin roof, 3 families; cost, \$24,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 876-878-879.

### DWELLINGS.

FOREST HILLS.—Kelvin st, n s, 175 e Continental av, 2½-sty brick dwelling, 38x28, asbestos shingle roof, 1 family; cost, \$5,000; own-



er, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 13 W. Jackson av, Corona. Plan No. 1017.

FAR ROCKAWAY.—Virginia pl, e s, 100 n Central av, 2½-sty frame dwelling, 25x37, shingle roof, 1 family; cost, \$7,000; owner, Premier Investors Co., Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 989.

FLUSHING.—Smart av cor Forest av, 2½-sty frame dwelling, 20x42, shingle roof, 1 family; cost, \$3,800; owner and architect, Edward Gusa, Cypress av, Flushing. Plan No. 978.

FLUSHING.—Bowne av, e s, 300 n Queens av, 2½-sty frame dwelling, 20x31, shingle roof, 1 family; cost, \$3,000; owner and architect, Edward Gusa, Cypress av, Flushing. Plan No. 979.

UNION COURSES.—Vandever av, e s, 171 n Jamaica av, three 2½-sty frame dwellings, 17x42, shingle roof, 1 family; cost, \$9,000; owner, William Chappelle, 20 Vandever av, Union Courses; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plans No. 981-2-3.

UNION COURSES.—5th st, n s, 100 w Suydam st, four 2-sty frame dwellings, 17x42, shingle roof, 1 family; cost, \$12,000; owner, William Chappelle, 20 Vandever av, Union Courses; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plans No. 984-5-6-7.

ROCKAWAY BEACH.—Isabel av, s s, 120 e Vernam av, four 1-sty frame dwellings, 24x28, shingle roof, 1 family; cost, \$4,000; owner, Arverne Bay Constr. Co., 105 Glen st, Brooklyn; architect, Elmer Tranfield, 42 Chestnut st, Brooklyn. Plans No. 992-3-4-5.

ROCKAWAY BEACH.—Remington av, s w, cor Alameda av, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$2,000; owner, Edward Richards, 105 Glen av, Brooklyn; architect, Elmer Tranfield, 42 Chestnut st, Brooklyn. Plan No. 996.

ROCKAWAY BEACH.—Remington av, s w, 80 n Bannister av, two 2-sty frame dwellings, 20x42, shingle roof, 1 family; cost, \$4,000; owner, Edward Richards, 105 Glen av, Brooklyn; architect, Elmer Tranfield, 42 Chestnut st, Brooklyn. Plans No. 997-8.

JAMAICA.—Victoria st, w s, 295 n DeGraw av, 2½-sty frame dwelling, 25x36; shingle roof; 1 family; cost, \$5,600; owner, Edward J. C. Wasmers, Clifton pl, Richmond Hill; architect, Aug. B. Anderson, Marbridge Building, 34th st and 6th av, N. Y. C. Plan No. 1014.

JAMAICA.—Clyde st, w s, 155 n Oceanview av, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$5,800; owner, Edward J. C. Wassmer, Clifton pl, Richmond Hill; architect, Aug. B. Anderson, Marbridge Building, 34th st and 6th av, N. Y. C. Plan No. 1015.

CORONA.—Henry st, e s, 350 s Park av, 2½-sty frame dwelling, 30x31, shingle roof, 1 family; cost, \$3,500; owner, Thomas Daly, 209 National av, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 1003.

FOREST PARK, WEST.—Leggert av, w s, 107 n Jamaica av, three 2-sty frame dwellings, 17x30, shingle roof, 1 family; cost, \$7,500; owner, Ernest F. Sutterlein, 13 Russell pl, Brooklyn; architect, Louis F. Schillinger, 167 Van Siclen av, Brooklyn. Plans No. 1004-5-6.

CORONA.—Lincoln st, w s, 200 n Park av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family; cost, \$3,600; owners, Milson & Storegren, 103 Prometcha av, Corona; architect, W. S. Worrall, 13 W. Jackson av, Corona. Plans No. 1018-19.

ELMHURST.—Bay 5th st, w s, 140 n Manhattan Boulevard, 2½-sty brick dwelling, 27x29 Spanish tile roof, 1 family; cost, \$4,000; owner, C. A. Lynn, care of architect; architect, W. S. Worrall, 13 W. Jackson av, Corona. Plan No. 1020.

FOREST HILLS.—Grotton st, s w s, 160 n w Roman av, 2½-sty brick dwelling, 27x32, tile roof, 1 family; cost, \$5,000; owner, Sage Foundation Homes Co., 47 W. 34th st, N. Y. C.; architect, G. Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1021.

FOREST HILLS.—Slocum av, s e c Continental av, 2½-sty brick dwelling, 54x21, tile roof, 1 family; cost, \$10,000; owner, Mrs. Thomas C. Chalmers, 46 W. 9th st, N. Y. C.; architect, Eugene Schoen, 25 W. 42d st, N. Y. C. Plan No. 1008.

FOREST HILLS.—Continental av, e s, 50 s Grotton st, 2½-sty brick dwelling, 28x38, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 W. 34th st, N. Y. C.; architect, G. Atterbury, 20 W. 43d st, N. Y. C. Plan No. 1009.

JAMAICA.—Larrimore av, n s, 25 e Harvest av, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$2,000; owner, Leonard Speicher, 104 Edsall st, Evergreen; architect, Edward Wahl, 68 Galvin av, Springfield. Plan No. 1010.

GLENDALE.—Backus av, e s, 98 s Cooper av, four 2-sty frame dwellings, 18x50, shingle roof, 2 families; cost, \$10,000; owner, Harman Constr. Co., 2685 Cooper av, Glendale; architect, Frederick Dassau, 1373 Broadway, Brooklyn. Plan No. 1011.

AURBURNDALE.—Lawrence st, w s, 140 n Broadway, 2-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$6,000; owner, Flemer Faulk, Aurburndale; architects, Stuart Bros., Douglaston boulevard, Douglaston. Plan No. 1043.

ELMHURST.—Suydam pl, s s, 320 w Hanover av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$1,800; owners, Mr. & Mrs. Coates, 9 Tulip st, Elmhurst; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 1035.

HOLLIS.—Catskill st, e s, 100 s Chichester av, 2½-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$3,500; owner, Rudolph Graze, Hussan av, Jamaica; architect, Jos. Hrostoski, Hollis av, Jamaica. Plan No. 1036.

CORONA.—Railroad av, n s, 325 w Summit av, 1-sty brick dwelling, 20x37, tin roof, 1 family; cost, \$800; owner, Thomas Coan, 165 Lake st, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 1032.

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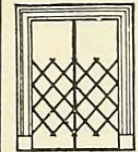
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RICHMOND HILL.—Chestnut st, w s, 275 n Lexington st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, Cosmopolitan Const. Co., Park st & Railroad av, Richmond Hill; architect, E. P. Denniss, Richmond Hill. Plan No. 1026.

COLLEGE POINT.—14th st, e s, 335 s 7th av, 2-sty frame dwelling, 21x50, tin roof, 2 families; cost, \$3,700; owner, Henry Winnell, 131 18th st, College Point; architect, Harry T. Morris, 609 14th st, College Point. Plan No. 1025.

BAYSIDE.—Florence av, w s, 163 s Shore rd, 2-sty frame dwelling, 31x26, shingle roof, 1 family; cost, \$4,600; and Pullis av, w s, 135 s Shore rd, 2-sty frame dwelling, 31x26, shingle roof, 1 family; cost, \$4,600; owner, North Shore Realty Co, 146 East 34th st, N. Y. C.; architect, Wm. H. Willett, 1st st, Bayside. Plan Nos. 1022-23.

RIDGEWOOD.—Harman st, n s, 225 e Seneca av, 2-sty frame dwelling, 19x53, tin roof, families; cost, \$3,200; owner, Charles Johannesman, 577 Harman st, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 1037.

ROCKAWAY BEACH.—Maple st, w s, 212 n Boulevard, 2-sty frame dwelling, 20x32, shingle roof, 2 families; cost, \$4,200; owner, W. T. Kennedy, 15 Maple pl, Rockaway Beach; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1038.

ROCKAWAY BEACH.—Pleasant av, w s, 225 n Boulevard, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$6,000; owner, Louis Appel, Pleasant av, Rockaway Beach; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 1039.

ARVERNE.—Storm av, w s, 45 s Lincoln terrace, 3-sty frame boarding house, 100x57, shingle roof; cost, \$36,000; owner, Thomas F. Rochford, 852 St. Marks av, Brooklyn; architect, George Werner, O'Kane Bldg., Far Rockaway. Plan No. 976.

LONG ISLAND CITY.—Hopkins av, w s, 90 n Washington av, 2-sty frame dwelling, 22x33, tin roof, 2 families; cost, \$3,500; owner, Angelo Carbone, 2054 1st av, N. Y. C.; architect, H. E. Sholl, 377 1st av, L. I. City. Plan No. 965.

ELMHURST.—Hillcrest av, w s, 226 n Woodside av, 2½-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$3,300; owner, William M. Spelhouse, Hillcrest av, Elmhurst; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 967.

MASPETH.—Maiden lane, w s, 50 s Fulton av, 2½-sty frame dwelling, 22x45, shingle roof, 1 family; cost, \$3,800; owner, Francis Kane, Maiden lane, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 968.

DOUGLSTON PARK.—Virginia rd, s s, 226 e Douglaston rd, two 2-sty frame dwellings, 38x23, shingle roof, 1 family; cost, \$7,000; owner, Douglaston Realty Co., 347 5th av, N. Y. C.; architect, Robert C. Edwards, 347 5th av, N. Y. C. Plan Nos. 969-70.

EAST WILLIAMSBURG.—Lincoln st, s s, 75 w Cleveland st, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,400; owner, Mrs. Veronika Ringel, 308 East 74th st, N. Y. C.; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 944.

FLUSHING.—33d st, e s, 180 s State st, six 2-sty frame dwellings, 22x34, shingle roof, 1 family; cost, \$24,000; owner, Flood-Bachner Co., 55 Broadway, Flushing; architect, Thomas Flood, 55 Broadway, Flushing. Plan Nos 956 to 961.

ROCKAWAY BEACH.—Bannister av, n w cor Remington av, two 2½-sty frame dwellings, 20x40, shingle roof, 1 family; cost, \$4,000; owner, Edward A. Richards, 105 Glen st, Brooklyn; architect, Elmer Tranfield, 42 Chestnut st, Brooklyn. Plan Nos. 952-954.

ROCKAWAY BEACH.—Isabel av, s s, 40 e Vernam av, 1-sty frame dwelling, 24x28, shingle roof, 1 family; cost, \$1,000; owner, Edward A. Richards, 105 Glen st, Brooklyn; architect, Elmer Tranfield, 42 Chestnut st, Brooklyn. Plan No. 953.

CORONA.—Forest st, s s, 275 w Warren st, two 2-sty frame dwellings, 20x48, tin roof, 2 families; cost, \$7,000; owner, Frank Mangellitti, Madison av, Ridgewood; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 946-7.

CORONA.—Randall av, w s, 300 w Washington pl, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owners, C. & J. Rouge, Randall av, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 948.

SOUTH OZONE PARK.—Kaiser av, w s, 70 s Horan av, 2½-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$1,400; owner, Miss Rose Thinkham, 4276 Broadway, Ozone Park; architect, owner. Plan No. 949.

FOREST HILLS.—Ibis st, n s, 100 e Colonial av, 2½-sty brick dwelling, 30x35, asbestos shingle roof, 1 family; cost, \$5,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worral, 13 W. Jackson av, Corona. Plan No. 950.

CORONA.—Park st, n s, 125 e Central av, 1-sty frame dwelling, 20x33, tin roof, 1 family; cost, \$1,800; owner, Thomas E. Farrell, 19 E. Prometcha av, Corona; architect, C. L. Varrone, 171 Corona av. Plan No. 925.

CORONA.—Kiever st, s e cor Shopler av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2,500; owner, Vito Maggio, 20 Hillside av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 926.

ELMHURST.—Case st, s s, 40 e Van Dine st, and Hunt st, n s, 120 e Van Dine st, eight 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$24,000; owner, Elmhurst Homes Co., 9 W. Jackson av, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan Nos. 927 to 934.

OZONE PARK.—Helen av, s e cor Lincoln av, eight 2½-sty frame dwellings, 20x30, shingle roof, 1 family; cost, \$23,600; owner and architect, Albert J. Wick, South Ozone Park. Plan Nos. 935 to 942.

UNION COURSE.—3d st, s s, 225 e Shaw av, 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$2,600; owner, Henry Mollenhauer, Jr., Union Course; architect, George E. Crane, Wellington st, Richmond Hill. Plan No. 922.

CORONA.—Smith av, s w cor Washington st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$4,200; owner, Alphonse Napoli, 124 Grinnell av, Corona; architect, J. Buhl, Corona. Plan No. 920.

METROPOLITAN.—Frederick st, s s, 106 e Prospect av, three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$12,000; owner, Thomas McCormack, 21 Marshall st, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 918.

ELMHURST.—Arlington av, w s, 80 n Lexington terrace, 2½-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$3,500; owner, Olifvia Thulin, Corona av, Elmhurst; architect, P. E. Anderson, 16 Arlington av, Elmhurst. Plan No. 905.

JAMAICA.—Globe av, w s, 220 s Atlantic st, three 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$6,000; owners, Renaldi & Ammenhorst, 328 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 906-7-8.

JAMAICA.—Dakota av, e s, 150 s Blanco pl, two 2-sty frame dwellings, 16x34, shingle roof, 1 family; cost, \$4,000; owner, Harry S. Jobs, 336 Fulton st, Jamaica; architect, Walter I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 909-10.

JAMAICA.—Troy av, s s, 130 e Kessena parkway, and Albany av, n s, 144 e Kessena parkway, three 2-sty frame dwellings, 23x25, shingle roof, 1 family; cost, \$6,000; owner, John L. Brauner, Gloversville, N. Y.; architect, Walter I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 911-12-13.

CLARENCEVILLE.—Lexington av, s s, 25 w Greenward av, 2½-sty frame dwelling, 19x40, shingle roof, 1 family; cost, \$2,000; owner, Virgail Guernsey, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 914.

JAMAICA.—Gaston av, s s, 202 e Wein st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,000; owner, Mrs. Maria Erickson, William st, near Jefferson st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 915.

LONG ISLAND CITY.—8th av, w s, 125 n Woolsey av, 1-sty brick dwelling, 22x44, tar and gravel roof, 1 family; cost, \$2,200; owner, Louis Weinman, 773 9th av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 916.

LONG ISLAND CITY.—Jackson av, w s, 20 n Washington av, two 2-sty brick dwellings, 20x70, tin roof, 2 families; cost, \$9,000; owner, Giocano Gionino, 1 Bridge Plaza, L. I. City; architect, Frank J. Braun, 311 Steinway av, L. I. City. Plan No. 863.

LONG ISLAND CITY.—Graham av, n e cor 1st av, two 2-sty frame dwellings, 15x47, gravel roof, 2 families; cost, \$7,000; owner, Catherine Carroll, 85 1st av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 861.

COLLEGE POINT.—1st st, n e cor 2d av, ten 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$20,000; owner, C. W. Weddle, 321 13th st, College Point; architect, Harry F. Morris, 609 14th st, College Point. Plan No. 865 to 874.

WOODHAVEN.—Hawtree av, w s, 140 s Flynn av, 2-sty frame dwelling, 26x19, tin roof, 1 family; cost, \$1,400; owner and architect, Frederick Freidmuth, 1246 Bigelow pl, Woodhaven. Plan No. 875.

## FACTORIES AND WAREHOUSES.

IDLEWILD PARK.—Hausen av, e s, 150 s 3d st, 1-sty frame shop, 12x20, amitte roof; cost, \$150; owner, Wm. H. Doney, Richmond Hill Circle; architect, E. V. J. Richmond, Richmond Hill Circle. Plan No. 1024.

LONG ISLAND CITY.—13th st, n s, 215 e Boulevard, 1-sty brick factory, 50x60, felt and gravel roof; cost, \$3,500; owner, John Welden, 1 Bridge Plaza, L. I. City; architect, John M. Baker, 21 Jackson av, L. I. City. Plan No. 973.

LONG ISLAND CITY.—Mills st, w s, opposite Franklin st, 1-sty frame shop, 12x50, corrugated iron roof; cost, \$800; owner and architect, N. Y. & Queens El. Lt. & Power Co., 244 Jackson av, L. I. City. Plan No. 964.

## MISCELLANEOUS.

MASPETH.—Juniper av, w s, opp Johnson av, 1 frame back-shop, 15x8; cost, \$10; owner, Reinhardt Stork, Grand and Jefferson avs, Maspeth. Plan No. 1007.

WINFIELD.—Shell Road, s s, 50 e Fisk av, 1 frame fence, 100x10; cost, \$150; owner, Stuard Hirschman, 200 Broadway, N. Y. C.; builder, O. J. Gude Co., 935 Broadway, N. Y. C. Plan No. 990.

JAMAICA.—New York av, n w c, South st, 1 frame sign board, 60x10; cost, \$60; owner, Jamaica Bill Posting Co., 22 New York av, Jamaica. Plan No. 991.

WINFIELD.—Hyatt av, w s, 100 s Thompson av, 1-sty frame shed, 14x13, gravel roof; cost, \$200; owner, Charles Dannenhauser, 64 Hyatt av, Winfield. Plan No. 980.

LONG ISLAND CITY.—Heister st, s s, 237 e Anabel av, 1-sty frame dormitory, 110x20, tar paper roof; cost, \$400; owner and architect, Courtney Development Co., 1170 Broadway, N. Y. C. Plan No. 999.

LONG ISLAND CITY.—Heisel st, s s, 150 w Nott av, 1-sty frame shed (temporary), 14x10, tar paper roof; cost, \$40; owner and architect, Courtney Development Co., 1170 Broadway, N. Y. C. Plan No. 1000.

WOODHAVEN.—Benedict av, w s, 365 s Sterling st, 2-sty brick fire house, 25x78, slag roof; cost, \$25,000; owner, Fire Dept., City of N. Y., 67th st and 3d av, N. Y. C.; architect, Frank H. Quinby, 99 Nassau st, N. Y. C. Plan No. 1042.



ST. ALBANS.—Esmond av, w s, 225 s, Banks av, 1-sty frame tool house, 16x10, tarpaper roof; cost, \$50; owner, Theodore Wagner, Hand av, St. Albans. Plan No. 1041.

LONG ISLAND CITY.—Webster av, n w cor Hamilton st, erect new concrete foundation, 50x80; cost, \$500; owner, M. A. Granier, 2071 2d av, N. Y. C. Plan No. 1034.

MASPETH.—Nurge st, s s, 100 w Emma st, 1-sty frame shed, 77x40, tin roof; cost, \$1,000; owner, Valentine Reich, 1429 Metropolitan av, Brooklyn; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1031.

BROOKLYN HILLS.—Oak st, n e cor Union pl, 1-sty frame lobby for moving picture show, 19x12, tin roof; cost, \$200; owner, Joseph Harstein, 154 Lee av, Brooklyn; architects, L. Berger & Co., Myrtle av, Brooklyn. Plan No. 1028.

BAYSIDE.—Bell av, e s, 600 n Crocheron av, 1-sty frame shed, 30x25, felt roof; cost, \$400; owner, V. Newman, Bayside. Plan No. 972.

LONG ISLAND CITY.—Trainsmeadow rd, w s, 850 n Flushing av, 2-sty frame shed, 20x15, tarpaper roof; cost, \$200; owner, Domenick Esposito, on premises. Plan No. 945.

RIDGEWOOD.—Myrtle av, n w cor Madison st, frame fence; cost, \$30; owner, Peter Marquardt, 550 Hart st, Brooklyn. Plan No. 955.

RIDGEWOOD.—Myrtle av, n w cor St. Nicholas av, erect tent, 30x20; cost, \$100; owner, Thomas LeRay, 291 5th av, Brooklyn. Plan No. 962.

JAMAICA.—Fulton st, e s, 50 n Rockaway rd, 1-sty frame shed, 10x20, tarpaper roof; cost, \$50; owner, Henry Russel, Vaughan av, So. Jamaica. Plan No. 963.

**STABLES AND GARAGES.**

FOREST HILLS.—Harvest st, s s, 250 e Colonial av, 2-sty brick garage, 18x18, tile roof; cost, \$300; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 13 W. Jackson av, Corona. Plan No. 1016.

JAMAICA.—DeGraw av, n s, 85 e Alsop st, 1-sty galvanized iron garage, 16x14; cost, \$250; owner, H. Sanders, premises. Plan No. 1013.

LONG ISLAND CITY.—Heisel st, s s, 112 e Anabel st, 1-sty frame stable, 80x27, tar paper roof; cost, \$500; owner and architect, Courney Development Co., 1170 Broadway, N. Y. C. Plan No. 1002.

EVERGREEN.—Fresh Pond Road, n s, 228 w Myrtle av, 1½-sty frame stable, shingle roof; cost, \$200; owner and architect, Henry Doht, 247 Fresh Pond Road, Evergreen. Plan No. 988.

FLUSHING.—Broadway, No. 218, 1-sty concrete block garage, 21x26, slate roof; cost, \$800; owner, John D. Wells, 72 Whitestone av, Flushing. Plan No. 1030.

WOODHAVEN.—Windom st, No. 29, 1-sty frame garage, 10x15, shingle roof; cost, \$45; owner, Charles Searles, 31 Windom st, Woodhaven. Plan No. 1027.

FLUSHING.—Bradford av, n s, 300 a 1st st, 2-sty frame stable, 28x36, tar and gravel roof; cost, \$1,200; owner, Roscoe Co., 64 W. Bradford av, Flushing. Plan No. 977.

RICHMOND HILL.—Prospect av, w s, 501 s Tulip st, 1½-sty frame garage, 16x19, shingle roof; cost, \$400; owner, Frederick Hasloch, 31 Prospect av, Richmond Hill; architect, Edwin Woodin, 106 Maple st, Richmond Hill. Plan No. 975.

BAYSIDE.—3d st, e s, 150 n Warburton av, 1-sty frame garage, 12x18, shingle roof; cost, \$200; owner, W. C. Burton, Bradish av, Bayside. Plan No. 971.

JAMAICA.—Cumberland st, n s, 140 w Phraner av, 1-sty frame stable, 20x16, tar and gravel roof; cost, \$100; owner, Pasori Giocola, 2360 Atlantic av, Brooklyn. Plan No. 951.

WOODHAVEN.—Washington av, s e cor Allyn court, 1-sty concrete garage, 16x16, tile roof; cost, \$200; owner, Dr. F. L. Allyn, on premises. Plan No. 921.

RIDGEWOOD.—Halleck av, n s, 75 w Forest av, 1-sty brick garage, 12x20, tile roof; cost, \$500; owner, Jacob Erbach, 39 Halleck av, Ridgewood; architects, Louis Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 877.

EVERGREEN.—Forest av, w s, 750 s Butler st, 2-sty brick stable and dwelling, 25x43, tar and gravel roof; cost, \$2,000; owner, Wm. Reinold, Forest av, Metropolitan; architect, Henry Breucher, 160 Prospect av, Metropolitan. Plan No. 883.

FOREST HILLS.—Northfield st, 198 s w Greenway North, four 1-sty brick garages, 52x24, tile roof; cost, \$3,400; owner, Sage Foundation Homes, 47 West 34th st, Manhattan; architect, Grosvenor Atterbury, 20 West 42d st, Manhattan. Plan No. 890.

JAMAICA.—Sampson st, n w cor Merrick rd, 1-sty brick garage, 39x90, fireproof felt roof; cost, \$3,000; owners, Brueng & Barlow Co., Inc., Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 887.

LONG ISLAND CITY.—Elm st, s e cor Academy st, 1-sty frame garage, 12x20, shingle roof; cost, \$300; owner, W. F. Lawrence, on premises. Plan No. 859.

JAMAICA.—Washington st, w s, 277 s L. I. R. R., 2-sty frame storage and stable, 24x47, composition roof; cost, \$1,500; owners, Janis & Hawkins, 336 Fulton st, Jamaica. Plan No. 864.

**STORES AND DWELLINGS.**

RIDGEWOOD.—Fairview av, w s, 77 n Palmetto st, 3-sty brick store and dwelling, 28x35, slag roof, 2 families; cost, \$5,000; owner, Gustav X. Mathews, 2040 Palmetto st, Ridgewood; architect, R. Geo. Smart, 702 Forest av, Brooklyn. Plan No. 1033.

RICHMOND HILL.—Myrtle av, n s, 189 e Anthon av, six 3-sty brick stores and dwellings, 20x54, tin roof, 2 families; cost, \$30,000; owner, Lecorn Building Co., 127 Bristol st, Brooklyn; architects, Cohn Bros., 360 Stone st, Brooklyn. Plan No. 943.

RICHMOND HILL.—Jamaica av, s s, 55 e L. I. R. R., four 3-sty brick stores and dwellings, 25x53, slag roof, 2 families; cost, \$36,000; own-

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er, Merchants Lloyd Realty Co., 44 Court st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 888.

RICHMOND HILL.—Jamaica av, s e cor L. I. R. R., 3-sty brick store and dwelling, 41x62, slag roof, 2 families; cost, \$15,000; owner, Merchants Lloyd Realty Co., 44 Court st, Brooklyn; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 889.

STORES, OFFICES AND LOFTS.

ARVERNE.—Morris av, n s, 400 w Wave Crest av, 2-sty frame office and storeroom, 13x20, slag roof; cost, \$600; owner, Valvoline Oil Co., Arverne; architects, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1040.

MASPETH.—Hull av, s w cor Columbia av, 1-sty frame store, 21x24, felt and gravel roof; cost, \$1,000; owner, Michael Irwin, 19 Hulst st, L. I. City; architects, John M. Baker, 21 Jackson av, L. I. City. Plan No. 974.

CORONA.—Grand av, e s, 50 s Grand av, 1-sty frame store, 14x35, tin roof; cost, \$400; owner, Fred C. Cameron, 78 Grand av, Corona; architect, Casper Conklin, 64 Willow st, Corona. Plan No. 923.

RICHMOND HILL.—Broadway, s s, 25 e Chestnut st, two 1-sty frame stores, 15x20, shingle roof; cost, \$600; owner and architect, Thomas Baldwin, 156 Cedar av, Richmond Hill. Plan No. 924.

HOLLANDS.—Bayview av, e s, 168 n Boulevard, 2-sty frame express office, 53x32, tar and gravel roof; cost, \$4,000; owner and architect, L. I. R. R. Co., Pennsylvania Terminal, N. Y. C. Plan No. 1012.

LONG ISLAND CITY.—Heisel st, s s, 230 w Nott av, 1-sty frame office (temporary), 10x12, tar paper roof; cost, \$50; owner and architect, Courtney Development Co., 1170 Broadway, N. Y. C. Plan No. 1001.

FAR ROCKAWAY.—Grandview av, n s, 100 e Rue De St. Felix, 2-sty brick cable station and office, 48x73, tile roof; cost, \$60,000; owner, Commercial Cable Co., 253 Broadway, N. Y. C.; architect, Frank Freeman, 132 Nassau st, N. P. C. Plan No. 860.

LONG ISLAND CITY.—Payntar av, n s, 25 w Sunswick st, 1-sty frame store, 18x15, gravel roof; cost, \$200; owners, Donato Bros., 23 Payntar av, Long Island City; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 858.

Richmond.

DWELLINGS.

OAKLAND BEACH, Oakland, four 1-sty frame bungalows, 13x25; cost, \$600; owner, Emil R. Fuchs, N. Y. C.; owner builds. Plan No. 169.

BURDEN AV, n s, 358 s Richmond av, P. R., 2-sty frame dwelling, 18x34; cost, \$2,150; owner, Josephine Larsen, Port Richmond; architect, Geo. D. Greer, Port Richmond; architect builds. Plan No. 157.

AMBOY RD, n e cor and 2d st, New Dorp, 2-sty frame dwelling, 22x29; cost, \$3,000; owner, William Stewart, 42 Wall st, N. Y. C.; architect, George J. Hardway, 347 5th av, New York; builder, John Stewart, 7 West 67th st, N. Y. C. Plan No. 152.

DUBOIS AV, e s, 285 n Cherry la, W. N. Brighton, 2-sty frame dwelling, 19x30; cost, \$2,800; owner, Geo. Cornell, W. N. B.; architect and builder, Peter Larsen, W. N. B. Plan No. 154.

DELAFIELD AV, s s, 75 e Dubois av, W. N. B., 2-sty frame dwelling, 19x30; cost, \$2,800; architect, Peter Larsen, W. N. Brighton; architect builds. Plan No. 155.

MAINE AV, s s, 50 e Ohio pl, westerley, 2-sty frame dwelling, 25x32; cost, \$4,580; owner, Ruby Wallace, Mariners Harbor; architect, Benj. R. Osborn, Mariners Harbor; builder, Y. W. Osborn, Mariners Harbor. Plan No. 156.

PELTON AV, w s, 375 s Henderson av, W. N. B., two 2-sty frame dwellings, 19x30; cost, \$5,600; owner, H. F. Contors, New Brighton; architect and builder, Peter Larsen, W. N. Brighton. Plan No. 153.

FIRST ST, n s, 116 w New Dorp Manor, 2-sty frame dwelling, 18x36; cost, \$1,750; owner, Staten Island Homes Co., New Dorp Manor; C. Dowshook, architect, New Dorp, S. I. Plan No. 159.

LINCOLN AV, s s, 359 e R. R., Grant City, 1½-sty frame dwelling, 18x24; cost, \$1,000; owner, Harold E. Witterman, Trustee, Stapleton. Plan No. 160.

PROSPECT AV, s s, 300 n 4 Corners rd, Dongan Hills, 1½-sty frame dwelling, 36x34; cost, \$6,500; owner, Edward Gunnell, Dongan Hills; architect, James Whitford, St. George, S. I.; builders, U. W. Osborne & Son, Mariners Harbor. Plan No. 161.

SHARP AV, n s, 164 n Charles av, Port Richmond, 2-sty frame dwelling, 20x46; cost, \$3,200; owner, Louis Owens, Port Richmond; architect, John O. Johnson, Port Richmond. Plan No. 158.

NELSON AV, n e cor, 75 n Beach, Great Kills, 1-sty frame dwelling, 40x60; cost, \$600; owner, Joseph A. Gillies, Great Kills; architect, Edwin A. Lockhart, Great Kills; owner builds. Plan No. 163.

SURF AV, New Dorp Beach, New Dorp, 1-sty frame bungalow; cost, \$250; owner, Salvatore Depisce, New Dorp; builder, W. Dalton, New Dorp. Plan No. 164.

FRANKLIN AV, s w, 161 s w Egbert st, New Dorp, 2-sty frame dwelling, 22x28; cost, \$2,400; owner, W. J. Kirby, New Dorp; architect, James E. Grunnert, New Dorp; builder, Geo. Hoverkamp, Richmond. Plan No. 170.

EIGHTH ST, n s, 20 e Lincoln st, Grant City, 1-sty frame bungalow, 15x20; cost, \$340; owner, J. J. Moesser, Grant City; builder, Adam Marks, Jr., Grant City. Plan No. 171.

SIXTH ST, s s, 140 e Lincoln av, Grant City, 1-sty frame bungalow, 24x14; cost, \$400; owner, Miss Bess Glendenning, Elizabeth, N. J.; builder, Fred Glendenning, Elizabeth, N. J. Plan No. 167.

ROCKAWAY ST, w s, 325 s Depew av, Tottenville, 1½-sty frame bungalow; cost, \$600; owner, Gustave A. Leidick, Tottenville; builder, James H. Cummings, Tottenville. Plan No. 165.

SIXTH ST, s s, 140 e Lincoln av, Grant City, 1-sty frame bungalow, 24x14; cost, \$400; owner, C. M. Bond, Elizabeth, N. J.; builder, Fred Glendenning, Elizabeth. Plan No. 168.

MISCELLANEOUS.

ERASTINA PL, w s, 300 s R. R., Mariners Harbor, 2-sty frame wagon shed, 28x44; cost, \$1,000; owner, Mrs. Ferrari, Mariners Harbor; architect and builder, G. Lowell Jacobs, Mariners Harbor. Plan No. 151.

LYMAN AV, s s, 60 s w Summit st, Rosebank, 1-sty frame chicken house, 9x16; cost, \$40; owner, William Henry, Rosebank; owner builds. Plan No. 166.

STABLES AND GARAGES.

BEMENT AV, e s, 200 s Castleton av, W. N. B., 1-sty frame garage, 12x18; cost, \$60; owner, James Harrigan, West N. Brighton; owner builds. Plan No. 162.

PLANS FILED FOR ALTERATION  
WORK.

Manhattan.

CATHERINE ST, No. 63, partitions, windows, to 5-sty tenement; cost \$400; owner, Eliza A. Thorne, 133 W. 74th st; architect, C. P. Lavell, 12 East 42d st. Plan No. 787.

COENTIES SLIP, No. 20; Front st, No. 41, brick piers, to 4-sty stores and offices; cost, \$485; owners, Anna Lusan, Maria & I. George Stacey, Geneva, N. Y.; architects, Warren & Wetmore, 3 East 33d st. Plan No. 836.

DIVISION ST, No. 139, partitions, vent shaft, to 5-sty tenement; cost, \$4,000; owner, Nathan Horowitz, 117 Division st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 811.

ELDRIDGE ST, Nos. 105-107, partitions, alter stoop to 4-sty police station; cost \$6,000; owner, City of New York; architect, L. A. Sheinart, 194 Bowery. Plan No. 800.

FORSYTH ST, No. 146, partitions, shafts, steel beams to 5-sty store and tenement; cost, \$1,500; owner, Wolf Nadler, 137 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 798.

FULTON ST, No. 234, steel beams, columns, to 4-sty store and loft; cost, \$200; owner, Franklin D. Peale, 64 Wall st; architect, David N. King, 50 Church st. Plan No. 808.

GREENWICH ST, Nos. 293, stairs, partitions, to 3-sty store and office; cost, \$150; owner, Estate John Sullivan, 24 White st; architect, J. H. Tiemeyer, Jr., 39 West 38th st. Plan No. 840.

HOUSTON ST, No. 139 East, 1-sty side extension, 4.6x74.6, plumbing, to 3-sty store and dwelling; cost, \$1,500; owner, Minsker Realty Co., 288 2d av; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 814.

LEONARD ST, Nos. 108-118, Broadway Nos. 346-348, Lafayette st, Nos. 46-50, partitions to 13-sty office; cost, \$4,500; owner, New York Life Ins. Co., 346 Broadway; architect, F. E. Hill, 346 Broadway. Plan No. 778.

RIDGE ST, No. 22, shaft, plumbing, oven, windows, to 5-sty tenement and store; cost, \$6,000; owner, Bernard Galewski, 26 W. 120th st; architect, Cantor & Livingston, 39 W. 38th st. Plan No. 818.

WILLIAM ST, n w c Exchange pl, partitions to 18-sty office; cost, \$750; owner, Atlantic Mutual Insurance Co., on premises; architects, Nast & Springstein, 21 W. 45th st. Plan No. 788.

WATER ST, No. 113, partitions, windows to 5-sty tenement; cost, \$3,000; owner, Henry A. Wright, 141 Broadway; architects, David Comyns & V. Todaro, 147 4th av. Plan No. 825.

4TH ST, No. 46 West, 1-sty rear extension, 20.6x19.6, partitions, store fronts, to 3-sty store and office; cost, \$3,500; owner, Emma Swan, 693 9th av; architect, J. H. Knobel, 305 West 43d st. Plan No. 839.

18TH ST, Nos. 157-9 West, add 1-sty, 1 stairs to 6-sty stable; cost, \$10,000; owner, Wm. F. Donnelly, 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 803.

18TH ST, No. 45 East, windows, partitions, to 3-sty store and office; cost, \$3,000; owner, Central Realty Co., 309 Broadway; architect, Chas. Stegmayer, 168 E. 91st st. Plan No. 785.

20TH ST, Nos. 135-141 West, partitions, to 6-sty store and loft; cost, \$200; owner, Colwell Lead Co., Walker & Lafayette sts; architect, H. R. Cox, 91 Centre st. Plan No. 815.

22D ST, No. 142 East, partitions, doors, to 3-sty dwelling; cost, \$1,600; owner, S. V. Hoffman, 258 Broadway; architect, J. B. Snooks' Sons, 73 Nassau st. Plan No. 793.

23D ST, Nos. 101-107 West, 6th av, No. 375, sign to 4-sty store and loft; cost, \$325; owner, Ira T. Robey, Broadway and 41st st; architect, Wm. F. Wentz, 935 Broadway. Plan No. 802.

32D ST, No. 32 East, 1-sty front extension, 25x4.10, vent shaft, girders, walls, to 3-sty stable; cost, \$2,500; owner, Josephine Jacobs, 12 W. 83d st; architect, David Stone, 127 Bible House. Plan No. 797.

33D ST, No. 437 West, 4-sty extension, 25x 30.7, add 3 stys to extension, to 4-sty stable and garage; cost, \$1,600; owner, James Burke, 437 W. 33d st; architect, P. J. Murray, 2 Mitchell pl. Plan No. 816.

34TH ST, No. 11, new front wall, stairs, floors, to 6-sty store; cost, \$3,500; owner, Francis A. Harris, 22 West 34th st; architects, Eisen-drath & Horwitz, 500 5th av. Plan No. 838.

37TH ST, Nos. 500-506 West, columns, piers, freight elevator, to 6-sty storage warehouse; cost, \$10,000; owner, Richard E. Thibout, 40 East 15th st; architect, Henry J. Hardenbergh, 47 West 37th st. Plan No. 835. Erskine Van Houten, 1183 3d av, has contract.



54TH ST, No. 19 West, elevator, stairs, partitions, doors, to 5-sty residence; cost, \$30,000; owner, John D. Rockefeller, Jr., 13 W. 54th st; architect, Duncan Candler, 10 E. 33d st. Plan No. 795.

58TH ST, Nos. 55-57 East, marquisse to 10-sty hotel; cost, \$1,200; owner, David H. King, Jr., 512 5th av; architect, Julius Jepsen, 229 W. 28th st. Plan No. 813. Wm. H. Jackson Co., 229 W. 28th st., has contract.

45TH ST, No. 18 West, 1-sty front extension, 13.4x4.6, partitions, windows, to 4-sty dwelling; cost, \$450; owner, Henry Dazian, 142 West 44th st; architects, Reid & Spitzer, 132 East 23d st. Plan No. 837.

59TH ST, Nos. 557-559 West, add 1-sty elevator shaft, platform, skylight, to 4-sty brewery; cost, \$5,000; owner, National Gum & Mica Co., 502 W. 45th st; architect, Henry Morrison, 21 Park av. Plan No. 786.

75TH ST, No. 325 East, 4-sty rear extension, 20x40.8, elevator, to 5-sty tenement; cost, \$2,100; owner, Baroch Lewittes, 311 Broadway; architect, B. W. Levitan, 20 West 31st st. Plan No. 834.

105TH ST, No. 401 East, alter stairways, toilets, doors, windows, to 5-sty tenement; cost, \$5,000; owner, Raffele De Grozia, 401 E. 105th st; architect, Nicholas Vitacca, Jefferson av, Port Richmond, S. I. Plan No. 810.

115TH ST, No. 154 East, cut windows, to 5-sty store and tenement; cost, \$50; owner, Estate George Schein, 1855 Lexington av; architects, Gronenberg & Leuchtag, 7 W. 22d st. Plan No. 805.

116TH ST, Nos. 25-33 West, skylight, to 5-sty public school; cost, \$700; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 801.

147TH ST, Nos. 531-33 West, windows, partitions to 3-sty temple; cost, \$300; owner, Congregation Bene El, premises; architect, L. A. Scheinart, 194 Bowery. Plan No. 784.

AV B, Nos. 145-147 9th st, No. 603 East, two extensions, partitions, windows, toilets, to two 4-sty settlement houses; cost, \$35,000; owner, Christodora House, premises; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 806.

AV D, Nos. 119-121, windows, to 5-sty loft; cost, \$150; owner, Goelet Estate, 9 W. 17th st; architect, M. J. Harrison, 230 Grand st. Plan No. 809.

BROADWAY, Nos. 940-946, 22d st Nos. 3-5 East, partitions, toilets, to 3-sty store and loft; cost, \$1,000; owner, General John Watts Kearney, 11 W. 28th st; architect, J. B. Snooks' Sons, 73 Nassau st. Plan No. 794.

BROADWAY, Nos. 1111-1113, steel girders, alter sidewalks, to 12-sty hotel; cost, \$500; owner, Francis S. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 156 5th av. Plan No. 812.

COLUMBUS AV, Nos. 141-147, windows, partitions, to 4-sty office and restaurant; cost, \$1,500; owner, Thomas Healy, 144 Columbus av; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 789.

COLUMBUS AV, s e c 62d st, partitions, windows, toilets, to 3-sty store and tenement; cost, \$436; owner, Mahnken Estate, Leonia, N. J.; architect, C. F. Winkelman, 103 Park av. Plan No. 792.

CENTRAL PARK WEST, s w c 87th st, partitions, toilets, windows, to 7-sty apartment; cost, \$3,000; owner, Estate Fred'k W. Jockel, premises; architect, Alex. Baylies, 33 Bible House. Plan No. 779.

MADISON AV, s e c 43d st, 14-sty side extension, 41.8x100, to 14-sty office and store; cost, \$300,000; owner, Charles & Co., 331 Madison av; architect, Charles I. Berg, 331 Madison av. Plan No. 807.

PARK AV, No. 949, extension, partitions, windows, to 2½-sty store and dwelling; cost, \$8,500; owner, David Werdenschlag, 1143 Lexington av; architect, Edward L. Angell, 172 E. 75th st. Plan No. 780.

WEST BROADWAY, No. 237, sign to 1-sty store; cost, \$150; owner, Chas. Miller, 284 Washington st. Plan No. 790.

2D AV, n e c 77th st, 1-sty rear extension, 25x22, bath rooms, partitions, to 4-sty tenement and store; cost, \$1,500; owner, Raphael Prager, 149 Broadway; architect same. Plan No. 804.

2D AV, No. 182, show windows, steps, windows, to 4-sty store and tenement; cost, \$500; owner, H. German, 182 2d av; architect, M. J. Harrison, 230 Grand st. Plan No. 799.

5TH AV, No. 718, partitions, windows, toilets, to 5-sty apartments and studios; cost, \$8,000; owner, Estate Chas. A. Baudouine, 1181 Broadway; architects, Corriere & Hastings, 225 5th av. Plan No. 781.

6TH AV, No. 682, partitions, windows, to 4-sty store, office and dwelling; cost, \$1,000; owner, Estate Wm. Reideback; architect, Chas. Sandhop, 771 Lexington av. Plan No. 783.

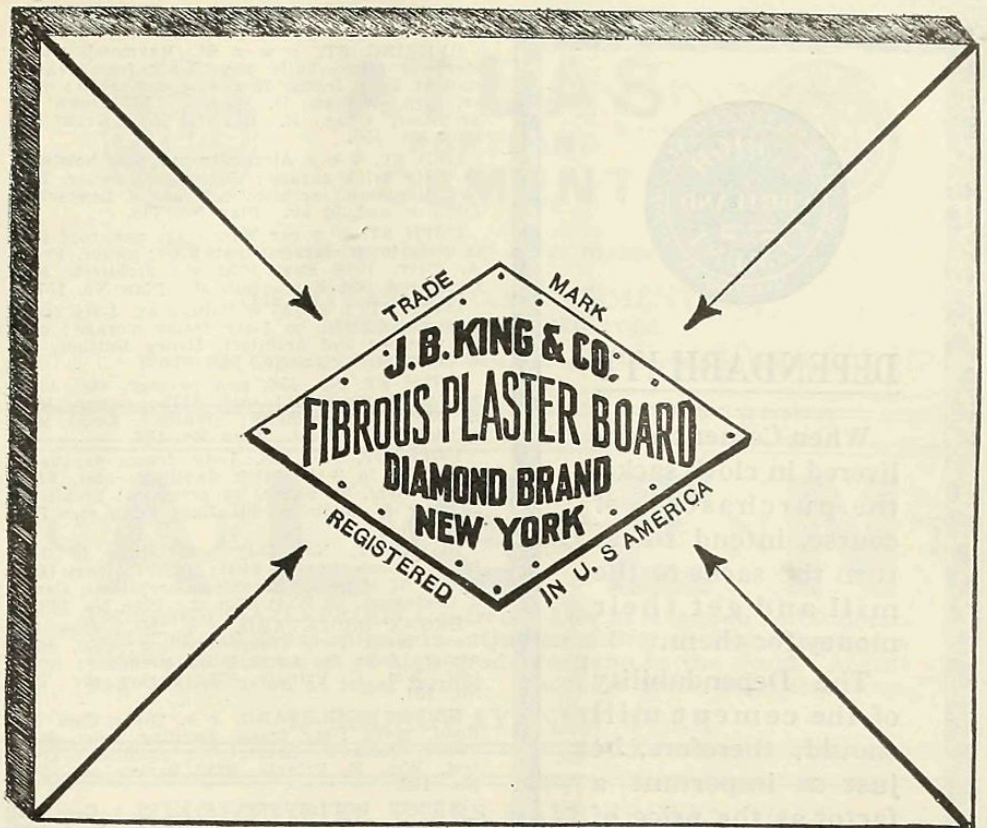
7TH AV, No. 2293, alter stove pipe, to 3-sty dwelling; cost, \$10; owner, Wm. Hartfield, 448 Riverside Drive. Plan No. 817.

8TH AV, No. 2107, partitions, windows, to 5-sty store and tenement; cost, \$150; owner, Caroline Uthoff, 473 Central Park West; architect, Albert E. Davis, 258 E. 138th st. Plan No. 782.

8TH AV, No. 717, partitions, windows, to 4-sty tenement; cost, \$1,500; owner, Trustees John J. Astor, 23 W. 26th st; architect, J. H. Knubel, 305 W. 43d st. Plan No. 796.

8TH AV, No. 2156, partitions to 5-sty store and tenement; cost, \$500; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 833.

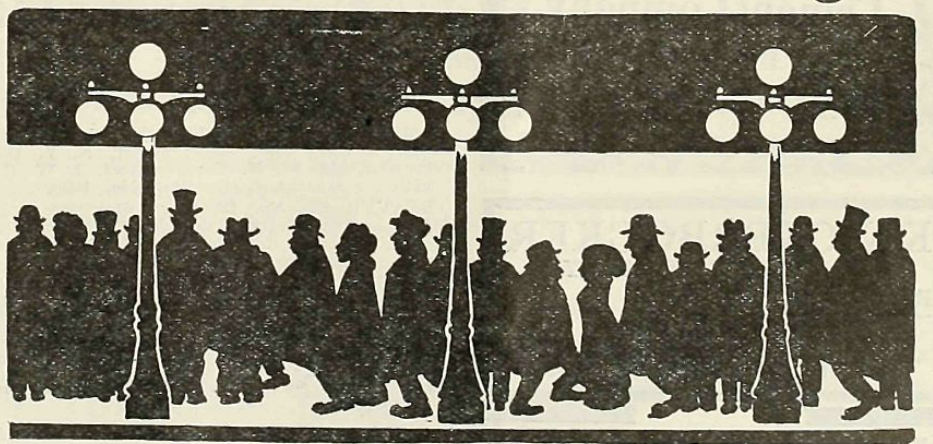
9TH AV, Nos. 46-54, 1-sty rear extension, 90 x20, partitions, to five 3-sty dwellings; cost, \$4,000; owner, Conrow Bros. Co., 40 10th av; architect, J. S. Maher Co., 1267 Broadway. Plan No. 791.




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### Bronx.

OVERING ST, s w c St. Raymonds av, 1 story of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, \$800; owner, Mrs. William D. Howell, 1537 Howe av; architect, Chas. R. Baxter, 1587 Grant av. Plan No. 150.

133D ST, s e c Alexander av, new hoistway, to 2-sty brick garage; cost, \$200; owner, Patrick Goodman; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 148.

139TH ST, n w cor Morris av, new roof tank to 6-sty brick storage; cost, \$700; owner, Frank A. Carr, 1018 East 163d st; architect, Fred Hammond, 391 East 149th st. Plan No. 157.

144TH ST, n s, 135 w College av, 1-sty frame extension, 20x10, to 1-sty frame storage; cost, \$25; owner and architect, Henry Buttner, 401 E. 142d st. Plan No. 149.

149TH ST, No. 456, new passage, etc., to 5-sty brick tenement; cost, \$175; owner, Mary S. White, on premises; architect, Louis Meyer, 455 E. 148th st. Plan No. 156.

156TH ST, No. 943, 1-sty frame expansion, 19.6x9.11, to 2-sty brick dwelling; cost, \$400; owner, Wm. T. Fahy, on premises; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 160.

165TH ST, No. 434, new toilets to 3-sty frame tenement; cost, \$400; owners, Henry Holtz & Co., 57 Hope st, Brooklyn; architects, Cantor & Levingson, 39 West 38th st. Plan No. 163.

BRONX BOULEVARD, e s, 289 s Gem Hill Road, move 1-sty frame dwelling; cost, \$600; owner, John B. Lazzari, on premises; architect, Wm. E. Pringle, 3332 Barker av. Plan No. 151.

BRONX BOULEVARD, e s, 264 s Gem Hill Road, move 1-sty frame dwelling; cost, \$600; owner, John B. Lazzari, on premises; architect, Wm. E. Pringle, 3332 Barker av. Plan No. 152.

BRONX BOULEVARD, e s, 89 s Gem Hill Road, move 2-sty brick dwelling; cost, \$5,000; owner, John B. Lazzari, on premises; architect, Wm. E. Pringle, 3332 Barker av. Plan No. 154.

MELROSE AV, w s, 53.3 s 152d st, new steel beams, etc., to 1-sty brick garage; cost, \$900; owners, J. & M. Haffen Brew Co., on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 162.

PROSPECT AV, No. 902, new toilet, new store front to 2-sty and attic frame dwelling and store; cost, \$150; owner, Amelia Byrne, 1200 Franklin av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 158.

PROSPECT AV, No. 900, new toilet, new store front to 2-sty and attic frame dwelling and store; cost, \$150; owner, Amelia Byrne, 1200 Franklin av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 159.

PROSPECT AV, No. 900, new toilet, new store front to 2-sty and attic frame dwelling and store; cost, \$150; owner, Amelia Byrne, 1200 Franklin av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 159.

TINTON AV, No. 770, 1-sty frame extension, 12.2x10, to 2-sty frame store and dwelling; cost, \$250; owner, Mrs. K. Volz, on premises; architect, Anton Pirner, 1656 Holland av. Plan No. 153.

VYSE AV, w s, 254.3 s Tremont av, new toilets, new partitions, etc., to 1-sty frame church; cost, \$300; owners, Grace Protestant Episcopal Church, on premises; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 147.

WHITE PLAINS AV, e s, 94 s Bartholdi st, new partitions to 1-sty frame stores and dwelling; cost, \$100; owner, Ellinor O. Mortensen, Bronxwood Park; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 161.

3D AV, intersection Melrose av, 3-sty brick extension, 24.46x50.67, to 3 brick stores and offices; cost, \$22,000; owner, J. Clarence Davies, 14 E. 81st st; architect, George A. Sumner, 989 So. Boulevard. Plan No. 146.

3R AV, No. 3623, new store front to 2-sty brick office and store; cost, \$300; owners, J. and P. Fox, 183d st and Washington av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 155.

### Brooklyn.

AMITY ST, s s, 174.6 w Columbia st, new windows, etc.; cost, \$600; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, J. W. Galbraith, — Montague st. Plan No. 1990.

BEAVER ST, No. 13, new toilet, etc.; cost, \$150; owner, Yetta Goldinger, 193 Penn st; architect, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1970.

BOERUM ST AND JOHNSON AV, 100 w Manhattan av, new platform, etc.; cost, \$6,500; owner, City of N. Y., City Hall; architect, H. M. Devoe, 131 Livingston st. Plan No. 1947.

BOERUM ST, No. 259, new windows, etc.; cost, \$275; owner, Mrs. R. Beecher, 298 Hart st; architect, G. E. Pellenitz, 213 Grant av. Plan No. 1931.

CALYER ST, No. 206, interior alterations, etc.; cost, \$100; owner, Guhring Bros, on premises; architect, Jos. M. Killoy, 154 India st. Plan No. 1838.

CALYER ST, No. 162, new extension 14x5; cost, \$300; owner, Marion E. Wright, on premises; architect, Geo. S. Wright, same address. Plan No. 1914.

CONGRESS ST, No. 109, new plumbing, etc.; cost, \$150; owner, M. DeHarde, 520 W. 122d st; architect, A. G. Olches, 57 Bergen st. Plan No. 1832.

CONSELYEA ST, n s, 100 w Humboldt st, new platforms, etc.; cost, \$6,250; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1951.

HIGH ST, n s, 212.6 e Bridge st, new windows, etc.; cost, \$235; owner, Fannie Murray, 934 DeKalb av; architect, Gilbert I. Prowler, 569 DeKalb av. Plan No. 1858.

HICKS ST, No. 448, new window; cost, \$300; owner, Dominice Porazzo, 639 Union st; architect, Edwin W. Scally, 527 Henry st. Plan No. 2001.

HICKS ST, No. 450, new windows, etc.; cost, \$300; owner and architect as above. Plan No.

HICKS ST, No. 684, add new sty to present bldg; cost, \$1,000; owner, Maurice Spatarano, 684 Hicks st; architect, David A. Lucas, 98 3d st. Plan No. 1884.

LAKE ST, e s, 349 s 86th st, new piazza, etc.; cost, \$500; owner, Peter C. Campbell, 513 Lake st; architect, Frank Severino, 664 Liberty av. Plan No. 1942.

LINWOOD ST, No. 250, new windows, etc.; cost, \$600; owner, Gustav Nathan and ano, 2959A Atlantic av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 1996.

MILFORD ST, No. 384, raise building, etc.; cost, \$300; owner, Frances Smith, 2092 Atlantic av; architect, A. White Pierce, 59 Covert st. Plan No. 1984.

VAN BRUNT ST, No. 292, new plumbing; cost, \$200; owner, Ellen A. Samsony, 128½ Noble st; architect, Jos. Hartung, 548 2d st. Plan No. 1900.

SMITH ST, e s, 64.5 s Lexington st, extend cellar, etc.; cost, \$300; owner & architect, Jos. Hood, 45 Smith st. Plan No. 1839.

WARREN ST, No. 379, enlarge windows, etc.; cost, \$600; owner, Isaac Holtzman, on premises; architect, David A. Lucas, 98 3d st. Plan No. 2005.

WARREN ST, No. 329, new plumbing, etc.; cost, \$200; owner, Jane Cushing, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 1902.

WITHERS ST, No. 43, new stone front, etc.; cost, \$125; owner, Cono Russo, on premises; architect, Frank V. Laspia, 60 Graham av. Plan No. 1933.

WOODHULL ST, No. 50, remove stoop, etc.; cost, \$200; owner, Marg't Morgan, 98 Amity st; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1859.

SO. 2D ST, Nos. 227-229, interior alterations, etc.; cost, \$100; owner, Sam'l Engelman, 274 B'way; architect, Hy M. Entlich, 29 Montrose av. Plan No. 1829.

SOUTH 4TH ST, No. 274, interior and exterior alterations; cost, \$1,500; owner, David M. Goodrich, on premises; architect, Benj. Finkenseiper, 134 Broadway. Plan No. 2021.

9TH ST, No. 162, new walls, etc.; cost, \$500; owner, Anthony Tanzola, 162 9th st; architect, —. Plan No. 1883.

N. 10TH ST, No. 212, new extension 8.2x8.6; cost, \$300; owner, Mary I. Gallagher, 213 N. 8th st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 1877.

11TH ST, n s, 239.3 e 6th av, new ceilings, etc.; cost, \$100; owner, Elbert G. Haviland, 7th av and 11th st; architect, Koch & Wagner, 26 Court st. Plan No. 1994.

14TH ST, Nos. 116-118 East, windows to 5-sty store and loft; cost, \$350; owner, Asher Meyer, 27 William st; architect, Joseph Hecht, 126 Brook av. Plan No. 821.

14TH ST, No. 385, new plumbing; cost, \$130; owner, Theresia Farrell, 385 14th st; architect, Ernest W. Briggs, 501 6th av. Plan No. 1965.

EAST 14TH ST, w s, 300 n Av Z, alter roof, etc.; cost, \$700; owner, Wm. Fitzpatrick, 2542 East 14th st; architect, White & Latte, 6323 New Utrecht av. Plan No. 1989.

BAY 17TH ST, e s, 225 n Bath av, new partitions, etc.; cost, \$500; owner, Mary Zell, on premises; architect, C. Schubert, 13th av, cor 86th st. Plan No. 1996.

W. 17TH ST, e s, 140 s Canal av, new plumbing; cost, \$400; owner, Paul Muro, on premises; architects, Jos. A. McDonald & Son, Surf av & W. 24th st. Plan No. 1851.

20TH ST, No. 23 West, partitions, windows to 5-sty store and tenement; cost, \$150; owner, Gylman Realty Co., 20 West 20th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 819.

40TH ST, n e cor 13th av, new store front; cost, \$2,000; owner, Wm. Gyger, 19 4th av; architect, D. Salvati, 19 4th av. Plan No. 2008.

43D ST, Nos. 247-249, columns, windows to two 3 and 5-sty loft; cost, \$5,000; owner, Wm. F. Marshall, 528 Riverside Drive; architects, Reid & Spitzer, 132 East 23d st. Plan No. 823.

43D ST, n e cor 13th av, new store front, etc.; cost, \$350; owner, Joseph Barhist, 1262 40th st; architect, S. Gardskin, 1168 45th st. Plan No. 350.

55TH ST, Nos. 208-210 West, Broadway, Nos. 1724-1728, stack, partitions, baths to 12-sty hotel; cost, \$10,000; owner, Hotel Woodward Co., 1724 Broadway; architects, Hill & Stout, 1123 Broadway. Plan No. 832.

58TH ST, No. 43 East, partitions, walls to 8-sty tenement; cost, \$200; owner, New England Apartment Co., 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 826.

58TH ST, No. 229 West, partitions, windows to 4-sty store and lofts; cost, \$1,500; owner, M. A. Claffy, 106 East 81st st; architects, Reid & Spitzer, 132 East 23d st. Plan No. 822.

59TH ST, No. 1117, new plumbing, etc.; cost, \$55; owner, Victor Johnson, on premises; architect, Carl A. Olsen, 1649 69th st. Plan No. 2020.

63D ST, s s, 193 e 12th av, new doors, etc.; cost, \$500; owner, Angel Guardian Home, Willoughby av; architect, H. J. Berlenbach, 260 Graham av. Plan No. 2018.

64TH ST, n s, 193 e 12th av, new extension to boiler house; cost, \$1,000; owner, Angel Guardian Home, Willoughby av; architect, H. J. Berlenbach, 260 Graham av. Plan No. 2019.

65TH ST, No. 1235, remove walls, etc.; cost, \$2,000; owner, John Desmond, on premises; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 1934.

69TH ST, s s, 280 w 14th av, new plumbing, etc.; cost, \$125; owner, August Kopiske, on premises; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 1955.



77TH ST, No. 121 East, windows, store fronts, stairs, partitions to 5-sty tenement; cost, \$2,500; owner, C. Stopf, 885 Park av; architect, O. Reissmann, 30 1st st. Plan No. 830.

82D ST, s s, 1,601 e Ridge Blv'd, new extension 22x7; cost, \$500; owner, Patrick G. Cogen, 82d st; architect, Jos. J. Shy, 362 Ovington av. Plan No. 1875.

99TH ST, Nos. 213-219 East, 100th st, Nos. 212-220 East, alter portico to 5-sty school; cost, \$650; owner, City of N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 824.

104TH ST, No. 159 East, partitions, windows to 4-sty tenement; cost, \$2,000; owner, M. G. Singer, 311 West 74th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 828.

ATLANTIC AV, n e cor Schenck av, new grade & flooring; cost, \$1,000; owner, August Scholl, Linwood & Cozine avs; architects, Clarence Lincoln, 396 Decatur st. Plan No. 1917.

ATLANTIC AV, Nos. 94-96, interior alterations, &c; cost, \$500; owner, Alex. Noah, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1828.

ATLANTIC AV, s w cor Beach & 38th st, new plumbing; cost, \$75; owner, John Offerman, 574 Fulton st; architect, R. M. Warren, 336 22d st. Plan No. 1923.

BEDFORD AV, e s, 540 n Av F, new gable, &c; cost, \$400; owner, R. Nocker, 246 Windsor pl; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 1932.

BEDFORD AV, s e cor Penn st, alter windows; cost, \$800; owner, Walter Longman, 29 8th av; architect, John M. Murphy, 39 East 42d st, N. Y. Plan No. 2006.

BEDFORD AV, e s, 30 n Atlantic av, new roof beams, etc.; cost, \$150; owner, Ledland estate, care Bklyn. Trust Co.; architect, John Peters, 447 1st st. Plan No. 1982.

BEDFORD AV, No. 374, exterior & interior alterations; cost, \$300; owner, Wm. J. Moran (inc), 136 B'way; architect, Benj. Finkensieper, 134 B'way. Plan No. 1850.

BEDFORD AV, s e cor S. 4th st, remove walls, &c; cost, \$500; owner, Ferd Auman, on premises; architect, Christian Bauer, 6 Bedford av. Plan No. 1872.

BEVERLEY RD, n w cor Ocean av, new bay window; cost, \$500; owner, Kraslow Const. Co., 188 Montague st; architect, Benj. Cohn, 361 Stone av. Plan No. 1987.

BOWERY, n w cor Thompson's Walk, new plumbing, etc.; cost, \$200; owner, H. Connors; architect, —. Plan No. 2022.

BOULEVARD, n w cor Park pl, new extension, &c; cost, \$150; owner, Harry Richter, 435 Neptune av; architect, Rocco Mego, 2857 W. 5th st. Plan No. 1941.

BROADWAY, s w cor Myrtle av, new walls, &c; cost, \$8,000; owner, Vigilus estate, 8 Stuyvesant av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 1897.

AV C, n w cor East Houston st, show windows to 6-sty tenement; cost, \$2,000; owner, Isaac Marx, 257 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 829.

CARLTON AV, No. 287, new plumbing, &c; cost, \$125; owner, Mrs. E. Sweeney, on premises; architect, E. S. Lambert, 184 DeKalb av. Plan No. 1873.

CLINTON AV, No. 104, new partitions; cost, \$800; owner, Rollo Realty Co., on premises; architect, W. J. Conway, 400 Union st. Plan No. 2012.

CHRISTOPHER AV, No. 196, remove windows, &c; cost, \$200; owner, Meyer Hetner, on premises; architect, Adelson Feinberg, 1776 Pitkin av. Plan No. 1869.

COLUMBUS AV, No. 465, partitions, windows to 5-sty store and tenement; cost, \$275; owner, Jacob Winkler, 2551 Broadway; architects, Cantor & Levingson, 39 West 38th st. Plan No. 820.

FLATBUSH AV, e s, 197.2 n Linden av, rebuild walls, &c; cost, \$2,000; owner, John Reis, 805 Flatbush av; architect, Wm. J. Twiss, 49 Prospect st. Plan No. 1936.

FRANKLIN AV, No. 104, new wall, etc.; cost, \$150; owner, Margaret Fleischman, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 1969.

GATES AV, s s, 50 e Reid av, new moving picture booth; cost, \$150; owner, Gates Ave. Amusement Co., on premises; architect, Jas. S. Bly, 422 St. Marks av. Plan No. 1975.

HARRISON AV, w s, bet Heyward & Rutledge sts, enlarge windows, etc.; cost, \$9,500; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1950.

HOWARD AV, e s, 75 s Etna st, new walls, &c; cost, \$1,000; owner, Chas. B. Allen, 49 Howard av; architect, Thos. W. Baker, 119 Patchen av. Plan No. 1885.

HUDSON AV, No. 192, new walls, etc.; cost, \$400; owner, Michele Golgamo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 1988.


LEWIS AV, n w cor Decatur st, new stairway; cost, \$8,000; owner, City of N. Y.; architect, H. M. Devoe, 131 Livingston st. Plan No. 1948.

SAME PROPERTY (old building,) new stairway; cost, \$13,000; owner and architect, as above. Plan No. 1949.

METROPOLITAN AV, No. 624, new skylight, etc.; cost, \$300; owner, Samuel Black, 606 Metropolitan av; architect, David A. Lucas, 98 32d st. Plan No. 2004.


MYRTLE AV, No. 869, new machine booth; cost, \$125; owner, Samuel Sonin, 74 West 113th st, N. Y.; architect, Harold G. Dangler, 215 Montague st. Plan No. 1995.

MYRTLE AV, No. 1310, new show windows, &c; cost, \$200; owner, Fred D. Duers & ano, on premises; architect, Nicholas Mitchell, 315 Stanhope st. Plan No. 1882.



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 MORTGAGES SECURED AND DESIRED

NASSAU AV, s s, 70 w Leonard st, new windows, &c; cost, \$250; owner, John Droge, 542½ Leonard st; architects, Phil Tillion & Son, 391 Fulton st. Plan No. 1874.

NASSAU AV, s w cor Newell st, new show windows, etc.; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, C. Stegmayer, 108 East 91st, N. Y. Plan No. 1992.

OCEAN AV, e s, 380 n Emmons av, new doorway, etc.; cost, \$400; owner, Mrs. Wm. Boyle, on premises; architects, White & Laith, 6323 New Utrecht av. Plan No. 1954.

PARK AV, No. 776, interior alterations, &c; cost, \$500; owner, Bernet Springer, 83 7th st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1913.

PITKIN AV, n e cor Christopher av, exterior and interior alterations, &c; cost, \$700; owner, Herman Dworkowitz, 1813 Pitkin av; architect, D. Millman & Son, 1780 Pitkin av. Plan No. 2025.

PIKE, n s, 300 e Brighton Beach R. R., new partitions, etc.; cost, \$700; owner, Brighton Beach Development Co., 41 Park Row; architect, Wm. H. Gompert. Plan No. 1953.

ROCHESTER AV, w s, 49.11 s Crown st, move building, etc.; cost, \$1,500; owner, Mary Kindler, on premises; architect, Frank Dunn, 2959 Atlantic av. Plan No. 1973.

ROCKAWAY AV, —, 100 s e Schenck av, new machine booth; cost, \$135; owner, Henry H. Husman, Canarsie Shore; architect, N. Y. Fireproof Const. Co., 1402 Broadway, N. Y. Plan No. 2011.

SURF AV, s s, 20 w Oceanic Walk, new plumbing; cost, \$50; owner, Toni Bonachi, 672 Degraw st; architect, Benj. Shapiro, 242 5th av. Plan No. 1865.

SURF AV, s e cor Murray's walk, new plumbing, &c; cost, \$60; owner & architect as above. Plan No. 1866.

STONE AV, No. 518, remove walls, &c; cost, \$300; owner, Abr. Schwartz, on premises; architect, Adelsonn Feinberg, 1776 Pitkin av. Plan No. 1896.

THROOP AV, e s, 50.6 n Wallabout st, new windows, &c; cost, \$100; owner, Antonio Felgenhauer, 603 Jefferson st; architect, Jas. Boyle, 367 Fulton st. Plan No. 1945.

UNION AV, No. 160, new extension, etc.; cost, \$2,500; owner, Easabella Di Domanio, 160 Union av; architect, Max Cohn, 280 Bedford av. Plan No. 1968.

UNION AV, No. 236, new plumbing, &c; cost, \$300; owner, Saverio Gallo, 292 3d av; architect, David A. Lucas, 98 3d st. Plan No. 1916.

AV U, s e cor West 10th st, new plumbing, etc.; cost, \$1,200; owner, Mary E. Waring, Av U and West 13th st; architect, Adolph W. Gutheil, 8758 24th av. Plan No. 1983.

WASHINGTON AV, e s, 286.4 s Montgomery st, new doors, &c; cost, \$100; owner, Rose C. Hoye, 286 5th av; architect, T. Hellenbrand, 31 Smith st. Plan No. 1835.

3D AV, e s, 38 s 48th st, new plumbing, &c; cost, \$5,000; owner, Max Weiss, 4809 3d av; architect, Chas. Braun, 459 41st st. Plan No. 1922.

3D AV, No. 2174, add 1-sty, walls to 4-sty loft; cost, \$25,000; owners, S. & E. Gutman, 452 Broadway; architects, Shire & Kaufman, 373 4th av. Plan No. 827.

5TH AV, s w cor 56th st, new extension, 25 x 20; cost, \$700; owner, Wm. Wharton, on premises; architect, Thos. Bennett, 3d av & 52d st. Plan No. 1920.

5TH AV, No. 384, skylights to 8-sty store; cost, \$1,500; owner, The Gorham Co., 386 5th av; architects, Pierson & Goodrich, Inc., 30 West 38th st. Plan No. 831.

5TH AV, w s, 25 n 57th st, new stone front, &c; cost, \$75; owner, Wm. Worton, 459 58th st; architect, Jas. Larkin, 707 53d st. Plan No. 1830.

7TH AV, e s, Prospect av to 17th st, new stairway, etc.; cost, \$8,500; owner, City of N. Y., City Hall; architect, H. M. Devoe, 131 Livingston st. Plan No. 1946.

#### Queens.

FAR ROCKAWAY.—Nostrand av, e s, 100 s Central av, erect new concrete block foundation; cost, \$150; owner, Ella Desmond, Far Rockaway, Plan No. 281.

JAMAICA.—Haven pl, No. 7, 1-sty added to top of frame extension, shingle roof; cost, \$250; owner, S. Arenberg, 96 Shanhope st, Brooklyn; architects, Shampman & Shampman, 772 Broadway, Brooklyn. Plan No. 282.

WHITESTONE.—Willett's Point rd, n s, 700 e 11th av, 1-sty frame extension on side and rear, 15x14, tin roof, new plumbing; cost, \$400; owner, John Armstrong, Willett's Point rd, Whitestone; architect, J. P. Hussan, 70 West 16th st, Whitestone. Plan No. 283.

CEDAR MANOR.—New York av, e s, 43 n Platt st, 2-sty frame extension on front, 19x9, shingle roof, other repairs; cost, \$600; owner, Otto Knecht, on premises; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 284.

ROCKAWAY BEACH.—North Chase av, w s, 450 n Boulevard, 2-sty frame extension on front, 22x15, gravel roof; cost, \$100; owner, Oscar Sandholm, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 285.

JAMAICA.—Douglas st, n s, 300 e Brenton av, 1-sty frame extension on front of church, 22x15, shingle roof, interior repairs; cost, \$1,000; owner, Shiloh Baptist Church, on premises; architect, Walter I. Halliday, 9 Twombly pl, Jamaica. Plan No. 286.

WINFIELD.—Monroe st, n s, 100 w Lexington av, erect new brick foundation; cost, \$325; owner, Thomas J. Burke, Cameron terrace, Woodside. Plan No. 287.

WOODHAVEN.—Grafton av, n s, 50 e Ferry st, 1-sty frame extension on front and erect new store front; cost, \$225; owner, Charles Mader, on premises. Plan No. 288.

CORONA.—Railroad av, e s, 225 e Central av, 1-sty frame extension on rear, 13x14, tin roof; cost, \$200; owner, James Doty, on premises; architect, Chas. B. Spicer, 95 Robinson av, Flushing. Plan No. 289.

LONG ISLAND CITY.—Hancock st, e s, 100 n Paynter av, erect new concrete foundation; cost, \$565 also build new piazza; owner, William Quinn, 228 Hancock st, L. I. City. Plan No. 290.

ROCKAWAY BEACH.—Boulevard, No. 520, erect new store front; cost, \$75; owner, David Simberg, on premises. Plan No. 291.

ROCKAWAY BEACH.—Nos. 73-75-77-79-81, re-shingle fronts above store; cost, \$200; owner, Monroe Rosenfeld, 73 Boulevard, Rockaway Beach. Plan No. 292.

LONG ISLAND CITY.—Hoyt av, No. 254, take out window and erect new doorway; cost, \$20; owner, Mary Fresco, on premises. Plan No. 293.

WINFIELD.—Hyatt av, w s, 400 n Thompson av, 2-sty frame extension on rear, 20x14, tin roof, new plumbing; cost, \$900; owner, Frank Kolesky, Winfield; architect, Frank Sprosser, 527 Grand av, L. I. City. Plan No. 294.

WINFIELD.—Burroughs av, w s, dig new cellar and erect foundation; cost, \$315; owner, Maria McLoughlin, Burroughs av, Winfield. Plan No. 295.

FLUSHING.—Forest av, s s, 180 w Bowne av, 1-sty frame extension on rear, 13x9, shingle roof, new plumbing; cost, \$160; owner, G. Ruland, 1421 Kings Highway, Brooklyn. Plan No. 296.

JAMAICA.—DeGraw av, n s, 100 e Kaplan av, 1½-sty frame extension on side of laundry, 23x25, shingle roof and interior repairs; cost, \$3,000; owner, Ottilie Orphan Asylum Society of Greater New York, on premises; architect, Wm. Debus, 914 Broadway, Brooklyn. Plan No. 297.

ARVERNE.—Garden av, cor Boulevard, 1-sty frame extension on rear, 11x22, shingle roof; cost, \$400; owner, Annie Sommerfield, on premises; architect, Albert Hansen, Vernam av, Arverne. Plan No. 298.

ARVERNE.—Sea View av, e s, 340 s Ocean av, 1-sty frame extension on front boarding house, 16x8, tar and gravel roof; cost, \$460; owner, Mrs. J. Weiner, Arverne; architect, John Jorgenson, Arverne. Plan No. 299.

EVERGREEN.—Decatur st, s s, 289 e Wyckoff av, 1-sty added to top and interior repaired; cost, \$800; owner, J. H. Mulholland, 1678 Decatur st, Evergreen; architect, Edward Jackson, Jamaica av, Richmond Hill. Plan No. 300.

LONG ISLAND CITY.—Pidgeon st, s w cor Front st, remove window and enlarge opening to install engines; cost, \$30; owner, National Sugar Refining Co., on premises. Plan No. 301.

EVERGREEN.—Willow st, n s, 200 w Cypress av, general alterations to interior and strengthen same by installing iron columns and steel girders; cost, \$1,500; owner, Frank Brewing Co., on premises; architects, Frederick Wunder & Son, 957 Broadway, Brooklyn. Plan No. 302.

FLUSHING.—Cypress av, w s, 125 s Bayside av, 1-sty frame extension, 12x14, over present extension, tin roof; cost, \$200; owner, Mr. Zink, 110 Cypress av, Flushing. Plan No. 303.

FLUSHING.—Kalmia st, No. 43, erect bay window and new dormer; cost, \$95; owner, Mrs. E. Burrus, 30 Juniper st, Flushing. Plan No. 304.

#### Richmond.

ABBOTT ST, s s, 100 e Sea av, Clifton; owner, Wm. F. Goetz, Clifton; builder, Chas. F. Lange, Clifton; extension to frame dwelling; cost, \$250. Plan No. 93.

ALBION PL, s s, 200 w Herberton av, Port Richmond; owner, J. L. Rose, Albion pl, Port Richmond; architect and builder, E. A. Deppo, Dongan st, New Brighton; frame garage; cost, \$200. Plan No. 92.

JAY ST, s e cor, and Hyatt st, St. George; owner, City of N. Y., City Hall, N. Y.; architect, City Engineers; builder, W. H. C. Russell, 518 Richmond st, New Brighton; new skylight; cost, \$580. Plan No. 91.

TAYLOR ST, s s, cor Cary av, W. New Brighton; owner, O. Zoellner, W. New Brighton; builder, Klenert & Co., W. New Brighton; addition to frame dwelling; cost, \$300. Plan No. 142.

VARIATION ST, near McKeon st, Stapleton; owner, South Atlantic Realty Co., Stapleton, S. I.; builders, H. Spruck & Sons, Stapleton; brick toilet building; cost, \$615. Plan No. 101.

4TH ST, n s East Lafayette av, New Brighton; owner, Robt. McKeon, New Brighton; builder, M. Cahill, New Brighton; frame woodshed; cost, \$50. Plan No. 97.

AMBOY RD, n s, opposite Washington st, Oakwood, S. I.; owner, Mrs. V. Cox, Oakwood, S. I.; owner builds, frame stoop; cost, \$50. Plan No. 100.

BOULEVARD, w s Great Kills rd, Great Kills; owner, Henry Solomons, Great Kills; builder, C. J. Gundacker, Richmond, S. I.; frame new window and bulkhead; cost, \$100. Plan No. 96.

BROOK AV, w s, 150 s Charles av, Port Richmond; owner, M. Tuen, Brock av, Port Richmond; builder, John O. Johnson, 200 Lafayette av, Port Richmond; extension; cost, \$175. Plan No. 99.

CLINTON AV, 97, Port Richmond; owner and builder, H. D. Carey, Port Richmond; frame wagon shed; cost, \$50. Plan No. 94.

CLIFTON AV, s s, 90 w N. Y. av, Rosebank; owner, Frank Caggiano, Rosebank; builder, Raphael Langere, Rosebank; addition to brick dwelling; cost, \$300. Plan No. 103.

HARBOR RD, w s, 150 R. R. Mariners Harbor; owner, Sa. Conston Carfaro, 164 Harbor rd, Mariners H.; builder, Geo. D. Geer, Port Richmond, S. I.; addition; cost, \$655. Plan No. 98.

TOWNSEND AV, 105, Stapleton; owner, Louis L. Tribus, Stapleton; builder, Thos. Cummings, Jr., Stapleton; concrete tool house to replace wooden; cost, \$450. Plan No. 95.



**Government Work.**

WASHINGTON, D. C.—The contract for furnishing 240 miles of galvanized wire, bids for which were opened by the chief signal officer, U. S. Army, on March 26, proposal 576, has been awarded to John A. Roebling's Sons Co., New York City, at \$4.25 per 100 pounds.

RICHMOND, Va.—Sealed proposals will be received until May 13 for two electric passenger elevators, two hydraulic lifts and pumping plant in the reconstruction of the U. S. post office, court house and custom house at Richmond, Va. James Knox Taylor, supervising architect, Washington, D. C.

GOVERNORS ISLAND, N. Y.—Sealed proposals will be received until May 2 for construction, plumbing, heating and lighting of ferry house here. Information furnished on application. Envelopes containing proposals should be marked "Proposals for Ferry House" and addressed to chief quartermaster.

FORT SCHUYLER, N. Y.—Sealed proposals will be received until April 27 for the purchase of all woodwork, except floors and plumbing fixtures in building No. 42, old casemates at Fort Schuyler, N. Y. For further information address the quartermaster.

RICHMOND, VA.—Sealed Proposals will be received until May 13 for two electric passenger elevators, two hydraulic lifts and pumping plant in the reconstruction of the U. S. Post Office, Court House and Custom House at Richmond, Virginia. Drawings and specification may be obtained at the office of the Supervising architect, James Knox Taylor, Washington, D. C.

**Personal and Trade Notes.**

FRANCIS P. BENT, ex-Alderman, is now connected with the Tenement House Department.

THE LINCOLN STEELE FLEMING CO., INC., general contractors, have opened an office at 17 Madison av.

BUNN & NASE and PERRY C. PENTZ, builders, 1123 Broadway, have incorporated under the name of Bunn, Nase & Pentz.

NATIONAL BLUE PRINT CO., of 33 East 17th st, contemplates moving to 110 West 32d st, opposite Gimbel Bros., on May 1.

FOSTER CROWELL has been appointed consulting engineer to the Borough President of Queens, at a salary of \$6,000. Mr. Crowell was Street Cleaning Commissioner under Mayor McClellan.

THE ACME METAL WEATHER STRIP CO., of 210 East 26th st, N. Y. City, due to increasing business in northern New Jersey, has opened an office at 118-122 Market st, Newark, N. J., under management of Fred W. Kammerer, the son of the owner of the business.

EDWARD E. ASHLEY, JR., consulting engineer, formerly of 527 5th av, is now associated with Alfonso Kaufman, and they have opened an office at 417 5th av, where they will practice as consulting engineers on heating, lighting, sanitary and power plant projects.

PAINTERS' WAGES.—The painters and paperhangers of Queens Borough have made a demand for an increase of wages and will quit work next Monday for employers who do not grant it. The paperhangers and decorators ask \$4.50 and the painters \$4 a day. They are now getting \$4 and \$3.50.

STANDARD PLUNGER ELEVATOR CO., of 115 Broadway, expects to move their executive offices, also the engineering and accounting departments, to Worcester, Mass., on May 1, where their factory is located. They will still keep their general sales office at 115 Broadway, N. Y. City.

W. & J. SLOANE, the oldest and largest carpet and rug house in New York, moved to their new building at 5th av and 47th st on Monday of this week. This action on the part of the Sloane firm is the most important step taken to date in the uptown movement now taking place in the carpet, rug and upholstery and decorating line.

**Dock Plans for South Brooklyn.**

Commissioner of Docks Calvin Tomkins, addressing a public meeting at Prospect Hall, South Brooklyn, said, that the prompt acquisition of the William R. Grace property at the foot of Conover street, Brooklyn, is essential to the success of the South Brooklyn improvement plans and that the State contemplates the prompt acquisition of the Beard property, known as Brooklyn Basin, for a barge canal terminal. The State Engineer, he said, purposes to develop this site as a barge terminal in such a manner as to coordinate the State's plans with those of the Dock Department.

**Amphitheatre for City College.**

The city, through the Sinking Fund Commission, has turned over to City College two square blocks of land upon which a vast Roman amphitheatre will be constructed at once. Adolph Lewisohn, the banker, has agreed to pay the cost of building the stadium, according to an announcement made by President Finley, of the City College.

—Some of the 2,000 cherry trees sent to New York from Tokio as a gift from the Japanese Government have been planted on the lawn about Grant's Tomb.

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### Growth of the Fire Department.

Twenty-one new fire houses will be roofed in before the close of the current year, it was said at Fire Commissioner Johnson's office this week, and plans for twenty-one more houses will be prepared. This is the largest amount of construction ever before undertaken by the Fire Department in one year. These forty-two new fire houses for which appropriations have been made will require the enlistment of eight hundred more firemen. The volunteer companies remaining in the suburbs will then no longer be required, and Commissioner Johnson recommends in his annual report that they be disbanded as soon as possible.

The important achievement of the year, Commissioner Johnson says, was the reduction during the last six months of 1911 in the number of fires compared with the corresponding period of last year. This reduction was brought about in part by a special and thorough investigation of hazardous premises, resulting in the placing of 5,000 violations upon the worst of the buildings. The fire loss in the great city in 1911 was twelve and a half millions of dollars, an increase of about four millions over 1910.

The Fire Department on December 31, 1911, numbered 4,420 uniformed officers and men and 560 civilian employes, and comprised 258 companies. There were in service 795 pieces of apparatus, including engines, hose wagons, hook and ladder trucks, fireboats, searchlight engines, water towers, fuel wagons, chiefs' wag-

ons, etc. The department on that date occupied 258 separate buildings.

The motorization of the Fire Department is well under way. There are in the department 43 motor vehicles, including 1 motor driven steam pumping engine, 1 gasoline motor and pumping engine, 1 motor propelled water tower, and 8 high pressure hose wagons. The other motor vehicles are touring cars for executive officers, runabouts for deputy chiefs, delivery trucks, etc.

Prior to December 31, 1912, it is probable that 150 pieces of motor apparatus will be in service.

Commissioner Johnson recommends the extension of the high pressure system to various parts of Manhattan.

### William Phyfe.

We announce with deep regret the death of William Phyfe, of P. & F. Corbin, of New York. He was a loyal friend and employe, a salesman who represented the company as well as sold its goods, and a man of sterling character who won the respect and confidence of all with whom he came in contact.

He had been identified with the company since 1853, with the exception of one brief absence. As one of the pioneers in the field, he did his part to foster the growth of the hardware industry, and as an honorable, kindly gentleman he made a record in his daily life of which those with whom he associated may well be proud.

P. & F. CORBIN.

### A Canal Terminal Wanted in Flushing Bay.

The Chamber of Commerce of the Borough of Queens has petitioned the State Canal Board to prepare plans and surveys for a barge canal terminal in Flushing Bay. A statement accompanying the petition says a terminal at Flushing would serve not only the "whole north side of Long Island," but with the straightening and widening of Flushing Creek it would bring building materials to such places as Jamaica, Richmond Hill and Forest Hills, and so convenience the central section of the island, also.

—Sixteen-story buildings in the side streets of midtown are uncommon. If present intentions are carried out, East 24th street, opposite the Metropolitan Insurance Company's block, will soon see one under construction, as a site has been accumulated for that purpose by the Carlisle Construction Company, of which Edward Freedman is president. On the next block east Philip Braender contemplates a similar operation on a frontage of one hundred feet, and two 12-story loft buildings are also projected.

—The school children of New Rochelle have started a campaign in all parts of the city to clean up the streets, and the front and back yards and also the alleys of their city.

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**Useless Cement Sacks.**

The March number of the Universal Dealer, published by the Universal Portland Cement Company, discusses the sack problem in the cement industry. It explains in an interesting way when a sack becomes useless and appoints the way whereby dealers may save themselves much trouble by exacting care of the sacks on the part of their customers. The article follows:

"You have probably noticed an entry under the above heading on the sack credits we send you. All the sacks classified this way are deducted from your credit.

"A sack becomes useless when it is no longer capable of carrying 95 pounds of cement from our mills to your warehouse. When it is in this condition we can not use it, and therefore do not buy it. The great majority of useless sacks become so because they have been wet and the minute particles of cement which fill the fabric of the cloth have set, and the fabric has rotted so that the cloth no longer has the strength to do the work required of it. It is seldom that sacks are so abused while in the hands of a dealer.

"The careless treatment they receive is almost always at the hands of the consumer, be he contractor, farmer, or what not. The logical way for the dealer to handle this matter is to refuse from his customer all sacks which will be rejected at the mills. Any reasonable law of compensation requires that he who dances shall pay the piper, and when a cement user leaves empty sacks out in the rain, or throws them on the damp ground, or uses them to rub down his horse, or fills them with lampblack, dry paint, fire clay, or sand, or makes aprons of them, or abuses them in any other way so that they become useless, it is not only reasonable that he should pay for this destruction, but it is the only right way to handle the matter. A cement sack whether it is full or empty is worth ten cents. The mills buy them back simply and solely as a convenience to the ultimate consumer, and to save the country at large from the enormous waste which it would suffer if cloth sacks were used but once.

"The work a cloth sack has to do is of such a character that a material strong enough to serve once, necessarily is strong enough to serve several times, provided it receives the proper treatment. If this excess strength is destroyed prematurely there is no escape from the conclusion that he who destroys this value should pay for it.

"For many years we have recognized the justice of these conclusions and have handled the empty sack question accordingly. It is by no means pleasant for us to deduct useless sacks from shipments we receive, because such deductions represent a proportionate loss to the dealer. We find that the tendency of the dealers is to evade this issue with their customers and to buy from them all sacks returned in the hope that they will pass inspection at the mills. This practice is absolutely wrong. It is wholly unnecessary for the

dealer to shoulder a loss for which he is in no wise responsible, and which from every reasonable point of view should be borne by the consumer.

"Exact from your customers the care in this matter that we exact from ours, and your troubles with empty sacks will all be over."

**Facts About Floors.**

Most homebuilders are so at sea when asked about their preference in floors that a few floor facts might not be amiss. Generally speaking, floors are either to be completely covered by carpet or partly exposed by rugs. The former case is easily disposed of. For the uncarpeted floor the choice is not so simple. Whatever wood is selected it should be quarter-sawn, as bastard boards will warp and splinter. It is generally agreed among architects that for kitchens, pantries, playrooms, and other places that receive hard wear, Georgian pine is to be recommended, with the proviso that all boards showing large streaks of sap or turpentine should be rejected, as the streaked parts will soon dry out and crumble into much unevenness. Better still for such rooms is a hard maple, but its greater cost bars it from ordinary work.

For parlor and halls the client is apt to have a preference for parquetry. There are, however, several newer and more desirable treatments. In large work, for instance, heavy teak flooring is used with excellent results. This is one and three-quarter inch stock made up of widths varying from six to ten inches. It is laid with an open joint and screwed down and pegged afterwards to conceal the screw. The open joint is filled with pitch, as in a ship's deck, which allows the boards to swell and shrink with the weather and yet not cause the slightest unevenness. This process makes an admirable floor similar in appearance to old sixteenth-century English flooring. It is usually laid over cinder concrete in a fireproof house.

In less costly houses, however, oak or maple would probably be chosen for the more important uncarpeted rooms. In an ordinary single floor (in contrast to a double flooring) laid on joists, it is important to remember that the boards must be matched to prevent draughts coming through, and, further, that matching permits of blind nailing. The width should not exceed four inches, while for a really first-class oak or maple floor nothing wider than two and a half should be specified. Of course, there are all grades of flooring boards, and it takes some knowl- ingness to insist upon the right thing.—"House Beautiful."

**Number of Lots to the Acre.**

There are 17.42 lots (25x100) and 21.78 lots (20x100) to an acre, which are reduced to 12 1-2 and 16, respectively, by putting in streets of the usual width and distance apart.

**About Gutters.**

The question of gutters on a house has long been a perplexing one to both client and architect. Our ancestors seem to have done without them and to have been little disturbed by the damage done to paths, grass and flower beds when the rain poured from the roof. We moderns, in trying to avoid this, have invented all sorts of contrivances to carry the water along the roof to the leader. Of these the standing gutter and the hanging gutter are the best known. In an ordinary house that lays no claim to distinction either of these types will serve the purpose, but the truth is, they are both most inartistic. The hanging variety, as a rule, is made of galvanized iron or copper and is at best a flimsy looking affair that hides whatever crown moldings may be on the eaves, and that conflicts, by reason of its downward pitch, with the horizontal roof lines. The standing variety is built in on top of the eaves, generally on the roof boarding, though sometimes let into the rafters to further conceal its ugliness. Unless exceptionally well constructed it rots out in a short time, being much affected by continual thawing and freezing of snow and ice in the gutter. When so many disadvantages can be charged against these two most employed types of gutter it seems strange that the really best kind—one that has been known for a long time—should not be more generally used. We refer to the simple V-shaped hanging gutter built up of two boards screwed together. It may be hung level to conform with the architecture, as the necessary pitch is secured by laying a scant strip inside at the bottom of the V; and may be made something of a feature by having fine wrought iron or cast copper brackets to support it.—"House Beautiful."

**Sawdust Concrete Floor.**

Sawdust concrete was used in the new Public Library building at Springfield, Mass., as a base on which to lay cork carpet covering the floors. The object of the sawdust concrete was to obtain a layer into which nails could be driven and which, at the same time, would hold the nails. The company that laid it states that it accomplished both purposes. After several experiments with different mixtures it was found that a 1:2:3-4 mix, three-fourths of a part of sawdust, gave the desired result and 5,000 square feet of this mixture were laid. The thickness of the layer was one inch, and after four months of service indications are that the material is a success.—"Cement Record."

**To Clean Marble.**

For whitening boards or cleaning marble, take a half pound each of soda, powdered chalk and powdered pumice stone, stir together in a small quantity of water, and then add half a pound of soft soap. Mix it as a paste and apply with a scrubbing brush.—Exchange.

**OFFICIAL CREDIT RECORDS**

**JUDGMENTS.**

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the

- Mar.
- 6 Alexander, Albt A—J W Schelpert...122.79
- 8 Appleton, Robt W—C Mendez et al...252.01
- 8 Andrews, Nich & Nicholas Cobyou Mouns—Rockwood & Co...114.10
- 8 Ashworth, Edmund S—D K De Bixeden et al...1,159.20
- 9 Ahearn, Emma J or Zlugin—P Grandaza...184.75
- 9 Alliegro, Michael—A Civanni...1,207.25
- 9 Arlotto, Joseph—Witte mann Bros...71.53
- 9 Arlotto, Joseph—Witte mann, G...8
- 10 Ama, Chas M—G M Fanne...5,177.86
- 10 Ams, Chas M—E M Fenno...2,177.86
- 11 Ambler, Jno G—J A Bodine...122.06
- 11 Atheras, Aristorneus—Federal Paper & Supply Co...29.68
- 11 Antman, Abr—S Ettlinger...68.13
- 11 Ams, Chas M—E M Fenno...2,177.86
- 12 Adsit, Wm R—Butler Bros...126.57

- 12 Anderson, Georgiana M, adx—N D Lawton...56,785.35
- 12 Abraham, Siegfried—Voss & Stern...276.31
- 12 Altman, Chas—E Lehman...36.41
- 6 Black, Herman, Louis Black & Sutter Avenue Constn Co—W G Kinney...204.36
- 6 Blair, Jno B—Hotel Securities Co...765.56
- 6 Brown, Wm G H—L Munter et al...321.57
- 6 Bullock, Mary & Harry Schwartz—People & Co...1,000.00
- 8 Brown, Fredk—S Orbach...29.31
- 8 Boulton, Frank F, Winford L Smith & Edwd Nichols—W Horne...1,266.85
- 8 Brown, Leon P—Eisner Mendelson Co, costs...22.41
- 8 same—M Eisner, costs...22.41
- 8 Blatt, Simon—H Grand et al...93.25
- 8 Brown, Earle, W—W C Griswold...80.60
- 8 Brewster, Geo W—M L Brewster...638.18
- 8 Briggs, David R Jr—I Weaver...45.60
- 8 Bateman, Henry E—F J Walsh...41.51
- 8 Berdolt, Frank—M S Brown...337.31
- 8 Bernaducca, Donato—People, & Co...200.00
- 8 Burns, Kathryn—S Tafel et al...72.41
- 8 Braunwarth, Otto—C W Cobb...562.58
- 8 Britton, Edw E—N Y Tele Co...36.44
- 8 Brooks, James B—same...21.28
- 8 Bruens, Jno A—Armour & Co...25.41
- 9 Browne, Grant H—N Y Bank Note Co...185.41
- 9 Barnes, John J—J Brodie...67.98
- 9 Brophy, Jno A Jr—J Brodie...67.98
- 9 Blackman, Jacob—N Y Tel Co...26.51
- 9 Piano Co, costs...13.00
- 9 Boehm, Charles & Ferdinand—Ballweg & Greenwald...77.37

- 9 Briscoe, Fannie—Hallet & Davids
- 9 Blifeld, Rudolph—F R Merrall...53.83
- 9 Braun, Paul & George Hagelweida—S G Schwabach et al...43.41
- 10 Bernstein, Benj—O Grad et al...1,107.47
- 10 Bahr, Geo J—M F Donnelly...214.41
- 10 Barsotti, Chas—F Del Genevese...costs, 103.67
- 10 Bowen, Wm H—A V H Ellin...42.00
- 10 Bloodgood, Harry L—P Davis...457.15
- 10 Bowman, Wm—Acker, Merrill & Condit Co...125.49
- 10 Buratti, Guido & Felix Samuratti—J Manheimer...27.17
- 10 Baron, Sol L—I Kronacher et al...3,128.99
- 10 Bohling, Wm A—United Wine & Trading Co...494.32
- 11 Bracken, Thos—A J Toland et al...Costs 58.88
- 11 Baronowitz, Benj & Ida—B Mayer...194.51
- 11 Bonacci, Dominick—L Scianamee...120.41
- 11 Burton, Lewis F—C B Burton, costs...56.08
- 11 Brennan, Adelina L—M Frank...255.98
- 11 Bruck, Reubin—E Hertz...111.81
- 11 Bodker, Albt J—Jno V Schaefer Jr & Co...437.91
- 11 Bimburg, Bernard K—Alteration Co...63.03
- 11 Bogus, Abram & Max Lubinger—C Rosenzweig et al...59.65
- 11 Benedict, Julian—F Kiernan...206.70
- 12 Behr, Andw—J Reynolds...51.90
- 12 Berdy, Louis—Hy S Wampole Co...22.56
- 12 Busing, Wm, & Chas Punde—First Vienna Bakery...29.53
- 12 Bloom, Simon J—R Kanarek...157.17



- 12 Birnzwieg, Sam—N Y Edison Co. 74.42
- 12 Baliff, Abr—N Y Edison Co. 23.26
- 12 Blanck, Louis & Isaac—N Y Edison Co. 72.73
- 12 Baum, Sam—J B Lippincott Co. 34.85
- 12 Bryan, Vincent—R Ryan. Costs, 134.55
- 12 Brown, Alfred—N Y Tel Co. 23.79
- 12 Bippart, Achill, Benj E Griscorn, Bennett Osborn, Jr, & Alfred P Hinton—J W Hagan. Costs, 78.45
- 12 Brown, Menno—J Silverstein et al. 5,749.54
- 6 Cohen, Benj—W. Grossman. 336.92
- 6 Corn, Paul J & Paul J Corn Inc—G H Maurer. 790.23
- 6 Conti, Antonio—Pelham Bay Chemical Co. 65.41
- 6 Cohen, Nathan—United Dressed Beef Co of N Y. 65.34
- 6 Colt, Walter S—Interstate Finance Corp. 131.14
- 6 Cordes, Henry F—Knickerbocker Ice Co. 137.25
- 6 Cammann, Hermann—Frank J Lennon. 814.06
- 8 Cahill, Philip—N Y Tele Co. 22.97
- 8 Clark, Peter J—same. 49.03
- 8 Crawford, Marjorie—Ludwig Bauman & Co, possession of property costs. 36.90
- 8 Clapp, Emeline—G Bader, costs. 13.03
- 8 Cunningham, Michl C—Sam S Glauber Co. costs 108.90
- 8 Conroy, Marie M—L Goldsmith, costs. 102.54
- 8 Clark, John B—H M Mills. 88.31
- 8 Cohen, Peter & Rosie—J Donders. 2,088.72
- 9 Cole, Bayard N—Interstate Finance Co. 37.27
- 9 Czieslik, Frank H—Stettiner Bros. 148.70
- 9 Carter, Wm H & H Graham Carter\*—W Smith. 79.17
- 9 Coates, Henry—G W Walker. 252.66
- 9 Cohen, Isaac, Max Scolnik\* & Wolf Rubinsky—Ergen Bros Tea Co. 274.57
- 9 Curran, Harry L—F A Sheldon. 32.40
- 9 Coons, Emily B—Lewis & Elgas. 297.12
- 10 Connell, Jno J—Lewis De Groff & Son. 166.01
- 10 Carroll, Saml J—American Carbonate Co. 329.70
- 10 Ciammaichella, Giovanni—F Barberi. 82.41
- 10 Cunningham, Mary E—J Solomon. 396.03
- 10 Cushing, Percy M—Simpson Crawford Co. 115.00
- 10 Cinigliaro, Francesco & Vincenzo De Lucia—E Plath et al. 32.75
- 11 Chieholm, Mary R & Walter exrs—R D Douglass et al costs. 133.85
- 11 Cantey, H B—E Watkins. 887.83
- 11 Coma, Louis—J Seeman et al. 368.30
- 12 Carnello, Therise—C A F Ughetta. 115.17
- 12 Calama, Gustavis—N Y Edison Co. 114.68
- 12 Carroll, Mary—N Y Edison Co. 88.37
- 12 Conroy, Owen—H Hirschfeld et al. 163.60
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- 12 Clark, Carrie—M Raymond. 59.41
- 12 Carroll, Kieran F—J C Coyle. 94.51
- 12 Dieter, Bianca—Butler Bros. 284.76
- 6 Duffy, Thomas—American Taximeter Co. 120.17
- 8 Dickinson, Charles—Climax Stationery Co, costs. 32.65
- 8 De Pastor, Constance L—N Y Tel Co. 57.32
- 8 Donnelly, Charles—same. 16.41
- 8 Davey, John—F Wallin et al. 272.39
- 8 Devenport, Homer—F W De Voe & C T Reynolds. 226.24
- 9 Davis, Arthur A—J Brodie. 48.56
- 9 Dalessandro, Antonio—same. 118.05
- 9 Darcy, James E—same. 66.39
- 9 Dennis, Leroy—F Britsch. 189.81
- 9 Dodge, Warren A—United States Sand Paper Co. 30.47
- 9 Dailey, Wm J—Norman Realty Co. 100.41
- 9 Di Blase, Biaggio & Henry L Stephens—N Schroeder. 133.32
- 10 Dieffenbach, Bertha—M Rosenberger. 69.98
- 10 Daily, Geo & Jno A Carlson—M Tierman. 1,043.43
- 10 D'Ambrose, Luigi—J O'Dierne. 44.41
- 11 Doctor, Emanuel & Codae Realty Co—Cross, Austin & Ireland Lumber Co. 2,353.85
- 11 Delamater, Arthur G—W H Risque. 2,798.65
- 11 Dobler, C Frank—E D Brown. 66.76
- 11 Durkin, Thos—N Y Central & Hudson R R R Co. Costs 13.03
- 12 Doublat, Chas—W W Wood. 51.45
- 12 Dean, Chas A—D Steinhart. 265.97
- 12 Dougherty, Edna—E Ardrp. 36.82
- 12 Doyle, Jos—W L Douglas Shoe Co. 139.80
- 12 Di Filippis, Vincenzo—P Spinelli. 34.72
- 8 Efron, Esadore—Loring Lane Co. 233.35
- 8 Edmonds, Louis—N Y Tele Co. 17.30
- 8 Edel, Louis J—J G Patten. 229.72
- 9 Ehli, Louis, Fred Maassen & Henry Schiel—J Oppenheimer et al. 133.80
- 10 Eldon, Wilson—Corning & Co. 528.34
- 10 Eisenberg, Celia—J Jacobson. 2,865.15
- 11 Ettinger, Frank—J W Keller et al. 274.67
- 11 Eisberg, Chas—C G Cornell Jr et al. costs. 113.63
- 11 same—S Weil, costs. 423.83
- 11 Estes, Harriet—E D Smith. 62.00
- 12 Esche, Eranzeska—L Wetchler & Son. 154.47
- 12 Epstein, Phillip—Kingsbridge Real Estate Co. 316.10
- 6 Fink, Aug D—Standard Oil Co of N Y. 116.94
- 8 Freeman, Mary—N Y Tele Co. 16.97
- 8 Flatley, Patrick J—same. 10.73
- 8 France, Arthur B, Wm H W Johnson & Theodore B Smith—Howard Union Lodge No. 1337, costs. 120.32
- 8 Finkelstein, Samuel—Murphy Var-nish Co. 58.29
- 8 Flannenbaum, Max—Lundberg Co. 35.21
- 8 Fisher, Fredk W—Reliance Building Co. 248.82
- 9 Fishman, Heyman—M Jacobs. 167.51
- 9 Fleischbauer, Eva & George—D Sen-son. 603.72
- 9 Freund, Ferdinand—Charles N Crit-enton Co. 569.69
- 9 Fine, Mones, Harry & Simon—C F Swanson. 120.41
- 9 Flynn, Stephen Sr—H Warncke. 83.01
- 9 Feldman, Samuel—R Amba. 320.85
- 9 Feuer, Joseph—Yorkville Automo-bile Garage Co. 37.47
- 9 Field, Cornelius J—L Zawatzky. 84.69
- 10 Fleury, Jas A—A J Ferguson. 205.49
- 10 Floey, Julia R—H W Cromwell. 927.28
- 10 Fralick, Ralph S—J B Lippincott Co. 77.65
- 10 Friedeck, Adclif & Nineteenth Ward Bank—W W Farley. 1,820.97
- 10 Furman, Isaac—M Baer et al. 65.07
- 10 Fordon, Jacob—M Davidson. 34.65
- 10 Fink, Bernard—E Weiss. 80.96
- 10 Fadin, Saml—J Cimberg. 56.65
- 11 Fishback, Aaron—S Block et al. 92.21
- 11 Ferguson, Mrs Walton Jr—C E Smith. 468.62
- 11 Fleischer, Paul—State Bank. 122.09
- 11 Freund, Ferdinand—Jno Wyeth & Bros Inc. 61.28
- 11 Friedman, Philip—P Schaffer et al. 122.91
- 11 Freitag, Henry—Sulzberger & Sons Co. 148.66
- 11 Frese, Rudolph—A J Outenbridge. 222.46
- 11 Ford, Mabel or Mrs Lawrence Ford—A C F Hamman. 1,204.24
- 11 Finkelstein, Hyman—L Hurwitz. 259.91
- 12 Fannan, Thos—United Electric Light & Power Co. 97.64
- 12 Friedlander, Alex—J Stern. 342.22
- 12 Faggelli, Antonetta—Etna Import-ing Co. 102.91
- 12 Folas, Apstatos & Augustine, or Gus Catikis—I Frank. 1,049.60
- 12 Fitzgerald, Austin—M L Young et al. 763.48
- 8 Gordon, John J—Harlem Supply Co. 305.31
- 8 Goldman, Barney—C F Dieffenbach. 95.72
- 8 Goldstein, Albina—Trustee—C B Sexton, costs. 77.22
- 8 Gibbons, Richard H—Amer. News-paper Publishing Assoc. 34.16
- 8 Grieg, John—L Reichman. 27.34
- 8 Goldschmidt, Morris—H Schneider. 170.01
- 9 Granat, Arthur—J Nadelman. 65.36
- 9 Greenspan, Joseph—N Wieder. 1,554.19
- 9 Goldberger, Ben—F R Merrill. 64.72
- 9 Goss, Marie—Internatl Silver Co. 92.54
- 9 Gorman, Lillian C—Internatl Silver Co. 64.39
- 9 Ginsberg, Morris—H E Coe. 193.23
- 10 Goldsmith, Jos—L Joseph. 182.15
- 10 Goldstein, Jos—N Hurwitz et al. 273.75
- 10 Guzy, Chas—D Guzy. 131.68
- 10 Ginsburger, Emil—Marcus Bros Co. 339.81
- 10 Gardner, Frank J—Union Waxed & Parchment Paper Co—Costs, \$185.47 possession of property or. 57,627.63
- 11 Gerson, H Wm—F J Britt et al. 119.17
- 11 Groll, Chas Jr—F Gulick. 389.54
- 11 Grady, Jos F—H Hermann Furniture Co. 114.25
- 11 Goldaber, Morris—E C Gardiner. 144.51
- 11 Goldman, Barney—H S Sornborn. 77.84
- 11 Gallagher, Jno, Mary A Sutter & Loretta G Gallagher—J B Bernstein et al. 400.00
- 12 Ganrilewich, David—M J Drum-mond. 534.72
- 12 Greenberg, Morris, Chas Isidore—M Gellman. 635.22
- 12 Gautert, Carleton P—United Elec-tric Light & Power Co. 23.26
- 12 Gerson, H Wm—N Y Edison Co. 163.49
- 12 Goldman, Jacob—F Schaub. 133.26
- 12 Grillo, Paul—Chas H Finch & Co. 88.60
- 12 Gittens, Jos N—Washburn Crosby Co. 37.61
- 12 Gill, Wm P—Metropolitan Savings Bank. 3,300.07
- 12 Gunz, Marcus—L Mansbach et al. 404.46
- 6 Horowitz, Morris—N Hutkoff. 65.41
- 6 Hochdorf, Max H—Edw Thompson Co. 337.43
- 6 Hollister, Georgia T—Star Beef & Provision Co. 88.81
- 6 Henretty, Lawrence M Jr—H J Webin et al. 84.05
- 6 Hammersmith, Philip—G Parisi. 103.41
- 8 Helmke, Ernst—H Koehler & Co. 143.41
- 8 Hellman, Morris—L Baumgold. 119.41
- 8 Henry Dorothy—N Y Tele Co. 21.13
- 8 Hagstedt, Anna O—same. 19.46
- 8 Huntington, Byron—New Hampshire Fire Ins Co. 1,233.23
- 8 Henderson, Chas A—A Brunker. 3,534.65
- 8 Harding, Hugo—C Heckeroth. 1,132.48
- 8 same—J Heckeroth. 75.00
- 9 Hecht, Emanuel, Albert S, Alexander & Moses S—P R Reese. 602.34
- 9 Hand, John & Terry\*—Louis Mayer Co. 73.72
- 9 Hall, John T—J Rankin. 382.94
- 9 Haviland, Fanny—American Sign Co. 30.10
- 9 Hendrick, Frances C or Fannie C & Philip E—Fifth Natl Bank. 4,057.67
- 9 Heim, Fred—S Ghiz. 63.57
- 9 Hilliard, Mary—F Conzelle et al. 37.77
- 10 Hahn, Alex I—Lawyers Title Ins & Trust Co. 120.89
- 10 Hullin, Adele F & Jno S exrs—J W Castleman. 81.42
- 10 Hooks, Cecil—G A Nichols. 59.40
- 10 Hyman, Saml M—J B Lippincott Co. 32.47
- 10 Hiller, Sarah & Meyer—NY Butch-ers Dressed Meat Co. 512.85
- 10 Hyman, Isidore—S J Clark. 89.41
- 10 Held, David M—I Neimetz. 30.00
- 11 Higgins, Henrietta I—W A Cameron. 2,683.14
- 11 Harrington, Marie—H Jaeckel Sons. 228.67
- 11 Hofflin, Martin—H Shapiro. 19.51
- 11 Hyman, Harry—H M Stoff. 119.41
- 11 Hills, Wm & Wm Jr—W P Callahan, Co. 13,908.59
- 11 Holland Tim & Rudolph P Domschke—Delinsky & Realty Co. 274.40
- 12 Hoffman, Felix A—N Y Edison Co. 33.91
- 12 Hayes, Mary—same. 18.50
- 12 Hager, Sam, & Jos Sternberg—S Israel. 155.15
- 12 Hughes, Henry—Gatti McQuade Paper Co. 38.83
- 12 Housmann, Wm, & Frank Walk-er—N Y Edison Co. 100.50
- 12 Hamilton, Oscar W—Acker, Mer-rall & Condit Co. 114.31
- 12 Hamburger, Robt—City of N Y. 27.72
- 12 Herman, Julius—M J Rosenstein. 30.91
- 12 Hirsch, Wm S—N Y Tel Co. 52.93
- 12 Hoppe, Chas A—Pierce, Butler & Pierce Mrg Co. 1,339.70
- 12 Hearn, Geo A—T J Kieley. 31.12
- 12 Horn, Julius—M Rosenthal. Costs 69.15
- 12 Howard, Annie T—C A Buhler. 792.06
- 6 Impemba, Caesar—A Kuflik et al, possession of property or \$65 and costs. 15.41
- 9 Ingles, Lewis—C Schapper. 734.63
- 10 Isear, Abr Ettar Realty Co & Meyer Isear—Sandres & Barnett, Inc. 372.16
- 10 Iorio, Guiseppe or Jno—Y Greenberg. 99.72
- 10 Imascia, Giuseppe—G Fratangelo. 64.41
- 11 Ingraham, Wm H—S Greenberk. 30.39
- 11 Imascia, Giuseppe—G Fratangelo. 6.41
- 12 Isaac, Philip—Maurice Co. 137.65
- 8 Jennings V Smith & Robert L Sted-man—A H Williams et al. 1,223.45
- 9 Jerchow, Abe—N Y Tel Co. 20.09
- 12 Jesberger, Otto—Meyer & Nelson. 144.21
- 6 Kapp, Nich—A Lamos. 531.40
- 8 Kaidensky, Abr—Broadway Carpet Co. 52.41
- 8 Karp, Rochmil—N Y Tele Co. 23.44
- 8 Kahn, Solomon—C T Pfaltz. 327.21
- 8 Klenow, John—E F Hess. 158.91
- 9 Kulla, Jacob—F C Linde Co. 50.58
- 9 Kuester, Eugene—Hegeman Print-ing Co. 44.42
- 9 Korn, Geara W—P Boettger. 459.93
- 9 Kearns, John J—J Brodie. 46.98
- 9 Kaiser, Frederick W—J Brodie. 49.15
- 9 Kenny, Thos J & Henry Neddermann—C Hagerty. 487.80
- 10 Karlebach, Fredk L—Krower & Tyn-berg. 1,328.61
- 10 Koplitz, Leo—B H Rubin et al. 170.77
- 10 Kasanoff, Harry & Nathan—M Katz. 195.00
- 10 Kapp, Sigmund—J J Shear. 38.91
- 10 Kulok, Abr—H Ackerman. 74.78
- 10 Keep, Henry V—J D Black. 7,471.73
- 11 Kessler, Max & Annie—P McGlynn, costs. 107.97
- 11 Kelly, Jno Jr—W W Farley. 1,820.97
- 11 Kruse, Henry—M Calfish. 342.79
- 11 sories Store, Inc. 240.08
- 11 Kruse, Henry—M Calfish. 342.79
- 11 Kateb, Elias—Third Natl Bank of Buffalo. 1,422 & costs 17.68
- 11 Klein, Sam & Jos D—N O'Connor et al. 17.72
- 12 Kellogg, Jno K—Broadway Build-ing Co. 433.79
- 12 Koblitz, Gustav—N Y Edison Co. 63.25
- 12 Kovac, Edw—same. 103.31
- 12 Kanek, Sam, & Sam Radbaum—N Y Tel Co. 22.84
- 12 Kaufman, Harry B—M Bunderoff. 70.31
- 12 Kirk, Wm F—B K Ryskind. 30.33
- 12 Kragen, Jos—L Solinsky. 350.42
- 12 Kemp, Simon & Abraham—B Lebo-witz et al. 1,356.30
- 12 Klausner, Julius—H G MacWilliams. Costs 23.12
- 12 Kohn, Ben—H I Ledgerwood. 93.41
- 12 Kaiser, Jacob—J H McLain. 257.71
- 12 Koderer, Max—Sulzberger & Sons Co. 97.60
- 6 Lallement, Sam J—G W Craig, costs. 114.78
- 6 Lager, Jacob—State Bank. 423.55
- 6 Leavitt, Edwin R—Edw Thompson Co. 148.12
- 6 Lande, Chas—S Held. 219.68
- 8 Lederer, George W—N Y Tel Co. 36.32
- 8 Longworth, John—H Prager et al. 128.18
- 8 Lefkowitz, Jacob—S Markowitz. 234.76
- 8 Lefkowitz, Annie—same. 68.45
- 8 Lord, Floyd—Goldburg Furniture & Carpet Co Inc. 98.25
- 9 Law, Fredk R—Geo W Grote & Co. 259.89
- 9 Longone, Paulo—Musical Courier Co. 368.95
- 9 Lieberman, Max—M Smith et al. 50.35
- 9 Lantzke, Albert—C S Gloeckler. 363.16
- 9 Levy, Edmon J—Benjamin J & Esther B—J C Gabler. 46.61
- 10 Lehrman, Louis I—State Bank. 258.67
- 10 Lehman, Helen—C Rosenwasser. 66.58
- 10 Le Favre, Geo—M Hurwitz & Son. 150.77
- 10 Lenman, Jos P—Jas Thompson & Bro. 120.10
- 10 Lerman, Danl A—L Oppenheimer. 70.07
- 10 Levy, Morris—A Zinberg. 19.45
- 11 Lodge, Chas E—E J Turner. 181.73
- 11 Lantz, Fredk—L Scheller. 461.72
- 11 Lrini, Maria—J Bjork. 423.23
- 11 Lynn, Thos G—L Neuberger. 29.20
- 11 Liess, Nich, & Elsie—M Blatt. 193.78
- 11 Lesser, Jos S—Bowery Bank of N Y. 7,624.88
- 12 Levinson, Morris—H Goldman. 539.15
- 12 Lowe, Wm—J J Armstrong. 271.44
- 12 Lewine, Paul—Gerstendorfer Bros. 44.22
- 12 Law, Rodman—G Luisi. 52.95
- 12 Laurent, Eliz—R Corn et al. 154.09
- 12 Leventhal, Sam E—J Isaacs. 28.91
- 12 Lesek, Michael S—B K Bloch. 181.55



12 Lowenhaupt, Wm J—W M Ahern et al	90.51	9 Poppinger, August—J Brodie	52.30	9 Smith, John—B Levin	133.81
12 Lord, Nathan—H Billington	111.01	10 Praisner, Sol—Armour & Co	32.41	9 Sznurs, Felicia—Bendheim Construction Co	292.77
12 Langling, Harry D—Powells	131.41	10 Panhorst, Jeanette—H Stern	1,600.00	9 Schildknecht, Eugenie—J A Minaldi	574.62
12 Leo, Adolph H—D Beckermann et al	458.02	10 Pierce, Thos E—United Wine & Trading Co	80.47	9 Shanley, Vincent A—R S Wallace et al	217.00
6 McCoolm, Chas P—A D Rockwell	277.63	11 Pringle, Wm E—L B Goldhorn	54.79	9 same—Cafetta Importing Co	279.15
6 Murphy, Chas H—N Hutkoff	67.01	11 Parnass, Saml, & Geo Dellon—A B Appleby et al	4,027.59	10 Seitz, Michl—Trumbull Electric Mfg Co	47.56
6 Maeridian, Frank—A Pistone	320.97	11 Pecker, Wolff N—H Kurtzman	189.15	10 Sonhani, Alex—City of N Y	416.77
6 Mottus, Louis & Benj Danneman—United Dressed Beef Co of N Y	247.68	11 Palamba, Anna—Mutual Furniture Co	81.96	10 Stanley, Chas—E Kast	45.66
6 McGowan, Chas S—R Kinzinger	107.40	11 Plitt, Morris—A Gissen	22.78	10 Schultz, Henry—Baker Sales Co Inc	1,791.49
6 Manning, Henry G—Merchants' Union Ice Co	167.71	11 Portman, Isaac, & Jno D Garfalos—I Wasserzug	153.51	10 Stach, Nellie & Giaachino Gentile—People, &c	300.00
6 Mayer, Edgar B—A A Lowy	343.97	12 Purcell, Chris—N Y Edison Co	134.51	10 Smith, Jno—N Herald	689.21
8 Meyers, Edw G—L W Bates et al, costs	109.57	12 Paymann, Isaac—N Y Tel Co	19.23	10 Smith, Oscar—J N Mulqueen	856.13
8 McMurray, Philip—A Thompson	99.41	6 Quin, Jas—Natl Fire Proofing Co	63.91	10 Samurati, Felix & Guido Buratti—J Manheimer	27.17
8 Montgomery, Wm, R—Newton Trust Co	15,865.91	8 Queen, Emmet—J Martin	100.62	10 Seely, Henry M—H Leiman	119.72
8 McGovern, Mary—W W Farley	1,820.97	8 same—Jas McCreery & Co	175.34	10 Siegfroed, Morris—J Pollock et al	58.79
8 Morris, Andrew R—M F Loughman	220.41	8 same—E T Valentine	198.41	10 Schooly, Austin—J B Hall Jr	113.74
8 Merritt, Norman—W E Lucas	166.81	8 same—J H Noe	210.50	10 Schenkel, Jacob—American Can Co	1,155.63
8 Maison, Louis—J Kramer et al	98.65	10 Queen, Emmet—Art Society of Pittsburgh	1,292.34	10 Strauss, Silas V—Wm H Henry & Co	50.62
8 Maher, Anna—C S Blount	160.81	6 Russell, Harry—N Y Tel Co	24.51	11 Sauer, Hugo H—T Arison	28.67
8 McGinley, Chas A—Cahn Belt Co	230.41	6 Reif, Sigmund—same	25.24	11 Schult, Bernard, Martha M Schultz & Mary L Fiske—W T Hirschberg	143.31
8 McMillan, Albert—M M Driscoll	172.86	6 Raimist, Leizar—A Winetsky	276.65	11 Sutorius, Eliz—R D Schell et al, costs	79.32
8 McMonegal, Morgan D—R R Vernon	320.24	6 Rosenberg, Jos—I Rosenfeld	81.30	11 Swan, Kingsley—Anchorstar & Co	1,163.03
8 Morrison, Annie—J Appell	710.23	6 Rothschild, David—H Morrow	81.80	11 Siselman, Resriel—Piakoff	67.55
8 Marcus, Bernard Max Marcus & Hyman Rosner—Broadway Trust Co	192.46	8 Raport, Jacob—E Feigenman	44.41	11 Schripfer, Robt—W Schwarz	56.69
9 Markus, Louis & Max Martin—Palmer Price Co	26.41	8 Reilly, Michael J—N Y Tel Co	20.79	11 Stodel, Jos—L Newburger	112.39
9 Mason, John F—H F Thiem	264.30	8 Rurode, Jacob P—Meyer Benker Son-rum Co	88.57	11 Suarez, Prino B—I M Colwell	391.02
9 Mostow, Mary S—Firemen's Ins Co of Newark N J, costs	50.15	8 Reinfeld, Harry L—S Ferber	31.00	11 Strossberg, Abr—M Schurmacher	43.20
9 Malahan, Peter—J Brodie	67.28	8 Rich, Samuel—Sohn Bros Co	499.11	12 Starer, Pincus—N Y Edison Co	48.15
9 McSweeney, Thomas—same	42.65	8 Roth, Max—M Levy	202.06	12 Smith, Wm E—Wood & Selick	135.81
9 Mainhart, Frank E—W Horn	83.72	9 Rice, Geo W—C T Paterno	69.26	12 Strollo, Angelo—N Y Edison Co	16.96
9 McLaughlin, John K—T E Ward	226.31	9 Riordan, Nora & Margaret A—M J Mulhall	112.61	12 Scheiner, Samuel, Harry Dennis—H Pomrinse	89.41
9 Mullin, Michael—H Hirschfeld et al	346.19	9 Reid, James H—F Reigelman	852.60	12 Scanlon, Wm B—H S Celona	26.06
10 Meltzger, Phyllis—Jno Forsythe	134.41	9 Rogers, Geo W—J Brodie	57.06	12 Siegfried, Alfred A—N Y Tel Co	192.70
10 Millikin, Agnes T—M F Blendemann	153.07	9 Romaine, Gustave B—same	852.60	12 Sauer, Geo—Victor Neustadter, Inc	444.16
10 Martin, Arthur L—B J Conroy	61.69	10 Reed, Hal—J R Munter	116.48	12 Scheinen, Harry—M Kohn	53.26
10 Mantell, Abr—L Oppenheimer	37.82	10 Rice, Abraham—E Horowitz	139.90	12 Schwartz, Gustav—K Kohn et al	877.84
10 Matteo, Jas E—J B Lippincott Co	29.29	10 Rath, Henry C—Bergdorf Goodman Co	164.06	12 Schwartz, Alfred—L Bronner	5,079.59
10 Mangold, Fredk—M Bunderhoff	76.98	10 Redler, Ben & Claude A Gomez—A S Keiber	155.56	12 Scaramorzi, Domenico—R Hill	53.21
10 Macomber, Wm S—N Y Fleischman Stores Co	33.08	10 Rosofsky, Abe & Mary—N Levine et al	119.65	12 Seigel, Max J—Title Guar & Trust Co	48.00
10 Mosberg, Sadie—Singer Sewing Machine Co	18.20	10 Robinson, Jno & Abr Fisher—H Josefberg	74.39	12 Steinbrenner, Wm—H Lubetkin	11.91
10 Martinez, Geo B—J Boubel	636.10	10 Reeves, Austin E—T M McCarthy et al	567.08	6 Theisen, William—City Credit Co Inc	86.32
10 Mooz, Herman A—Armour & Co	27.31	10 Reynal, Nathan G—Vaughan's Seed Store Co Inc	283.22	6 Tierney, Frank I—Edward Thompson Co	175.57
10 Montgomery, Ida C—E Rinehart & Son	1,338.55	11 Rothner, Meyer—S Beiman, costs	89.12	8 Tribelhorn, Ernest—D Meyer	733.37
10 Maroseli, Thos—J Barthelenghi	631.91	11 Reese, Louis, & Maison Louis—L B Weisl	144.16	8 Tager, Ester—N Y Tel Co	27.36
10 Maloney, Jas—C Daley	326.79	11 Rollins, Philip S—J Asensio	2,165.96	8 Turner, Frank—same	63.26
10 Myers, Henry V—Metropolitan Tobacco Co	45.34	11 Rose, Jno—L Blau	26.52	8 Teal, Margaret B—Ajax Grieb Rubber Co	98.59
11 Mix, Davies—same	39.71	11 Rothberg, Dora—S Block et al	109.28	8 Townsend, Robert—J P Boruff	3,083.15
11 Merriman, Evelyn T—H S Darling-ton	118.09	11 Roshki, Max—S Block et al	73.41	8 Turner, John F—J Hughes	94.72
11 McGann, Edw—B C Samuel et al	60.67	11 Reese, Louis—J S Lawlor	165.61	8 Titus, Louis H—R Jacobs	215.84
11 Minutello, Luciano—Wm T Hookey, Inc	735.82	11 Russo, Filippo—J M Wachmann	71.75	9 Tolhurst, Alice M—N Y Tel Co	40.58
11 Mindlin, Morris D—H Levinsky	84.72	11 Ross, Ida L—Abbott Hardware Co	45.83	9 Tames, Peter—same	50.45
11 Marchi, Julius I—M Hughes	129.47	12 Rowse, Chas A—T C Press et al	513.98	9 Tannenbaum, Max—J Jacobs	258.25
11 Mills, W Judson B, & Berkeley, R	253.50	12 Roncaglio, Mario—Nectar Co	29.44	10 Tash, Herman—State Bank	519.65
11 Merwin—M P Johnstone	253.50	12 Ryan, Peter J—Kreke Bros Co	156.87	10 Turner, Minnie—Leshar Whitman & Co	104.42
11 Muss, Isaac—Manhattan Stove Co	52.26	12 Roseman, Mamie V—Fagan Iron Works	158.11	10 Thompson, Jno W gdn—C Counes et al	13.80
11 Mullin, Jno—J M McCunn et al	470.22	12 Ross, Geo H & Jno H Sipp—N Y Tel Co	40.71	11 Tiernan, Virginia—Cramer Meyer Co	80.26
11 Mestanz, Emma M—S C A Kirshhof	338.15	12 Randell, Rose V—same	47.86	11 Thompson, Pontus I—A Buchmuller	107.67
12 McDermott, Frank—N Y Edison Co	35.54	12 Rafferty, Wm F—F H Daland	302.01	11 Taylor, Annie E—W H Egan	142.49
12 Merin, Aaron L—J Isaacs	27.54	12 Rothbaum, Annie—A Gromich	34.41	11 Taurog, Arthur—A Michaels	246.05
12 McHugh, Jas, Prest—S Schnurr	44.86	6 Simon, Morris & Morris Simon Constn Co—R Weisbeeger	215.00	12 Tripler, Jno A—City of N Y	48.60
12 Melillo, Philip—L A Burke, costs	27.31	6 Schnierer, Leo—J Reichard	317.65	12 Timm, Karl—G Lutz	42.87
12 Mochrke, Minnie N—F Malito	144.92	6 Solomon, Aaron—J Wallerstein et al, costs	77.88	12 Telesca, Giovanni B—Ital Sav Bank of City of N Y, costs	115.44
12 McCourt, Mrs Mary—I Goldstein	53.81	6 Stoddard, Jennie—N Y Tel Co	25.83	12 Talcott, Jas—Verlenden Bros, Inc	1,709.07
12 Mitchell, Wm—G Beekman et al, costs	93.80	6 Scully, Jno F—same	35.36	12 Tonelli, Augusta—Brotherhood Wine Co	139.87
12 Masset, Anthony & Mary—J J McGrath	519.41	6 Solz, Jacob—Holland Coffee Co	55.41	8 Ungar, Max Gustave Gotthelf & Harry Goldstein—N Y Tel Co	50.15
12 Miller, Annie M—I J & A Zadik	249.51	6 Seacombe, Chas M—N Y Tel Co	41.84	10 Uihlein, Jos—Bodinex & Hemrichs	69.79
12 Maryin, Edmund P—Galvanotype Engraving Co	108.77	6 Stahl, Bernard—same	64.03	12 Ungar, Victoria—Berkefield Filter Co	111.91
12 Mandell, Morris—N Y Butchers Dressed Meat Co	126.25	6 Stahl, Bernard—same	137.62	6 Van Cleaf, Harry P—R D Pruyn	117.21
12 McGrath, Thos J, Jos Konkko & Peter McBride—I Lipkowitz et al	18.22	6 Sampson, Alexander—same	63.08	8 Van Campen, Otto W—D C Tonjes	580.97
12 Michaels, Wm H—J F Ahern, costs	164.95	6 Simmons, Jas A—M Belitzer	3,268.13	8 Von Wiedenfeld, Hugo P—Yorkville Bank	96.91
6 Nachamie, Hyman—J Rapoport	80.48	6 Smith, Philip—N Y Tel Co	34.48	9 Von Egloffstein, Frederick W—W W Wood	98.62
8 Nowitz, Philip—B Fishlowitz	1,450.57	6 Soomsky, Sam—East River Mill & Lumber Co	122.99	11 Virgilio, Salvatore—H Harjes	400.44
8 Nagel, Peter—Mullenberg Coal Co	21.36	6 Seldner, Henry—Horace S Ely & Co	15.41	12 Vagts, Henry—W E Poe et al	1,917.09
8 Newton, Sidney R—Crandall Petteer Co	175.54	8 Smith, Wm A—C H Proper	318.78	12 Van Valkenburgh, Nevada—W B Krempffert	2,345.68
10 Niles, Cecillia W admrx—O Jablon-ski	89.95	8 Slutzky, Jacob—H Oppenheimer	73.75	12 Vandergrift, Jos A—C W West	263.37
10 Nelson, Louis—U S Cabinet Bed Co	82.85	8 Shankey, Vincent A—Potter Sloan O'Donohue Co	82.52	12 Ventimiglia, Guiseppe & Antonio Pettala—Powells	158.62
11 Nammack, Henrietta—E G Lewis et al	75.44	8 Steron, John—Oscar Schlegel Mfg Co, costs	12.41	6 White, Ida S—M M Ernst	157.25
12 Nuv, Karl—Sulzberger & Sons Co	75.59	8 Schults, Bernard—W G Kinney	288.36	6 Wedertz, Oliver—H Hess	44.67
12 Nathan, David—N Y Edison Co	18.03	8 same—same	288.36	8 Wells, Wm J & James P Eadie—C Le Rham, costs	108.03
12 Nolan, And—N Y Tel Co	49.08	8 Spiller, Isabel R—W H Grosscup, costs	109.22	8 Wallace, Edwin—Knickerbocker Gar-age	84.28
12 Newbold, A Walter—H C Hoper	79.90	8 Stowell, John S—Schieffelin & Co	263.74	8 Watson, Jessie trste—American Credit Indemnity Co of N Y, costs	109.35
6 O'Brien, Jas—T H McCarthy et al	162.11	8 Schrenkeisen, Edward—G F Winter	585.14	8 Whitney, Thomas H & W Murdock Wiley—J Quinn	1,358.93
6 Olsen, John E—Simmons Hardward Co	698.41	8 Stanley, Geo E—Patterson Bros	204.01	8 same—same	427.30
9 O'Kane, John—Lord & Taylor	154.27	8 Schaefer, Catherine—E Shipman	25.91	9 Wendelken, Dick—Henry Kroger & Co	116.41
11 O'Hara, Richard—A M Hobbs et al	3,150.29	8 Smith, Solomon—N Y Tel Co	21.57	9 Wagner, Joseph—J N Spans et al	339.69
11 Oppenheim, B Gerson, Jr—A A Oppenheim	547.17	8 Scala, Louis—Ohlbaum Bros	102.68	9 Wolff, Harry—N Y Tele Co	17.67
12 Ostrone, David—N Y Edison Co	73.83	8 Stennes, Dora—N Y Tel Co	35.43	9 Wheelock, Warren—same	18.41
12 Odell, Albert C—J Gerrardt	1,054.31	8 Schmadeke, Fredk—J Seeman et al	52.72	9 Warren, Joseph—Siegel Cooper Co, costs	104.33
6 Perry, Lawrence—Hudson & Man-hattan R R Co, costs	117.63	8 Segall, Raymond—N Y Tel Co	41.13	9 Windom, Lawrence & Julius Cahn—Hegeman Printing Co	145.55
6 Purdy, Chas E exr—Richfield Com-mercial & Savings Bank	19,870.70	8 Strauss, Moses—Clover Farms Co	40.95	9 Winslow, L Lanier—Northern Bank of N Y	3,816.72
6 Probst, Henry W—J C Strauben-rauch	114.63	8 Schwab, Max—N Y Tel Co	17.81	9 Walker, Geo F Jr—I Cohen	177.26
6 Plummer, David S—E M Freese	507.31	8 Stoye, Otto G—Peck Press	54.10	9 Wishart, Joseph & Wm D Henry—Estate of Chas A Coe	129.10
6 Prusch, Wm—J Seeman et al	92.22	8 Scott, Wallace D—Broadway Build-ing Co	172.91	10 Weil, Emily—Hezter Stable Co	98.10
8 Polak, Elias—A H Joline et al, costs	74.00	8 Stanley, Geo E—S Lescher & Sons Rope Co	229.97	10 Willer, Louis—P Corely	141.66
8 Peller, Israel B—J Holtz	829.39	9 Solomon, Herman H—Deitsch Bros	63.74	10 Wacker, Alex—A Buonfiglio	44.41
8 Penell, John F—Buhel Malleable Co	109.19	9 Sunderhauff, Albert E—R E Garret-son	771.34		
9 Pagano, Gerolamo—A L Washburn costs	124.28	9 Spinosa, Bernardius—Zenith Butter & Egg Co	41.69		
		9 Storaker, Knute—A T McKegney	218.72		
		9 Squires, Maurice—M Belotin	73.05		
		9 Saltzman, Sophie—N Koening	27.35		
		9 Schiell, Harry—J Oppenheimer et al	133.80		
		9 Schulnick, Hyman & Philip Charney—R Glick	113.26		
		9 Schwartz, Max—Appomattox Trunk & Bag Co	29.67		
		9 Sanchez, Carlos N—Musical Courier Co	326.65		
		9 Senk, Charles—E V Harman	285.80		
		9 Sullivan, Edw J—J Brodie	67.88		
		9 Shepherd, Joseph B—same	43.40		



10 Weinstock, Herman—M S Falk.....	324.85
10 Watkins, Benj—United Wine & Trad- ing Co.....	321.71
10 Wenke, Henry—same.....	148.80
11 Ward, Harold L—L Kassel.....	95.27
11 Waterman, Wm J—Severn Realty Constn Co.....	118.15
11 Williamson, Chas H—L Ehrenberg et al.....	291.75
12 Willbroek, Jno F—R Heymann.....	254.80
12 Wiedhopf, Oscar—J Shapiro.....	169.41
12 Wilshire, Gaylor—M R Perrine.....	1,292.30
12 Walker, Wm G—Shoe & Leather Mercantile Agency, Inc.....	287.73
12 Woedermann, Louisa—E W Dunston Co.....	127.84
6 Yeomans, Susan D—D Rothschild.....	47.55
6 Zepetelli, Pietro & Filemena—L Bozzo.....	63.91
9 Zundel, Wm P—J Brodie.....	53.44
10 Zuckerman, T David—S Arnstein.....	53.55
12 Ziemer, Bernhard—H M Moe et al.....	31.33

CORPORATIONS.

6 City of N Y—Continental Asphalt Paving Co, costs.....	125.48
6 E P Badger Import Co—E H Behrens & Co.....	4,001.47
6 Howard Hall Co—J S Bush.....	655.66
6 Highwood Realty Construction Co —L Frank et al.....	389.66
6 Irish American Advocate & Pub Co —People &c.....	50.00
6 Kings Bright Construction Co—O W Ketcham.....	244.07
6 N Y City Ry Co—F Wachtel.....	100.00
6 N Y Transportation Co—L Lavin.....	100.00
6 same—same.....	1,144.26
6 Princess Realty Co—I Rosenstein .....	534.40
6 Renault, Taxi Service—A Bisinger.....	6,134.60
6 Superior, Asbestos Co—N Y Tel Co .....	38.05
6 University Alliance—A Gescheidt.....	79.65
8 Bleriot Monoplane Co—N Y Tele Co .....	54.67
8 Clementine Realty Co—same.....	44.69
8 Union Whiskey Co—same.....	24.64
8 Chas Bjorkgren Inc, Chas Bjorkgren & Nattie J Bjorkgren—Harlem Sup- ply Co.....	276.03
8 N J & H R Ry & Ferry Co—D G Ed- wards, costs.....	94.50
8 Smith Frances Co—City of N Y.....	38.65
8 J T Story Co—same.....	38.65
8 E Charles Schuyler & Co—same.....	38.85
8 H C Smith & Co—same.....	118.25
8 Schnitzer Realty & Constn Co— same.....	38.65
8 Schuman & Co—same.....	38.65
8 Shields & Lewis Pub Co—same.....	38.65
8 Schulman Pollak Safe Co—same.....	38.65
8 Schyke Rose Co—same.....	118.25
8 Show Publishing Co—same.....	38.65
8 Shubert Fischer Peiley Dramatic Co. —same.....	38.65
8 Sicilian Realty Co—same.....	58.35
8 Sulberberg & Saul—same.....	38.65
8 Simplex Bottle Stopper Co—same.....	38.65
8 Summit Ave Constr Co—same.....	38.65
8 Supreme Security Co—same.....	38.65
8 Society Inc—same.....	217.76
8 Stolas System Propeller Co of America—same.....	58.65
8 Spiral Spring & Auto Co—same.....	38.65
8 Stuyvesant Eng Co—same.....	38.65
8 Sun Security Co—same.....	217.76
8 Surprise Mattress Co—same.....	38.65
8 Syndicating Co of America—same.....	38.65
8 Board of Education of the City of N Y—W R Smith, costs.....	92.57
8 Howard Union Lodge No 1337—W Lemoine, costs.....	124.50
8 United States Leasing & Holding Co —H Lessauer.....	86.94
8 William T Hookey Inc—Goodwin Sand & Gravel Co.....	325.29
8 Imperial Repair & Brazing Co— Hazard Mfg Co.....	42.94
8 Delaware & Hudson Co—E M Tilt .....	3,339.03
8 American Design & Reproducing Co S T W Sanford & Sons.....	442.60
8 same—same.....	364.00
8 Savoy Garage—M K Bowman Edson Co.....	27.71
8 American Cement Engineering Co Improved Property Holding Co of N Y.....	1,182.70
8 California Nevada Copper Co—J J Schmidt.....	731.86
8 Real Estate Home Exposition Co— H W Fairfax.....	636.38
8 same—same.....	990.18
8 City of Mt Vernon—C N Richardson .....	505.27
9 Astoria Wire Co—F H Appleton & Son.....	375.55
9 Howard Laundry Co—S Mirsch.....	108.31
9 Reed Art Co—E J Schwabe Mfg Co .....	292.11
9 Thirty Union Square Co—Willett & Co.....	334.75
9 N Y City Ry Co—F Byrnes.....	250.00
9 Schleicher Motor Vehicle Co—Day- ton Rubber Mfg. Co, costs.....	25.00
9 Schult Cafe & Restaurant Co—Brum- mer & Co.....	79.61
9 N Y Contracting Co, Philadelphia Terminal—G Flansburg, costs.....	110.78
9 Kato Products Co—N Y Tele Co.....	22.31
9 Nelson Black Co—same.....	29.22
9 R H M Realty Co—same.....	20.48
9 John E Olson Constr Co—same.....	30.31
9 John McClave Co Inc—same.....	454.08
9 N Y City Ry Co—P Schutz.....	153.65
9 Liberty Engineering Co—Tullin Moss Co.....	214.11
9 Cardashian Martin Co—I Nemetz.....	26.05
9 Millgart Amusement Co—Orange Mfg Co.....	4,703.48
9 Connecticut Cab Co—J Hunkins.....	100.00
9 Carnegie Trust Co—State Bank of Commerce of Wallace, Idaho.....	19,552.60
9 Equitable Bond & Certification Co Central Silk Finishing Co.....	837.87
9 Gingold Realty Co—M Schaffer Flaum Co.....	217.94

9 Nassau Electric R R Co—J F Kimble Jr.....	1,132.11
9 Leizerkowitz Realty & Construction Co—J Cardillo.....	1,357.24
9 Heyl Bros & Co—Earp Thomas Far- mogerm Co et al, costs.....	13.68
9 Sulzers Sea Beach Palace Co—J Jaburg et al.....	154.41
9 Boughton Krell & Co—United Lead Co.....	317.84
9 Kolbe & Co—G Kramer.....	80.68
9 Guilford Dairy Lunch Co—N Y Pie Baking Co.....	293.45
9 William A Brady Ltd—J K Hackett .....	5,455.98
10 W S Smith Co—City of N Y.....	30.69
10 Fredk M Smith Realty Co—same.....	70.23
10 Creme de Mohr Co—F C Price.....	313.72
10 Gilpin Park Realty Co—Johnston & Rhodes Bluestone Co.....	305.54
10 International Service Corp—Commer- cial Reporting Co.....	59.41
10 Susskind-Schlutz Co—City of N Y .....	68.50
10 Structural Concrete Co—same.....	416.77
10 Southern Trading Co—same.....	317.27
10 Southern Power Co—same.....	38.65
10 Sir Calidore Press—same.....	58.56
10 Syracuse Co of N Y—same.....	44.62
10 Sussman Bros & Co—same.....	70.23
10 Surf Amusement Co—same.....	70.23
10 Superior Electric Co—same.....	22.72
10 Sulphume Co—same.....	526.28
10 Sullivan Realty Co—same.....	78.45
10 Silverman Associates—same.....	58.55
10 Silk Textile Waterproofing Co— same.....	37.65
10 Siculo Express Co—same.....	84.42
10 Scrubb & Co Inc—same.....	44.62
10 Schulch & Froelich Co—same.....	78.45
10 School of Practical Illustrating— same.....	30.69
10 Schmidt Motor Chair Co—same.....	244.69
10 Stirling Hotel Co—same.....	58.55
10 Simplex Selling Co—same.....	40.64
10 South Side Lot Co—same.....	128.19
10 Augustus Smith & Co—same.....	72.41
10 Ettar Realty Co, Meyer Israel & Abraham Isear—Sandres & Bar- nett.....	372.16
10 Furman Realty Co—J H Mueller .....	203.44
10 Phoenix Nov Mfg Co—Com Re- porting Co.....	59.41
10 Montefiore Building Co—P Cricuolo .....	112.80
10 Gem Art & Novelty Co—J Benson .....	172.72
10 Nora Const Co—M Cappliance.....	4,343.71
10 Furrer Const Co & Chas Furrer— Elite Gas & Elec Fixt Co.....	113.21
10 Buchanan Rlty Co—J Dobbins.....	130.70
10 Don'd Campbell Co—B Golla.....	412.94
10 N Y Metalizing Co—J Donnelly et al.....	232.72
10 Same—same.....	513.72
10 Graebing Automatic Ventilating Mfg Co—Mercantile Finance Co.....	25.00
10 Same—same.....	140.00
10 N Y City Ry Co—J Kaminsky.....	250.00
10 Mountain Const Co—F W Knolhoff et al.....	1,263.24
10 Same—same.....	1,263.24
10 Same—same.....	1,263.24
10 Same—same.....	1,233.39
10 Same—same.....	1,233.39
10 Same—same.....	1,233.39
10 Same—same.....	1,241.19
10 Frisco Realty Co, Chas Zimmerman, Jr, & Jno M Cantwell—Benjamin Moore & Co.....	223.83
11 Star Sterter Co—Penton Pub Co.....	67.98
11 University Heights Realty Co—H H Herche.....	2,883.92
11 same—C H Herche.....	2,884.76
11 Greenwich Cold Storage Co—C L Drummond.....	124.84
11 Planographic Utilities Co—F G Rayne.....	1,294.75
11 Fifth Avenue Coach Co—J Giebner .....	600.00
11 Interstate Pneumatic Tube Co— James Goldmark Co.....	102.19
11 Giant Constn Co—C E Dieterich, costs.....	2,536.50
11 Monopol Film Co—E B Stockton.....	275.01
11 Entertainment Supply Co & Streep Bros—Geo Damon & Sons.....	155.08
11 City of N Y—R P & J H Staats, costs .....	78.00
11 Bellaire Estates Co—W G Lewis et al.....	75.44
11 N Y City Ry Co—S Jacobs.....	50.00
11 same—B Jacobs.....	50.00
11 Holland Domschke Fndry Co—Delin- sky Realty Co.....	274.40
11 Granite Spring Water Co—C M Mapes.....	421.93
11 Bohemian Slavonian & Realty Assn Prague et al—G Amerisiti et al.....	5,758.95
12 Reed Art Co—G H Lindenmeyr & Sons.....	475.22
12 R A Tucker Co—City of N Y.....	28.70
12 Export Trucking Co—N Y Edison Co.....	65.77
12 Van Brunt Fay Co—E A Hageman .....	1,228.95
12 Tyler Realty & Mortgage Co—City of N Y.....	38.65
12 Traub Dittmar Constn Co—same.....	58.55
12 Traders Import & Commerce Co— same.....	118.25
12 Turf Reporter—same.....	58.55
12 Trimount Rotary Co—same.....	118.25
12 Townsend Salvage Co—same.....	38.65
12 Tom, Dick & Harry Co—same.....	118.75
12 Timendorfer Bldg & Constn Co— same.....	68.50
12 Twillingate Electric Co—same.....	38.65
12 Times Sq Realty Co—same.....	118.25
12 Tremont Mortgage Co—same.....	38.65
12 Rich Taylor Co—same.....	28.70
12 John M Thompson Co—same.....	28.70
12 C A Tileston Co—same.....	48.60
12 C H Thompson Mfg Co—same.....	217.76
12 Thayer Piano Co—same.....	38.65
12 Tenneys Magic Soap Co—same.....	38.65
12 Tank Sales Co—same.....	28.70

12 John E Olson Constn Co—M A Blanchard.....	1,055.15
12 same—P C Eckhardt.....	201.19
12 Amalgamated Chemical Co, Inc—E A Williams & Son.....	45.13
12 N Y City Ry Co—R Lagowitz.....	250.00
12 John F Kelly Paper Box Co—City of N Y.....	124.41
12 John W Hughes & Co—N Y Tele- phone Co.....	23.19
12 Norece Co—O Quitzan.....	62.84
12 Traction Materials Co—Gibbs & Van Vleck, Inc.....	98.61
12 Waverly Express Co—City of N Y .....	15.11
12 Chase Trucking Co—A T Schneider .....	604.55
12 Russell Contractg Co—N Y Tele- phone Co.....	171.11
12 Geo E W hitney Press—same.....	122.87
12 N Y Central & Hudson R R Co— J. Levin.....	245.39
12 Board of Education of the City of N Y—R H F Halsey.....	617.60
12 Emkaar Realty Co—Title Guarant- tee & Trust Co.....	143.85
12 Seitz Brewg Co—Bottlers & Mfrs Supply Co.....	734.90
12 Erie Real Est Co & J De Lyon Howth—Title Guarantee & Trust Co.....	306.98
12 Weber & Heilbronner—J J Hackett, .....	175.00
12 Orloff Inc—C Mayer.....	115.41
12 Atlantic Motor Truck Co—Ritger Excelsior Pottery.....	316.91
12 Huddon Engineering Co—H M Wood .....	63.29
12 Langill Commercial Photograph Co Photo Engrav's League of N Y.....	178.70
12 Interborough Rapid Transit Co—B Mulligan.....	500.00

Borough of Brooklyn.

Mar.	
4 Allen, Jno T—F Menz.....	113.14
4 Annunziato, Josephine — Michaelis Bros.....	31.40
4 Abetomero, Rose—same.....	33.90
5 Appel, Benj—State NY.....	1,500.00
9 Aaronson, Morris—Annie Field.....	240.66
10 Allen, Franklin W—A W Blanchard Inc.....	146.90
4 Brady, Kate—Michael Bros.....	49.40
4 Brophy, Danl J—same.....	80.66
4 Brown, Thos—F W Crane Lumber Co .....	227.47
4 Brindley, Nich C—Equitable Trust Co NY.....	89.41
4 Bandholtz, Frank A—W C West & ano.....	812.00
5 Bernbach, Jacob—E Gold.....	40.86
5 Brady, Susan E—N Y Tel Co.....	26.17
5 Brice, Edw L—same.....	36.50
5 Boulton, Frank F—W Horne.....	1,276.85
5 Barnes, Fredk S—W C Jones.....	380.41
6 Berger, Abr—Jos Stern & Sons, Inc. .....	68.87
6 Blackston, Irena L—J C Elder.....	69.81
6 Black, Louis & Herman—W J Kinney .....	204.36
8 Beveridge, Louis W—J J Lack.....	62.98
8 Brown, Earle W—W C Griswold.....	80.60
8 Buonocore, Danl & Julia—Lina Lewis, .....	171.90
8 Barnett, Arje—M L Typerman & Co. .....	27.41
8 Brounstein, Sam—I Furman.....	45.40
8 Branstetter, Emile—Kings Co Relief Assn.....	29.40
9 Boerum, Henry—J R Swezey.....	728.76
9 Bernberg, Bernhard—L Hallenbeck .....	211.52
9 Benedict, Julian—F Kiernan.....	206.70
9 Berkhoff, Arne—Thos G Knight Co. .....	213.71
9 Bakal, Jos—L Weintraub.....	24.65
9 Brophy, Jno A Jr—J Brodie.....	66.98
10 Burke, Jno J—J McCool.....	293.82
4 Carlin, Jno J & Thos G—Douglass & Hann.....	118.59
4 Conlan, Patk—F J Clarke.....	153.49
5 Caplan, Isidore—N Y Tel Co.....	18.17
5 Caissy, Arthur J or Arthur J Casey —J M Harding.....	59.67
6 Colgan, Margt P—F E Rosebrock & Co.....	366.12
6 Christensen, Louis—Richardson & Boynton Co.....	86.70
6 Coffey, Frank & Mary—N Y Dock Co. .....	22.09
8 Curran, Harry L—F A Sheldon.....	32.40
9 Crawford, Wm H—E F Hulbert.....	481.09
9 Callman, Herb—Thos G Knight Co. .....	213.71
10 Caulkins, Dan—B W Monbo.....	40.32
10 Cohen, Bernard & Dora—R Worob. .....	69.40
4 Dickover, Cecil C—Long Island Char- coal Co.....	43.60
5 Dickover, Chas C—J Meurer.....	81.21
6 Davison, Philip—F H Miller.....	16.40
8 Driver, Danl M—V Driver.....	118.58
8 De Goode, Wm A—J M Simon.....	1,231.09
9 Dodge, Warren A—U S Sand Paper Co.....	30.47
9 De Leeuw, Philip J—E Strauss.....	3,594.41
9 Dumproff, Jno—F Dietrich.....	20.40
9 Darcy, Jas E—J Brodie.....	66.89
10 De Siano, Almerje—Franco-American Wine Co.....	194.66
10 Dixon, Leslie L—Warderson Estates .....	72.46
4 Erdtman, Max—Sonn Bros Co.....	156.28
5 Edwards, Miranda—N Y Tel Co.....	28.29
8 Edelman, Abr A—B Griffin.....	408.73
8 Engeman, Wm A—Bklyn Bank.....	
8 same—same.....	21,054.03
8 same—same.....	8,214.09
9 English, Kalman & Pauline—D Ze- buloff.....	52.20
9 Econopoulus, Peter D—Theresa Grant, .....	164.42
10 Eve, Chas—J Schmidt.....	76.50
4 Fox, Jas J—Stern Bros.....	205.90
4 Freeman, Geo R—C M Detlefsen.....	139.54
4 Ferris, Fredk H—N Y Tel Co.....	19.64
6 Fischer, Abr—Conron Bros Co.....	70.59



6 Field, Richd M—Natl Cigar Stands Co. .... 124.12	8 Moller, Wm A—E J Conroy . . . 27.15	4 White, Louis—Lena Fuchs. .... 199.40
8 Flugge, Chas F—H Herzog . . . 224.40	8 McGuire Wm R—Bklyn Furniture Co . . . 75.20	5 Whitecomb, Jas A—B Bishop . . . 1,931.82
9 Falk, Harry & Jos—J Hauser . . . 241.76	8 Mooney, Leo—F B Haviland Pub Co . . . 1,198.74	5 Ward, Gustav—F M Dunn . . . 156.93
9 Fingo, Jno—F Dietrich . . . 40.80	9 Meyer, Ernest A—High Ground Dairy Co. . . 328.07	5 White, Arthur—J F Morgan . . . 251.46
9 Finch, Aug D—Standard Oil Co, NY. . . 116.94	9 Merowitz, Harry C—Annie Field. 120.20	5 White, Ella—N Y Tel Co . . . 16.45
10 Fischer, Fredk G—Helene H Stretton as extrx . . . 5,452.66	9 Miller, Thompson W—Boro Advertising Co. . . 166.59	5 Willett, Henry R—same . . . 20.01
10 Fisher, Jacob—Thos G Knight Co. 49.75	9 Moore, Jas—Feinberg & Holtzman . . . 38.90	5 Weiner, Benj—State of N Y . . . 1,500.00
4 Guilfooy, Saml—Chas H Finch & Co. . . 36.68	9 Malahan, Peter—J Brodie . . . 67.28	5 Wagner, Wm & Martha—Miller & Bertholf . . . 183.12
4 Grille, Paul—same . . . 88.60	9 Mollins, Jno—I C Weeks . . . 74.19	6 Wetter, Leo—Mary Barr & ano. 135.40
5 Glaser, Geo G L—N Y Tel Co. . . 17.22	10 Mangold, Fredk—M Bunderhoff . . . 76.98	6 Whitner, Wm R—R C Beal & ano. . . 486.75
5 Grant, Katherine F—same . . . 22.63	10 Maurer, Henry B—F Wissel . . . 29.40	6 Wray, Albt A—N Y Tel Co . . . 266.34
5 Grunspan, Morris—State of NY. . . 1,500.00	5 Nichols, Edw—W Horne . . . 1,276.85	8 Worth, Geo W—B J Conroy . . . 163.11
5 Gordon, Harry—Henry Thayer & Co Inc . . . 29.40	8 Newcombe, Arthur R—B J Conroy . . . 176.61	8 Whiting, Chas S & Louise—Nassau Natl Bank. . . 3,640.38
5 Guthy, Peter—American 3 Ways Prism Co. . . 252.10	9 Nowitz, Philip—B Fishlowitz . . . 1,450.57	8 same—same . . . 2,456.83
5 Griffin, Byron F—S Schwartz . . . 236.90	4 Oliver, Ruth B—Anna B Roth . . . 207.25	8 Wormwood, Chas P—A Gertrude Lowden. . . 275.56
5 Gier, David—H Morgenstein et al. . . 29.59	4 Olsen, Frederick—Minnie Peterson. . . 714.89	9 Williamson, Steve—J J Degnan. 929.07
5 Gerom, Alma—Clara E Heustis as extrx . . . 102.10	6 O'Connor, Thos—Buckley Woodhull & Burns. . . 172.69	9 Woefel, Louis H—F Dietrich . . . 20.48
6 Gallen, David N—Homestead Bank. . . 458.77	4 Pomrinse, Harry—Mutual Milk & Cream Co. . . 153.49	9 Wolf, Abr—D Zebuloff . . . 52.20
6 same—same . . . 450.48	4 same—L Frank & ano. . . 186.20	9 Wendelken, Dick—H Kroger & Co. . . 116.41
9 Gallo, Jos—Mass Bonding & Ins Co. . . 3,593.46	4 Perjan, Chas—Annie D Forest . . . 85.65	8 Young, Percy—Rufus Waterhouse Co. . . 290.78
9 Graham, Walter D—J T Needham. . . 534.65	5 Potge, Jack—E Siegel . . . 131.73	9 Zundel Wm F—J Brodie . . . 53.44
9 Gorman, Cath—City of NY. . . 109.83	5 Pine, Howard R—R J Hellowell. 113.77	
4 Hendrick, Frances C & Philip E—5th Natl Bank, NY. . . 3,030.38	8 Potente, Noline & Domenico—M Geier . . . 107.33	
4 Henderson, Lester R & Fanny L—Cath McCloskey . . . 72.23	8 Polito, Angelina & Vincenzo—C W Wilson et al. . . 69.52	
5 Hanson, Eliz—N Y Tel Co. . . 22.10	9 Pitelli, Frank—Mass Bonding & Ins Co. . . 3,593.46	
5 Hesselgren, Gerard Co—same . . . 25.30	9 Poppinger, Aug—J Brodie . . . 52.30	
5*Helin, Erro—same . . . 27.86	8 Quinn, Jas—Natl Fireproofing Co. . . 63.91	
5 Heuman, Moses—A Werther . . . 15.50	4 Rosecranz, Jno—Bklyn, Queens Co & Sub R R Co. . . 89.73	
5 same—I Stein . . . 9.18	4 Rubenstein, Benj—J Speranza . . . 623.58	
5 Holt, Jas—E C Collins . . . 65.27	4 same—S Saffiote . . . 363.40	
5 Hooke, Cecil—G A Nichols . . . 59.40	4 same—C La Capria . . . 485.98	
5 Hendrick, Frances C—Kerstein & Farnan . . . 183.25	*Rabinowitz, David—P M Friedlander & ano. . . 59.71	
5 Hess, Anton M & Blanche—Fred Hirsch & Co. . . 79.10	4 Roeder, Gustave L—R Oliva . . . 28.60	
5 Halperin, Albt—Amer Luxfer Prism Co of Illinois . . . 134.01	4 Rossa, Carlo—M Cohen & Co. . . 192.52	
5 Hollender, Alex J—Butler Bros. 100.89	4 Rosenfeld, Sol—Natl Cigar Stands Co. . . 131.09	
5 Hoffman, Chas—B J Abrams & ano . . . 48.38	4 Resnik, Abr—H Kuttner et al. 171.20	
6 Halperin, Louis—A Shapiro & Co. . . 358.91	4 Rabinowitz, Morris—P M Friedlander & ano. . . 59.71	
8 Hurley, Robt J—W B Wardell . . . 82.23	5 Rountree, Moses E—A Starobin. 321.18	
8 Hurley, Robt an infant by Robt J as gdn—same . . . 95.03	5 Rork, Helen W—N Y Tel Co. . . 19.96	
9 Howard, Harry—Thos G Knight Co. . . 213.71	5 Rotondo, Salvatore—Thos H Logan Co. . . 100.53	
9 Hartman, Max—same . . . 213.71	6 Rosenberg, Sam—Kirsch & Co. . . 66.72	
9 Herbst, Oscar—M Keck . . . 563.89	6 Rosenberg, Frank & Beckie—Lafayette Trust Co. . . 2,002.35	
9 Hawley, Edw E—J S Anderson. 561.71	6 Rosenberg, Frank—same . . . 731.49	
10 Hendrick, Frances C or Fannie C & Philip E—5th Natl Bank, City NY. . . 4,057.87	6 same—same . . . 765.88	
10 Hassan, Wm S—J W Sands . . . 57.13	6 Raesner, Jacob—same . . . 765.88	
10 Hoffman, Sophie—Thos G Knight Co. . . 49.75	8 Rosenberg, Jos—I Rosenfeld. . . 81.30	
5 Israeloff, Sam—Polsky Bros. . . 41.61	8 Russ, Herman—S Herzog & Sons Co. . . 586.84	
5 Jones, Richd W, Jr—Bklyn Bank in NY. . . 1,412.36	9 Rogers, Geo W—J Brodie . . . 57.06	
5 Jackman, Luther T—T A Davis Co. . . 30.77	10 Raymond, Benj C & Annie E—Burpee & Co. . . 56.09	
6 Jaffe, Harry—I Oshlag . . . 29.40	10 Rivkin, Jos—Thos G Knight Co. 49.75	
6 Jones, Jno F—Mulroy Distilling Co. . . 271.81	10 Reed, Hal—J R Munter . . . 116.48	
8 Joel, Henry—Abraham & Strauss. . . 118.15	4 Smith, Theo—J N Wilkie . . . 106.82	
4 Kaicher, Matthew—B Sobin . . . 1,165.51	4 Smith, Theo Jr by Theo as gdn—same . . . 111.82	
4 Kennedy Mary—F H Wortmann as trste . . . 59.42	4 Sheer, Grover & Arthur—W A Henneberger & ano. . . 196.58	
5 Kannengieser, Alphons—N Y Tel Co . . . 27.86	4 Silverman, Bessie or Silverman—Window Shade Co—Art Metal Wks. . . 78.30	
5* Kramer, Fredk—J H Claffy . . . 174.84	4 same—Jay C Wemple Co. . . 531.77	
5 Kiernan, Margt J C—Bklyn Heights RR Co. . . 81.15	4 Seligman, Max—L N Jaffe . . . 65.40	
8 Knobloch, Wm L—Hochstadter Co. . . 117.96	4 Sessler, Louis—same . . . 65.40	
8 Kardensky, Abr—I Moroff & ano. . . 52.41	4 Sosnowitz, Annie & Hyman—State Bank. . . 206.65	
9 Koppel, Moses—N Weinzwieg . . . 86.71	4 Schmerzler, Henry—B Bloch . . . 128.91	
9 Kaiser, Fredk W—J Brodie . . . 41.95	4 Suhr, Wm J—C Rutenberg . . . 1,599.01	
9 Kearns, Jno J—same . . . 46.98	4 same—J Horwitz . . . 1,609.66	
10 Kraus, Emma—Jennie Schusterman . . . 153.40	4 Seigel, Jos—H Martin . . . 72.85	
10 Kramer, Philip—K Sattel . . . 1,092.27	5 Stern, Sadie—B Gold . . . 40.86	
10 Klein, Elias & Henry—L Levison . . . 1,450.97	5 Schnierer, Leo—J Reichard . . . 317.65	
10 Kenee, Rosa W—E E Vogt . . . 184.35	5 Stengle, Chas I—N Y Tel Co. . . 17.78	
10 Keating, Jos—Helene H Stretton as extrx . . . 5,452.66	5 Smith, Winfred L—W Horne . . . 1,276.85	
5 Leiffer, Chas—Mary Kuhn . . . 316.60	5 Schwartz, Hyman—C Willenberg. . . 2,240.65	
5 Ludwig, Gottlieb—M McNamara . . . 171.57	5 Sable, David—J H Claffy . . . 174.84	
6 Lager, Jacob—State Bank. . . 423.55	6 Simes, Fredk C—Hardman Peck & Co. . . 125.40	
6 Loew, Wm N—G Danker . . . 94.31	6 Sternberg, Lazarus—Homestead Bank Co. . . 458.77	
9 Lohmann, Rudolph H—F G Lemmerman as extr . . . 46,886.99	6 Stephenson, Sadie L—Lydia L Sutherland. . . 102.73	
10 La Cerra, Angelo—M Barr & ano. 441.62	6 Stubbert, Jas E alias Arthur W Ball—State of N Y . . . 1,000.00	
10 Lehrman, Louis I—State Bank. 258.67	6 Solomon, Israel—M Goldstein . . . 222.40	
10 Lantzke, Albt—C S Gloeckler . . . 363.16	8 Scala, Louis—Ohlbaum Bros. . . 102.68	
10 Langworth, Jno—Robt Graves Co. . . 304.88	8 Schaeffer, Benj—S Mantel & ano. 850.00	
4 Losin, Morris—Klein Material. Co. . . 447.84	8 Stretten, Helene H extrx Thos Lyons—U S Title Guaranty & I Co. 112.31	
4 Murray, Minos H—J F Colson . . . 86.28	8 Seigel, Chas—Mary F Bene . . . 87.99	
4 McCloskey, Wm J—Cath McCloskey . . . 72.23	8 Stumph, Frank—Rufus Waterhouse Co. . . 290.78	
4 Miller, Saml A—J Neyman . . . 341.53	9 Strassberg, Abe—S Cohen . . . 91.65	
4 Martin, Edw P survivor Geo F Nesbit & Co—W H Critchley . . . 97.62	9 Sinisi, Adam—State of NY. . . 200.00	
4 Macklin or Maxman Chaim or Adam—F Navrin . . . 76.90	9 Siciliano, Salvatore—same . . . 200.00	
4 Mason, Jno F—H F Theim . . . 264.30	9 Schmidt, Fredk P—State Comr of Excise . . . 1,819.97	
5 Madgeburg, Friedrich—Anna Gramco as extrx . . . 40.00	9 Shea, Jno—City of NY . . . 120.83	
6 Messina, Guiseppe—C P Cannello . . . 142.08	10 Siegfried, Morris—S Pollock & ano. . . 58.79	
6 Miller, Jos D—J A Vaughan . . . 223.62	10 Scherz, Henry G—D Aronson . . . 107.40	
6 Montano, Carmine—P Elliott Importing Co. . . 129.37	10 Shelly, Oswin W—J Bannon . . . 100.00	
6 McCann, Michl—G W Davison . . . 383.27	10 Stern, Barnett—Jas J Fox (Stern Bros. . . 27.40	
8 Middleton, Henry J & Richd J—Sophie Verner . . . 79.97	5 Truitt, Ulysses L—N Y Tel Co. . . 19.07	
8 Moore, Fred R—J B Pierce . . . 354.15	5 Trubenback, Blanche—J Gottlieb. 58.84	

CORPORATIONS.

4 Bonner, Automobile Co—S M Clarke Mfg Co. . . . . 49.63
4 Emkar Realty Co—Title G & T Co . . . . . 143.85
4 F M Carlin Constn Co—Douglass & Hann. . . . . 118.59
4 Falk & Fine Constn Co—Empire City Roofing Co. . . . . 76.42
4 J H Simmons Pub Co—C M Makin. . . . . 184.40
4 Lieb, Rose Realty Co—Bklyn Daily Eagle. . . . . 40.96
4* Philip, Kramer Diamond & Jewelry Co—P M Friedlander & ano. . . . . 59.71
4 Windsor Bldg Co—F W Crane Lumber Co. . . . . 227.47
5 Kannengieser & Helin—N Y Tel Co . . . . . 27.86
5 Rotary House Pump Co—E J Williaus. . . . . 100.26
5 Western Electric Co—Cath Grega, infant. . . . . 3,113.33
5 Chatham Sq Cafe—B Siegel. . . . . 131.73
5 Greater N Y Development Co—Emma L Grennel . . . . . 1,472.18
5 M Herrman Co—A Werther . . . . . 15.50
5 same—I Stern . . . . . 9.18
5 Princess Realty Co—I Rosenstein. . . . . 534.40
5 Rountree Realty Constn Co—A Starobin. . . . . 321.18
6 Atkins Iron Wks—Homestead Bank. . . . . 458.77
6 American Forge & Iron Co—same. . . . . 450.48
6 Atkins Iron Wks—same . . . . . 450.48
6 Edison Electric Illtg Co—Ida Borowick as admtrx. . . . . 5,541.85
6 Louis, Black & Bro—W G Kinney . . . . . 204.36
6 Massachusetts Bonding & Ins Co—State of N Y. . . . . 1,000.00
6 North Atlantic Dredging Co—Buckley, Woodhull & Burns. . . . . 172.69
6 Prospect Pl Co—J K Steifel as extr. . . . . 9,589.84
6 Sutter Ave Constn Co—W G Kinney. . . . . 204.36
6 Swedish Mutual Society Scandia—F J Marhofer. . . . . 1,500.00
6 Scranton Iron Wks—Homestead Bank . . . . . 450.48
8 Brabson Brass Mfg Co—Central Bronze Co. . . . . 165.60
8 Cobern Constn Co—W Gremler. 9,076.27
8 General Iron Wks—C E Anselm. 102.05
8 Interborough Impt Co—Caroline Breitenbecker. . . . . 166.11
8 Kings-Bright Constn Co—O W Ketcham. . . . . 244.07
8 Penn-Liberty Co—H Silverstone. 370.70
8 U S Arc Lamp Co—H E Grabau. 71.90
9 Autocar Sales Co—J McGuire . . . . . 87.61
9 Concord, Soc Polizzi Generosa—Polizzi Generosa Benevolent Soc, NY. . . . . 53.82
9 Finch, Garage—Standard Oil Co. 116.94
9 Gallo & Pittelli—Massachusetts Bonding & Ins Co. . . . . 3,593.46
9 Kings Impt Co—Borough Advertising Co. . . . . 166.59
9 Mollins & Tyler—S C Weeks. . . . . 74.19
9 Norwich Cooperage—B Fishlowitz. . . . . 1,450.57
9 Simonelli, Pizza Co—W E Mallinson. . . . . 244.38
10 H C McNulty (Inc)—F N Gilbert. 79.61
10 Leizerkowitz Realty Constn Co—J Cardillo . . . . . 1,357.24
10 Milton Constn Co—Astor Mortgage Co. . . . . 2,836.49
10 Meissner-Faugeman (Inc)—Nassau Electric R R Co. . . . . 119.06
10 Rubin Constn Co—Klein Material Co. . . . . 101.48
10 Title Guarantee & Trust Co—Z Rubin . . . . . 18.40
10 Parkway Builders—Burpee & Co. . . . . 56.09

SATISFIED JUDGMENTS.

Manhattan and Bronx.

April 5, 6, 8, 9, 10, 11.

Aiella, Frank—S Baumgarten; 1912. . . . . 1,116.58
Altman, Israel—H Ehrlich; 1912 . . . . . 300.00
Azoy, Anastasio, C M—J A Medina; 1910. . . . . 482.72
Berman, Jacob—F Feldman; 1911. . . . . 269.70
Berbohm, Arthur M—Stimpson Mercantile Equipment Co; 1910. . . . . 124.31
Boronow, Salo—L Pugh; 1911. . . . . 25.00
Brouwer, Jno H—Colwell Lead Co; 1911. . . . . 1,439.07
Brady, Jno J & Michl Gioe—L Senor; 1912 . . . . . 3,155.72
Cahen, Gustave W—L F Smith; 1911. . . . . 462.51



Crudo, Louis M—Lembeck & Betz Eagle Brewing Co; 1911...183.97  
 Corn, Sydney P & Florine—A Polak; 1912...91.81  
 Davis, Lewis K—Pettis Dry Goods Co; 1911...479.19  
 Dumont, Peter D—N Y Evening Post Co; 1910...170.13  
 D'Ambr, Annie—P Engel; 1911...187.80  
 Deetrich, Jennie—C Seubert; 1911...266.62  
 Day, Joseph P—F F Krusch; 1911...658.28  
 Diamond, Annia—City of N Y; 1911...264.41  
 Di Mele, Fedele M—V Mele; 1912...332.22  
 Fleming, Geo W—H C Karlson; 1912...49.91  
 Ford, Annie G—A B Hall; 1903...527.50  
 Friedlander, Edw & Mamie—J E Briggs; 1912...3,617.78  
 Grissler, Frank & Louis—Sanitary Fireproofing & Cont Co; 1910...116.26  
 Goodman, Elias & Nathan Gross—A M Goebel; 1912...551.58  
 Green, Saml—City of N Y; 1911...59.41  
 Grossman, Jacob—E Corotis et al; 1907...70.72  
 Heppenheimer, Leo—S J Bloomingdale et al; 1910...127.28  
 Hiller, Geraldine—N E Hiller; 1911...101.64  
 Same—same; 1910...103.35  
 Hoffman, Rudolph Jr—M Schorsch et al; 1909...87.37  
 Same—Acker, Merrall & Condit Co; 1909...16.34  
 Same—H G Edwards; 1910...34.61  
 Hogan, Jno J & Jno Theofil Jr—S Greenbaum et al; 1912...341.91  
 Horvath, Jos—E Hilbrand et al; 1912...176.15  
 Huncke, Henry J—C Bernstein et al; 1912...500.42  
 Halley, Benj R & Rose—P R Eaton; 1911...650.14  
 Insel, Sarah—G J Bryan et al; 1912...33.62  
 International Ore Treating Co—B Gelder; 1911...2,167.77  
 Johnston, Robt B—Monticello Distilling Co; 1909...261.03  
 Kaplan, Abr & Max Shapiro—S Sobel et al; 1912...316.91  
 Kemp, Chas—M Kurtz; 1911...1,258.18  
 Kaplan, Chas P & Fanny—M Seligson; 1911...654.47  
 Knowles, Henry H—Jno Forsythe; 1912...64.87  
 Lindstrom, Jos W—Equitable Trust Co of N Y; 1912...138.88  
 Lichtenberg, Moses J—J Van Orden; 1905...355.16  
 Livelli, Dominick J—H P Friedman & Bro; 1912...140.61  
 Lindley, Chas N—O C Phillips; 1912...4,148.38  
 Moore, J Clifford—J Friend; 1912...173.91  
 Mead, Jno L—Whiting Motor Co; 1912...68.55  
 Malzone, Orazio A & Marie—F Venterola; 1912...169.41  
 Miller, Durando—R Armstrong; 1912...129.47  
 Same—same; 1912...129.47  
 McDonald, Clinton—J Davis; 1912...625.00  
 Miller, Edw—B J Rogers et al; 1904...102.37  
 Mehlinger, Louis—M D Lederman; 1909...326.90  
 Newman, Vincent, Jr—Dwight Murray Realty Co; 1910...96.65  
 Nathan, Augustus & Paul—Maryland Casualty Co; 1912...113.48  
 Olsen, Peter—N Lamport; 1911...262.54  
 O'Rourke, Eliz—A Spencer; 1912...388.98  
 Orstein, Morris A—Saml Sheindelmann Co; 1912...96.82  
 Pfril, Ernest—Nat'l Cash Register Co; 1905...224.60  
 Proctor, Geo H—R C Morris; 1911...66.36  
 Same—R C Morris; 1911...112.62  
 Perlman, Gussie—M Margulies; 1912...67.98  
 Ryan, Francis J & Jas T P—P P Carlon; 1911...1,643.81  
 Richman, Samuel—E Feinman; 1912...513.20  
 Rait, David—International Silver Co; 1912...26.05  
 Reich, Max—A Langer; 1911...107.16  
 Roche, Minnie admx—J McCormack; 1910...1,028.63  
 Rauch, Saml & Walter Gallagher—People, &c; 1912...500.00  
 Sonneberg, Rosa or Klauber—F Franklin; 1911...169.95  
 Spies, Abr—N Y Tel Co; 1908...25.67  
 Schor, Geo, Nettie Schorr & Abr Frenkal—A Vexler; 1908...147.15  
 Smyth, Louis, Francis Smyth, Francis J M Dillon & Jno J O'Donohue—J B McDonald; 1907...106.85  
 Same—same; 1908...219.50  
 Slaerno, Roberto—N Morante; 1911...342.91  
 Shenk, Jos—D H Epstein; 1912...274.41  
 Schutz, Fred—United Dressed Beef Co of N Y; 1909...440.96  
 Slevin, Edw D—R Waldo; 1912...106.70  
 Smith, Chas W—E J Carey et al; 1909...1,138.74  
 Thomson, Wm C—Reedy Elevator Co; 1912...113.95  
 Whitney, Chas M, Jr—E Feinstein; 1912...116.72  
 Willis, Thos & Mary—City of N Y; 1911...155.92  
 Wilkinson, Jas E, Jr—N Y Tel Co; 1911...46.02  
 Weier, Jno E—J Walhizer; 1903...106.20  
 White, Grace M & Wm A Hayes—McA B Marsh; 1912...134.91  
 Wilson, Effingham—G W Yutte; 1904...98.23  
 Woodhull, Jessie C—W Flinn; 1912...307.30  
 White, Evelyn H—J Barile; 1910...81.41  
 Whitehead, Henry M—New Rochelle Trust Co; 1906...40.71  
 Winchel, Max & Joel Van Raakte—H H Jetter; 1910...244.65  
 Zipser, Jacques E, Philip Kronengold or Philip Krohngold—P Beck; 1903...119.52

CORPORATIONS.

Highwood Realty & Constn Co—American Clothes Dryer Co; 1911...59.67  
 Wirth Realty & Constn Co, Wm T Hookery, inc, & Wm T Hookey, Jr—Security Bank; 1911...937.89

Highwood Realty & Constn Co & Julius Weinstein—J Judelson; 1911...249.67  
 Lentz Realty Co—J H Krakower et al; 1911...379.65  
 Garner & Co—L De Moltke Huitfeldt; 1911...68,433.95  
 Long Acre Electric Light & Power Co—J D Maguire; 1911...25,175.47  
 Manhattan Real Estate Co—G R Bristor; 1912...913.33  
 N Y C & H R R R Co—W Schradin; 1908...136.35  
 Same—same; 1909...150.98  
 U S Fidelity & Guaranty Co—Renault Selling Branch; 1910...5,879.72  
 Kings County Refrigerating Co—Sanderson Co; 1912...1,324.39  
 Rockwell Motor Transportation Co—S Frank; 1912...1,655.24  
 Boston Ins Co—I Steinberg et al; 1910...10,547.31  
 Maxwell, Briscoe Motor Co & U S Motor N Y Co—M Rodriguea; 1912...225.00  
 Empire City Woodworking Co—P Lowenfeld et al; 1910...245.65  
 Same—same; 1912...146.15  
 N Y Tel Co—W Carson; 1912...250.00  
 Same—M Carson et al; 1912...250.00  
 Trustees of Brooklyn Benevolent Soc—L Purdy; 1911...27.65  
 Same—same; 1910...56.85  
 Starr Coal & Land Co—Equitable Bond & Certification Co; 1912...109.20

Borough of Brooklyn.

APR. 4, 5, 6, 8, 9 & 10.

Agoglia Rocco M—City of NY; 1910...260.00  
 Burke, Jas E—Anna L Reifschneider; 1911...64.40  
 Bandel, Chas F—City of N Y; 1911...94.59  
 Same—same; 1910...55.57  
 Brody, Abe—W A Greenfield & ano; 1909...1,865.08  
 Same—same; 1910...89.57  
 Same—same; 1912...124.12  
 Boden, Jno & Jas—J J Griffin; 1911...1,265.73  
 Boehm, Jno H, Martin & Jno H, Jr—G Hilcken; 1909...68.93  
 Brouwer, Jno H—Colwell Lead Co; 1911...1,439.07  
 Bastress, Jno E—F C Colten; 1912...627.81  
 Carpenter, Chas W—S A Weeks Co; 1912...98.16  
 Christensen, Louis—S A Weeks Co; 1912...98.16  
 Clemency, Margt—Susan A McGeehan; 1911...215.42  
 Clark, Jno J & Jas J—Mary Wengrosky; 1912...250.00  
 Diekstein, Alex—Paris Skirt & Suit Co; 1902...104.33  
 Dubroff, Max & Jacob—B L Warshawsky; 1910...119.65  
 Firth, Albert—Bay Ridge Chandelier Co; 1911...115.90  
 Friedlander, Edw & Mamie—J E Briggs; 1912...2,617.78  
 Greenblatt, Ely—S Saffioto; 1908...363.40  
 Same—J Speranza; 1908...623.58  
 Same—C La Capria; 1908...485.98  
 Greenberg, David & Jennie—L Poshinsky; 1912...199.15  
 Gelhart, Edna S—E H Mount; 1912...95.40  
 Gordard, Wm P—City of N Y; 1910...57.40  
 Howell, Chas E—Knickerbocker Ice Co; 1912...169.71  
 Haverkamp, Henry—P Keefe; 1904...119.40  
 Immig, Chas H—F G Moore; 1911...1,049.27  
 Jarashow, Benj—J P Duffy Co; 1911...72.36  
 Krimko, Wm H & Jacob—Nat'l Cash Reg Co; 1911...28.00  
 Kronengold, Philip—Pauline Beck; 1903...119.52  
 Lachler, Geo—G Hilcken; 1909...68.93  
 Lebovitz, Philip—H Kopilovitz; 1911...61.33  
 Lieberman, Emanuel—W A Greenfield & ano; 1909...1,865.08  
 Same—same; 1910...89.57  
 Same—same; 1912...124.12  
 Lynott, Mary—Borough Bank; 1911...256.61  
 Loeffler, Henry Jr—P Dugro; 1903...264.89  
 Same—Schmitt & Son; 1902...24.29  
 Same—Puels & Weber; 1903...29.92  
 Same—C Valentine; 1897...164.39  
 Moehringer, Frank & Elise—Barbara Voelker & ano; 1910...2,102.45  
 Magdeburg, Fredk—Anna Gramcko; 1911...77.73  
 Same—Anna Gramcko as extrx; 1911...108.25  
 Same—same; 1911...57.74  
 Same—same; 1911...40.00  
 Mehlinger, Louis—M D Lederman; 1909...362.09  
 Meeker, Wm J—W M Crowe; 1910...675.94  
 Muren, Geo M—A Holmstrom; 1910...123.95  
 Nimkovsky, Abraham—W A Greenfield & ano; 1909...1,865.08  
 Same—same; 1910...89.57  
 Same—same; 1912...124.12  
 Orenstein, Jos & Jennie—M. Rosenberg; 1910...2,000.00  
 Ornstein, Morris A—S Schiendelman Co; 1912...96.82  
 Pearse, Geo—G L Bieger; 1911...68.00  
 Rosenblitt, Morris—D O'Connor; 1912...44.00  
 Rosenstein, "Isaac"—H. Kopilovitz; 1911...61.33  
 Rashkin, Issac—W. A. Greenfield & ano; 1909...1,865.08  
 Same—same; 1910...89.57  
 Same—same; 1912...124.12  
 Steinberg, Sol & Fannie—M. Rosenberg; 1910...2,000.00  
 Stanley, Frank—N Y Tel Co; 1911...21.57  
 Wilson, Effingham—C W Yutte; 1894...98.23  
 Weller, Seymour B—Flatbush Trust Co; 1912...829.02  
 Woodhull, Jesse C—same; 1912...829.02  
 Same—W Flinn; 1912...307.30  
 Whittaker Jno—Jno Auer & Sons; 1912...273.44  
 Wechsler, Hirsh & Pearl—M Rosenberg; 1910...200.00  
 Warshawsky, Wm & Abr—B L Warshawsky; 1910...119.65  
 Woodhull, Jesse C—W Flinn; 1912...307.97  
 Same—same; 1912...308.26  
 Zipser, Jacques E—Pauline Beck; 1903...119.52

CORPORATIONS

West End Express Co—S A Weeks Co; 1912...98.16  
 Brooklyn & Long Island Realty Co—J Curran; 1908...435.98  
 J J Lynott Constn Co—Borough Bank; 1911...256.61  
 Lieb, Rose Realty Co—H Kopilovitz; 1911...61.33  
 Nimkovsky, Bldg Co—W A Greenfield & ano; 1909...1,865.08  
 Same—same; 1910...89.57  
 Same—same; 1912...124.12

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

APR. 4.

21ST st, 443 W; Mary Le Boutillier agt Gail S Corbett; Wm E Aitken (A); Jno H Rogan (R); due, \$15,799.17.

3D av, 1837; Lena Garland agt Amalie Cohn; Albt R Lesinsky (A); Chas D Donohue (R); due, \$18,695.27.

APR. 5.

118TH st, ss, 285 w 5 av, 25x100.11; Jas Stokes agt Benj A Tintner; Olin Clark & Phelps (A); Chas T Terry (R); due, \$7,535.82.

Northern av, nec 179th, 100x100; Marjorie Doll agt R H M Realty Co; Weschler & Rothschild (A); Jno D Lannon (R); due, \$10,493.66.

APR. 6.

No Judgments in Foreclosure Suits filed this day.

APR. 8.

Locust av, es, 255 n 138th, 260x325; Mutual Life Ins Co of NY agt Robt C Fisher; Fredk L Allen (A); Benj A Harstein (R); due, \$264,513.88.

APR. 9.

34TH st, ss, 100 w 9 av, 20x98.9; Cornelia W Hall agt Wallridge S Taft et al; Walsh, Wallin, Beckwith & Edel (A); Raymond V Ingersoll (R); due, \$21,478.71.

St Nicholas av, 72S; Mary E Hastings agt Jennie C Mason et al; Albt H Ammidown (A); Eugene L Bushe (R); due, \$14,458.89.

APR. 10.

Bryant av, 803; Mary I Cozzens agt West Mount Vernon Realty Co; Julius H Seymour (A); Geo E Weller (R); due, \$6,673.87.

Fulton av, 1175; Flora Vinicky agt Frank Louda; Henry F Lippold (A); Fredk Hunter (R); due, \$4,142.38

LIS PENDENS.

Manhattan and Bronx.

APR. 6.

130TH st, 517 W; Mary J Palmer et al agt C Blake Orcutt et al; action to recover possession; I N Miller, atty.

Beaumont av, es, 100 n 187th, 100x100; Geo Colon & Co agt Mercury Realty Co et al; foreclosure of mech lien; Gettner, Simon & Asher, attys.

140TH st, ns, 90 w 8 av, 15x99.11; Cath O'F Duffy agt Wm Higgins et al; partition; W F Clare, atty.

APR. 8.

Tremont av, ss, bet Webster & Park avs, lot 63; Tax Lien Co of N Y agt Mary E Mullins et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

70TH st, ns, bet Crotona & Prospect avs, lot 73, same agt Eugene H Hammond et al foreclosure of transfer of tax lien; W Lustgarten, atty.

Cottage pl, ws, bet 170th & Crotona Park S, lot 28; same agt Vincenzo Fasano et al; foreclos of transfer of tax lien; W Lustgarten, atty.

165TH st, ss, bet Nelson & Ogden avs, lot 25½; same agt E Osborne Smith et al; foreclos of transfer of tax lien; W Lustgarten, atty.

3D av, nec 172d, lot 42; same agt Jos Levin et al; foreclos of transfer of tax lien; W Lustgarten, atty.

170TH st, ss, bet Franklin & Fulton avs, lot 46; same agt Carrie J Heerbrandt et al; foreclos of transfer of tax lien; W Lustgarten, atty.

Webster av, ws, bet 184th & 187th, lot 54; same agt Peter Handobode et al; foreclos of transfer of tax lien; W Lustgarten, atty.

100TH st, 145 & 147 W; Harry Chlirinn agt Yetta Cohen; action to foreclos mech lien; H Kahn, atty.

163D st, ss, 250 e Amsterdam av, 25x 112.6; Neil F Duross et al agt Sophie Goldstein et al; partition; H A Sperry, atty.

APR. 9.

19TH st, ns, 133 nw 2 av, 16.8x92 and prop in Queens Co; Alicia Spence et al agt Jennie A Kelly et al; partition; L S Goebel, atty.

16TH st, ns, 100 e 9 av, 25x92, and interior parcel beg at a point 92 n 16th, & 100.1 e 9 av, runs e25xn3 inches, xw25xs3 inches to beg; Herman Rositzke agt Geo W Meyer et al; accounting, &c; Neu, Gilchrist & Spedick, attys.



APR. 10.

**Greenwich av, 123;** also HENRY ST, 330; also 51ST ST, 225 E, 1/2 pt; also 46TH ST, 232 E; also AV D, 91; also 7TH ST, 280-2 E; Fredk L Haug agt Jno W Hildenbrand et al; amended partitions; Reeves, Todd & Swain, attys.

**58TH st, 308-10 W;** Vacuum Engineering Co agt Bernard Reich et al; foreclos of lien; W F McCombs, atty.

**16TH st, 31 W;** Sol L Pakas agt Flemish Realty Co; specific performance; H Reeves, atty.

**127TH st, ns, 192.8 w Bway, 100x150;** also 118TH ST, ss, 75 w Lenox av, 17x100.11; Isidor Mosson et al agt Israel Lippmann, notice of levy; E I Gottlieb, atty.

APR. 11.

**168TH st, ns, 150 w Bway, 100x180;** Milton M Silverman et al agt Jas N Butterly et al; partition; Cahn & Nordlinger, attys.

**Van Buren st, ws, 106.4 s Morris Park av, 56.7x100;** Knickerbocker Trust Co agt Jos Gamache; notice of levy; Seyfarth, Gunkel & Seyferth, attys.

**Jackson av, nec 160th, 24.2x175;** also LONGFELLOW AV, ws, 107.3 n 167th, 100 100; also FOREST AV, es, 100 n Cedar pl, 25x135; McConnell Coal Co agt Emma M S Mestanz; notice of levy; W C Kelyea, atty.

APR. 12.

**8TH av, ws, 25 n 136th, 25x95;** Louis Jonap agt Loeb Hill Realty Co et al; action to foreclose mechanics lien; M Golluber, atty.

**Washington av, sec 164th 100x101;** Raiser Heating Co agt Duminuco Constn Co et al; action to foreclose mech lien; Foster & Cunningham, attys.

**Plots, 220-25 on Albany av & plot 16 on Stevenson av, map of Oloff Pk, near Kingsbridge;** Jno H Van Hagen agt Mary H Van Hagen et al; partition; T O'Connor, atty.

**Jerome av, nwc Clarke pl, 50.6x117.1x irreg;** parcel of land beg at swc of premises which adjoins ns of Prospect & land of Bernard Collins, runs n110xe100xs110 to Prospect, xw100 to beg; Jno H Keirns agt Saml F Keirns et al; partition; F Ingraham, attys.

**Borough of Brooklyn.**

APR. 2.

**40TH st, nwc Hubbard pl, 20x100;** Fredk W Holmes agt Henricka M Tanner et al; C A Clayton atty; corrects error in last issue when same appeared under orders.

**St Marks av, ns, 483.4 e Rockaway av, 16.8x127.9;** Title Guarantee & Trust Co agt Sarah Zinney et al; J L Goodwin, atty; corrects error in last issue when location was St Marks av, ns, 483.4 n Rockaway av.

APR. 4.

**Plot bounded on the n by Gravesend Bay, on the e by land of Albt D Buschman, on the s by Neptune av, on the w by land of the Norton Point Land Co (excepting certain premises);** Home Trust Co of NY agt Richd K Haldane et al; Harris, Corwin, Gunnison & Meyers, attys.

**Blake av, ss, 25 w Alabama av, 25x80;** Sarah Silberman agt Saml Segal et al; to set aside a satisfaction piece; C Herrmann, atty.

**S 1ST st, ss, 292.6 e Driggs av, 37.6x100;** Newburgh Savings Bank agt Philip Leizerkowitz et al; J L Goodwin, atty.

**Stratford rd, es, 96 n Turner pl, 48x100;** Alex V Fraser & ano as exrs agt Margt M, Newman et al; Wm A Evans, atty.

**E 35TH st, ws, 180.4 n Beverley rd, 20x100;** Postal Life Ins Co agt Dorey Realty Co et al; Hirsh & Newman, attys.

**E 35TH st, ws, 260 n Beverley rd, 20x100;** same agt same; same agt same.

**E 35TH st, ws, 21 n Beverley rd, 19.8x100;** same agt same; same agt same.

**49TH st, ns, 300 w 5 av, 20x100.2;** Michl M McDermott & ano agt Amphitheatre Co et al; M W Wood, atty.

**Grattan st, ss, 275 e Porter av, 25x100;** New York Investors Corporation agt Mamie Motz et al; J L Goodwin, atty.

**Grattan st, ss, 225 e Porter av, 25x100;** same agt same; same agt same.

**Flatbush av, ws, 460 n Av Q, 20x100;** Ernest W Tyler & ano as committee agt Lucia Boniello et al; L W McGee, atty.

**S 1ST st, ns, 50 w Havemeyer, 25x77;** Geo H Mahler agt Jno C Tiedemann et al; partition; L J Langbein, atty.

**W 25TH st, ws, 230 s Neptune av, runs w120.1 to centre of old lot No 39 of common lands of the town, xs200xe122.4 to st, xn200 to beg; Cath M Meserole agt Richd J Williams; D J Meserole, atty.**

**Lots 386A, 387A in blk 7321 on map of 1st addition to Home Crest, fronting on E 17th; also LOTS 385A in blk 7321 on same map fronting on E 17th; also LOTS 372A, 373A & 374A in blk 7321 on same map and fronting on E 16th; also E 17TH ST, ws, 105 s Av T, 40x100; also E 17TH ST, ws, 185 s Av T, 40x100;** Francis E Menair agt Jno Conlin et al as exrs; to recover possession; T H Calhoun, atty.

**E 12TH st, es, 135 n Av K, 35x100;** Dietrich Niebuhr agt Jas Collins et al; A E Colvin, atty.

APR. 5.

**Flushing av, ns, 140.9 e Whipple, 25x97x25x85;** Jno Schmitt agt Frank Tannenbaum, et al; P P Huberty, atty.

**W 5TH st, ws, 162 n Av T, 18x100;** Frank Rhinow agt Gravesend Bldg & Constn Co et al; H C Gollmar, atty.

**Saratoga av, es, 75 n Pacific, 25x100;** Eliz K Lyle agt Isidore M Glickman et al; E F Taber, atty.

**17TH av, es, 240 s 81st, 20x90;** Chas N Davidson agt Sarah G Meistrell et al; J O Ball, atty.

**Dumont av, ns, 50 w Barbey, 25x100;** Max Goldman agt Rachel Durst et al; L Alexander, atty.

**E 35TH st, ws, 540 s Av I, 100x200 to E 34th;** Josephine L Powers agt Edna A Delapottier et al; H M Bellinger, Jr, atty.

**Van Sielen av, ws, 20 s Belmont av, 18x95;** Jno Doscher agt Sophie Weber et al; J A Sheehan, atty.

**McDonough st, ns, 204 e Patchen av, 20x100;** Williamsburgh Savings Bank agt Annie L Lockwood et al; S M & D E Meeker, attys.

**Powell st, ws, 250 s Sutter av, 75x100;** City Real Estate Co agt Abr M Slater et al; E Kempton, atty.

**57TH st, sws, 240 nw 16 av, 25x100.2;** Long Island Loan & Trust Co as trste agt Jno McCormack & ano; J L Goodwin, atty.

**74TH st, ws, 480.6 nw 7 av, 30x100;** Edw Steinhardt agt Cath Ulrich et al; E Kempton, atty.

**DeKalb av, ss, 350.3 e Nostrand av, runs s33.2x again s12xw9xs54.10xs25xn100 to De Kalb av, xw24.9 to beg; I Townsend Burden as com agt Elias Kranz et al; Miller King, Lane & Trafford, attys.**

**Stanhope st, ses, 550 ne Evergreen av, 25x119.4x25x120.3;** Wm M Gibson agt Jno Patterson et al; to determine conflicting claims; H Markowitz, atty.

APR. 6.

**Gilmore court, swc E 12th, 100x100;** N Y & Cincinnati Realty Co agt Gertrude L Reich & ano; J Z Lott, atty.

**Irving av, ec DeKalb av, 100x100;** Hermann J Gaus agt Nicolaus Bonnlander et al; Jas Moffett, atty.

**E 29TH st, ws, 140 n Tilden av, runs w 75.2 to centre of Lawrence (now closed), xn21.1xe74.7 to st, xs23.3 to beg; Lorenzo O'Connor as trste agt Richd B Maloon et al; H J Davenport, atty.**

**Dumont av, ss, 40 w Junius, 20x70;** Bond & Mtg Guarantee Co agt Israel Segalowitz et al; J L Goodwin, atty.

**E 9TH st, ws, 400 s Av C, 20x100;** Chas S Hydeman agt Saml Kantor et al; B N Manne, atty.

**Stillwell av, swc 80th, runs nw129.4xsw 100xs225.2 to av, xn145.7 to beg; Edw F Tierney agt Thos A Nugent et al; Jno Mulholland, atty.**

APR. 8.

**Snyder av, sec E 52d, 2x100;** South Bklyn Savings & Loan Assoc agt Jennie I Hall et al; W J Bolger, atty.

**Nostrand av, nwc Fenimore, 100x100;** also LINCOLN RD, ss, 100 w Nostrand av, 20x105; Max Silberfeld agt Minnie Polatchek et al; Max Salomon, atty.

**Atkins av, es, 190 s Belmont av, 20x100;** Title Guarantee & Trust Co agt Thos F Gorman & ano; J L Goodwin, atty.

**Ames st, 30;** Jacob Poll agt Jacob Schochet et al; S Abramson, atty.

**17H av, ses, 40 ne 81st 20x43;** Orrie P Cummings agt Elevated & Subway Realty Co et al; E W Tyler, atty.

**17H av, ses, 20 ne 81st, 20x43;** Ernest W Tyler agt same; L McGee, atty.

**Grand st, 239;** Saml Steinek & ano agt Harry Zweibach et al; Leon Burkes, atty.

**Baltic st, ns, 150 e 3 av, 25x100;** Real Estate Co of Bklyn agt Philip H Stark et al; Caldwell & Holmes, attys.

**Thatford av, 194;** Abr D Epstein agt Max Moskowitz et al; Saml Widder, atty.

**Lefferts st, ss, 156.2 e Nostrand av, 20x102.6;** Title Guarantee & Trust Co agt Lefferts Constn Co et al; J L Goodwin, atty.

**Main st, es, 40 s Plymouth, runs e83xs 57.7xe22xs20.6xw— to Main, xn83.3 to beg; Catherine F Carnright agt Margt T Mullin; to set aside deed; L J McGoldrick, atty.**

**Lefferts st, ss, 256.2 e Nostrand av, 20x102.6;** Title Guarantee & Trust Co agt Lefferts Constn Co et al; J L Goodwin, atty.

**48TH st, ns, 300 w 5 av, 20x100.2;** Dora De Walfort agt Arbuckle Realty Co et al; J J Bakerman, atty.

APRIL 9.

**6TH av, ws, 134.6 s 74th, 20.8x118.10x 19.6x113.8;** Emma Hoecker agt Mary J O'Connor; W J Fischer, atty.

**Franklin st, ws, 95.3 s Greenpoint av, 23.5x75;** Jeannette A Englis agt Alfd F Willmott et al; C & T Perry, attys.

**Powell st, es, 20 s Dumont av, 20x100;** Frank W Arnold as trste agt Hyman Aaron et al; J L Goodwin, atty.

**Hendrix st, es, 130 n Sutter av, 20x100;** Benj Schwartz as exr agt Harry Appelman et al; Sackett & Lang, atty.

**E 17TH st, es, 100 n Av O, 40x100;** Jno W Buckley agt Chas H Pietz et al; Wm E Buckley, atty.

**Kings Highway, swc E 26th, runs s136.6 xw80xn82.10xe96.4;** also KINGS HIGHWAY, sc E 27th, runs s450xw100xn80xw 100 to E 26th x—236.9 to Highway xne 236.4 to beg; also KINGS HIGHWAY, swc E 28th, runs s841.10 xw100xn80xw100 to E 27th, x—629.6 to highway xne239.10 to beg; also AV P, sec E 29th, runs s140xe100 xs80xe— to land to Geo Lott xne— to Nostrand av xn— to Av Pwx210 to beg; also MARSH ST, sc Av P, runs se330 to land of Geo Lott xsw200 to Burnett xn w204.5 to Nostrand av xn160.6 to Av P xn e114.7 to beg; Ella S Robertson agt Louis P Reeder; specific performance; Wm K Hall, atty.

**Clinton av, ws, 96 s Flushing av, 13x 53.3;** Aug J Chabot agt Mary L Perkins et al; C C Suffren, atty.

**Clinton av, ws, 59.5 s Flushing av, 18.5x 53.3;** same agt same; same agt same.

**Clinton av, ws, 77.10 s Flushing av, 18.2 x53.3;** same agt same; same agt same.

**Grattan st, ss, 325 e Porter av, 25x100;** New York Investors Corp agt Mamie Motz et al; J L Goodwin, atty.

**92D st, ns, 65 e Gatling pl, 20x95.6;** Greater New York Savgs Bank agt Louis Flaxman et al; J E Ruston, atty.

**92D st, ns, 85 e Gatling pl, 20x95.6;** same agt same; same agt same.

**92D st, ns, 105 e Gatling pl, 20x95.6;** same agt same; same agt same.

**Rockaway av, sws from Av F to Smith's la, 184.10x85x184x85;** Israel Danziger agt Herman P Rosenblatt et al; Greenbaum, Rifkind & Sugarman, attys.

**70TH st, ss, 350 w 15 av, 100x100;** Henrietta M Kleinberger agt Utrecht Realty Co et al; Godnick & Wilson, attys.

**Av R, nwc E 19th, 60x105;** Emma Degenfald agt Dudley W Freeman & ano; J M O'Neill, atty.

**42D st, ns, 235 e 12 av, 30x100;** Greve & Co agt Aaron Beiley et al; H E Lewis, atty.

**De Kalb av, nes, 64.1 w Vanderbilt av runs ne40xn32.7xw19.7xs28.8xsw40 to De Kalb av xe20 to beg; South Brooklyn Savings Inst agt Edith F Bowen et al; Coombs & Wilson, attys.**

APRIL 10.

**Grattan st, swc Varick av, 25x100;** Title Guarantee & Trust Co agt Mamie Motz & ano; J L Goodwin, atty.

**Nostrand av, ws, 200 n Av H, 20x68.2x 24.5x54.1;** Anna M Finn agt Fannie E Crass et al; H Goldstein, atty.

**Nassau av, ss, 50 e Van Dam, 25x109.2;** Chauncey Perry agt Kattie McCormack et al; C & T Perry, attys.

**Eastern pkwy ext, ss, 71.1 e Hopkinson av, runs s113.6 to Park pl xe40xn85.8xe25xn 58.5 to Eastern pkwy ext xw39.10 to beg; Jos Zimit agt A Caplan Constn Co et al; S A Telsey, atty.**

**Lincoln pl, ns, 194 w Rochester av, 20x 120;** Leo Lippman agt Harry C Partridge et al; Seley & Levine, attys.

**Bath av, nws, 33.4 se 16 av, 25x90;** Janet E Wetzlar agt Thos W Dinkins et al; G F Alexander, atty.

**Ridge blvd, es, 30.6 s Bay Ridge av, 20x 90;** Kathleen D Huff agt Louis Aronstam; to declare a deed to be a mortgage; W H Smith, atty.

**Av S, sec W 9th, 36x100;** also W 9TH ST, es, 148 s Av S, 272x100; Michl J Manton agt Highland Constn Co et al; to foreclose mechanic's lien; M T Manton, atty.

**Grattan st, ss, 250 e Porter av, 25x100;** New York Investors Corp agt Mamie Motz et al; J L Goodwin, atty.

**Grattan st, ss, 175 e Porter av, 25x100;** same agt same; same agt same.

**Blake av, ns, 100 w Grafton, runs w— to Howard av xn— to Hunterly rd xne— to Sutter av xs— to beg; Title Guarantee & Trust Co agt Hannah Schwartz et al; J L Goodwin, atty.**

**Hancock st, ses, 225 ne Knickerbocker av, 25x100;** Vincent Melsher agt Regina Deinhardt et al; Warner, Wells & Korb, attys.

**50TH st, sws, 100 nw 14 av, 40x100.2;** Broadway Trust Co agt Andrew Olsen et al; J Z Lott, atty.

**Lennox rd, swc E 46th, 40x100;** Linda Seveso agt Nicholas Sanna et al; A E Omen, atty.

**FORECLOSURE SUITS.**

**Manhattan and Bronx.**

APR. 6.

**5TH av, nec 131st, 25x99;** Franklin Savgs Bank in the City of N Y agt Leopold Klein et al; amended; W M Powell, atty.

**39TH st, 326 E;** Andw J Toland et al agt Victor Herbert et al; J L Clare, atty.

**102D st, ns, 74.6 e Lex av, 27x100.11;** Jacob Ganifried agt Yetta Gottlieb et al; H Gottlieb, atty.

APR. 8.

**Mott st, 228;** Frank W Bruns agt Sam Sobel et al; G B Hayes, atty.

**Lots 22 & 23, at Throggs Neck, Bronx;** Frances A Leddy agt Wm P McGrory et al; Roe & Hayes, attys.

APR. 9.

**103D st, 107 E;** First Reformed Episcopal Church of N Y City agt Dinah Schomer et al; Cary & Carroll, attys.

**135TH st, ss, 90 e Bway, —;** Rebecca Mayer agt Jno Byrd et al; partition; Kendall & Herzog, attys.

**Lots 353-366 map of Adee Park, Bronx;** Geo W Von Spiegel agt Warwick Realty & Constn Co et al; W D Cameron, atty.

**Lots 367-376, map of Adee Park, Bronx;** Martha A Edwards agt Warwick Realty & Constn Co et al; W D Cameron, atty.

**101ST st, ns, 200 w Park av, 25x100.11;** Louisa Kimberly agt Louis Biegeleisen Co et al; amended; G B & E Goldschmidt, attys.

**10TH st, 111 E;** Sarah Hengle agt Anthony Masset et al; C L Downs, atty.

APR. 10.

**97TH st, ns, 200 w 2 av, 25x100.11;** Geo H Coutts agt Sallie Weil et al; amended; F G Wild, atty.



APR. 8.

Prince st, 191; also VANDAM ST, 10; also SPRING ST, 268; also MACDOUGAL ST, 54; City Real Estate Co agt Michl F Eagan et al; H Swain, atty.

Webster av, 3544-46; two actions; Francis G Lloyd et al agt Irving Constn Co et al; Merrill & Rogers, attys.

Starling av, sec Wash, 108x53.4; Mary B Cash agt Isaac E Abbott et al; Ferris, Roeser & Storck, attys.

11TH st, 644 E; Klara Selig agt Abr Glanzer et al; C Schwick, atty.

Webster av, 3548; Francis G Lloyd et al agt Irving Construction Co et al; Merrill & Rogers, attys.

Webster av, 3538; Jno Hyslop agt Irving Constn Co et al; Merrill & Rogers, attys.

Home st, ss, lots 35-39 map No 1078; City of N Y Ins Co agt Surety Land Co et al; Carrington & Pierce, attys.

Vreeland av, es, 275 n Marrin, 50x100; also VREELAND AV, es, 300 s Latting, 50x100; Poughkeepsie Trust Co agt Wm A Mallett et al; C W H Arnold, atty.

Drainage st, swc Boone av, 100x30.7x irreg; Herman Mundheim agt Benj Viau et al; amended; P J Dunn, atty.

120TH st, 58 E; Helen D Clark agt Jacob Hirsch et al; Stanton & Hopkins, attys.

Webster av, 3550; Jno Hyslop agt Irving Constn Co et al; Merrill & Rogers, attys.

Prince st, 159; Marx Ottinger et al agt Walter J Moore et al; Kurzman & Frankenhaimer, attys.

Webster av, 3540; Jno Hyslop agt Irving Constn Co et al; Merrill & Rogers, attys.

Stebbins av, nec Bristow, 113.3x100; Seymour P Kurtzman agt Jackson Assn et al; W Frank, atty.

150TH st, ns, 290.10 w 7 av, 40.10x99.11; Emilie Harlem agt Wm Cuff et al; Goldfogle, Cohn & Lind, attys.

54TH st, ns, 200 w 9 av, 25x118.1; Genevieve Skelly et al agt Jos S Acker et al; G B Hayes, atty.

99TH st, ns, 142.6 e 3 av, 37.6x100.11; Saml H Golding agt Abr Goldschlag et al; J W Block, atty.

109TH st, 229 E; Francis H Page agt Anna M Cefola et al; J M Rider, atty.

184TH st, 515 W; Alphonse Hogenauer et al agt Florence T Hand et al; amended; Davis & Kaufmann, attys.

Baumont av, 2345; Louis Epstein agt Tuchman Bros Constn Co et al; amended; A O Ernst, atty.

Morris av, 2408; Annie Webbe exr agt Q M Fleming et al; B W B Brown, atty.

3D av, es, 87.4 n St Pauls pl, 40x100; Sarah L Taylor agt Kenneth Norton et al; G R Coughlan, atty.

2D av, 2493; Mutual Life Ins Co of N Y agt Betty Hamburger et al; F L Allen, atty.

Fairmount pl, ns, 303.5 w So blvd, 25x100; Wm R Brinckerhoff, trste agt Lillian E M Vollmer et al; F A Southworth, atty.

123D st, 408 E; Wm Koch agt Lena Davis et al; Atwater & Cruikshank, atty.

Union av, 608; Bridget Kearney agt Milton J Doernberg et al; J H Hildreth, atty.

121ST st, 345 E; Henry E Jones agt Angelica Coleman et al; Strong & Cadwalader, attys.

5TH av, nec 131st, 25x99; Henry Heller et al agt Jonas Weil et al; R E Bergman, atty.

Austin pl, ns, 297.8 e 144th or St Joseph's 25x100; Jno E Simons agt Chas Califano; M Mayer, atty.

Austin pl, ns, 72.8 e 144th or St Joseph's, 175x100x irreg; also AUSTIN PL, ns, 297.8 e 144th or St Joseph's, 25x100; Jno E Simons et al agt Boro Cut Stone Co et al; M Mayer, atty.

Decatur av, ws, 51 s 201st, 39x110; Michl A Hoffman agt Edw H Von Der Linden et al; Amend & Amend, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

APR. 6.

Amundson av, ws, 225 s Randall av, 25 x100; Eliz K Dooling loans Chris & Freda Drevland to erect a — sty bldg; — payments. 3,500

Tiffany st, es, 78 n 163d, 47x106.7; City Mtg Co loans B V Constn Co to erect a 5-sty apartment; 10 payments. 30,000

Southern blvd, nws, 185 sw Tiffany, 50x100; Same loans Levine & Atlas Co to erect a 5-sty apartment; 12 payments. 35,000

163D st, ns, 76.4 e Tiffany, 62.4x78; Same loans B V Constn Co to erect a 5-sty apartment; 10 payments. 38,400

163D st, nec Tiffany, 76.5x78; Same loans same to erect a 5-sty apartment; 10 payments. 51,600

Southern blvd, nws, 235 sw Tiffany, 50x100; Same loans Levine & Atlas Co to erect a 5-sty apartment; 12 payments. 35,000

Park av, nec 54th, 100.5x90; City Real Estate Co loans Park Avenue and 54th Street Co to erect a 12-sty apartment; 10 payments. 600,000

Prospect av, ws, 75 s Samuel, 47x100; Flora Siegel loans Osias Stup to erect a 5-sty apartment; — payments. 4,000

31ST st, 25-29 W; S F Adams Realty Co loans Napoleon Constn Co to erect a 12-sty loft bldg; 12-payments. 500,000

Fort Schuyler rd, ws, 125 s Latting, 25x134; Richd W Horner, atty, loans Mary F McGrall to erect a 2-sty dwg; — payments. 4,000

APR. 9.

Hoffman st, ws, 45.5 s 187th, 25x94.6; Jas G Wentz loans Arthur Avenue Realty & Constn Co to erect a 5-sty apartment; 9 payments. 15,000

Bryant av, es, 194 n 165th, 42x100; Ver Planck Estate loans Richardson Co to erect a 5-sty apartment; 13 payments. 36,000

Bryant av, es, 110 n 165th, 42x100; Same loans same to erect a 5-sty apartment; 13 payments. 36,000

Bryant av, es, 152 n 165th, 42x100; Same loans same to erect a 5-sty apartment; 13 payments. 36,000

APR. 10.

Holland av, es, 35.9 n 211th, 25x100; North Side Mtg Co loans Francesco Bilotto to erect a 2-sty dwg; — payments. 4,000

156TH st, swc Courtlandt av, 100x49; Greenwich Mtg Co loans Hubener Escher Co to erect a —sty bldg; — payments. 30,000

APR. 11.

Kelly st, nec 165th, 100x76; Greenwich Mtg Co loans Normal Constn Co to erect two 5-sty tenements; 13 payments. 95,000

Washington av, nec Fletcher, 63.4x93; Jas G Wentz & Jas T Wentz loan Nora Constn Co to erect three 5-sty apartments; 10 payments. 61,000

Amsterdam av, es, 49.11 s 160th, 49.11x107; Abel King & Isaac Schorsch loan Placid Realty Co to erect a 6-sty tenement; 4 payments. 32,000

APR. 12.

Morris av, ws, 93.5 n 150th, 25x100; Jas G Wentz loans 591 Morris Ave Co to erect a 5-sty apartment; 10 payments. 18,500

Washington av, ws, 72 n 163d, 37.6x99.9; City Mtg Co loans Rice-Fitzgerald Co to erect a 6-sty apartment; 12 payments. 27,500

Washington av, ws, 34.6 n 163d, 37.6x99.11; same loans same to erect a 5-sty apartment; 9 payments. 27,500

Av St Nicholas, swc 148th, 24.11x100; Rembrandt Realty Co loans St Nicholas Holding Co to erect —sty bldg; — payments. 30,000

ATTACHMENTS.

Manhattan and Bronx.

APR. 4 & 5.

No Attachments filed these days.

APR. 6.

Manhattan Sight Seeing Tours & Caroline Wrenn; George Laury; \$1,000; S Zuckerman, Jr.

Rosenblatt, Sigmond H; Moses H Rosenblatt & Max Hesselin; Ernst Bunge; \$18,586.22; G W Bristol.

APR. 8, 9 & 10.

No Attachments filed these days.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

APR. 4, 5, 6, 8, 9, 10.

Birsch Realty Co. Northern av, es, from 178th & 179th..Robinson Dumb Waiter Co. Dumb Waiters. \$435

Birch Realty Co. Northern av & 178th & 179th..Anton Larsen & Son. Refrigerators. 900

Carpenter, L J. 102 W 93d..Consolidated Gas Co. Ranges. 101

Cohen, E A. 182 8-30 Mad av..Consolidated Gas Co. Ranges. 60

Darrow Realty Co. 137 W 145th.. Consolidated Gas Co. Ranges. 93

Fischman, W. 521-25 W 135th..Consolidated Gas Co. Ranges. 183

Golde, Cohen. Wash av, es, 120 s St Pauls pl..Central Union Gas Co. Ranges. 120

Hamburger, T. 57 E 102d..Consolidated Gas Co. Ranges. 75

Hamelburger, S P. 596 Riverside dr.. Consolidated Gas Co. Ranges. 110

Jampole, Werner Constn Co. 245 W 51st ..Consolidated Gas Co. Fixt &c. 55

Kramer Contracting Co. Union av, ws, 163 n 163d; also Tinton av, es, 89 n 163d; also Union av, ws, 91 n 163d.. Consolidated Gas Co. Ranges. 307

Kramer Contracting Co. Fulton av, es, 161 n 163d..Central Union Gas Co. Ranges. 102

Monaton Realty & Improving Co. 493 W 135th..Consolidated Gas Co. Ranges. 81

McCarthy, Thos D revr Murphy & Donohue, 1431-33 Mad av..Consolidated Gas Co. Ranges. 63

Violanti, Jno. 2157-9 Mapes av..S Weinstein. Gas Fixt. 500

Alleva, Ernest. 55 Spring st..Consolidated Gas Co. Ranges. 102

Aloha Realty Co, 199th st, ns, 100 w Grand Blvd & Concourse..Northern Union Gas Co. Ranges. 93

Marcoen Constn Co. 1760 Wash av.. Northern Union Gas Co. Ranges. 102

Peerless Marquetry Co. 151-3 W 32d.. Consolidated Gas Co. Ranges. 67

Weinstock, Lizzie & Lena Brown. 77 St Marks pl..H Brown. Washtubs, Boilers, &c. 1,500

Borough of Brooklyn.

AFFECTING REAL ESTATE.

APR. 4, 5, 6, 8, 9 & 10.

Aronson Realty Co. Sterling pl nr Bedford av..A J Dowdesdell Co. Heater, &c. \$1,340

Same...same. Same. 1,350

Basis Realty Co. 78th st & Ft Hamilton av..Wm Kerby. Ranges. 836

Sokova Constn Co. St Johns pl nr .. Rochester av..Bradford & Taylor Co. Ranges. 428

Same. Lincoln pl nr Rochester av... same. Same. 428

MECHANICS' LIENS.

Manhattan and Bronx.

APR. 6.

69TH st, 209 E; Geo W Meier agt Amelia Schenck (39). 18.75

164TH st, 484 E; Raisler Heating Co agt Annita Realty Co & Duminuco Constn Co (40). 568.56

8TH av, nwc 26th, 24.8x67.9; Philip Beyer agt Henry Siefke, Antonio Gomoro, Francis A Clark & Columbia Heights Realty Co (41). 505.86

Same prop; Abr Grossman agt same (42). 1,050.00

Ludlow st, 138-40; Bennie Melman agt Louis Hoffman & Sam Segalowitch (43). 149.00

9TH av, 277; Levin Bros agt Dr Walter F Gardiner & Frank Seery (44). 109.00

Northern av, es, whole front bet 178th & 179th, —x100; G Schaile & Son agt H Raabe & Sons & Birch Realty Co (45). 600.00

86TH st, 228 E; M Rambow & Co agt Kreutzer Quartette Club & Standard Flooring Co (46). 123.92

Audubon av, sec 170th, 25x95; Union Radiator Co agt Morris Simon Constn Co & Kirls & Bimpson (47). 686.84

Property situated on ws of tracks of NY Central & Hudson R R R Co upon which the old Riverdale Station is located; Arthur Hasselman agt N Y C & H R R R Co & Alex Dickson Co (48). 122.00

APR. 8.

122D st, 425 E; Brown Metal Ceiling Co agt Caledonia Golf Cleef & Mfg Co. (49). 90.00

Northern av, es, whole front bet 178th & 179th, 200x100; Jno J Kelly agt Birch Realty Co & Raabe & Sons (50). 8,200.00

174TH st, ns, 100 w Wash av, 50x100; Morris Eidelshheim agt Etta Realty Co. & Meyer Isear (51). 130.00

14TH st, 115-17 1/2 E; Noah Pells agt Mrs Jane Seibert & Wm A Blain et al (52). 55.00

82D st, 520 E; American Guarantee Roofing Co agt Pauline Gingold & Jacob S Glaser (54). 118.00

Northern av, es, whole front bet 178th & 179th, 185x100; Geo F Moore, Inc, agt Birch Realty Co & H Raabe & Sons (55). 155.00

Amsterdam av, ws, whole front bet 176th & 177th, —x—; Paul Nobleman agt Gingold Realty Co. (56). 1,078.38

APR. 9.

116TH st, 408-10 E; Jos Reda agt Raffaele Marrizzi & Howard Hall (57). 154.68

6TH av, 226; Louis Silverman agt Wm, Chas L & Alex T Kellner & Mirtad Kavanor (58). 185.04

Lexington av, 1795; Louis Adler agt Margt J Crawford (59). 20.25

Lenox av, swc 126th, 20x75; Theodore C Wood agt Rose Frey & Brooks & Kantowitz (renewal) (60). 230.99

135TH st, 303 E; Abr Levine agt Johanna Schramm, Eliz Fritzel & Jos Fritzel (61). 55.00

Westchester av, 2111-15; Cross, Austin & Ireland Lumber Co agt Glover Constn Co & Jos M Cohn (62). 645.24

Madison av, 153; Geo H Shyman agt Empire Holding Co & Geo Backer Constn Co (63). 1,731.85

Boyd st, es, — s 239th, 25x50; Edw D Vock agt Vincenzo Palmieri (64). 42.00

Washington av, sec 164th, 100x101; Chas Schlesinger agt Duminuco Constn Co (65). 250.00

Fordham av, sec Aqueduct av, —x—; Richd E Thibaut Inc agt Thos Walsh & Juliette Constn Co (66). 267.11

Northern av, es, whole front bet 178th & 179th, —x100; Elbert Skannel agt Birch Realty Co, Gussie Raabe & H Raabe & Sons (67). 2,177.00

APR. 10.

Holland av, es, 50 n 214th, 25x100; Mount Vernon Builders Supply Co agt Peter Zambelli (68). 1,295.60

4TH st, 313 E; Max Friedman agt Jos Hoffman & Jacob Isaacs (69). 114.80

32D st, 9 W; Denis J Buckley agt Colgate Hoyt, Frank Seery & Timothy M Healy (70). 128.00



**40TH st, 232-4 E;** Sigmund Schechter agt Rees & Rees; Finrock Iron Works & Rachmel & Finkelstein (71). 160.00  
**Westchester av,** nec Southern blvd, 12 x20; Sarah Rosenberg & Arthur J Boacus (72). 100.00  
**2D av, 787;** Jno J Ryan agt Estate of Edw J Mulvaney, Edw P, Margt, Mary, Helen, Irene, Luke & Adeline Mulvaney (73). 12.48

APR. 11.

**5TH av, 537;** Stehlin-Miller-Henes Co agt Hoffman Rothschild Co & J H Scheier (74). 190.00  
**Aqueduct av, 1492-4;** Wm McPherson & Co agt Towanda Constn Co. (75) 1,485.94  
**Hoe av, 1306-S;** Dwyer & Carey agt Mary L E Johnson & Jackson Associates (76). 310.00  
**Hudson st, 615½;** Geo A Darling agt Universal Operating Co & Ernest A Levy (77). 81.10  
**3D av, 1025;** Isidore Ginsburg agt Ernestine Weill & Mich Weill (78). 332.50  
**3D av, 1025;** same agt same (79). 92.95  
**Northern av,** es, whole front bet 178th & 179th, 185x100; Frank Seolan agt Gusie Raabe, Birch Realty Co & H Raabe & Sons (80). 203.00  
**Washington av,** sec 164th, 100x100; Sanders & Barnet agt Annita Realty Co & Duminuco Constn Co (81). 1,350.00

APR. 12.

**Ludlow st, 138-40;** Max Cohen agt Louis Hoffman & Saml Sagalowit (82). 140.00  
**5TH av,** es, 10.11 s tracks of N Y Westchester & Boston Ry Co, 200x100; Hudson Woodworking Co agt Fine & Falk Inc (83). 2,100.00

**Borough of Brooklyn.**

APR. 4.

**Carroll st,** ss, 100 w Clinton, 35x115; McMann & Taylor Co agt Scandanavian Sailors Temperance Home & Harry McComb. 60.03  
**Park pl, 1836;** Max Borscher agt Morris Schroff. 20.00  
**Nostrand av, 691;** Dayton & Montgomery agt Sophia L Horsfield, Henrietta Frisbie & Jno H Ernst. 82.50  
**14TH av, 5104;** McMann & Taylor Co agt L Borgenicht & Harry McComb. 264.25

APR. 5.

**71ST st,** nes, 105.9 se Narrows av, 40x100; Luder Wichers agt Andrew G Gulliksen. 89.50  
**Scholes st,** nec Leonard, 100x100; Lionel E Slagle agt Julius Strauss & J C MacQuarrie Co. 72.00  
**Monitor st, 19 & 21;** Norman Contracting Co agt St Cecilia's Roman Catholic Church of Bklyn & Stephen E McDonald. 250.60  
**15TH av,** nwc 52d, 100x100; McMann & Taylor Co agt L Borgenicht & Harry McComb. 264.25  
**Church av,** nec E 2d, 106.10x102; Jaeger Lumber Co agt Meyer Realty Co. 429.46  
**Hendrix st, 296;** Saml Ginsburg agt Kay Bldg Co; Morris & Sam Cohen & Jos Kraetz. 275.00  
**Eastern pkway ext,** ss, 71 e Hopkinson av, 50x125 to Park pl; Metropolitan Lumber Co agt A Caplan Constn Co & Abe Caplan. 132.83

APR. 6.

**New Lots av,** ns, 26.6 e Stone av, 17.7x84.5x16.8x90; Richd Worob agt Sarah & Paul Levy. 145.00  
**Baltic st, 311-319;** Levin Kronenberg & Co agt Hartman Constn Co. 1,000.00

APR. 8.

**Livonia av,** swc Hendrix, 50x100; Marcoca Bros agt Hendrix Eldg & Development Co & Jos Randazzo. 200.00  
**Eastern pkway,** ns, 209.3 e Schenectady av, 150x120.7; Saml Malofsky agt Penn Liberty Co & Nathan Topel. 3,204.75  
**St Marks av,** ss, 55 e Grand av, 175x128; Saml Malofsky agt Penn Liberty Co & Nathan Topel. 1,100.00  
**Wyona st, 392-4;** J Portman & Co agt Bernard Schnall. 1,175.00  
**E 4TH st, 582;** M Gononsky agt Mary E Downey. 56.00  
**Eastern pkway,** ns, 209.3 e Schenectady av, 150x127.7; Isaac Solomonowitz agt Penn Liberty Co & Nathan Topel. 1,500.00  
**New York av, 61;** Chas Wuttke agt Geo Rodemann. 125.00  
**St Marks av,** ss, 55 e Grand av, 170x100; Harry Marcus Iron Works agt Penn Liberty Co. 900.00  
**Union st,** ns, 264 w New York av, 20x80; Adolf Broman agt H C Partridge & Louis J Wendell. 250.00

APR. 9.

**Eastern pkway,** ns, 309.3 e Schenectady av, 150x121; Construction Material & Coal Co agt Penn Liberty Co & Nathan & Ida Topel. 5,756.08  
**New Lots rd, 45,** ns, 26.6 e Stone av, 17.7x88x17x90.3; Kalman Kalminowitz agt Sarah Levy. 75.00  
**Eastern pkway ext,** ns, 209.3 e Schenectady av, 150x121; Greenberg & Schlecker Co agt Penn Liberty Co. 3,200.00  
**25TH st, 173-77;** W & R Iron Works agt Church of Our Lady of Czenstochowa; Danl Ryan & Jos J Perkins. 400.00  
**Lake st,** ws, 480.6 n Av S, 96x100; Rebecca Stock agt International Metal Ceiling Co. 350.00

**Hendrix st, 296;** Meyer & Miller agt Kay Bldg Co, Morris & Sam Cohen & Jos Kraetz. 40.00  
**Graham av, 217-19;** Michl Klores agt Louis & Annie Levinkind. 22.00  
**Eastern pkway,** ns, 209.3 e Schenectady av, 150x120.7; Klein Material Co agt Penn Liberty Co. 375.37

APR. 10.

**Sackman st, 641-687;** also RIVERDALE AV, 366-76; also NEWPORT AV, 304; also POWELL ST, 504; Wolf Caraeff agt Essex & Lee Co, Rudolph Jaffe & Morris Schlechter. 177.75  
**Eastern pkway,** ns, 209.3 e Schenectady av, 150x120.7; Patk T McDermott agt Penn Liberty Co & Nathan Topel. 1,525.00  
**E 2D st,** nec Church av, 102.4x106.10; Empire Roofing Co agt Meyer Realty Co & Wm F Meyer. 110.00  
**63D st,** swc 20 av, 80x75; Person & Co agt Himmelstein & Arker. 118.00  
**Pitkin av, 1721;** Saml Ginsburg agt Marnie & Harris Newblatt. 225.00  
**Livonia av,** swc Hendrix, 50x100; Chas I Rosenblum agt Hendrix Bldg & Development Co. 172.00  
**Harrison st,** ss, 100.3 w Columbia, 75x118.3x74.10x113; Hudson Wrecking & Lumber Co agt Jas Scotto. 283.31  
**Eastern pkway,** ns, 209 e Schenectady av, 150x120.7; Conover Engineering Co agt Penn Liberty Co & Nathan Topel, president. 1,200.00

**SATISFIED MECHANICS LIENS.**

**Manhattan and Bronx.**

APR. 6.

**Fort Washington av, 385-95;** Consolidated Chandelier Co agt Hargood Realty & Constn Co et al; Dec15'11. 2,513.00  
**Riverside dr, 490;** Robt Griffin Co agt Bronx Investment Co et al; Jan31'12. 97.02  
**7TH av, 2064-70;** Standard Plumbing Supply Co agt Jno H Springer Realty Co et al; May22'11. 1,287.20  
**80TH st, 175 E;** Gardiner & Davison agt Edw Beach et al; Mar7'12. 165.00  
**80TH st, 175 E;** P & F Corbin of NY agt same; Jan9'12. 115.00  
**Same prop;** Sidney P Ettinger agt same; Jan9'12. 197.85  
**Same prop;** Madison Bldg Co agt same; Jan3'12. 1,386.01  
**Same prop;** Jas F Hughes Co agt same; Jan10'12. 75.75  
**Same prop;** McNulty Bros Inc agt same; Jan10'12. 225.00  
**Same prop;** Wm Henderson agt same; Jan12'12. 88.69  
**Same prop;** J F Murphy Lumber Co agt same; Jan11'12. 66.39  
**Same prop;** Thos J Byrne Co agt same; Jan4'12. 96.92  
**Starling av,** ss, 50 e Olmstead av; J E Bentz agt Starling Realty Co; Jan25'12. 1,380.00  
**Bathgate av,** es, 25 n 184th; Jas Jamev Rusciano agt Scalzo Realty Co; Nov27'12. 1,050.00

APR. 8.

**134TH st, 539 E;** Abendroth Bros agt Bronx Investment Co et al; Jan31'12. 97.02  
**77TH st, 502-10 E;** Isaac Moritz agt Open Stair Tenement Co et al; Dec1'11. 1,415.00  
**Same prop;** Jas W Johnson agt same; Dec14'11. 60.00  
**Same prop;** Lordi & De Respiris agt same; Dec13'11. 6,500.00  
**Same prop;** Eureka Tile Co agt same; Dec13'11. 778.00  
**Same prop;** Geo S Holmes Co agt same; Dec9'11. 2,298.00  
**Same prop;** Troy Metal Lath Co agt same; Dec5'11. 610.90  
**Same prop;** Reliance Fireproof Door Co agt same; Dec16'11. 2,600.00  
**Same prop;** Jno Laura agt same; Dec 14'11. 410.00  
**Same prop;** Max Solomon agt same; Dec14'11. 4,000.00  
**Same prop;** Webster Iron Works agt same; Dec14'11. 1,182.70  
**Same prop;** Pietrowski & Konop Co agt same; Dec13'11. 2,800.00  
**Same prop;** Levin & Levin Contracting Co agt same; Dec22'11. 34,538.25  
**Same prop;** Cross, Austin & Ireland Lumber Co agt same; Nov28'11. 4,142.30

APR. 9.

**Haven av,** sec 180th; Edna K G Schultz agt Munden Constn Co et al; Mar29'12. 600.00

APR. 10.

**Essex st, 48;** Wm P Youngs & Bros agt Mary O'Neill et al; May26'11. 290.07  
**Essex st, 48;** Standard Metal Ceiling Co agt same; Apr7'11. 80.00  
**Amsterdam av,** swc 175th; Oscar W Nevins agt Lentz Realty Co et al; Dec7'11. 250.00  
**80TH st, 175 E;** Henry H Meise agt Malley P Beach et al; Jan10'12. 162.00  
**13TH st, 313-15 E;** Max Rosen agt Estate of Morris W Lazarus et al; Mar30'12. 67.39

APR. 11.

**Albany rd,** es, 145 s 233d; Thos McBride agt Martin Passannanti et al; Jan20'11. 235.86  
**115TH st, 122 W;** Harry F Bowsky agt Lena Henschell et al; Jan13'12. 222.50  
**6TH av, 681;** McDougall & Potter agt Chauncey E Horton et al; Apr8'12. 747.85  
**111TH st,** ss, 245 e 5 av; Raffaele Calasounimo et al agt Roseff & Williams et al; Mar21'12. 231.21

**187TH st,** ns, 100 w Beaumont av; Geo Colon & Co agt Mercury Realty Co et al; Mar30'12. 1,269.00

APR. 12.

**72D st, 148 W;** M F Westergren Inc agt Chas W Mix et al; June1'11. 400.00  
**Same prop;** same agt Fredk A Elliott et al; Aug8'11. 400.00  
**3D av,** ws, 78.2 s 170th; Maximilian Zipke Inc agt Jno H Schreyer et al; Mar 21'12. 300.00  
**Goerek st, 71-3;** Harbison Walker Refractories Co agt Wyler Constn Co et al; Jan23'12. 317.75  
**Commonwealth av,** swc Mansion; Antonio D'Andrea agt St Anthony's Church & Rectory of Van Nest et al; July18'10. 6,672.49  
**Same prop;** South Amboy Terra Cotta Co agt same; Sept7'10. 550.00  
**Same prop;** Hotchkiss Bros Co agt same; Aug29'10. 906.00  
**Same prop;** Laurent Poirer agt same; Sept13'10. 50.00  
**Same prop;** Isaac E Abbott agt same; Aug11'10. 457.77  
**3D av,** nwc 170th; Fritz Iron Wks agt Wendorfer Bronx Co et al; Feb21'12. 305.00  
**Same prop,** same agt; same; Feb21'12. 273.95  
**Essex st, 48;** American Luxfer Prism Co agt Mary O'Neill et al; May29'11. 155.00

**Borough of Brooklyn.**

APR. 4, & 5.

No Satisfied Liens filed these days.

APR. 6.

**33D st,** ss, 340 e 3 av, 60x100.2; Chas J Woodward, Jr, agt Ferdinando Penna Constn Co & Ferdinando Penna; Mar25'12. 471.27  
**1st Marks av,** ss, 55 e Grand av, —; Congress Varnish Works agt Topol Bros & Penn Liberty Co; Mar 9'12. 45.55

APR. 8.

**48TH st, 445;** Giro Jovine agt Arbuckle Realty Co & Pasquale Cicone; Dec22'11. 56.00  
**14TH av, 4406,** ws, 40.2 s 44th, —; M Perlman Co agt Rosie Eben; Mar20'12. 39.00

**Schenectady av,** es, 100 n Park pl, 52x100; Jos Weingeroff agt Johanna & Robt Grafton; Apr2'12. 1,400.00

APR. 9.

**Union av, 232;** Terker Iron Works agt Carolina De Crescenzo; Mar7'12. 25.00  
**Bergen st,** ss, 160 e Hopkinson av, 40x100; Kramer Contracting Co agt Jos & Harry Malkin; Mar30'12. 84.00  
**Bergen st,** ss, 424.6 w Rockaway av, 40 x127; Chas Wenz Inc agt Jos Malkin; Apr 1'12. 125.25

APRIL 10.

**Throop av, 374;** Louis Meckenberg agt Saml Silverman & Benj Trotzy; Mar29'12. 31.00

**ORDERS**

**Borough of Brooklyn.**

APR. 4.

**33D st,** bet 3 & 4 avs, 60x100.2; Ferdinando Penna Constn Co on Home Mtg Investment Co & Home Title Ins Co; to pay Chas J Woodward, Jr. 326.73  
**Lott av,** nwc Bristol, 60x100; Bristol Bldg Co on J Lehrenkrauss & Son; to pay Brownsville House Wrecking Co. 200.00  
**14TH av,** —, bet 51st & 52d, —; Harry McComb on L Borgenicht; to pay McMann & Taylor Co. 250.00

APR. 5.

No Orders filed this day.

APR. 6.

**Hicks & Montague sts,** —; Casino Mansions; W J Baldwin Heating Co on Jno Thatcher & Son; to pay Gurney Heater Mfg Co. 700.00  
**Same prop;** same on same; to pay Mitchell Tappen Co. 326.50

APR. 8.

**Eastern pkway,** ns, 209.3 e Schenectady av, 150x120; Penn Liberty Co on Lawyers Title Ins Co; to pay Constn Material & Coal Co. 3,500.00

**53D st,** swc 11 av, 220x100; L W Beveridge (inc) on Robt Ward & Louis F Hollenbach; to pay Jno A Driscoll. 400.00

**Eastern pkway,** ns, 209.3 e Schenectady av, 150x100; Penn Liberty Co on Lawyers Title Ins Co; to pay Max Kobre. 2,500.00

**Schenectady av,** es, 100 n Park pl, —; Johanna Grafton on Home Title Ins Co; to pay Emma G Mooney. 350.00

APR. 9.

**Eastern pkway,** ns, 209.3 e Schenectady av, 120.7x150; Penn Liberty Co on Lawyers Title Ins Co to pay Colwell Lead Co. 1,000.00  
**Same prop;** same on same to pay same. 1,800.00

**Malta st,** ws, 256.5 s New Lots av, 60x93; David Wolfman & ano on Julius Lehrenkrauss & ano to pay Jos Errante Tile Co. 55.00

APR. 10.

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. 2300

New York, April 13, 1912

(40) 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.

61-12	736-7	1218-60	1653-35	1938-6
110-56	736-58	1243-62	1656-35	1941-18
200-29	753-25-57	1245-86	1657-6-7	1979-51
201-26	764-11	1317-16	1669-7	1980-38
203-1	799-77	1332-20 1/4	1684-4	1997-53
204-31 & 33	801-58	1338-34-35	1685-23	2002-55
230-16	802-22, 24, 24, 25	1346-1 1/2	1686-50	2029-19
266-9-10	806-48	1359-1	1694-4	2041-'8-50-52
270-59	817-57 & pt lt 36	1365-44	1715-43	85, 87, 89, 91, 93
273-48	822-27	1375-13	1727-59-68	11
293-6	832-34-35	1375-30	1731-64	2060-54 1/2
305-25	833-24-26	1392-59 1/2	1738-5	2083-21
334-19	854-12-13	1395-41	1746-46	2109-5
336-26	865-4	1397-20-21	1747-1	2114-19
357-89 & 92	880-14-15	1400-65	1751-14	2118-50
379-15	885-92	1429-34 1/2	1751-28	2128-52
393-4	935-42	1446-45 1/2	1772-62	2132-7
394-53	939-7 & 25-26	1471-47	1773-5 & 67-68	2154-26
455-58	949-9	1496-3	1790-44	
471-41	997-32, 33, 36 1/4-36 1/2	1505-46	1798-20	<b>WILLS</b>
476-23	1002-7-7 1/2	1515-61 1/2-62	1800-44 1/2	1122-37
504-25-24	1006-56	1517-12	1804-46-48 1/2	1135-17
564-37	1046-46	1525-35	1810-11	1137-51
574-72	1049-17	1563-19	1822-58	1249-26
588-7-8 & 42	1071-14	1579-24	1834-34	1382-59
613-9-10	1072-16	1596-17	1837-6	1406-67 1/2
631-20	1092-30-32	1613-9	1839-23	1412-47
632-41	1113-5-6	1648-10	1871-9	1616-45
634-55	1144-13 1/2	1650-3	1907-47	1909-1
642-74	1148-52	1653-15-17	1909-11	
674-33 & 36-38, 58, 61 & 62	1202-61			

#### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure

indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

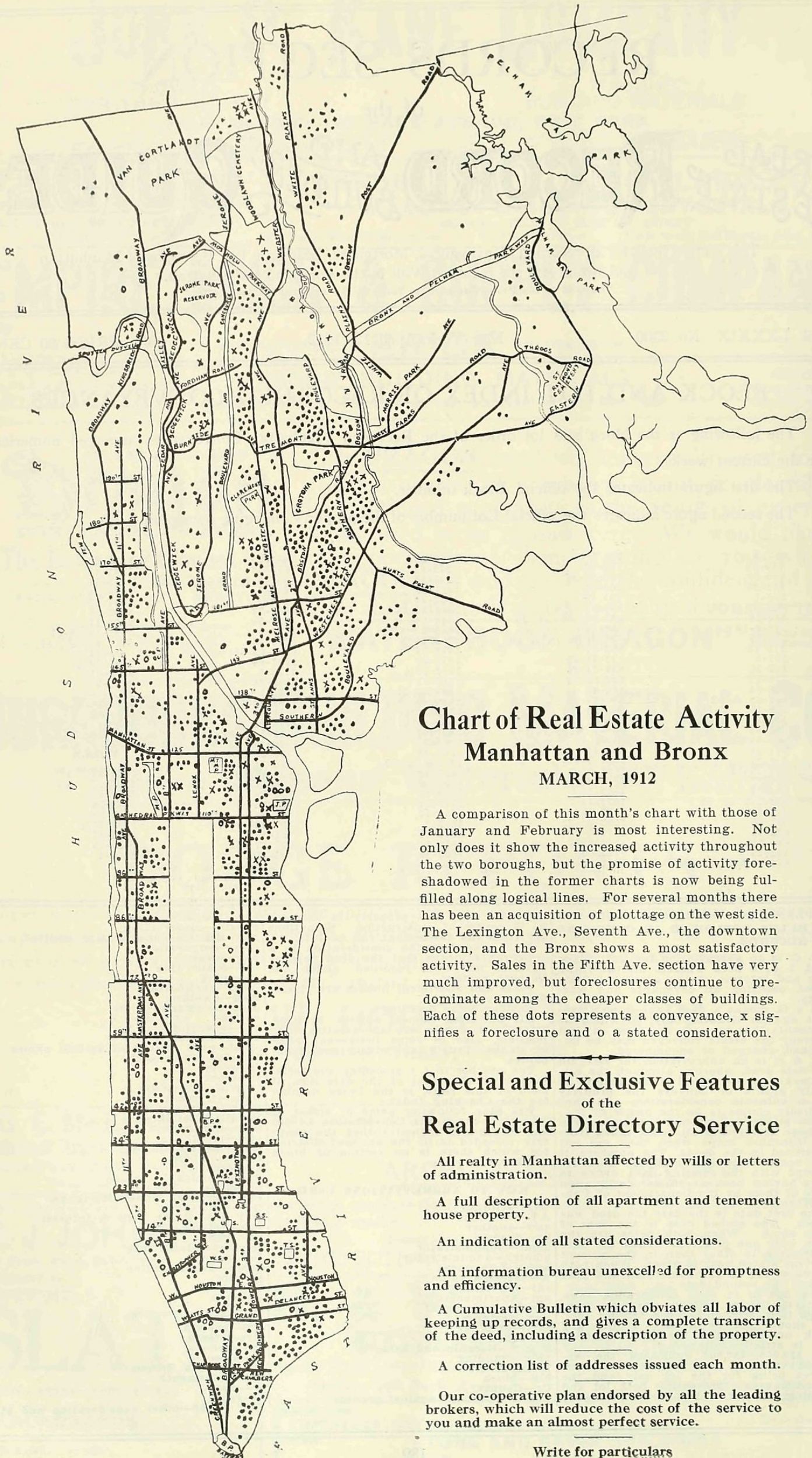
The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

#### KEY TO ABBREVIATIONS USED.

(A)—attorney  
A.L.—all liens  
ano—another  
av—avenue  
adm—administrator  
admtr—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  
extr—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

MARCH, 1912

A comparison of this month's chart with those of January and February is most interesting. Not only does it show the increased activity throughout the two boroughs, but the promise of activity foreshadowed in the former charts is now being fulfilled along logical lines. For several months there has been an acquisition of plottage on the west side. The Lexington Ave., Seventh Ave., the downtown section, and the Bronx shows a most satisfactory activity. Sales in the Fifth Ave. section have very much improved, but foreclosures continue to predominate among the cheaper classes of buildings. Each of these dots represents a conveyance, x signifies a foreclosure and o a stated consideration.

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CONVEYANCES

Borough of Manhattan.

APR. 5, 6, 8, 9, 10 & 11.

**Broome st, 521-3** (2:476-23) ss, 110 e Sullivan, 40x60 to 3 ft alley with AT to alley, 7-sty bk loft & str bldg; Moritz L Ernst et al to Canebrake Realty Co, 35 Nassau; AL; Mar22; Apr6'12; A\$20,000-P 40,000. O C & 100

**Bedford st, 102**, see Greenwich, 723 (729).

**Broome st, 375** (2:471-41), ss, 50.8 w Mott, 25.3x118.3x25.1x114.5, 6-sty bk tnt & str; Francesco Pignuolo to Alessandro Delli Paoli, 216 E 19; 1/2 pt; mtg \$48,000; Apr10'12; A\$25,000-45,000. O C & 100

**Chrystie st, 75**, see Hester, 137.

**Chrystie st, 73**, see Hester, 137.

**Hester st, 139**, see Hester, 137.

**Hester st, 141**, see Hester, 137.

**Hester st, 143**, see Hester, 137.

**Canal st, 175**, see Canal, 179.

**Canal st, 163-5**, see Canal, 179.

**Canal st, 179** (1:204-33), ns, 42 e Mott, 20.10x99.9x20.10x99.8, all of, 5-sty bk loft & str bldg; A\$19,000-28,000; also CANAL ST, 175 (1:204-31), ns, 83.9 e Mott, 20.10x99.10, 5-sty bk loft & str bldg; 1-3 pt; AT; A\$19,000-28,000; also CANAL ST, 163-5, (1:203-1), nec Elizabeth (No 36), 45.11x25.1x45.9x25.1, 5-sty bk tnt & str; 1-3 pt; AT; A\$22,000-30,000; Jno G Kinkele to Julia R Kinkele his wife, 36 E 126; B&S; Apr4; Apr8'12. gift

**Columbia st, 101** (2:334-19), swc Stanton (Nos 267-9), 25x75, 6-sty bk tnt & str; Victor Muller to Sol Becker, 129 Rivington; mtg \$32,000; Apr3; Apr5'12; A\$25,000-45,000. O C & 100

**Eldridge st, 18** (1:293-6), es, abt 125 s Canal, 25x87.6, 3-sty fr bk ft tnt & str & 4-sty bk rear tnt; Benj E Hall, ref, to Isidor Kronacher, 850 Longwood av; FORECLOSED & drawn Apr8; Apr9'12; A\$19,000-29,000. 25,000

**Elizabeth st, 36**, see Canal, 179.

**Elizabeth st, 9** (1:201-26), ws, 125 n Bayard, 25x94.5, 3-sty bk loft bldg; Elias A Cohen, 49 W 113 to Dora Gottesman, 397 Bradford, Bklyn & Sam Adler, 433 Jerome, Bklyn; mtg \$17,500; Apr1; Apr6'12; A\$17,000-21,000. O C & 100

**Elizabeth st, 9** (1:201-26), ws, 125 n Bayard, 25x94.5x25x94.6, 3-sty bk loft bldg; Kate B Morrison et al EXRS, & C, Lucius A Rockwell to Elias A Cohen, 49 W 113; 1/2 pt; Mar21; Apr5'12; A\$17,000-21,000. 9,500

**Elizabeth st, 9**; Chas S Fowler, Jr, heir, & C, Annie E Fowler & Chas S Fowler to same; 1/2 pt; AT; Mar11; Apr5'12. O C & 100

**Elizabeth st, 9**; Wm S Fowler et al heirs, & C, Chas S Fowler to same; 1/2 pt; Feb23; Apr5'12. nom

**Forsyth st, 77** (1:305-25), ws, 175 s Grand, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Isaac Cohen et al to Sophie wife Meyer Cohen, 704 Cauldwell av; B&S; AL; Apr3; Apr8'12; A\$20,000-28,000. nom

**Grand st, 474** (2:336-26), ns, 75 w Willett, 25x100, 6-sty bk tnt & str; Max Gruber to Moris Taxiier, 1450 Charlotte; 1/2 pt; mtg \$30,000 & AL; Apr10; Apr11'12; A\$22,000-42,000. nom

**Grove st, 24** (2:588-8), ss, 50.4 e Bedford, 22.4x100, 3-sty bk & fr shop; Wm Fishbourne to Rose Fishbourne or Fishburne both at 67 Horatio; AL; Mar14; Apr11'12; A\$9,500-10,500. nom

**Grove st, 22** (2:588-7), ss, 28 e Bedford, 22.3x100, 4-sty bk & fr shop; Wm Fishbourne to Rose Fishbourne or Fishburne both at 67 Horatio; AL; Mar10; Apr11'12; A\$9,500-11,000. nom

**Greene st, 18** (1:230-16), es, abt 200 n Canal, 25.3x100, 6-sty bk loft & str bldg; Warren Leslie ref to Metropolitan Savings Bank, 59-61 Cooper sq E; FORECLOSED & drawn; Apr10; Apr11'12; A\$22,000-44,000. 45,000

**Greenwich st, 708-10**, see 30th, 326 W.

**Greenwich st, 723 (729)**, (2:632-41), es, 96 n Charles, 18.9x68.10x20.8x76.7, 3-sty bk tnt; A\$6,000-7,500; also BEDFORD ST, 102 (2:588-42), es, 60 n Grove, 22x50, 3-sty fr bk ft dwg; A\$6,000-6,500; Harry G & Ethel T Coss to Chas M Coss, 238 W 76; B&S & C a G; Mar18; Apr8'12. nom

**Greenwich st, 723, & Bedford st, 102**; Chas M Coss to Ethel T Coss, 238 W 76; B&S & C a G; Mar18; Apr8'12. nom

**Greenwich st, 767** (2:634-55), es, 40 s Bank, 21x68.6x21x67.9, vacant; Louis Canter to Wm D Kilpatrick, 71 E 95; mtg \$7,000; Apr5; Apr8'12; A\$7,000-7,900. O C & 100

**Greenwich st, 177 (163)**, (1:61-12) es, abt 80 n Cortlandt, 24.9x54.1x23.7x49.5, ss, 4-sty bk tnt & str, 2-sty ext; Edw Miehling EXR; Jno Loster to Hudson Companies, 62 Cedar; Apr5; Apr6'12; A\$28,000-34,000. 41,500

**Henry st, 182** (1:270-59), ss, abt 50 e Jefferson, 23.10x100, 4-sty bk tnt, 2-sty ext Nathan D Helfand to Tillie Wiener, 182 Henry; AL; Mar29; Apr11'12; A\$17,000-22,000. O C & 100

**Hester st, 137** (1:304-pt lt 35), nvc Chrystie (No 73), 38.4x25.1x38x25.1; also HESTER ST, 139 (1:304-pt lt 35), ns, 38.4 w Chrystie, 22.4x25.1; also HESTER ST, 141 (1:304-pt lt 35), ns, 60.8 w Chrystie, 22.4x25; also HESTER ST, 143 (1:304-pt lt 35), ns, 83 w Chrystie, 22.4x25.1; also CHRYSTIE ST, 75 (1:304-pt lt 35), ws, 25.1 n Hester, 25x104, 6-sty bk tnt & str; Harry A Thuor to Annie Miller; 1-3 int of his R T & I; mtg \$149,000; Jan8'07; Apr10'12; A\$65,000-110,000. O C & 100

**James st, 3** (1:110-56), ws, 24 s Cherry, 31.10x36.2, 4-sty bk tnt & str; Ella L Ci-vill & ano EXRS, & C, Acton T Civill to Jennie Benning, 6 James st; AT; Mar11; Apr10'12; A\$8,000-11,000. 3,833 33

**James st, 3** (1:110-56), ws, 24.1 s Cherry 31.9x36.2x31.3x36.2, 4-sty bk tnt & str; Sarah A B Civill & Emma C Bailey to same; 3/4 pt; AT; Mar11; Apr10'12; A\$8,000-11,000. nom

**Jane st, 93** (2:642-74), ns, 56.5 e Wash-ington, 23x49.10x22.11x49.10, 3-sty & b bk dwg; Jno H Cooper to Archibald McIn-nes, 351 E 143; mtg \$5,000; Apr3; Apr5'12; A\$5,000-6,500. O C & 100

**Madison st, 324** (1:266-9), ss, 25 w Scam-mel, 31.5x74.5x30.11x76.1, 5-sty bk tnt & str; Phoenix Ingraham, ref, to Fredk G Reed, 253 E 68; FORECLOSE, Apr1; Apr5; Apr9'12; A\$18,000-35,000. 28,000

**Madison st, 322** (1:266-10), ss, 56.5 w Scammel, 30.7x72.9x30.7x74.5, 5-sty bk tnt & str; Paul L Kiernan, ref, to Wm H Schmoehl, 1457 Lex av; FORECLOSE, Apr1; Apr5; Apr9'12; A\$18,000-35,000. 28,000

**Mott st, 61** (1:200-29), ws, 100 n Bay-ard, 25x100, 6-sty bk tnt & str; Blanche Rosenberg to Rose E Levy, 100 Cathedral pkwy; 1-3 pt; AL; Jan31; Apr9'12; A\$19,000-36,000. nom

**New Chambers st, 36** (misc), power of atty; Louis P Weil of New Haven, Conn, to Albt A Rosenthal, NY; Dec9'07; Apr10'12. 12.

**Pike st, 31** (1:273-48), es, abt 75 n Mad 27x90, with AT to alley running to ns Mad, 5-sty bk tnt; Bradish Johnson & ano EXRS, & C, Francis C Lawrence to Sol Shapiro, 101 Chrystie, & Morris Levinson, 1815 7 av; Apr1; Apr5'12; A\$18,500-29,000. 23,500

**Prince st, 192**, see Prince, 190.

**Prince st, 190** (2:504-25), swc Sullivan (No 124), 20x77, 2-sty bk tnt & str & 3-sty bk tnt; A\$17,000-19,500; also PRINCE ST, 192 (2:504-24), ss, 20 w Sullivan, 20x77, 2-sty bk tnt & str; A\$12,000-13,000; Mary Carey & ano indiv & TRSTES Michl Duff to Louis Casazza, 8120 19 av, Bklyn, & Victor Casazza, 194 Prince; B&S; Apr9'12. 37,500

**Sullivan st, 124**, see Prince, 190.

**Stanton st, 267-9**, see Columbia, 101.

**Watts st, 140-2** (2:595); receipt for pay-ment of portion of party wall bet above; Mary & Nellie Mulvihill et al, heirs, EXRS, & C, Jno Mulvihill to Henry Kroger, 468 Greenwich; Apr1; Apr8'12. 750

**3D st, 361 (331) E** (2:357-89), ns, 236.9 e Av D, runs ne77 to 4 ft alley, x6xse40 xs40 to st, xw20 to beg, with rights to al-ley, 3-sty fr bk ft tnt & str, & 2-sty bk rear stable; Abr Waldinger to Annie Wal-dinger, 810 Dawson; mtg \$7,000; Apr5'12; A\$10,000-11,000. O C & 100

**3D st, 353-5 E** (2:357-92), ns, 155.3 e Av D, runs n96xe35x38xw6x58.5 to st, xw 41.9 to beg, 6-sty bk tnt & str; Isham Henderson ref to Theo Guterman, 935 E 163; FORECLOSE & drawn Aug30'11; Apr5'12; A\$25,000-58,000. O C & 100

**4TH st W, see 11th, see 11th**, 250-2 W.

**10TH st, 57 W** (2:574-72), ns, 166.2 e 6 av, 21.11x94.10, 7-sty bk hotel; Phoenix Ingraham, ref, to Geo F Crane, 16 W 12; FORECLOSE, Apr3; Apr10'12; A\$17,500-60,000. 59,000

**10TH st, 412-4 E** (2:379-15), ss, 193 e Av C, 40x92.3, 6-sty bk tnt & str; Lizzie Friend to Pauline Goldstein, 341 E Hous-ton; mtg \$41,750 & AL; Apr5; Apr6'12; A\$23,000-52,000. O C & 100

**11TH st, 250-2 W** (2:613-9-10), sec 4th, 33.3x48.7, 2 3-sty & b bk dwgs; Augustus N Mosser EXR Eliza A Banta to Fredk Rabbe, 3476 Bway; mtg \$10,500 & AL; Apr5'12; A\$11,500-16,000. 18,000

**11TH st, 631 E** (2:394-53), ns, 233 w Av C, 37.6x103.3, 6-sty bk tnt & str; Yetty Bauman to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; Apr9; Apr10'12; A\$30,000-60,000. O C & 150

**13TH st, 313-5 E** (2:455-58), ns, 171 e 2 av, 46x103.3, 6-sty bk tnt & str; Rosie Goldstein et al heirs, & C, Morris W Laz-arus to Hannah Lazarus, 20 E 109; AL; Dec26'11; Apr8'12; A\$35,000-70,000. gift

**13TH st, 313-5 E**; Dora Lazarus wid to same; re dower; AT; QC; Apr1; Apr8'12. nom

**13TH st, 313-5 E**; Hannah Lazarus to Maria Berliant, 976 Fox; mtg \$69,750; Apr1; Apr8'12. O C & 100

**14TH st, 249 W** (3:764-11), ns, 190.2 e 8 av, 24.2x103.1, 4-sty stn tnt; Martha Schae-fer to Eugene J Schaefer, 249 W 14; AL; Apr4; Apr5'12; A\$18,000-22,000. nom

**16TH st, 4 W** (3:817-57), ss, 115 w 5 av, runs w35xsl03.3xe15.10xne22.1xellxn83 to beg, 10-sty stn loft & str bldg; also IN-TERIOR LOT (3:817-pt lt 36), 91.6 n 15th, & 119.6 w 5 av, 5.7x9x—x8.6; also GORE, bet boundary line, runs ne (extended sw to alley), & es of a 10-ft alley leading from ns 15th, parallel to & 140 w 5 av, the said premises being known as house & stable, No 6 on map of Jno Paine, with rights to alley, & C; Moritz L Ernst et al to Cane-brake Realty Co, 35 Nassau; AL; Mar22; Apr6'12; A\$60,000-155,000. O C & 100

**17TH st, 413 E** (3:949-9), ns, 194 e 1 av, 25x92, 5-sty bk tnt & str; Rebecca J Wolf to Jacob Wolf, 55 St Marks pl; 1/2 R T & I; mtg \$16,000; Mar25; Apr9'12; A\$11,500-16,500. O C & 100

**17TH st, 413 E**; Sarah wife of & I Cohen to same; 1/2 R T & I; mtg \$16,000; Mar12; Apr9'12. O C & 100

**20TH st, 11 W**, see 30th, 326 W.

**24TH st, 23 E**, see 24th, 21 E.

**24TH st, 21 E** (3:854-12 & pt lt 13), ns, 133 w 4 av, runs n80xel13xn18.9xw30xs98.9 xel7 to beg, 4-sty & b stn dwg; A\$—; also 24TH ST, 23 E (3:854-pt lt 13), ns, 120 w 4 av, 13x80, 4-sty & b stn dwg; A\$—; J Henry Coleman to Frances R Scott, 439 Manhattan av; mtg \$50,000; Apr5'12. nom

**24TH st, 21-3 E** (3:854-12-12), ns, 120 w 4 av, 30x98.9, 2 4-sty & b stn dwgs; Fran-ces R Scott to Carlisle Company, a corp, 170 Bway; mtg \$80,000; Apr5'12; A\$68,500-78,500. nom

**24TH st, 121-3 E** (3:880-14-15), ns, 250 e 4 av, 50x98.9, 2 3-sty & b bk dwgs; A L Mordecai & Son to D & M Co, a corp, 103 Park av; B&S; mtg \$70,000 & AL; Apr8; Apr9'12; A\$60,000-69,500. O C & 100

**26TH st, 133 W** (3:802-22), ns, 353.1 w 6 av, 21.10x98.9, vacant; A\$35,000-35,000; also 26TH ST, 127 W (3:802-25), ns, 287.6 w 6 av, 21.10x98.9, 3-sty stn tnt & str, 1-sty ext; A\$35,000-36,000; also 26TH ST, 129 W (3:802-24), ns, 309.4 w 6 av, 43.9x98.9, 3-sty stn tnt & str, 1-sty ext; A\$35,000-36,000; Junction Realty Co to Mary Gilligan, 865 Ams av; mtg \$—; Apr9; Apr11'12. O C & 100

**26TH st, 127 W**, see 26th, 133 W.

**26TH st, 129 W**, see 26th, 133 W.

**26TH st, 128 W** (3:801-58), ns, 325 w 6 av, 25x98.9, 5-sty bk loft & str bldg; Aa-ron Coleman to Acme Mtg Co, 360 7 av; mtg \$34,500; Apr4; Apr11'12; A\$40,000-51,000. nom

**29TH st W, ss, 100 w 11 av**, see 11 av, w s, 49.4 s 29th.

**29TH st W** (3:674-58-61 & 62), ss, 95.3 e 12 av, now 13 av, runs s49.4xw83.11 to 12 av now 13 av, xs50.8xe97.7xn98.9 to 29th xw25 to beg, tracks of R R; Devonshire Realty Co to Gertrude R & Violet L Ham-ilton, 97 Central Park W; 1/2 pt; AL; Apr5; Apr6'12; A\$25,500-25,500. O C & 100

**29TH st, 321 W** (3:753-25), ns, 290 w 8 av, 22x98.9, 4-sty & b bk dwg; Mary M Glimm et al to Frederic Poffet, 328 W 29; AL; Apr3; Apr9'12; A\$12,500-16,500. O C & 100

**30TH st, 334 E** (3:935-42), ss, 215 w 1 av, runs s98.9xw4xn0.8xsw19.9xn98.7 to st, xe22.6 to beg, 4-sty & b stn dwg; Mary J Skelding, heir, & C, Jos J Skelding to Wm J Garrett, 340 E 30; Apr1; Apr10'12; A\$9,000-14,000. O C & 100

**30TH st, 7 & 9 W** (3:832-34-35), ns, 175 w 5 av, 50x98.9, 1 4 & 1 5-sty bk loft & str bldgs with 1 & 2-sty exts; Winona Constn Co to David Sussman, 44 E 27, Bayonne, NJ; mtg \$220,000; Apr9; Apr10'12; A\$190,000-220,000. nom

**30TH st, 326 W** (3:753-57), ss, 334 w 8 av, 20x98.9, 3-sty & b bk dwg; A\$12,000-16,000; also 151ST ST, 521 W (7:2083-21), ns, 266.8 w Ams av, 33.4x99.11, 5-sty bk tnt; A\$16,000-36,000; also 8TH AV, 2593-5 (7:2041-48), ws, 19.11 n 138th, 40x75.4, 2 5-sty bk tnts & str; A\$22,500-33,000; also 8TH AV, 2597-9 (7:2041-50), ws, 59.11 n 138th, 40x75.4, 2 5-sty bk tnts & str; A\$22,500-33,000; also 8TH AV, 2601-3 (7:2041-52), ws, 59.11 s 139th, 40x75.4, 2 5-sty bk tnts & str; A\$22,500-33,000; also 101ST ST, 75 W (7:1837-6), ns, 125 e Col av, 25x100.11, 5-sty bk tnt; A\$15,000-24,000; also GREENWICH ST, 708-10 (2:631-20), ws, abt 70 n 10th, 50x93x52.6x 89.8, ss, 6-sty bk storage; A\$25,000-70,000; also 20TH ST, 11 W (3:822-27), ns, 273.6 w 5 av, 28.6x92, 9-sty stn loft & str bldg; A\$60,000-132,000; also DEMILT AV (\*), s wc Marian, 99xirregx100x200; also MA-RIAN ST (\*), nws, 217.3 n Becker av, 50 x100; also MARION ST (\*), nws, 150 sw Becker av, 50x100; also Kossuth av (\*), ss 100 w Catharine, 50x100; also 89TH ST, 72 W (4:1202-61), ss, 63.8 e Col av, 36.4x 100.8, 5-sty bk tnt; A\$27,000-48,000; Moritz L & Carl Ernst to Canebrake Realty Co, 35 Nassau; AL; Mar22; Apr8'12. O C & 100

**31ST st, 108 W** (3:806-48), ss, 120.10 w 6 av, 20.10x94.8x21.8x90.6, 3-sty & b stn dwg; Emma E Horn to Pauline H Drew, 1977 Bway, & Elena E Goodale, 511 W 112; 1-3 pt; AL; Apr8'12; A\$49,000-51,000. O C & 100

**31ST st, 25-9 W** (3:833-24-26), ns, 375 w 5 av, 58.4x98.9, 4-sty & b stn dwg, 1-sty ext & 7-sty bk loft & str bldg; S F Adams Realty Co et al to Napoleon Constn Co, 206 Bway; C a G; AL; Apr4; Apr5'12; A\$22,000-285,000. O C & 100

**33D st, 341-3 E** (3:939-25-26), ns, 150 w 1 av, 45x98.9, 2 4-sty bk tnts; Simon Za-retskey to Saml Zaretsky, 886 Flushing av, Bklyn; 1/2 pt; AL; Apr4; Apr5'12; A\$18,000-22,000. O C & 1,000

**33D st, 305 E** (3:939-7), ns, 115 e 2 av, 16x98.9, 3-sty & b bk dwg; Michel H Sie-gel to Fanny Siegel his wife, 305 E 33; 1/2 pt; Feb'05; Apr11'12; A\$6,400-8,350. nom

**35TH st, 451 W** (3:736-7), ns, 132 e 10 av, 25x98.9, 3-sty fr tnt & str, 1-sty ext; Wm T Young to Eliz B Green, 90 Percy, Flushing, B of Q; mtg \$6,000; Apr6; Apr8'12; A\$10,000-11,000. O C & 100

**39TH st, 444 W** (3:736-58), ss, 200 e 10 av, 25x98.9, 5-sty bk tnt; Irving I Kemp-ner to Ralph E Kempner, 44 E 74; AL; Mar1; Apr9'12; A\$10,000-19,500. nom

**42D st, 533 W**, (4:1071-14), ns, 325 e 11 av, 25x100.5, 4-sty bk tnt & 4-sty bk rear tnt; Archibald D Russell to Albertina T Russell his wife at Princeton, NJ; 2-5 pt mtg \$15,000 on whole; Apr2; Apr6'12; A\$14,000-18,000. O C & 100

**42D st, 533 W** (4:1071-14), ns, 325 e 11 av, 25x100.5, 4-sty bk tnt & 4-sty bk rear bldg; Francis P McCormick to Jno B Clark, 4 1st pl, Bklyn; AT; B&S; Jan8; Apr5'12; A\$14,000-18,000. nom

**43D st W, ns, 207 w 7 av**, see 43d W, ns, 250 w 7 av.

**43D st** (4:1015), ns, 250 w 7 av, 100x 100.4, fee owned by party 1st part; also 43D ST (4:1015), ns, 207 w 7 av, 43x100.4; leasehold, abt to be assigned to party 1st part; also 44TH ST (4:1015), ns, 207 w 7 av, 186.3x100.5; leasehold, owned by party 2d part; agmt; party 1st part intend bldg on 1st two parcels and party 2 part in-tends bldg a theatre, loft or office bldg on 3d parcel & parties 2d & 3d parts desire to have use of entrance & passageway



through parcel 2 & leading through parcel 3; agmt as entrance, &c, also as to excavations, stores, booths, &c; NY: Times Building Co, 1475 Bway, with Shubert Realty Co, 1416 Bway & Jas R Roosevelt at Hyde Park, NY, et al as TRSTES Wm Astor decd for Jno J Astor; Apr20'11; Apr 11'12. nom

43D st, 529 W (4:1072-16), ns, 375 e 11 av, 25x100.5, 3-sty bk tnt & str; Brigid Dowd to Kate Curry; AT; Dec10'90; Apr11'12; A\$9,000-10,000. gift

43D st, 529 W; Kate Curry to Wm J Dowd, 435 w 43; 1/4 pt; Apr10; Apr11'12. nom

43D st, 227 E (5:1317-16), ns, 199.1 w 2 av, 27.11x100.5, 5-sty bk tnt; Jno F R Ernst to Franz Sigel, 897 Crotona Park N; B&S & C a G; Mar26; Apr5'12; A\$12,000-26,000. nom

43D st, 227 E (5:1317-16), ns, 199.1 w 2 av, 27.11x100.5, 5-sty bk tnt; Edw M Clarke to Jno F R Ernst, 240 W 113; B & S & C a G; AL; Jan24; Apr5'12; A\$12,000-26,000. O C & 100

44TH st, ss, 207 w 7 av, see 43d W, ns, 250 w 7 av.

45TH st, 102 W; see 6 av, 783.

45TH st, 104 W; see 6 av, 783.

45TH st, 52 W (5:1260-62), ss, 300 e 6 av, 20x100.5, 3-sty stn loft & str bldg; Annie E de Camp to Robt B de Camp, 201 W 85; 1-6 pt; Apr3; Apr6'12; A\$64,000-68,000. nom

45TH st, 54 W (5:1260-63), ss, 280 e 6 av, 20x100.5, 3-sty stn loft & str bldg; Annie E de Camp to Robt B de Camp, 201 W 85; 1-6 pt; Apr3; Apr6'12; A\$63,000-67,000. nom

46TH st, 328-38 E (5:1338-34-35), ss, 180 w 1 av, 145x100.5, 1 2, 3 & 4-sty bk bldgs of brewery; Denis O'L Cohalan, ref, to Hermann Hugle, 143 E 57; mtg \$80,000; FORECLOSED & drawn Mar8; Apr10'12; A\$57,000-88,000. 100

47TH st, 401 E, see 1 av, 844.

49TH st, 153-5 W (4:1002-7-7 1/2) ns, 145.10 e 7 av, 41.8x100.4, 2 3-sty & b stn dwgs; Stonewall Realty Co to Kate Blank, 997 Union av; AL; Apr5; Apr8'12; A\$65,000-67,000. O C & 100

49TH st, 153-5 W; Kate Blank to Long-acre Estates Co, 135 Bway; mtg \$64,000; Apr5; Apr8'12. O C & 100

51ST st E, see Lex av, see Lex av, sec 51.

53D st, 305 E (5:1346-1 1/2), ns, 85.4 e 2 av, runs n100.5xe14.8xs44.3xe0.3xs56.2 to st, xw15 to beg, 3-sty & b bk dwg; Celia Timmerman to Jno H Timmerman, her husband, 305 E 53; Nov8'11; Apr10'12; A\$5,000-6,000. nom

54TH st, 150 W (4:1006-56), ss, 200 e 7 av, 25x100.5, 2 & 3-sty bk stable; Louis M Ogden, ref, to Jack L Woldenberg, 2109 Bway; FORECLOS, Jan5; Apr9; Apr10'12; A\$32,000-37,000. 25,000

54TH st, 406 E (5:1365-44), ns, 144 e 1 av, 25x100.5, 5-sty bk tnt; Beni J Weil to Fanny Gruen, 401 E 52; B&S: AL; Apr 9'12; A\$7,500-18,500. O C & 100

54TH st, 406 E; Fanny Gruen to Beni J Weil, 21 E 82; B&S; AL; Apr9'12. O C & 100

56TH st, 326 W (4:1046-46), ss, 333.8 w 8 av, 20.8x100.5, 4-sty & b stn dwg; Bond, Mtg & Securities Co to Saml Oswald, 756 Trinity av; B&S; mtg \$23,000; Apr3; Apr5'12; A\$14,500-21,000. O C & 100

57TH st W, ss, the "St Hubert," see 7 av, nec 124th.

58TH st, 243 E (5:1332-20 1/4), ns, 85 w 2 av, 20x100.5, 3-sty & b stn dwg; Thos Kelly to Mary A Kelly, 246 E 59; 1/2 pt; QC; Apr8; Apr9'12; A\$9,500-13,000. nom

58TH st, 329 W (4:1049-17), ns, 375 w 8 av, 21.5x100.5, 4-sty & b stn dwg; Ellen D Brown to Geo L Willson, 137 Riverside dr; AL; Apr8; Apr10'12; A\$19,500-25,500. nom

60TH st, 19 E (5:1375-13), ns, 95 w Mad av, 25x100.5, 4-sty & b bk dwg, 1-sty ext; Fred H Crandell heir, &c, Edwin Hawley to Jno J Laine, 521 W 159; QC; Feb 24; Apr8'12; A\$85,000-115,000. nom

60TH st, 19 E; Saml Hawley et al to same; QC; Feb24; Apr8'12. O C & 100

60TH st, 19 E; Jno J Laine to Emma C Cameron, 19 E 60; QC; Mar2; Apr8'12. O C & 100

60TH st, 45 E (5:1375-30), ns, 229.1 e Mad av, 20x100.5, 4-sty & b stn dwg; Seymour Oppenheimer to Elsa Oppenheimer at Marie Antoinette Hotel, Bway & 67; mtg \$35,000; Apr9'12; A\$44,000-49,000. O C & 100

60TH st, 41-3 W (4:1113-5-6), ns, 100 e Col av, 50x100.5, 2 5-sty stn tnts; Arthur Frankenstein to Harvard Realty Constn Co, 128 Bway; mtg \$60,000; Apr6; Apr9'12; A\$50,000-80,000. O C & 100

61ST st, 170 E (5:1395-41), ss, 85 w 3 av, runs w20x100.5xe10xn25xe10xn75.5 to beg, 4-sty & b stn dwg; Julius Jungmann to Edw Lehlbach; AL; June29'10; Apr11'12; A\$19,000-24,000. nom

66TH st, 114 E (5:1400-65), ss, 155 e Park av, 25x100.5, 2-sty bk stable; Lewis H Lapham et al to Ellen M Clark, 831 Mad av; C a G; Apr3; Apr11'12; A\$25,000-32,000. O C & 100

68TH st E, nec Lex av, see Lex av, nec 68.

72D st, 147 W (4:1144-13 1/2), ns, 316 e Ams av, 15x102.2, 4-sty & b bk dwg; Jas C Crawford et al to Emma A Wight, 2 E 4; QC & correction deed; Feb15; Apr 5'12; A\$31,500-40,000. omitted

72D st, 147 W; Emma A Wight to Liz-zie A Paddock, 149 W 72; AL; Apr5'12. nom

72D st, 318 E (5:1446-45 1/2), ss, 166.8 e 2 av, 16.8x102.2, 3-sty & b stn dwg; Jos Hlavac, Jr, to Antonie Bedliwy, 530 Wetherby av, Weehawken, NJ; mtg \$8,000 & A L; Apr2; Apr10'12; A\$6,500-10,000. nom

75TH st, 230 E (5:1429-34 1/2), ss, 239.5 w 2 av, 20.2x102.2, 4-sty bk tnt; Hyman E Lempert to Sophie Lempert his wife, 1839 Pitkin av, Bklyn; 1/2 pt; mtg \$10,000; Apr 5'12; A\$9,000-14,000. O C & 100

77TH st, 150 W (4:1148-52), ss, 299 e Ams av, 19x102.2, 4-sty & b stn dwg; Mary H Christopher to Robt L Hoguet, 47 E 92; Apr4; Apr9'12; A\$15,500-26,000. O C & 100

77TH st, E, see Lex av, see Lex av, sec 77.

78TH st, 26 E (5:1392-59 1/2), ss, 74 w Mad av, 15.8x76.8, 4-sty & b stn dwg; Julius Jungmann to Edw Lehlbach; AL; June 29'10; Apr11'12; A\$36,000-41,000. nom

80TH st, 228 E (5:1525-35), ss, 239.9 w 2 av, 26.3x102.2, 6-sty bk tnt & str; Franconia Realty Co to Realty Realization Corp, 1400 5 av; mtg \$31,000; Mar22; Apr 5'12; A\$11,500-35,000. O C & 100

83D st, 447 E (5:1563-19), ns, 138 w Av A, 25x100.4, 5-sty stn tnt & str; Jacob Larus to Louis Cohen, 140 W 111; QC; A L; Apr8; Apr9'12; A\$8,500-22,500. O C & 100

84TH st, 320-2 W (4:1245-86), ss, 200 w West End av, 50x102.2, 6-sty bk tnt; Hyman Cohen to Hopkins Holding Co, 26 Exchange pl; mtg \$80,000; Mar25; Apr5'12; A\$42,000-103,000. O C & 100

85TH st, 205 W (4:1233-27), ns, abt 110 w Ams av, —x—, 5-sty bk tnt; affidavit & order to amend final judgment & decree, ordered that final judgment of registration filed abt July7'11, is amended nunc pro tunc by striking out "and that bldg on premises adj premises involved on w, extend back 19.3 from ns 85th, & accordingly encroached on easement to extent of 0.10 1/2 to the north beyond the south limit thereof; Gertrude D Hawes ptff vs Jos F Stein et al; Apr6; Apr9'12; A\$34,000-63,000. Torrens system

87TH st, 120 E (5:1515-62), ss, 235.7 e Park av, 17.5x100.8, 4-sty & b stn dwg; A \$9,500-13,500; also 87TH ST, 122 E (5:1515-61 1/2), ss, 253.1 e Park av, 17.2x100.8, 4-sty & b stn dwg; A\$9,500-13,500; Bridget L Dolan to Jacob Anstett, 147 W 62; mtg \$19,000 & AL; Mar25; Apr5'12. O C & 100

87TH st, 122 E, see 87th, 120 E.

88TH st, 180 W (4:1218-60), ss, 100 e Ams av, 25x100.8, 5-sty bk tnt; Hannah Stein to Lulu Benedict, 200 E 68; C a G; mtg \$40,000; Mar28; Apr5'12; A\$15,000-35,000. 55,000

88TH st, 119 E, see 104th, 230 E.

89TH st, 72 W, see 30th, 326 W.

94TH st, 64 E (5:1505-46), ss, 207.6 w Park av, 27x100.8, 5-sty stn tnt; Julius Weinheimer to Wm Prager, 129 E 74; mtg \$25,000; Apr10; Apr11'12; A\$19,500-31,000. exch

97TH st, 307 E (6:1669-7), ns, 150.2 e 2 av, 25x100.11x24.11x100.11, 4-sty bk tnt; Wenare Holding Co to Gwladys C Barber, 137 E 55; mtg \$6,500; Apr10'12; A\$7,000-12,000. O C & 100

98TH st, 215 E (6:1648-10), ns, 235 e 3 av, 25.2x100.11, 5-sty bk tnt & str; Form Realty Co to Henry Schmeidler, 928 Mad av; mtg \$20,000 & AL; Apr4; Apr5'12; A \$9,000-21,000. nom

99TH st, 245 W (7:1871-9), ns, 100 w Bway, 18x100.11, 3-sty & b stn dwg; Aug Hansen to Gustav Stillgebauer, 547 W 142, & Eliz C Stillgebauer, 304 W 99; B&S; mtg \$15,500; Apr5'12; A\$13,500-19,000. O C & 100

101ST st, 75 W, see 30th, 326 W.

103D st, 231 E (6:1653-15), ns, 212.6 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Dean Holding Co to Sherman Co, 1400 5 av; mtg \$30,900; Apr2; Apr9'12; A\$15,000-45,000. O C & 1,000

103D st, 235 E (6:1653-17), ns, 175 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Dean Holding Co to Sherman Co, 1400 5 av; mtg \$30,900; Apr2; Apr9'12; A\$15,000-45,000. O C & 1,000

103D st, 13 W (7:1839-23), ns, 127.6 e Manhattan av, 27x100.11, 5-sty stn tnt; Caroline & Emma Steinau to Herman F Siemers, 133 Edgecombe av; mtg \$20,000; Apr10; Apr11'12; A\$18,300-30,000. nom

104TH st, 230 E (6:1653-35), ss, 335 e 3 av, 25x100.11, 5-sty bk tnt & str; A \$10,000-23,000; also 88TH ST, 119 E (5:1517-12), ns, 261.1 e Park av, 25x100.8, 5-sty bk tnt & str; A \$14,000-26,000; Jacob Marx to Canabrake Realty Co, 35 Nassau; AL; Mar22; Apr6'12. O C & 100

107TH st, 205 E (6:1657-6), ns, 125 e 3 av, 25x100.11, 4-sty bk tnt & str; Henry M Mayer to Lena Bayer, 1059 Morris av; mtg \$16,000 on this & No 207; Apr1; Apr 11'12; A\$9,000-16,500. nom

107TH st, 207 E (6:1657-7), ns, 150 e 3 av, 25x100.11, 4-sty bk tnt & str; Henry M Mayer to Lena Bayer, 1059 Morris av; mtg \$16,000 on this & No 205; Apr1; Apr 11'12; A\$9,000-16,500. nom

107TH st, 226 E (6:1656-35), ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & str; Louis Solomon to Emil Ott, 129 Hungerford, Hartford, Conn; QC; Apr9'12; A\$9,000-17,000. nom

107TH st, 9-11 E (6:1613-9), ns, 190 e 5 av, 40x100.11, 6-sty bk tnt; Jos Zelenko to Annie Horwitz, 85 W 119; mtg \$48,800; Feb21; Apr5'12; A\$21,000-55,000. O C & 100

112TH st, 35 W (6:1596-17), ns, 375 e Lenox av, 25x100.11, 5-sty bk tnt; Minnie Scholz to Jno J Hackett, 364 W 58; mtg \$22,500; Apr10'12; A\$15,000-28,000. O C & 100

113TH st, 142 W (7:1822-58), ss, 120.3 e 7 av, 20.3x100.11, 5-sty bk tnt; Celia Schwortzreich to Leo Schwortzreich, 83d St & 20 av, Bklyn; mtg \$20,000 & AL; Feb 29; Apr9'12; A\$12,500-21,000. O C & 100

113TH st, 349-53 E (6:1685-23), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & str; Mollie Rosenwasser to Jos J Speth, 514 Putnam av, Bklyn; AL; Apr4; Apr8'12; A \$16,000-56,000. nom

116TH st, E, swc Lex av, see Lex av, swc 116.

117TH st, 516-8 E (6:1715-43), ss, 173 e Pleasant av, runs s100.10xe25xs0.1xe25xn 100.11xw50 to beg, 6-sty bk tnt & str; Annie D Wallace to Raphael Kurzrok, 409 E 50; AL; Feb5; Apr8'12; A\$14,000-52,500. nom

117TH st, 516-8 E; Raphael Kurzrok to Jos J Speth, 514 Putnam av, Bklyn; AL; Mar28; Apr8'12. nom

119TH st W, nec Ams av, see Ams av, es, extends fr 119th to 120th.

120TH st W, see Ams av, see Ams av, es, extends fr 119th to 120th.

120TH st, 58 E (6:1746-46), ss, 148 e Mad av, 27x100.11, 5-sty bk tnt; Geo Lodes to Emily Lomar at Montclair, NJ; AL; Apr5'12; A\$13,000-28,000. O C & 100

120TH st E, nec Mad av, see Mad av, 1839.

121ST st, 345 E (6:1798-20), ns, 150 w 1 av, 25x100.11, 5-sty bk tnt & str; Sig-mund Gottesman to Angelica Coleman, 358 W 124; AL; Mar25; Apr8'12; A\$8,000-21,000. O C & 32,000

122D st, 421 E (6:1810-11), ns, 254.7 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Helen Van C Burr to Martin B Hofman, 161 W 36; mtg \$3,800; Apr5'12; A\$4,000-7,000. O C & 100

123D st, 128 W (7:1907-47), ss, 333.4 w Lenox av, 16.8x100.11, 3-sty & b bk dwg; Geo W Short to Wells Holding Co a corp, 159 W 125; mtg \$8,500; Mar27; Apr9'12; A \$10,000-11,000. O C & 100

124TH st, 107 E, see 125th, 108-10 E.

124TH st, 151 W, see 125th, 142 W.

124TH st, 120-2 E (6:1772-62), ss, 215 e Park av, 50x100.11, 5-sty bk stable; J M Horton Ice Cream Co to Harry C Horton, 15 W 121; B & S & confirmation deed; Mar29; Apr5'12; A\$21,000-44,000. nom

124TH st W, nec 7 av, see 7 av, nec 124.

124TH st, 318 E (6:1800-44 1/2), ss, 192.6 e 2 av, 16.6x100.11, 3-sty & b stn dwg; Gwladys C Barber to Wenare Holding Co, 90 Lenox av; mtg \$6,000; Apr9; Apr10'12; A\$6,000-8,000. nom

125TH st, 108-10 E (6:1773-5 & 67-68), ss, 90 e Park av, runs s210.10 (?) to ns, 124th (No 107) xe25xn100.11xe25xn100.11 to 125th, xw50 to beg, 5-sty bk str & office bldg; J M Horton Ice Cream Co to Jas M Horton, 112 W 126; B & S & confirmation deed; Mar29; Apr5'12; A\$84,000-127,000. nom

125TH st, 142 W (7:1909-11), ss, 224 e 7 av, 26x201.10 to ns 124th, (No 151), 5-sty bk str, J M Horton Ice Cream Co to Jas M Horton, 112 W 126; B & S & confirmation deed; Mar29; Apr5'12; A\$100,000-120,000. nom

125TH st, 534 W (7:1979-51), ss, 306 e Bway, 26.6x109.11, 5-sty bk tnt & str; Henry N Tiftt ref to Edw Fagan, 949 Ams av; FORECLOS Mar26; Apr2; Apr9'12; A\$15,900-27,000. 23,000

125TH st, 534 W; Edw Fagan to Hinrich Blohm, 12 Bradhurst av; mtg \$22,000; Apr 9'12. O C & 100

126TH st, 208 E (6:1790-44), ss, 135 e 3 av, 30x99.11, 5-sty stn tnt & str; Max Bernstein to Ettie Siegel, 224 W 122 & Sol J Siegel, 40 E 7; mtg \$31,000 & AL; Oct26'11; Apr10'12; A\$12,000-27,000. O C & 100

126TH st E, nwc Mad av, see Mad av, 1974.

126TH st, 49 E (6:1751-28), ns, 195 w Park av, 20x99.11, 3-sty & b stn dwg; Helen M Reynolds of Corona, LI to Boro Bridge Realty Co at Utica, NY; mtg \$8,000; Apr8; Apr9'12; A\$8,500-12,500. nom

126TH st, 49 E (6:1751-28), ns, 195 w Park av, 20x99.11, 3-sty & b stn dwg; Chas H Clark & ano EXRS &c Wm S Waterhouse to Eliz A Kennelly, 60 W 50, 1/2 pt; Apr5; Apr9'12; A\$8,500-12,500. 6,666.67

126TH st, 49 E; Eliz or Eliz A Kennelly to Kath A Fitzpatrick, 495 Lex av; all of; Apr8; Apr9'12. nom

126TH st, 49 E; Kath A Fitzpatrick to Helen M Reynolds, 43 Grinnell av, Corona, LI; Apr8; Apr9'12. nom

126TH st, 504 W (7:1980-38), ss, 125 w Ams av, 25x99.11, 6-sty bk stable; Timothy I O'Connell to Margt G O'Connell his wife, 1815 Crotona av; mtg \$15,000; Apr4; Apr5'12; A\$14,000-19,000. O C & 100

128TH st, 302-8 E, (6:1804-46-48 1/2) ss, 75 e 2 av, 99.11x100, 1 & 2-sty fr bldg; Geo M Clark & Hartwell A Wilkins to Clark & Wilkins Co, a corp, 568 W 34; C a G; AL; Apr5; Apr6'12; A\$24,000-26,500. nom

130TH st, 44-62 W (6:1727-59-68), ss, 85 e Lenox av, 250x99.11, 10 3-sty bk dwgs; Sarah S Collier to M M Realty Co, 128 Bway; Apr8'12; A\$120,000-160,000. O C & 1,000

131ST st, 632 W (7:1997-53), ss, 275 e 12 av, 25x99.11, 4-sty bk tnt; Lawrence E Brown to Janet L Brown, 2647 Bway; A L; Sept5'11; Apr10'12; A\$8,000-11,000. O C & 100

132D st, 277 W (7:1938-6), ns, 133.4 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Wm D Kilpatrick to Rachel Kantor, 277 W 132; mtg \$8,000; Apr3; Apr9'12; A\$8,000-11,000. O C & 100



**132D st W** (7:1937 & 1938), n & ss the blks bet 7 & 8 avs; agmt signed by 80% of owners in said blocks restricting premises to use of white tenants only, for a period of 15 years; Benj Fox, 72 8 av & owner of 201 W 132 et al with Cornelia T Young, owner of 218 W 132 et al; Feb'11; Apr'9'12. nom

**134TH st, 72 W** (6:1731-64), ss, 185 e Lenox av, 25x99.11, 5-sty stn tnt; Chas P Du Croquet to Emma Keller, 1332 Lincoln pl, Bklyn; mtg \$19,000 & AL; Apr'2; Apr'5 '12; A\$10,000-22,000. nom

**135TH st, 221 W** (7:1941-18), ns, 325 w 7 av, 25x99.11, 5-sty bk tnt; Louis M Bailey to Equitable Life Assur Soc of U S, 165 Bway; B&S; Apr'8; Apr'9'12; A\$14,000-24,000. nom

**137TH st, 612 W** (7:2002-55), ss, 190 w Bway, 65x99.11, 6-sty bk tnt; Jas Churchill to Jas W Buchner, 29 Claremont av; QC & CaG; mtg \$93,500; Mar'29; Apr'9'12; A\$43,000-110,000. O C & 100

**140TH st, 65-7 W**, (6:1738-5), ns, 75 e Lenox av, 50x99.11, 6-sty bk tnt; Simpson H Weinhandler, ref, to Colton Realty Co, a corp, 1861 3 av; mtg \$48,000; FORECLOS, Mar'20; Apr'10'12; A\$17,000-57,000. **3,500**

**142D st, 471 W** (7:2058-31), ns, 67 e Ams av, 19x99.11, 3-sty & b stn dwg; Jno L Sheils et al to Jas H Sheils, 471 W 142; mtg \$12,500 & AL; Dec'26'11; Apr'9'12; A\$6,800-15,500. O C & 100

**143D st, 239 W** (7:2029-19), ns, 300 w 7 av, 25x99.11, 5-sty bk tnt & str; Irene M Brobst to Jennie Kuretsky, 759 Jennings; mtg \$23,000; Apr'10'12; A\$10,000-23,000. O C & 100

**145TH st, 270-2 W** (miscel), the business; power of atty; Therese Meyer to Martin Meyer; Mar'15'11; Apr'10'12.

**146TH st, 462 W** (7:2060-54½), ss, 240 e Ams av, 20x99.11, 4-sty bk tnt; Eliz K Stederoth to Anna M Wulfers; AL; Jan'21 '10; Apr'5'12; A\$7,600-12,000. nom

**151ST st, 521 W**, see 30th, 326 W.

**156TH st, 546-S W** (8:2114-19), ss, 400 w Ams av, 50x99.11, 6-sty bk tnt; Dean Holding Co to Sherman Co, a corp, 1400 5 av; mtg \$60,500 & AL; Apr'2; Apr'10'12; A\$24,000-63,000. O C & 1,000

**159TH st, 521 W** (8:2118-50), ns, 250 w Ams av, 50x99.11, 5-sty bk tnt; Louis Solomon to Emil Ott, 129 Hungerford, Hartford, Conn; QC; ½ pt; AL; Apr'8; Apr'9'12; A\$19,000-53,000. nom

**163D st, 535-41 W** (8:2122-127), ns, 210 e Bway, 155x99.11, 2 5-sty bk tnts; Placid Realty Co to Fred W Crandall, 356 W 145, & W Burton Foote, at Elkland, Pa; mtg \$173,000; Feb'28; Feb'29'12; A\$62,000-170,000; corrects error in issue Mar'2 when property was 162d st, 535-41 on map 523-35 W. O C & 100

**171ST st** (8:2128-52), ns, 100 w Ams av, 25x95, vacant; Geo H Jacob Constn Co to Brown-Weiss Realities, a corp, 61 Park row; mtg \$5,000 & AL; Apr'10'12; A\$7,000-7,000. O C & 100

**176TH st W**, see Audubon av, see Audubon av, 215.

**181ST st W**, (8:2154-26) ns, 175 e St Nich av, 50x100, 2-sty bk bldg; Valentine Wille to Wm Hobson, 2436 Morris av; mtg \$40,000; Apr'5; Apr'6'12; A\$31,000-\$. O C & 100

**Av B, 165** (2:393-4), es, 71 n 10th, 23.5x 93, 5-sty bk tnt & str; Mary Bullock to Rachel Fedak, 23 Av C; mtg \$17,000; Apr'5'12; A\$21,000-22,000. nom

**Amsterdam av, nec 119th**, see Ams av, es, extends fr 119th to 120th.

**Amsterdam av, sec 120th**, see Ams av, es, extends fr 119th to 120th.

**Amsterdam av** (7:1962), es, extends fr 119th to 120th, 161.10x150; consent of mortgagees to erection of party wall; Curtis B Pierce EXR Mary G Pinkney & Charter Constn Co to Carnegie Constn Co; Mar'27; Apr'6'12. nom

**Audubon av, sec 176th**, see Audubon av, 215.

**Audubon av, 215** (8:2132-7), es, 98.9 n 175th, 101.1 to ss 176th, x95x110.1x95.5, 6-sty bk tnt; Emily J Rothwell to Henry I G Goodrich, 478 Central Park W; C a G; Apr'3; Apr'5'12; A\$47,000-170,000. nom

**Audubon av, 215**; Brown-Weiss Realities to same; QC; Apr'5'12. O C & 100

**Amsterdam av** (8:2109-5), es, 49.11 s 160th, 50x— to ws St Nicholas av, x—x, vacant; Phebe W Banks wid to Placid Realty Co, 35 Nassau; mtg \$25,000; Apr'3; Apr'11'12; A\$40,000-40,000. nom

**Broadway, 832-4** (2:564-37), es, 100.6 s 13th, 48x95.4x48x95.3, 10-sty bk loft & str bldg; Stability Realty Co to Isidor Bach, 312 W 109; C a G; mtg \$372,000; Apr'5; Apr'8'12; A\$175,000-315,000. O C & 100

**Central Park W, 385-6** (7:1834-34), ws, 25.2 s 99th, 55.6x100, 9-sty bk tnt; Auerbach Realty Co to N Y Real Estate Security Co, 42 Bway; mtg \$150,000; Apr'6; Apr'8'12; A\$63,000-175,000. O C & 100

**Edgecombe av, 161-3**, see Edgecombe av, 145-7.

**Edgecombe av, 157-9**, see Edgecombe av, 145-7.

**Edgecombe av, 153-5**, see Edgecombe av, 145-7.

**Edgecombe av, 149-51**, see Edgecombe av, 145-7.

**Edgecombe av, 145-7** (7:2051-93), ws, 715 s 145th, 45x105.7x28.4x97.2, 5-sty bk tnt; mtg \$35,000; A\$16,000-40,000; also EDGECOMBE AV, 149-51 (7:2051-91), ws, 675 s 145th, 40x97.2x41.2x87.2, 5-sty bk tnt; mtg \$35,000; A\$15,000-38,000; also EDGECOMBE AV, 153-5 (7:2051-89), ws, 635 s 145th, runs w100x51.9x35.8x87.2 to av, x n40 to beg, 5-sty bk tnt; mtg \$34,000; A\$15,000-38,000; also EDGECOMBE AV,

157-9 (7:2051-87), ws, 595 s 145th, 40x100, 5-sty bk tnt; mtg \$37,000; A\$16,000-42,000; also EDGECOMBE AV, 161-3 (7:2051-85), ws, 555 s 145th, 40x100, 5-sty bk tnt; mtg \$37,000; A\$16,000-42,000; Francis S McAvoey ref to Dean Holding Co, 378 Grand; given to correct deed made Sept 26'08; FORECLOS, Sept'10'08; Apr'9; Apr'11 '12. **30,000**

**East End av, 62** (5:1579-24), ws, 25.11 n 82d, 25.5x98, 5-sty bk tnt & str; Eliz K Stederoth to Anna M Wulfers; AL; Jan'21 '10; Apr'5'12; A\$8,500-18,000. nom

**Lexington av** (5:1411), see 77th; consent to stairway, &c, at 77th st Station; Marist Brothers to City of NY; Feb'15; Apr'6'12. nom

**Lexington av** (5:1305), see 51st; consent to stairway, &c, at 51st st Station; Nursery & Childs Hospital to City of NY; Feb'19; Apr'6'12. nom

**Lexington av** (6:1643), swc 116th; consent to stairway, &c, at Lex av & 116th; Consolidated Gas Co of NY to City of NY; Mar'28; Apr'6'12. nom

**Lexington av** (5:1403), nec 68th, consent to stairway, &c, at 68th st Station; N Y Foundling Hospital lessee to City of NY; Feb'13; Apr'6'12. nom

**Lexington av, 805** (5:1397-21), es, 19.6 n 62d, 17x70, 4-sty & b stn dwg; A\$14,000-19,000; also LEXINGTON AV, 807 (5:1397-20), es, 35.6 n 62d, 17x70, 4-sty & b stn dwg; A\$14,000-19,000; Robt Rogers to Albt Klenk, 133 E 30; mtg \$19,500; Apr'3; Apr'9 '12. nom

**Madison av, 1839** (6:1747-1), nec 120th, 17.9x83, 3-sty stn tnt & str & 1-sty bk str in st; Jacob Potsdam to Emanuel Weinstein, 157 Greene av, Bklyn; AL; Apr'5; Apr'8'12; A\$17,000-24,000. O C & 100

**Madison av, 1974** (6:1751-14), nwc 126th, 19.11x85, 4-sty & b stn dwg; Annie M Keenan to Mabel H Knowles, 124 Beechwood rd, Summit, NJ; mtg \$22,000; Apr'6; Apr'11'12; A\$21,000-24,000. O C & 100

**Park av, 1706**, see Park av, 1702.

**Park av, 1702** (6:1746), ws, 25.11 n 119th, 25x90; also PARK AV, 1706 (6:1746), ws, 75.11 n 119th, 25x90; re claims, &c, for Park av viaduct, &c; Everett P Wheeler, 735 Park av, to NY & H R R Co & N Y C & H R R R Co, 452 Lex av; Mar'25; Apr'11'12. O C & 100

**Park av, 1702** (6:1746), ws, 25.11 n 119th, 25x90; re mtg as to easement for viaduct, &c; Lawyers Mtg Co to NY & H R R Co & N Y C & H R R R Co, 452 Lex av; Apr'8 Apr'11'12. nom

**Park av, 1706** (6:1746), ws, 75.11 n 119th, 25x90; re mtg as to easement for viaduct, &c; Jas L Breese & ano TRSTES to NY & H R R Co & N Y C & H R R R Co, 452 Lex av; Mar'26'06; Apr'11'12. nom

**St Nicholas av, ws, 50.9 s 160th**, see Ams av, es, 49.11 s 160th.

**West End av, 736** (4:1243-62), es, 26.4 s 96th, runs e57.5x80.6xe37.7x51.1xw95 to av, xn16.5 to beg, 3-sty & b bk dwg; Johanna Schlosser to S Alvin Piza, 109 W 77; mtg \$15,000; Apr'8; Apr'11'12; A\$12,500-15,000. O C & 100

**1ST av, 844** (5:1359-1) nec 47th (No 401) 26x80x26x79.11, 5-sty bk tnt & str; Theresa Koehler to Bernard Fortgang, 870 1 av; mtg \$17,000; Apr'3; Apr'6'12; A\$16,000-28,000. O C & 100

**1ST av, 1474** (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & str, 1-sty ext; Rosa Haft to Annie H Haft, 214 E 128; ½ int being ½ of int owned by party 1st pt; B&S; AL; Feb'16; Apr'6'12; A\$10,000-17,000. nom

**1ST av, 1944** (6:1694-4), es, 63.5 n 100th, 37.6x100, 6-sty bk tnt & str; Sadie Paszkowitz to Robt W Boenig, 157 Meeker av, Bklyn; mtg \$32,000 & AL; Mar'20; Apr'11'12; A\$18,000-48,000. nom

**2D av, 2236** (6:1686-50), es, 20.10 s 115th, 20x75, 4-sty stn tnt & str; Antonia Ciaglia et al to Abr Freedman, 2232 2 av, all of mtg \$9,000; Apr'3; Apr'5'12; A\$8,500-13,000. **13,600**

**2D av, 2236**; Nicola Ciaglia by Antonia Ciaglia GDN to same; 1-6 pt; sub to dower of Antonia Ciaglia wid; mtg \$9,000; Apr'3; Apr'5'12. **400**

**2D av, 2188, on map 2186-90** (6:1684-4) e s84.2 s 113th, 41.8x100, except gore, 100.10 s 113th & 100 e 2 av, runs s3.10xsw— to pt 95.7 e 2 av, & 109.2 s 113th, xne— to beg, 6-sty bk tnt & str; Antonetta wife Jos Faggelle to Agostino Pescatore, 171 Jay 26, Bklyn; QC; Apr'10; Apr'11'12; A\$20,000-52,000. nom

**3D av, 1805** (6:1650-3), es, 50.6 n 100th 25.3x100, 5-sty stn tnt & str; Jacob Oshinsky to Fannie Bloom, 435 W 40; AL; Apr'4; Apr'10'12; A\$15,000-25,000. nom

**4TH av, 433** (3:885-92), es, 79 s 30th, 21x 100, 4-sty stn tnt & str; Abr Schwab et al to Harry C Hallenbeck, 97 Gates av, Montclair, NJ; mtg \$45,000; Apr'9; Apr'11 '12; A\$63,000-70,000. O C & 100

**5TH av, 536** (5:1260); satisfaction of asn rents recorded Oct'28'11; Fort Amsterdam Realty Co to Henrietta C S Burley, 140 W 69; Dec'30'11; Apr'8'12. nom

**5TH av, 1033 (959)**, (5:1496-3), es, 62.2 n 84th, 20x125, with right of way over strip 10 ft wide on east to ns 84th, 4-sty b & a stn dwg & 2-sty bk rear stable; Chas SooySmith to Geo C Smith, 39 W 56; mtg \$100,000 & AL; Apr'10'12; A\$100,000-130,000. nom

**5TH av, 379** (3:865-4), es, 98.9 s 36th, 24.5x100, 5-sty stn dwg, 2-sty ext; Sophia J Torrance wid to Marie T Hadden; B&S; Mar'28'92; Apr'10'12; A\$281,500-308,500. gift

**6TH av, 785**, see 6 av, 783.

**6TH av, 783**, (4:997-32) ws, 75.6 n 44th, 25x100, 4-sty bk tnt & str, 2-sty ext; A \$65,000-77,000; also 6TH AV, 785 (4:997-33), ws, 75.5 s 45th, 25x100, 4-sty bk tnt & str; A\$65,000-77,000; also 45TH ST, 102 W (4:997-36½), ss, 60 w 6 av, 21.6x75.5, 3-sty stn tnt & str, 1-sty ext; A\$42,000-47,000; also 45TH ST, 104 W (4:997-36½), ss, 81.6 w 6 av, 21.6x75.5, 3-sty & b stn dwg; A\$40,000-43,000; Annie E de Camp to Robt E de Camp, 201 W 85; 1-6 pt; Apr'2; Apr'6'12. nom

**7TH av, 239** (3:799-77), es, 39.6 s 24th, 19.9x80, 4-sty bk tnt & str, 1-sty fr ext; Aaron Coleman to Acme Mtg Co, 360 7 av; mtg \$26,000; Apr'4; Apr'11'12; A\$2,000-34,500. nom

**7TH av (miscel)**, nec 124th, "Loew's 7th Av Theatre," also 57TH ST W (miscel), ss, the St Hubert; power of atty; Count Otto Grote of Mecklenburg, Germany, to Edmund Coffin, 34 Pine; Mar'21; Apr'8'12. —

**8TH av, 2593-5**, see 30th, 326 W.

**8TH av, 2597-9**, see 30th, 326 W.

**8TH av, 2691-3**, see 30th, 326 W.

**11TH av** (3:674-33), ws, 49.4 s 29th, 24.8 x100, tracks of R R; A\$11,000-11,000; also 29TH ST W (3:674-36-38), ss, 100 w 11 av, 75x98.9, tracks of R R; A\$24,000-24,000; Gertrude R & Violet L Hamilton to Devonshire Realty Co, 1038 5 av; 2-3 pt; B & S & C a G; Apr'4; Apr'5'12. O C & 100

**11TH av, 591-5** (4:1092-30-32), ws, 25.1 n 44th, 75.3x100, 3-sty fr & 2-4-sty bk tnts & str; Jacob Mattern to Lamakis Realty Co, 898 8 av; mtg \$21,000; Apr'2; Apr'6'12; A\$27,000-30,000. O C & 100

**13TH av, late 12 av es, 49.4 s 29th**, see 29th W, ss, 95.3 e 12 av, now 13 av.

**Parcel** (8:2139), No 1 on damage map to open 178th & 179th sts, from Haven to Buena Vista avs & Buena Vista av, from 181st, s to 176th; re mtg; R Blecker Rathbone to City of NY; QC; Feb'29; Apr'8'12. nom

**Parcel** (8:2139), No 1 on damage map to open 178th, &c; same prop; re mtg; Juliet B Earl to same; QC; Mar'4; Apr'8'12. nom

**Parcel** (8:2179), Nos 8 & 9 on damage map to open two public parks, one on es Boulevard Lafayette, 1,300 n 181st, & the other park located e of n end of above parcel; re claims, &c; Eugene L Bushe individ & as TRSTEE to City of NY; QC; Jan'25; Apr'8'12. nom

**Parcel** (8:2180), No 13 on damage map to open W 184th, from Bway to Overlook ter & Overlook ter, from 184th to Fort Washington av; re all claims; Eugene L Bushe to City NY; Jan'25; Apr'8'12. nom

**Parcel** (8:2180), No 14 on damage map to open W 184th, from Bway to Overlook ter & for Overlook ter, from 184th to Fort Washington av; re mtg; Chas C Gignoux & ano to City of NY; QC; Oc'2'11; Apr'8'12. nom

**Parcel** (8:2180), No 32 on damage map to open unnamed st abt 200 w Bway, from 181st to ws Bway, nearly opposite Nagle av; re mtg; Chas C Gignoux & ano to City of NY; Mar'22; Apr'8'12. nom

**Parcel** (8:2179), Nos 8&9 on damage map to open two public parks, one on es Boulevard Lafayette, 1,300 n 181st, & other public park located e of n end of above parcel; re all claims; Stephen Fiske to City of NY; Jan'26; Apr'8'12. nom

**Parcel** (8:2180) Nos 17, 20&27 on damage map to open unnamed st, 200 w Bway, at 181st, & ending at ws Bway, nearly opposite Nagle av; Eugene L Bushe individ & TRSTE to City of NY; QC; Jan'25; Apr'8'12. nom

**Parcel** (8:2180) No 13 on damage map to open 184th, &c, as above; re mtg; Stephen Fiske to City of NY; QC; Jan'26; Apr'8'12. nom

**Parcel** (1:274) No 124 on damage map to open Manhattan Bridge; re mtg; Emil-grant Indus Savgs Bank to City of NY; QC; Feb'23; Apr'8'12. **4,000**

**Parcel** (1:274) No 124 on damage map to acquire title to certain lands for bridge purposes in blks bounded by Mad, Market, Henry & Birmingham, by Monroe, Mad, Market & Pike, by Henry, Market, East Bway & Pike, by East Bway, Market, Pike & Division, by Bayard, Forsyth, Canal & Eldridge, by Bayard, Chrystie, Forsyth & Canal, by Bayard, Chrystie, Canal & Bowery; re mtg; Annie E Mahoney to City NY; Feb'28; Apr'8'12. nom

**MISCELLANEOUS CONVEYANCES.**  
Borough of Manhattan.

**Asn** of all interest under will of Jos Kahn; Geo Kahn to Aimee F Kahn, 2003 Mad av; Apr'2; Apr'5'12. O C & 100

**Copy of will & codicils** (miscel) of Eleonora Oberender late of Kings; Feb'5'09; Apr'5'12.

**Copy of last will** Annie K Wait, late of Newburgh, NY; Apr'11'11; Apr'10'12.

**Power of atty**; Maurice C Tanenbaum to Wolf Fischer; Apr'5; Apr'11'12.

**Power of atty** (miscel); Yetta Wiseman to Bernard Wiseman; Apr'4; Apr'11'12.

**Power of atty**; Chas Hofferberth to Chas F Hofferberth; Apr'3; Apr'6'12.

**Power of atty** (miscel); Fanny A wife Jno C Altherr to Almet R Latson, 230 Jefferson av, Bklyn; July'12'11; Apr'9'12.



**Power of atty (misc)**; Margt McEvoy to Margt McEvoy, her daughter; Feb27'09; Apr9'12.

**Revocation (PA)** of power of atty; Ellen Tompkins to David A Sullivan; Apr6; Apr10'12.

**Revocation (PA)** of power of atty; same to same; Apr9; Apr10'12.

**WILLS**

**Borough of Manhattan.**

**63D st, 143 W** (4:1135-17), ns, 402.6 e Ams av, 18.6x100.5, 4-sty bk dwg; Oscar Purdy Est; Isaac O Purdy, EXR, 311 W 87; attys, Thompson, Koss & Warren, 256 Bway; A\$8,500-14,000; Will or Letter of Adm filed Mar19'12.

**66TH st, 140 W** (4:1137-51), ss, 273.1 w Bway, 25x100.5, 5-sty bk tnt, pt int; Hannah McGovern Est Mary McGovern, EXTRX, 140 W 66; atty, Jno Hardy, 265 Bway; A\$16,000-22,000; Will or Letter of Adm filed Apr4'12.

**68TH st, 22 E** (5:1382-59), ss, 77 w Mad av, 18x100.5, 4-sty bk dwg; Xantha S Bartlett Est; Jas W McElhinney EXR, 41 Park row; atty, Campbell & Moore, 41 Park row; A\$64,000-72,000; Will or Letter of Adm filed Mar11'12.

**70TH st, 6 W** (4:1122-37), ss, 108 w Central Pk W, 21x100.5, 5-sty bk dwg; Abr H Feuchtwanger Est, Clara A Feuchtwanger, EXTRX, 6 W 70; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; A\$19,000-45,000; Will or Letter of Adm filed Mar11'12; rerecorded from issue Mar 23'12 to correct error as to blk & lot.

**72D st, 116 E** (5:1406-67½), ss, 148.9 e Park av, 18.9x102.2, 4-sty bk dwg; Sarah Goldenberg Est Benedict S Wise EXR, 472 West End av; atty, Irving S Ottenberg, 256 Bway; A\$32,000-40,000; Will or Letter of Adm filed Mar22'12.

**75TH st, 162 E** (5:1412-47), ss, 151.3 e Lex av, 18.9x102.2, 4-sty bk dwg; pt int; Louise Abeel Lyon Est Emily A King, EXTRX, 162 E 38; attys, Geo B & Ed Goldsmith, 34 Pine; A\$10,000-21,000; Will or Letter of Adm filed Mar18'12.

**87TH st, 311 W** (4:1249-26), ns, 172 w West End av, 18x100.8, 3-sty bk dwg; Oscar Purdy Est; Isaac O Purdy EXR, 311 W 87; attys, Thompson, Koss & Warren, 256 Bway; A\$11,000-21,000; Will or Letter of Adm filed Mar19'12.

**111TH st, 76 E** (6:1616-45), ss, 203.4 e Mad av, 16.2x100.11, 3-sty bk dwg; Oscar Purdy Est; Isaac O Purdy, EXR, 311 W 87; attys, Thompson, Koss & Warren, 256 Bway; A\$7,000-8,500; Will or Letter of Adm filed Mar19'12.

**124TH st W, nec 7 av**, see 7 av, 2087-95.

**7TH av, 2087-95** (7:1909-1), nec 124th, 100.11x125, 3-sty bk Theatre Anthony Van Bergen Est; U S Trust Co EXR, 45 Wall; attys, Stewart & Shearer, 45 Wall; A\$195,000-285,000; Will or Letter of Adm filed Mar 22'12.

**CONVEYANCES.**

**Borough of the Bronx.**

**Aldus st, sec So Blvd**, see So Blvd, sec Aldus.

**Birch st (\*)**, ws 150 s Cornell av, 50x 100; Agnes Nichols to Salomea Albrecht, 224 Oder av, Concord, SI; Apr10'12. O C & 100

**Birch st (\*)**, ws, 100 s Cornell av, 50x 100; Agnes Nichols to Herman H Kappenberg, Jr, 363 E 198; Apr10'12. O C & 100

**Bronx Park S (182d st)**, (11:3124), swc Honeywell av, 64.7x100x78.10x100.1, vacant; Alice McCaffrey to Jacob Cohen, 1516 Charlotte; mtg \$16,400; Apr3; Apr5'12. O C & 100

**Clarke pl, 16**, see Sheridan av, nwc 169.

**Clarke pl, ss, 205.7 w Walton av**, see Sheridan av, nwc 169.

**Elizabeth st, sec Barker av**, see Barker av, sec Elizabeth.

**Elm pl** (11:3023), ws, 261.5 n 188th now 189th runs w106.9xn65xe69.8xn34.3xe51.6 to pl, x s86.3 to beg, 1 & 2-sty fr dwg & vacant; re mtg; Grace L W Goodrich to Isabella Warren, 2485 Elm pl; Mar22; Apr8'12. O C & 1,000

**Elsmere pl, 871** (11:2960), ns, 175.9 w Southern Blvd, 35x100, 4-sty bk tnt; Sarah H Osnato to Chas L Schwerin, 230 W 97; mtg \$22,900; Apr1; Apr8'12. O C & 100

**Freeman st, nec So Blvd**, see So Blvd, 1282.

**Green st (\*)**, ns, 100 w Mapes av, 75x 100; Geo Costar to Fred Bach, 1847 Victor; mtg \$3,000; Apr11'12. O C & 100

**Irving pl** (9:2425), swc Webster av, deed reads, sws, lot begins at swl lot 151 at pt 207 se of cl Mill brook, runs nwl6 to fence of Fleetwood Race Course, xne78.5 to sws Irving pl, xse39.6xsw75 to beg, being pt lot 151 map Morrisania, except pt for Webster av, vacant; Sumner Gerard ref to Chas C Bigelow, 113 South 3 av, Mt Vernon, NY; FORECLOS & drawn; Apr4; Apr6'12. 50

**Irving pl** (9:2425); same prop; 1-5 pt; also 1-5 pt of all other gores or parcels of land owned by party 1st pt on ws Webster av, bet 165th & 166th, except pts for Webster av; Chas C Bigelow to Edwin L Ford, 30 Adams, Mt Vernon, NY; QC; AL; Apr5; Apr6'12. nom

**Jennings st, nec Minford pl**, see Minford pl, 1418.

**Kelly st** (10:2706), es, 149.1 n 167th, 100 x116.11x100.7x106.2, 2 5-sty bk tnts; Mona Bluthenthal to Jus Realty Corp, 73 Wooster; Apr3; Apr8'12. O C & 100

**Minford pl, 1463** (11:2977), ws, 62.6 s 172d, 31x70, 4-sty bk dwg; Chas Ehrman to Leonard F Coote, 74 E 94; mtg \$15,000; Oct16'11; Apr8'12. O C & 100

**Minford pl, 1463**; Leonard F Coote to Chas Ehrman & Cath his wife, 19 E 89, tenants by entirety; mtg \$15,000; Oct17'11; Apr8'12. O C & 100

**Marian st (\*)**, nws, 217.3 ne Becker av, see 30th, 326 W, Manhattan.

**Marian st (\*)**, nws, 217.3 ne Becker av, see 30th, 326 W, Manhattan.

**Marian st (\*)**, swc Demilt av, see 30th, 326 W, Manhattan.

**Minford pl, 1418** (11:2977), nec Jennings, 25x100, 5-sty bk tnt & str; Edw Rafter to Geo Kaplan, 16 E 97; mtg \$28,000; Apr 4; Apr11'12. O C & 100

**Macy pl, 863** (10:2688), ns, 175 w Hewitt pl, 25x140, 2-sty fr dwg; Henrietta A A Stang to Max & Saml Lehman, 1 E 111th; mtg \$8,000; Apr10; Apr11'12. O C & 100

**Reservoir pl, 284-6** (12:3343), ss, 45.6 e Reservoir Oval E, 44x100, 2 2-sty fr dwgs; Jacob Cohen to Alice McCaffrey, 551 W 160; mtg \$10,400; Apr3; Apr5'12. O C & 100

**Rogers pl, 939**, see Rogers pl, ws, 233.10 n Westchester av.

**Rogers pl, ws, 258.10 n Westchester av**, see Rogers pl, ws, 233.10 n Rogers pl.

**Rogers pl** (10:2698), ws, 233.10 n Westchester av, 25x74, vacant; also ROGERS PL (10:2698), ws, 258.10 n Westchester av, 25x 73.4x25x73.8, vacant; also ROGERS PL, 939 (10:2698) ws, 217.1 n Westchester av, 16.8x73.11x16.8x74, 2-sty bk dwg; Mary A Kelly to Thos Kelly, 246 E 59; ½ pt; QC; Apr8; Apr9'12. nom

**Simpson st, 1073** (10:2726), ws, 397.6 n Westchester av, 37.6x100, 5-sty bk tnt; Rockland Realty Co to Moritz Rosenstrauch, 14 E 116; mtg \$30,000; Mar30; Apr4'12. Reprinted from last issue when this appeared under Wills. O C & 100

**Tiffany st**, (10:2712), es, 375 s 163d, 50x 110, vacant; re mtg; Lawyers Title Ins & Trust Co to Henry Morgenthau Co, 165 Bway; QC; Apr9'12. 5,000

**Taylor st (\*)**, ws, 250 s Morris Park av, 25x100; Magdalena Nebeling to Jno H Wynn, 686 Sackett, Bklyn; mtg \$3,925 & AL; Apr9'12. O C & 100

**Taylor st (\*)**, ws, 275 s Morris Park av, 25x100, except part for Taylor; Johanna Collenburg et al heirs, &c, Henry Foth to Amelia Foth, 1733 Taylor av; C a G; July21'11; Apr11'12. gift

**Tiffany st** (10:2774 & 2776), land under water at foot Tiffany, East River, bounded w by e l Tiffany st, prolonged s on s by exterior line water grant, e by es Tiffany & n by interior line to which Tiffany was opened Mar7'94; East Bay Land & Impt Co to City of NY (for dock purposes); June30'11; Apr11'12. nom

**Tiffany st** (10:2774 & 2776), cl, at bulkhead line E R, runs s along st, 102.5 to exterior line, xw17.3x—32.11 to ws Tiffany, as prolonged, xn107 to bulkhead line, xe50 to beg, contains 5,204 sq ft; Church E Gates & Co to City of NY; July14'11; Apr 11'12. nom

**4TH st E (\*)**, ss, 172 w Union av, 25x— x26x87; Bridget O'Connor to Johanna wife Maurice Shanahan, 2466 St Raymond av; B&S & C a G; Oct20'11; Apr10'12. O C & 100

**134TH st, 539 E** (9:2262), ns, 200 w St Anns av, 25x100, 6-sty bk tnt; re judgt; Herman Knepper to Bronx Investing Co, 99 Nassau; Apr5; Apr8'12. nom

**134TH st, 539 E**; re judgt; same to same; Apr5; Apr8'12. nom

**137TH st, 631 E** (10:2550), ns, 176.11 w Cypress av, 75x100; Edw W Browning to Anna B Gilson, 18 W 75; B&S; mtg \$50,000; Mar29; Apr5'12. O C & 100

**137TH st, 631 E**; Anna B Gilson to Annie Prochaska, 4436 White Plains av; mtg \$50,000; Mar29; Apr5'12. O C & 100

**138TH st E, sec 3 av**, see 3 av, sec 138.

**141ST st, 598-600 E** (10:2552-2553), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & str; Annie Sanders & ano to Mott Av Realty Co, 451 Tinton av; mtg \$33,500; Apr6; Apr 8'12. O C & 100

**149TH st E, swc Wales av**, see Wales av, swc 149.

**149TH st E, swc Tinton av**, see Wales av, es, 125 s 149.

**150TH st, 799 E**, see Tinton av, 585.

**152D st, 811 E** (10:2665), nec Tinton av (No 658), 100x25, 4-sty bk tnt & str; Harry Harlib to Max Harlib, 811 E 152; mtg \$16,000; Apr9'12. O C & 100

**156TH st, 340-6 E**, see Courtlandt av, 731-3.

**158TH st E, nwc Jackson av**, see Jackson av, nwc 158th.

**158TH st, 691 E**, see Trinity av, 800.

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

**160TH st, 368 E (Findlay st)**, (9:2406), ss, 150 e Courtlandt av, 25x100, except pt for 160th, 3-sty fr tnt & 1-sty fr rear dwg; Henry Robben to Geo J Palmer, 2407 Bway; mtg \$5,500; Apr4; Apr5'12. O C & 100

**161ST st, 721** (10:2648), nec Jackson av, 21x75, 2-sty & b bk dwg; Celia Schwartzreich to Leo Schwartzreich, 83d & 20 av, Bklyn; Feb29; Apr9'12. O C & 100

**161ST st, 723 E** (10:2648), ns, 133 w Forest av, 21x75, 2-sty & b bk dwg; Celia Schwartzreich to Leo Schwartzreich, 83d & 20 av, Bklyn; mtg \$4,500; Feb29; Apr9 '12. O C & 100

**161ST st, 416-20 E** (9:2382), ss, 200 w Elton av, 50x65, 2 3-sty fr tnts & str; Frank X Mayer to Chas A Laumeister, 1715 Holland av; mtg \$11,000; Apr8; Apr 11'12. O C & 100

**165TH st, 504 E** (9:2369), ss, 140 w 3 av 25x96, 4-sty bk tnt; Thos H Roff heir Ellen Mulholland to Jacob Littau, 504 E 165; QC; Apr2; Apr5'12. nom

**165TH st, 504 E** (9:2369); Jacob Littau to Robt Bohm, 444 W 54; mtg \$12,000; Apr 1; Apr5'12. nom

**165TH st, 312 E** (9:2432), ss, 126.5 e College av, 20x87.4x20x85.11, 3-sty bk dwg; Geo J Gillespie, ref, to Ferd W Knolhoff, 123 Harrison, East Orange, NJ, & Arthur C Knolhoff, 32 Winans, East Orange, NJ, EXRS Jno F W Knolhoff; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 310 E** (9:2432), ss, 106.5 e College av, 20x85.11x20x80.7, 3-sty bk dwg; Geo J Gillespie, ref, to Ferd W Knolhoff, 123 Harrison, East Orange, NJ, & Arthur C Knolhoff, 32 Winans, East Orange, NJ, EXRS, Jno F W Knolhoff; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 308 E** (9:2432), ss, 86.5 e College av, 20x84.7x20x83.2, 3-sty bk dwg; Geo J Gillespie, ref, to Ferd W Knolhoff, 123 Harrison, East Orange, NJ, & Arthur C Knolhoff, 32 Winans, East Orange, NJ, EXRS Jno F W Knolhoff; FIRECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 302 E** (9:2432), ss, 27 e College av, runs 28.1xw0.7x85.0.11xe20xn80.5 to st xw19.5 to beg, 3-sty bk dwg; Geo J Gillespie, ref, to Hannah W Cromwell, 27 W 130, EXTRX Jno Cromwell; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 304 E** (9:2432), ss, 46.5 e College av, 20x81.10x20x80.5, 3-sty bk dwg; Geo J Gillespie, ref, to Hannah W Cromwell, 27 W 130, EXTRX Jno Cromwell; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 306 E** (9:2432), ss, 66.5 e College av, 20x83.2x20x81.10, 3-sty bk dwg; Geo J Gillespie, ref, to Hannah W Cromwell, 27 W 130, EXTRX Jno Cromwell; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**165TH st, 314 E** (9:2432), ss, 146.5 e College av, 19.6x88.9x19x87.4, 3-sty bk dwg; Geo J Gillespie, ref, to Hannah W Cromwell, 27 W 130, EXTRX Jno Cromwell; FORECLOS, Dec20'11; Mar15; Apr9'12. 9,000

**167TH st, 481-91 E**, see Washington av, 1152-4.

**169TH st E, nwc Sheridan av**, see Sheridan av, nwc 169.

**172D st E, swc Vyse av**, see Vyse av, swc 172d.

**172D st E, nec Vyse av**, see Vyse av, 1520.

**174TH st E, swc Mt Hope av**, see Sheridan av, nwc 169.

**177TH st (\*)**, es, 256.9 n Ludlow av, 25x189.11x—x192.11; Peoples Trust Co of Bklyn as TRSTE, Jos J Gleason to Caroline Klee, 325 Lafayette; AL; Dec12'11; Apr6'12. 300

**177TH st, nwc 3 av**, see Fordham av, nwc 177.

**177TH st E, nec Story av**, see Story av, nec 177.

**178TH st, 401 E**, see Webster av, nec 178.

**179TH st, 410 E** (11:3028), ss, 99.7 e Webster av, 18.6x100, 3-sty bk dwg, 2-sty ext; Joaquin M Aguero to Benj Gordon, 104 Amity, Flushing, B of Q; AL; Apr2; Apr8'12. nom

**181ST st E, sec Jerome av**, see Jerome av, sec 181st.

**184TH ST, 463 E** (11:3039), ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; Johann C Hofmann to Annie M Majewsky, 1007 Union av; mtg \$4,500; Apr4; Apr5'12. O C & 100

**184TH st, 17 W** (11:3198), ns, 49.9 e Davidson av, 16.3x80, 3-sty bk dwg; Dean Holding Co to Realty Realization Corp, 1400 5 av; mtg \$5,000 & AL; Mar22; Apr 5'12. O C & 1,000

**189TH st E, nwc Belmont av**, see Belmont av, nwc 189.

**194TH st, 261 E** (12:3294), nec Briggs av (No 2650), 25x100, 4-sty bk tnt & str; Wm Hodes to Moses Hodes, 1415 Franklin av; AL; Apr9'12. O C & 100

**202D st E** (12:3308), ns, 122.10 e Valentine av, 25x100, vacant; Lewis Heyman et al to Elise Levy, 208 Mosholu parkway; Apr4; Apr5'12. O C & 100

**219TH st E (\*)**, ss, 505 e Bronxwood av, 50x114, Wakefield; Girolamo Rubino et al to Luigi C Bongiovi, 87 Borden av, LI City; mtg \$1,250; Apr1; Apr10'12. O C & 100

**223D st E (\*)**, ns, abt 350 w Laconia av, 25x109.6; Angelo A Buontempo to J Romaine Brown, 340 Convent av; mtg \$825; Mar19; Apr9'12. 50

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

**236TH st E (\*)**, ns, 25.7 e Catherine, 76.9x98x75x103; Chas Dammeyer to Geo H Jans, 631 E 168; mtg \$1,500; Jan8; Apr11 '12. O C & 100

**236TH st E (\*)**, ns, 25 e Catherine, 75.2 x97.9x75x103.6; Geo H Jans to Patk Jones, 33 Cannon; mtg \$1,500; Apr10; Apr 11'12. O C & 100

**236TH st, 314 E** (12:3384), ss, 113.7 e Katonah av, 28.7x100, 2-sty bk dwg; Fredk Dehnert to Geo Beller, 4335 Martha av; B&S; mtg \$8,000 & AL; Apr6; Apr8'12. O C & 100



**237TH st E** (12:3385), ss, 100 e Marthas av, 37.8x50.9x37.8x50.10, 2-sty fr dwg; Henrietta M Mott & ano to Otto G Hupfel, 196 Weyman av, New Rochelle, N Y; B&S & C a G; mtg \$3,150; Apr2; Apr5'12. nom

**237TH st E** (12:3385); same prop; Otto G Hupfel to Philip J Cogan, 420 E 238; mtg \$3,150; Apr2; Apr5'12. nom

**239TH st, 19 E** (12:3393), ns, 175 e Marthas av, 25x100, 2-sty fr dwg; Helen Osswald to Wm P Chapman, 46 Alex av, Yonkers, NY & Jas Clark, 70 Glover av, Yonkers, NY; mtg \$5,000; Apr5; Apr6'12. O C & 100

**241ST st E, nec Katonah av**, see Katonah av, 4390.

**Arthur av** (11:3068), ws, 49.9 s 178th, strip 0.4x90; Jno P Wenninger to Caroline Schaefer; Q C & correction deed; Mar10'10; Apr11'12. nom

**Arthur av, 2083** (11:3069), ws, abt 136 s 180th 25x90 except pt for av 2-sty fr dwg; Francesco Imperato to Luigi Pignataro, 69 W 101; 1/2 R T & I; Mar27; Apr8'12. nom

**Aqueduct av, es, abt 103.2 s Fordham rd**, see Aqueduct av, es, abt 130.2 s Fordham rd.

**Aqueduct av**, (11:3212), es, abt 130.2 s Fordham rd, 76.6x100.6x75x87.9, owned by party 2d pt; also AQUEDUCT AV, (11:3212), es, abt 103.2 s Fordham rd, owned by party 1st pt, permission to insert beams in wall in s wall of bldg of party 1st pt; Fred Lunstedt, 2364 Aqueduct av, with Gaines-Roberts Co, 520 W 150; Mar30; Apr8'12. 250

**Anthony av, 1682** (11:2889), es, 135.9 n 173d, 16.9x74.3 to ws Carter av 16.8x72.6, 2-sty fr dwg; Henela Solotoroff to Jennie E Brown, 1356 Teller av; AL; Apr2; Apr9'12. nom

**Anthony av** (12:3310), ws, 645.2 n Bedford Park Blvd, 25.1x86.2x25x87.5, vacant; also ANTHONY AV (12:3310), ws, 645.2 n Bedford Park Blvd, runs e25.2 to ws Grand Blvd & concourse, xn25xw27.3 to, xv825.1 to beg, vacant; Nicholas Eckert to Elise Eckert, 4426 Park av; Apr5'12. O C & 100

**Andrews av, 2219** (11:3224), ws, 287.7 s 183d, 25x100, 2-sty fr dwg; St Johns Park Realty Co to Nellie L Vought, 2194 Andrews av; mtg \$5,000; Apr5'12. O C & 100

**Bergen av, 608** (9:2361), ses, abt 50 s 152d, 25x57x25x45.6, 2-sty & b fr & bk dwg; Sabina Hauswald wid to Geo F Moody, 62 W 71; B&S; Apr4; Apr5'12. 395.55

**Bergen av, 608**; Anthony G Hauswald et al by Geo A Steinmuller GDN to same, AT; B&S; Apr1; Apr5'12. 4,600

**Bryant av, 1422-4** (11:2999), es, 300 s Jennings, 50x100, 5-sty bk tint; Mondschein & Co to Herman Fuld, 699 Eagle av; mtg \$36,000; Apr8'12. O C & 100

**Bussing av** (\*), nec Ely av, 172x100; Marie Pettke to Anthony McOwen, 752 Hewitt pl; mtg \$4,000; Apr8; Apr9'12. nom

**Bruner (Oakes) av** (\*), es, 175 n 233d, 25x104.4, Wakefield; re mtg; Matilda A & Eliza S Gillespy to Maria Erickson, 306 W 146 & Alford E C Stolpe 389 Main, Springfield, Mass; Apr6; Apr9'12. nom

**Bryant av**, (10:2757), es, 110 n 165th, 126x100, vacant; American Real Estate Co to Richardson Co, a corp, 1025 E 167; r 9'12. O C & 100

**Bainbridge av** (12:3296), nws, 400 nw from nes 198th, 25.10x152x25x175.5, vacant; Jno Mangini to Mary Mangini, his wife, 2869 Bainbridge av; mtg \$6,000; Apr9'12. nom

**Bracken av** (\*), ws, 125 n Randall av, 25x100; Jno Leonard to Thos A Larkin, 369 W 35; AL; Apr4; Apr11'12. nom

**Bracken av** (\*), ws, 175 n Randall av, 25x100; Jno Leonard to Thos A Larkin, 369 W 35th; AL; Apr4; Apr11'12. nom

**Barker av** (\*), sec Elizabeth, runs e125 xs100xw25x50xw100 to av, xn50 to beg; Chas C Marrin ref to Anna M Hobbs, at Roselle Park, NJ, TRSTE Marietta H Hull; FORECLOS; Mar20; Apr8; Apr11'12. 8,000

**Boston rd, 2021** (11:3135), ws, 103.6 s 178th, 22.5x100.9x22x101.4; re mtg as to easement for light & air; Florence Phillips to City of NY; Feb26; Apr8'12. nom

**Belmont av** (11:3078), nwc 189th, 15x 87.6, 4-sty bk tint & str; Louis Singer to Goldie J B Sachs, 811A Lafayette av, Bklyn; mtg \$16,823; Apr9; Apr10'12. nom

**Briggs av, nec 194th**, see 194th, 261 E.

**Bathgate av** (11:3052), es, 171 s 3 av, late Kingsbridge rd, 25x96, vacant; Scalzo Realty Co to Pietro Amone, 433-5 Flushing av, Bklyn; AL; Apr8; Apr10'12. O C & 100

**Bailey av** (12:3260), nec 229th, 244.4x 101.3x246.11x100.8, vacant; Jos M Edelson ref to Bendheim Constn Co, 128 Bway; FORECLOS, Mar22; Apr9; Apr10'12. 18,150

**Bailey av** (12:3260), same prop; Bendheim Constn Co to M M Realty Co, a corp, 128 Bway; Apr9; Apr10'12. O C & 100

**Bathgate (Madison) av, 2283** (11:3050), ws, 161 s 183d, 16.1x100, except pt for av, 3-sty fr tint; Wm P Kapp to Alfred Barth, 411 W 114 & Chas J Hardy, 530 W 114, as TRSTES, Augustus Barth, decd; QC; Dec 11'11; Apr10'12. nom

**Courtlandt av, 910** (9:2408), es, 27.11 n 162d, 27.11x115.1x25x127.7, 3-sty bk tint & str; Sandrock Realty Co to Union Street Realty Co, 261 Bway; mtg \$7,000; Jan27; Apr5'12. nom

**Clay av, 1057** (9:2428), ws, 250 n 165th, 25x100, 2 & 3-sty & b bk dwg; Julia Fischer to Mary A wife Michl F O'Neil & Mary A O'Neil his daughter, 1057 Clay av; mtg \$10,000; Apr1; Apr5'12. O C & 100

**Crotona av, 2161** (11:3083), ws, 153.10 s 182d, 22.11x100x23.5x100, 2-sty fr dwg; Aurelma Renard, 401 E 151, to Thos Pentecost, 65 Lampport av; mtg \$6,000; Apr6; Apr8'12. O C & 100

**Cauldwell av, nec Westchester av**, see Westchester av, nec Cauldwell av.

**Carter av, ws, 135.9 n 173**, see Anthony av, 1682.

**Courtlandt av, 731-3** (9:2415), swc 156th (Nos 340-6), 50x100, except parts for sts, 1-2 & 1-3-sty fr tnnts & str & 2-sty fr dwg; Louis Hubener & Martin Escher to Hubener-Escher Co, a corp, 748 Melrose av; mtg \$10,000; Apr9; Apr10'12. O C & 100

**Courtlandt av, 819-21** (9:2418) swc 159th, 48.6x98, 6-sty bk tint & str; Phelan Beale ref to Simon M Goldsmith, 452 W 149; mtg \$40,000; FORECLOS; Apr5; Apr10'12. 49,750

**Doon av, swc Kingsbridge rd**, see Kingsbridge rd, swc Doon av.

**Demilt av** (\*), swc Marian, see 30th, 326 W, Manhattan.

**Ely av, nec Bussing av**, see Bussing av, nec Ely av.

**Eastchester rd** (\*), es, 35.3 n of an old la, 114.10x126.9x88.4x163.4; also INTERIOR PLOT, begins 108.10 e Eastchester rd, runs e abt 53.6xs—to ns of a la xw119.2 to rd xn—to beg; Longin P Fries to Geo A Gambeis, 1437 Williamsbridge rd & Peter Kiefer, 2426 Westchester av; mtg \$3,500; Apr8; Apr9'12. O C & 100

**Eagle av, 699** (10:2617), ws, 278.6 s 156th, 21.6x99.3, 2-sty & b bk dwg; Theresa Fuld to Mondschein & Co, 1541 Hoe av; Apr8'12. O C & 100

**Edgewater rd, 1353**, (11:3012) ws, 597.11 n Westchester av, 25x100, 2-sty bk dwg; Jos H Maher to Louis Spaeth, 1497 Edgewater rd; 1/2 pt; mtg \$4,000; Jan26; Apr6'12. O C & 100

**Fordham av** (11:3043), old nwc 177th or Tremont av, runs n62.6xe1.11 to new ws 3 av, xs62.6 to ns 177th or Tremont av, xw1.5 to beg, leasehold; Jno F McIntyre ref to Chas H Barson, 2366 Crotona av & Mary M Barson, 260 Monroe, Bklyn; PARTITION; Mar21; Apr2; Apr6'12. 200

**Ft Schuyler rd** (\*), ws, 78 s Roosevelt av, 26x122.11x25x—; Sarah Lampport to Thos Pentecost, 65 Lampport av; QC; Apr5; Apr8'12. nom

**Ft Schuyler rd** (\*), swc Roosevelt av, 104x122.11x100x90; Thos Pentecost to Aurelma Renard, 401 E 151; mtg \$3,000; Apr6; Apr8'12. nom

**Ft Schuyler rd** (\*); same prop; Aurelma Renard, 401 E 151, to Agatha A Brady, 2016 Prospect av; mtg \$3,000; Apr6; Apr8'12. nom

**Fowler av** (\*), ws, 125 n Rhineland av, 25x142.3; Fredk O Quarg to Jakob Wagner, 3 Cherry, West Orange, NJ; mtg \$5,300; Apr6; Apr10'12. O C & 100

**Forest av, pt of, 1112** (10:2661), es, 187.6 n 166th, a strip, 0.6x102.9; re mtg; Magdalena Huber EXTRX Herman Huber to Eliz Harrison & Ethel Gerth, both at 1112 Forest av; QC; Apr3; Apr11'12. nom

**Fordham rd** (11:3225), ss, 41.2 e Loring pl, 29.7x104.10x25x90.6, vacant; Alma L Kayser to Armintha Merritt, 854 W 181; AL; Oct31'11; Apr11'12. nom

**Grace av** (\*), ws, 367 n 222d, 50x95; Jno H Purmann to Herman F Meyer, 35 E 19; mtg \$750; Apr3; Apr5'12. O C & 100

**Green av** (\*), ss, 175 e Mapes av, 75x100; Chas A Laumeister to Frank X Mayer at Hadlyme, Middlesex Co, Conn; AL; Apr8; Apr11'12. O C & 100

**Glendon av** (\*), bet Virginia av & stone wall at e line of land of grantors land in bed of av in front of lots 402 to 412 & 417, 421 to 433, map Pugsley Estate at Unionport; deed of cession; Henry Ruhl & Carl Wurm to City of NY; June9'11; Apr6'12. nom

**Grand Blvd & concourse, ws, abt 645.2 n Bedford Park Blvd**, see Anthony av, ws, 645.2 n Bedford Park Blvd.

**Heath av, 2874** (12:3256), es, 101.2 n from cl West 229th, 20.2x100.5x20.2x100.6, 3-sty bk dwg; Jas W Hyde ref to Harry H Herche, 26 Manhattan av; FORECLOS, Apr2; Apr8'12. 5,000

**Heath av, 2876** (12:3256), es, 121.4 n from cl 229th, 20.2x100.5, 3-sty bk dwg; Jas W Hyde ref to Chas H Herche, 541 W 163; FORECLOS, Apr2; Apr8'12. 5,000

**Hoe av, ws, 100 s Aldus**, see So Blvd, sec Aldus.

**Heath av, 2909** (12:3260), ws, 60.10 s 230th, 17.9x90, 2-sty fr dwg; re mtg; Jas G Wentz to Harry E Champoll, 116 W 119; Apr8; Apr9'12. 4,000

**Harrington av** (\*), ss, 25 w Cornell av, 25x90; Jno J Molloy to Margt Molloy, 1504 Ams av; Mar19; Apr9'12. nom

**Heath av, 2676** (11:3240), es, 219.6 n from tangent pt in curve at nec Heath av & Emmerich pl, 25x118.8x26.4x127.1, 2-sty fr dwg; Henry Gaa to Fredk Miller, 2676 Heath av; mtg \$4,500; Apr5; Apr11'12. nom

**Heath av**, (11:3239), ws, 25 n Knox pl, 25x100, 2-sty fr dwg; Chas T Terry ref to Jas Reilly, 4093 3 av; mtg \$4,500 & AL; FORECLOS; Mar26; Apr11'12. 500

**Honeywell av, swc Bronx Park S**, see Bronx Park S, swc Honeywell av.

**Intervale lot, 91.6 n 15th, & 119.6 w 5 av**, see 16th, 4 W.

**Jerome av** (11:3185), sec 181st, 100x100, vacant; also JEROME AV (11:3185), es, 100 s 181st, 100.6x103x76.6x100, vacant; Mundane Realty Co to Bertram L Kraus, 1869 Monroe av; mtg \$30,000; Apr3; Apr5'12. O C & 100

**Jerome av, es, 100 s 181st**, see Jerome av, sec 181st.

**Jackson av, 1120** (10:2651), es, 250.8 n 166th, 22.7x87.6, 2-sty & b bk dwg; Annie M Majewsky to Johann C Hofmann, 463 E 184; mtg \$10,000; Apr4; Apr5'12. O C & 100

**Jackson av** (10:2637), nwc 158th, 100x76x 100x76.2, vacant; Katz-Polacek Realty & Constn Co to City of NY; Mar29; Apr5'12. 19,250

**Jackson av, nec, 161**, see 161st, 721 E.

**Jackson av** (10:2639), ws, 188.7 n 163d, 25x75, vacant; Louis Lipshitz to Bertha Seculer, 1062 Grant av; mtg \$3,500; Apr1; Apr10'12. O C & 100

**Jackson av, 675** (10:2635), ws, 62.8 n Westchester av, 41x107.1x40.3x107.8, 6-sty bk tint & str; Carl Sotscheck to Geo D Hilyard, 144 E 49; B&S; mtg \$35,000 & AL; Apr8; Apr11'12. nom

**Kingsbridge rd** (\*), swc Doon av, 25.3x 108.5x25x112.3; also KINGSBRIDGE RD (\*), sec Oakes av, 25x92.3x25x90.11, Edenswald; Edida Holding Co to Myron Stauden, 500 W 183; Feb28; Apr5'12. nom

**Kingsbridge rd, sec Oakes av**, see Kingsbridge rd, swc Doon av.

**Kossuth av** (\*), ss, 100 w Catharine, see 30th, 326 W Manhattan.

**Kingsbridge rd, 20 E** (11:3191), ss, 98 w Morris av, 16x80, 3-sty bk dwg; Jno H Keirns to Jno H Wynn, 686 Sackett, Bklyn; mtg \$7,000 & AL; Apr8; Apr9'12. nom

**Katonah av, 4390** (12:3390) nec 241st, 100x100, vacant; Ida J Heaney to N Y City Church Extension & Missionary Soc of the Methodist Episcopal Church, 150 5 av; mtg \$4,500; Apr4; Apr6'12. nom

**Leland (Saxe) av** (\*), nec Old rd, runs n 75.1xe79 to Old rd, xsw109 to beg, gore, Van Nest; CONTRACT; Louis M Ebling to Rosalie Rosenbaum; mtg \$7,750; May 24'10; Apr5'12. 8,750

**Longfellow av, 1530** (11:3009), es, 100 n 172d, 25x100, 2-sty bk dwg; Jos R Truesdale, ref to Danl J O'Connor, 902 West End av, as TRSTE Owen Byrne; FORECLOS & draw; Apr5'12. 5,000

**Longfellow av, 1538** (11:3009), es, 175 n 172d, 25x100, 2-sty bk dwg; Jos R Truesdale, ref to Isabelle D Fowler, 39 E 68; FORECLOS & draw; Apr5'12. 5,000

**Matilda av, 4537** (\*), 25x100; Clinton McDonald to E Paul Webecke & Emilie his wife, 35 Pearl, Mt Vernon, NY, tenants by entirety; Mar29; Apr5'12. O C & 100

**Morris av, 1051** (9:2448), ws, 175.10 n 165th, 25x100, 2-sty & b bk dwg; Michl J Egan ref to Anna S Finck, 127 W 122; FORECLOS, Mar28; Apr3; Apr5'12. 7,500

**Morris av, 591** (9:2440), ws, 93.5 n 150th, 25x100, 1-sty fr dwg & str; Beatrice De Figlio & ano to 591 Morris Av Co, a corp, 410 E 149; mtg \$4,000; Apr10'12. O C & 100

**Matilda av, 4539** (\*), 25x100; Clinton McDonald to Julius Lewine, 649 E 242; Mar 29; Apr10'12. O C & 100

**Mapes av** (11:3108), es, 195 n 179th, 66.1 x145.2, vacant; Wm Prager to Julius Weinheimer, 2060 Newbold av; mtg \$3,300; Apr10; Apr11'12. O C & 100

**Mt Hope av, swc 174th**, see Sheridan av, nwc 169.

**Nereid av** (\*), ns, midway bet ws Matilda, & es Catharine, runs n90.11xe51.1x s97.11 to st, xw50.1 to beg; Helen Van C de P Lung et al to Russell D Smith, 4440 Richardson av; Mar28; Apr8'12. nom

**Oakes av, sec Kingsbridge rd**, see Kingsbridge rd, swc Doon av.

**Old rd, nec Leland av**, see Leland av, nec Old rd.

**Paulding av** (\*), es, 50 n 215th, 25x100; re mtg; Workmen's Sick & Death Benefit Fund of the U S of A to Josephine Colio, 408 E 117; Apr4; Apr5'12. 250

**Parker av** (\*), es, 237.3 s Castle Hill av, 50x100; S Alvin Piza to Johanna Schlosser, 44 W 83; mtg \$1,100 & AL; Apr 8; Apr11'12. nom

**Paulding av** (\*), es, 100 s 233d, runs se 69.4xw119.5 to ws said av, xne along es of said av, 99.7 to beg, gore, except pt for av, probable error; Wm Wilson et al heirs &c; Mary E Wilson to Wm J Wilson, 45 E 52d, Bklyn; B&S & C a G; Apr6; Apr10'12. nom

**Powell av** (\*), bet Virginia av & Pugsley Creek land in bed of av in front of lots 380 to 383, 389, 393 to 401; map Pugsley Estate, Unionport; deed of cession; Henry Ruhl et al to City of NY; June 9'11; Apr6'12. nom

**Paulding av** (\*) parcel Nos 29, 29A, 30 & 30A on damage map to open Paulding av; re mtg; Frank C Mayhew & ano TRSTES Levi H Mace to City of NY; QC; Oct21'10; Apr8'12. nom

**Roosevelt av, swc Ft Schuyler rd**, see Ft Schuyler rd, swc Roosevelt av.

**Robbins av** (10:2642), ses, 100 ne Fox, 25 x104, vacant; Saml Brener to Kate Steinberg, 727 E 156; AL; Apr8; Apr9'12. O C & 100

**Road from Eastchester Village Schoolhouse** (\*), ws, at end of wide stone fence adj lands now or lately occupied by Spanish Consul at Eastchester, contains 5 1/2 acres, except parts conveyed by Andw George to Board of Education of the Union Free School, District No 1, of Eastchester, recorded Mar20'1877; also PART taken for continuation of 5 av, Mt Vernon to & opposite Hotel of Stephen B Odell, Eastchester; also except lands conveyed by Andw George to Holden, dated June21'1892 & known as lot 13 map of Andw George at Eastchester; David B Duncan to Mary W Duncan his wife, 459 Classon av, Bklyn; mtg \$59,000; Mar28; Apr9'12. 26,500



**Southern blvd, 65** (10:2546), ns, 176.3 e St Anns av, runs n90.4xe5xn2xe20xs87.11 to So blvd, xw25.5 to beg, 5-sty bk tnt; Otto Bang to Helena Bang, 65 So blvd; QC; Apr 4; Apr'12. nom

**Sheridan av** (11:2838), nwc 169th, 100.8x 116.3x100x126.9 vacant; mtg \$8,000; also CLARKE PL (11:2839) ss 205.7 w Walton av 50x100 vacant; also MT HOPE AV late Monroe av (11:2792), swc 174th, 100x100, vacant; also WEEKS AV (11:2796), ws, 100 n 174th, 50x100, vacant; also CLARKE PL, 16 (11:2839), ss, 214.9 e Jerome av, late Central av, 25x100, 1-sty & b fr dwg; Patk F Goff to Annie Goff; Mar25'10; Apr6'12. nom

**Southern blvd, 1472** (11:2981), es, 124.11 n Jennings, 18.9x100, 2-sty fr dwg; Geo J Elliott to David Alean Sr, 1044 Fox; mtg \$3,500; July28'11; Apr6'12. O C & 100

**Southern blvd, 1074** (10:2744), es, 188.7 n West Farms rd, 40x100, 5-sty bk tnt & str; Reville-Siesel Co to Emma I Wanner, 1181 3 av; mtg \$34,500; Apr10'12. nom

**Southern blvd, 1074** (10:2744), es, 188.7 n West Farms rd, 40x100, 5-sty bk tnt & str; re mtg; Jos Fox to Reville-Siesel Co, 1078 Southern blvd; QC; Apr10'12. nom

**Story av (\*)**, nec 177th, 100x100; Eliz Dietrich to Alfred Woelfe, 426 E 155; Apr9'12. O C & 100

**Southern blvd** (10:2757), sec Aldus, runs s125xe300 to ws Hoe av xn25xw100xn 100 to ss Aldus xw200 to beg; also BRYANT AV (10:2757), es, 100 n 165th, 150x 100, vacant; re mtg; Mutual Life Ins Co of NY to American Real Estate Co, 527 5 av; QC; Apr8; Apr9'12. 39,200

**Southern blvd, 1282** (11:2980), nec Freeman, 79.11x103.6x58.9x99.8, 3-1-sty fr str & vacant; Benj F Jackson et al EXRS Delia Jackson to Russell Johnson 2d, 1229 Simpson; Apr6; Apr9'12. 70,000

**Topping av, 1659-61** (11:2791), ws, 45 s 173d, 49.11x95, 4-sty bk tnt; Wm E O'Grady to Wm C Bergen, 130 W 180; mtg \$25,000; Apr4; Apr5'12. O C & 100

**Tremont av, nwc 3 av**, see Fordham av, nwc 177.

**Tremont av or 177th st** (11:3043), ns, 1.6 w 3 av, 53.1x72.2x64.1x62.7, 3-sty bk office & str bldg, leasehold; Ogden L Mills ref to Chas H Barson, 2366 Crotona av & Mary M Barson, 260 Monroe, Bklyn; FORECLOS, Mar21; Apr2; Apr6'12. 2,000

**Trinity av, 806-10** (10:2637-4 & 5), es, 75 n 158th, 50x98.11, 2-2-sty & b fr dwgs; Caroline Fredricksen wid to City of NY; Apr5; Apr6'12. 14,000

**Topping av, 1825** (11:2800), ws, 45.6 s 176th, 19.9x92.9x20.2x89, 3-sty bk dwg; Minnie Schladitz to Chas Boyle, 401 W 33; mtg \$2,675; Apr5; Apr6'12. O C & 100

**Timpony av (\*)**, es, 175 n 205th, 100x100; Madison Constn Co to Geo McCauslan, 3 6th, Weehawken, NJ; mtg \$4,900; Apr4; Apr6'12. O C & 200

**Trinity av, nwc Westchester av**, see Westchester av, nec Cauldwell av.

**Tinton av, ws, 75 s 149th**, see Wales av, es, 125 s 149.

**Tinton av, swc 149th**, see Wales av, es, 125 s 149.

**Tinton av, 658**, see 152d, 811 E.

**Tinton av, 585** (10:2653), nwc 150th (No 799), 50x94.9x50x94.7, 6-sty bk tnt & str; Dean Holding Co to Sherman Co, 1400 5 av; mtg \$57,000; Apr2; Apr9'12. O C & 1,000

**Trinity av, 800** (10:2637-1), nec 158th (No. 691), 50x98.11x50x98.10, vacant; Edw Roche to City of NY; Apr5; Apr9'12. 14,000

**Union av, see Westchester av**, see Westchester av, see Union av.

**Union av, 1185-7** (10:2672), ws, 41 s 168th, 42x92.1x42x91.1, 5-sty bk tnt; Anna M Lehmann to Kate E Zache, 1185 Union av; mtg \$30,000; Mar28; Apr10'12. O C & 100

**Union av, 711** (10:2665), ws, 50 n 155th, 25x100, 2-sty & b fr dwg; Max A Lowenheim & ano heirs Julia G Lowenheim to Harry Lowenheim, 711 Union av; Apr8; Apr9'12. nom

**Unionport rd (\*)**, es, 175 s Morris Park av, 25x100x25x102; Richd Lossack to Christiane Heinrich, 476 W 143; B&S & CaG; mtg \$3,500; Apr5; Apr9'12. nom

**Unionport rd (\*)**, same prop; Christiane Heinrich to Richd Lossack & Susan his wife, 670 Rhineland av; B&S & CaG; mtg \$3,500; Apr6; Apr9'12. nom

**Vyse av** (11:2988), swc 172d, 75x200, vacant; Moritz Glauber of Memphis, Tenn, to Chas Rosenberg, 304 Richmond ter, New Brighton, SI; 1-3 pt; mtg \$12,000; Sept28 '11; Apr11'12. O C & 100

**Vyse av, 1520** (11:2996), nec 172d, 50x100, vacant; Jno Lyman to Jno Harnett, 957 E 172; Mar30; Apr6'12. O C & 100

**Virginia av (\*)** bet Ludlow av & Public pl, land in bed of av, in front of lands owned by parties 1st pt on map Pugsley Estate, Unionport; deed of cession; Henry Ruhl & Carl Wurm to City of NY; June9 '11; Apr6'12. nom

**Webster av, 3542** (12:3360), es, 351.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Jos Fuger to Aug Heil, 2072 Valentine av; mtg \$5,700; Mar19; Apr5'12. O C & 100

**Webster av, 3542**; re mtg; Danl S Doran to Aug Heil, 2038 Ryer av; QC; Aug3; Apr5'12. nom

**Wales av, 554-6** (10:2653), es, 25.10 n 149th, 50.11x105, 1-sty fr dwg & vacant; Kate F Considine to Michl J Sullivan, 343 E 141; mtg \$2,000; Apr10; Apr11'12. O C & 100

**Washington av, 941-3** (9:2385), ws, 34.6 n 163d, 49.9x100, 1-sty fr dwg & str & 3-sty fr tnt & str; Anna Rice to Rice-Fitzgerald Bldg Co, 2191 Ryer av; mtg \$5,000; Apr10; Apr11'12. O C & 100

**Washington av, 947** (9:2385), ws, 84.3 n 163d, 25.3x100, 3-sty fr tnt & str; Fredk Schmitt et al to Rice-Fitzgerald Bldg Co, 2191 Ryer av; mtg \$4,000; Apr11'12. O C & 100

**Westchester av, nwc Trinity av**, see Westchester av, nec Cauldwell av.

**Westchester av, 782** (9:2276), ss, 154.4 w St Anns av, 24x100.3x19.10x100; parcel No 19 on damage map for construction of Elevated R R; re easements, claims, &c; Mary J Archer et al to City of NY; QC; Feb21; Apr8'12. nom

**Westchester av**, (9:2294), ss, 228 e Bergen av, 25x72.8 to subway, x-x89.2; re dower as to easement for Elevated R R, &c; Gertrude D Menken wid to City of NY; QC; Dec28'11; Apr8'12. omitted

**Westchester av** (10:2628), nec Cauldwell av, 245.5 to ws Trinity av, x357.11x 219.6 to es Cauldwell av, x430.11; re mtg; as to easements, &c, for Elevated R R; Emigrant Indust Savings Bank to City of NY; QC; Dec7'11; Apr8'12. nom

**Westchester av** (10:2676), sec Union av, 117.11x83.6x54.4x145.11; re mtg as to easements for Elevated R R; Chas E Appleby & ano TRSTES Leonard Appleby to City of NY; Dec14'11; Apr8'12. nom

**Westchester av** (10:2628), nec Cauldwell av, runs n430.11x219.6 to Trinity av, xs 397.11 to Westchester av, xw245.5 to beg, except part for Westchester av; re mtg as to easement for Elevated R R; Emigrant Indust Savings Bank to City of NY; Dec 7'11; Apr8'12. nom

**White Plains av (\*)**, es, 55.9 n Bronx pl, 27.9x102.10x25x115.3, except part for White Plains rd; Nathan J & Moses Packard to Frank B Dougherty, 176 W 83; QC; Apr3; Apr5'12. 400

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

**Wickham av (\*)**, ws, 675 s Nereid av, 25x97.6; Aug J Ganz to Ferd Ganz, 288 E 154; Apr8; Apr9'12. O C & 100

**Webster av** (11:3028), nec 178th (No 401), 107.6x31x110.3x34, 3-sty fr tnt & str; Van Beuren Realty Co to Clement H Smith Co, 460 E Tremont av; Apr8; Apr9'12. O C & 100

**Webster av, 1286-8** (9:2396), es, 324.5 n 168th, runs n45.6xe90xs45xw66xs0.6xw24 to beg, 5-sty bk tnt; Jno Mangini to Mary Mangini his wife, 2869 Bainbridge av; mtg \$28,000; Apr9'12. nom

**Wilkins av, 1340-2**, see Wilkins av, 1344-6.

**Wilkins av, 1344-6** (11:2976), es, 175 s Jennings, 49.6x142.3x53.5x159.6; also WILKINS AV, 1340-2 (11:2976), es, 224.6 s Jennings, 50.6x122.5x54.7x142.3; asn rents; Jacob Streifer Co, 1340-2 Wilkins av to Royal Co of NY, 93-5 Nassau; Apr9; Apr10 '12. 2,000

**Washington av, 1152-4** (9:2372), nec 167th (Nos 481-91), 65x127x65x126.11, 2-6-sty bk tnts & str; Adam Wiener ref to 481 E 167th St Inc, a corpn; mtg \$103,000 judgment liens, &c; FORECLOS, Sept16 '10; Sept30'10; Apr10'12. 1,700

**Wales (Tinton) av** (10:2581) es, 125 s 149th, 50x100, vacant; also TINTON AV (10:2581), swc 149th, 75x100, vacant; also TINTON AV, ws, 75 s 149th, 50x100, vacant; Benj M Whitlock et al EXRS, &c, Amelia M Graham to Geo H Janss, 633 E 168; Dec11'11; Apr10'12. O C & 100

**Wales (Tinton) av** (10:2581), swc 149th 125x100, vacant; Geo H Janss to Frank Begrish Jr, 1794 Prospect av; Apr5; Apr 10'12. O C & 100

**Wales (Tinton) av** (10:2581), es, 125 s 149th, 50x100, vacant; Geo H Janss to Frank Begrish Jr, 1794 Prospect av; Apr 5; Apr10'12. O C & 100

**Weeks av, 1648 (1652)**, (11:2792), es, 155 s 173d, 20x95, 2-sty bk dwg; Adolph M Koch & ano to Ester Sado, 1653 Lincoln pl Bklyn; AL; Apr5; Apr6'12. nom

**Weeks av, ws, 100 n 174th**, see Sheridan av, nwc 169.

**3D av** (11:2924), ws, 40.6 s 177th or Tremont av, a strip 21.2x3.9x21x3.10, bet new line 3 av & old ws Fordham av; Henry L Morris TRSTE & ADMR Gouverneur Morris to Mary Armstrong, 1908 Prospect av, & John L Armstrong, 67 Pembroke st, Rochester, NY, EXRS & TRSTES Jno Armstrong; AT; QC; Mar28; Apr5'12. 176.25

**3D av** (9:2313), sec 138th; consent to two stairways at 138th st Station of subway; Eliz M O'Reilly to City of NY; Apr 2; Apr6'12. nom

**Parcel** (12:3327) No 8 on damage map to open 210th, from Jerome av to Wayne av, Wayne av, from Reservoir oval West to Gun Hill rd; Tyron row, from Reservoir oval West to Gun Hill rd; re mtg; Mar2; Wm P Williams TRSTE for Mary L Hillhouse to City NY; Oct9'11; Apr8'12. nom

**Parcel** (11:2823), Nos 15 & 15A, on damage map to open Eden av; re mtg; Ernest Sass to Harold Swain, 1650 The Concourse; Feb10; Apr8'12. nom

**Parcel** (12:3327) No 3 on damage map to open DeKalb av, from 208th to Gun Hill rd; re mtg; Elbert H Dickinson to City NY; July18'11; Apr8'12. nom

**Parcel** (13:3405), No 4 on damage map to open W 234th, from Albany rd to Kingsbridge av; re mtg; Jno Parsons to City of NY; Dec9'11; Apr8'12. nom

**Parcel** (13:3405) Nos 10 & 10A, on damage map to open Kingsbridge rd from W 230th to Bway; re mtg; Jno Parsons to City of NY; Dec9'11; Apr8'12. nom

**Parcel** (13:3405), Nos 10, 10A & 11 on damage map to open Kingsbridge rd from W 230th to Bway; re mtg; Jonas F Mann to City of NY; Dec4'11; Apr8'12. nom

**Parcel** (11:2958), No 17 on damage map to open Waterloo pl from 175th to 176th; re mtg; Edmond C Allcott to City of NY; Nov11'11; Apr8'12. nom

**Parcel** (11:2958) No 17; same prop; re mtg; Fannie O Fowler to same; Oct25'11; Apr8'12. nom

**Parcel** (11:2958), Nos 16 & 16A on damage map to open Waterloo pl, from 175th to 176th; re mtg; Tullock McC Townsend to Jas Guthrie, Waterloo pl; Nov23'11; Apr8'12. nom

**Parcel** (11:3186) No 3 on damage map to open Jerome av, es, from Cameron pl to E 184th; re mtg; Edw F Cole individ & as exr Edw H Cole, to Chas W Lindsley, Pompton Lake, NJ; Dec15'11; Apr8'12. nom

**Parcel (\*)** Nos 1 & 2 on damage map to open 180th, from Bronx River to West Farms rd; re mtg; Theo J Chabot to City of NY; QC; Feb6; Apr8'12. nom

**Parcel** (12:3327) No 8 on damage map to open 210th, from Jerome av to Wayne av; Wayne av, from Reservoir oval W to Gun Hill rd & Tryon av, from Reservoir oval W to Gun Hill rd; re mtg; Wm P Williams TRSTE Mary L Hillhouse to City of NY; QC; Oct9'11; Apr8'12. nom

**Parcel (\*)** Nos 15, 15A, 16, 16A & 17, on damage map to open 180th, from Bronx River to West Farms rd; re mtg with consents to awards, &c; Chas B Clark to City of NY; QC; Feb10; Apr8'12. nom

**Interior plot begins 108.10 e Eastchester rd, &c**, see Eastchester rd, es, 35.3 n of old la.

**Harlem River** (11:2884), es, 680 n Washington Bridge; permission to fill in lands under water; City of N Y (by Commr of Docks) to Henry R Sutphen EXR Susanna P Lees; Mar25; Apr11'12. nom

**Plot begins 840 e White Plains rd** at point 1,020 n along same from Morris Park av, runs e100xn25xw100xs25 to beginning, with right of way over strip to Morris Park av; Marie C Ossmann to Giovina Colletti, 1927 Barnes av; mtg \$3,500; Apr10; Apr11'12. O C & 100

## LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

### Borough of Manhattan.

APR. 5, 6, 8, 9, 10 & 11.

**Barclay st, 105-7**, see West, 149-50.

**Beekman st, 7 & 9** (1:90), swc Nassau (No 123); str fl, b, safe deposit vaults & offices, 204-10 on 2d fl; Temple Court Co to Natl Nassau Bank, 9 Beekman; 7yf May 1; Apr5'12. 1st 2ys \$23,000 & thereafter \$25,000.

**Beekman st, 19-21** (1:92); front 1/2 of 5th fl; Edgar J Williams to Commerce Printing Concern, 19 Beekman; 10yf May1'09; Apr9'12. 1,000

**Cannon st, 118** (2:330), all; Rachel Perlman to Abr Einwohner & ano, 135 Goerck; 3yf Mar1'11; Apr10'12. 3,400

**Division st, 213**, see East Bway, 224.

**Delancey st, 304** (2:328), nec Lewis, str; Anna Albers to Geo C Goldstein, 48 Lewis; 5yf May1; Apr5'12. 600 & 660

**East Broadway, 204** (1:285), 2d fl; Abr H Sarasohn to Morris Asofsky, 151 East Bway; 2yf May1; 2 yrs ren; Apr6'12. 600

**Essex st, 58** (2:351), all; Geo W Goodrich to Abe Citron, 58 Essex; 5yf May1; Apr6'12. 1,260

**Eldridge st, 136** (2:414), s str, &c; Hyman Wachtstein to Morris Greenberg; 3 y, from May1'11; Apr8'12. 720

**East Broadway, 224** (1:286), & DIVISION ST, 213; cancellation of Ls; Chas A Silver, 2013 5 av & ano with Harry Witriol, 132 Essex; Apr2; Apr8'12. nom

**East Broadway, 185-7** (1:284), 2d, 3d & 4th stys of No 185 & 3d & 4th fls No 187; Ezekiel Sarasohn & ano to Jos E Eron, 153 E Bway; 3yf May1; Apr10'12. 3,000

**Franklin st, 10** (1:167), str & b; Angelo Legniti to Luigi Rapuzzi, on premises; 3yf May1'11; Apr10'12. 960

**Houston st, 133-5 W** (2:518); asn Ls; Casimo Di Fiore to Rosaria B Di Fiore, 135 W Houston; Mar6; Apr8'12. O C & 100

**Hamilton st, 48**, see Market, 59.

**Lewis st, nec Delancey**, see Delancey, 304.

**Monroe st, 153-5** (1:269), all; Geo G Segal to Alex Cohn, 78 Essex, & ano; 10yf abt Oct1, or from completion of bldg; Apr 8'12. 5,000

**Monroe st, 153-5** (1:269); asn Ls; Peter P Cappel to Geo G Segal, 30 Hart, Bklyn; Jan30; Apr9'12. nom

**Market st, 59, & Hamilton st, 48** (1:253); re asn Ls; Jno D Haase to Katie Scheinsinger, 379 Grand; AT; mtg \$1,000; Mar28; Apr10'12. nom

**Nassau st, 123**, see Beekman, 7-9.

**Pearl st, 390** (1:112), all; Waldron B Vanderpoel to Frank Calabella, 4-6 Hague; 3yf May1; Apr8'12. 1,300



**1Pitt st, 125** (2:345); all; Morris Schlossheimer et al to Jos Feder & Wolf Borg both at 817 5th; 3y&15days f Apr15; Apr9 '12. 3,900

**1Rutgers st, 32** (1:273), b & sub b; Chebra Talmud Thora D'Augustow, a corp, to Hudus Schiff, 32 Rutgers; 8½yf Marl; Apr 5'12. 660

**1Sullivan st, 160-2** (2:518); asn Ls; Casimo Di Fiore to Rosaria B Di Fiore, 135 W Houston; Mar6; Apr8'12. O C & 100

**1Suffolk st, 173** (2:355); asn Ls; Anna McLaughlin to Lena Krellberg, 163 East Bway; Mar27; Apr9'12. nom

**1Thompson st, 208** (2:537); asn Ls; Bartolomeo Dileo & ano to Lionardo Dileo, 208 Thompson & ano; mtg \$3,250; AT; Apr3; Apr10'12. nom

**1William st, 197** (1:102); asn Ls; Louis Luessen to Jno Jantzen, 956 E 19, Bklyn; mtg \$7,500; Apr4; Apr5'12. nom

**1Willett st, 66** (2:338); sur Ls; Moses Tancer to Adolf D Lindemann, 153 Rivington; AT; Jan24; Apr5'12. 875.14

**1Willett st, 66**; general rel of Ls, &c; same to same; Jan24; Apr5'12. 875.14

**1West st, 149-50** (1:128), nec Barclay (Nos 105-7, old Nos 102-6), 43.6x82.8x72.8x86.10, all; Wm C Renwick et al TRSTES Wm R Renwick to Wm Schecker, 705 Union, W Hoboken, NJ, & ano; 5yf May 1; Apr8'12. taxes, &c, & 10,000

**1Whitehall st, 22** (1:9); asn Ls; Otto C Kuechmann to Louis H Albrecht, 91 Harrison, Stapleton, SI; Apr4; Apr10'12. nom

**1Washington st, 557** (2:599), parts of ground fl & 3d fl; Lester J Denner & ano to L D Crossmond, 84 W 88, 1yf May1; Apr10'12. 720

**11ST st, 7 E** (2:456), all; Henrietta Rossenbach to Sadie Weiss, on premises; 5 2-12yf May1; Apr10'12. 3,000

**13D st, 306-8 E** (2:372), all with machinery, &c; Audubon Mtg Co to Nathan L Hirshfeld, 170 Mad; 10yf Nov1'11; Apr11'12. 4,200 & 4,500

**13D st, 197 E** (2:399), str & front ½ c; Isaac Zarch to Rebecka Hand, 197 E 3; 3 yf May1; Apr8'12. 1,020

**14TH st, 85 E** (2:460), all; Saml N Katz to Casino Hall Inc, a corpn on premises; 10½y & 29 days f Apr1; Apr6'12. 2,000

**14TH st, 85 E**, all; Casino Hall, Inc to Fannie Drosnes, 87 E 4; 2 8-12yf May1; Apr6'12. 3,200 to 3,400

**17TH st, 279-81 E** (2:377), two houses; Louis Gluck to Louis Ober, 279-81 E 7; 2 10-12yf Apr1; Apr10'12. 2,900

**12TH st E, swc Av B**, see Av B, 194.

**14TH st, 200 E** (2:469); e str; Emil Adler to Joe Marino, 250 Mulberry; 3yf May1; Apr9'12. 1,200

**18TH st W, nwc 5 av**, see 5 av, 130-2.

**11ST st, 3-9 W** (3:820), str flrs & b; Louis Stern to Peter K Wilson, 56 W 87, et al, firm P K Wilson & Son; 10yf Feb 1'13; Apr5'12. 10,800

**124TH st, 510-2 W** (3:695), ss, 175 w 10 av, 50x98.9, all; Harris H Uris to Julius Blum & Co, 165 W 91; 10yf May1; Apr5'12. 3,000

**124TH st W, nwc 9 av**, see 9 av, 229-31.

**125TH st, 413-5 E** (3:957), 50x100, 5-sty factory; N Y University to Jos Goldstein, 1382 Prospect av; 5yf May1; Apr11'12. 2,500

**126TH st, 151-63 W** (3:802), ns, 144 e 7 av, 150x—; pt of str fl & b & all of 1, 2 3d lofts; Fabian Constn Co with Simon Sterns & Co, 24 University pl; 10yf Feb1; Apr6'12. 23,200

**126TH st W, swc 10 av**, see 10 av, 273.

**129TH st W, nec Bway**, see Bway, nec 29.

**129TH st, 28 W**, see Bway, 1201-3.

**139TH st W** (3:665), 200 ft of ss of pier at foot W 39th, N R, begins 350 from outer end of pier & extends inshore 200 ft for public dumping board; City of N Y (by Commr of Docks) to Jno G Mulligan, 2 Rector; 5yf Apr1; Apr11'12. 4,650

**140TH st, 200 W** (3:789) str; Meta Helmenken to Jno Fensing, 200 W 40; 5yf May1 Apr11'12. 900

**142D st W** (4:994), at junction Bway & 7 av, counter under main stairway from 1st to 2d sty; Lankershire Realty Co to David Marks, 602 W 157; 4yf May1'11; Apr10'12. 1,800

**143D st, 314 W** (4:1033), all; Mary C Pease to Jno Pfeil; 5yf Oct1'10; Apr6'12. 1,600 & 1,800

**143D st, 314 W** (4:1033), asn Ls; Jno Pfeil to Jos Brandt, 314 W 43 & Jno Karpa, same address; Apr5; Apr6'12. nom

**144TH st W** (4:1015), ss, 207 w Bway, or 7 av, 186.3x100.5, all, tenants to erect new bldg; Jas R Roosevelt et al TRSTES Wm Astor decd for Jno J Astor to the Shubert Realty Co, 1416 Bway et al; 20y & 9 days, f Apr21'11; (3 renewals of 20ys ea); Apr11'12. taxes, &c, & 20,310.81 to 27,622.72

**148TH st, 556 W, & 11th av, 662** (4:1076), shed; Max Zevie to Minnie Herdt, 510 W 48, 3yf May1; Apr10'12. 300

**156TH st, 234 W** (4:1027), all; Alice De Jorio & ano to W Irving Stoddard, 105 W 40; 3yf Apr1; Apr5'12. 2,600

**164TH st W, nes, at ses West End av**, see West End av, ses at nes 64th.

**171ST st, 312 E** (5:1445), w str; Simon Engel to Chas Potuzak, 312 E 71; 5yf May 1; Apr8'12. 600

**184TH st E, swc 1 av**, see 1 av, swc 84.

**111TH st W, swc 5 av**, see 5 av, swc 111.

**115TH st E, sec 3 av**, see 3 av, 2103.

**116TH st, 75-9 E** (6:1622) 3 houses; Mary L Bell to Christian Dages, 174 E 123; 21yf Oct15'11; Apr10'12. taxes, &c, & 3,000 & 3,600

**116TH st E, nec 2 av**, see 2 av, 2262.

**116TH st, 75-9 E** (6:1622); asn Ls; Christian Dages to Dages Contracting Co, 170 E 123; Apr6; Apr10'12. nom

**122D st E, nwc Lex av**, see Lex av, 2002.

**135TH st, 2 W** (6:1732), all; Doris Osserman to Maurice Cohen, — Pennsylvania av, Crestwood, Yonkers, N Y; 5yf Apr; Apr5'12. 3,600

**138TH st, 62-4 W** (6:1735); asn Ls; Thos Reilly to Wm Wilson, 552 Lenox av; Apr 11'12. nom

**170TH st W; swc Ams av**, see Ams av, swc 170.

**1Av A, 28-30** (2:398), all; Max & Morris Schwartz to Morris Cohen, 68 Pitt; 9 9-12 yf Aug1; Apr5'12. 8,500

**1Av B, 194** (2:405), swc 12th; str & b & apartments over str; Julia Hoffmann & ano to Max N Wornow, 194 Av B, 4 11-12 yf Junel'11; Apr9'12. 1,620

**1Av A, 141** (2:436), str & pt c; Matilda B Beinbauer, EXTRX, &c, Ferd Beinbauer to Frank Garinkel, 236 E 13; 10yf May1; Apr10'12. 1st year \$600 & thereafter 1,800

**1Av C, 195** (2:394), str fl & c; Charlotte M Stegmann & ano to Martin Kaplan, 195 Av C; 5yf May1 (5y ren); Apr8'12. 750

**1Amsterdam av** (8:2126), swc 170th, two str & pt b; Wm H Davidow to Chas E Daniels, 508 W 172; 7yf May1'11; Apr10'12. 2,100

**1Amsterdam av, 772** (7:1869); asn Ls; Michl E Tausick to Jno I Prager, 305 E 161; Apr9; Apr11'12. nom

**1Amsterdam av, 772** (7:1869), str fl & c; Wm Curtis to Michl E Tausick; 5yf Oct1 '08; Apr11'12. 1,400 & 1,500

**1Amsterdam av, 772** (7:1869), str fl, &c; Wm Curtis to Jno I Prager, 305 E 161; 2 yf Oct1'13; Apr11'12. 1,600

**1Broadway** (3:831), nec 29th, 65x148 "Gilsey House," all, excepts cor str & b, 25x 85; Palacio Co, 309 Bway, to Louis Krower & Louis Tynberg, both at Sherman Sq Hotel, Bway & 71st; 7yf Feb1'13; Apr8'12. 65,000

**1Broadway, 948** (3:851), str & s ½ of b; Jno W Kearny to Jos Heinrichs, 148 W 21; 5yf May1; Apr8'12. 5,000 & 5,300

**1Broadway** (3:831), nec 29th "Gilsey House," all; Ruber F Fogel to Palacio Co, 309 Bway; 7yf Feb1'13 (option of 2 rns of 7yrs each); Apr8'12. 50,000

**1Broadway, 1201-3** (2:630); also 29TH ST, 28 W, cafe, &c, being space under said Nos; Princess Realty Co to Arthur E Sherman, 106 W 105; 10yf May1; Apr8'12. 10,000 to 12,000

**1Bowery, 241** (2:426); asn Ls; Jas Donovan to Frank Tricker, 241 Bowery; Apr6; Apr8'12. nom

**1Bowery, 10** (1:162), all; Est I A Lustgarten to Dennis Dunn, 528 57th, Bklyn; 5yf May1; Apr10'12. 1,500

**1Broadway, at junction 42d & 7 av**, see 42d W, at junction Bway & 7 av.

**1Bowery, 209** (2:425), str, b & sub b; Chas L Stickney TRSTE to Harry Scharf, 490 Cleveland, Bklyn, & ano; 5yf May1; Apr11'12. 2,400

**1Bowery, 241** (2:426); all; Jonas Hess to Jas Donovan, 241 Bowery; ext of Ls for 3 3-12yf July1; Apr9'12. 2,600

**1East End av, 95** (5:1590); asn Ls; Sigmund Freiser to Fritz Gerspacher, 95 East End av; Apr6; Apr10'12. nom

**1East End av, 95** (5:1590), str, summer garden & bowling alleys; Emelie Dorschel to Sigmund Freiser, 95 East End av; 5yf May1; Apr10'12. 1,200 to 1,500

**1Lexington av, 2002** (6:1771), nwc 122d, str fl, two fls above & c; Wm Hayes to Geo J Schalk on premises; 3yf May1; Apr 6'12. 1,200

**1Madison av, 1814** (6:1745), str & front b; Sol Weinhandler to Bella Friedman, 1814 Mad av; from Feb1'11 to Apr30'16 (option of ren for 2 yrs at \$1,300); Apr10'12. 900 to 1,100

**1West End av** (4:1156), ses, at nes 64th, 50.2x100; asn Ls; Ambrose Monell with consent of Auto Service Bldg Co to Hewitt Motor Co, 6-10 E 31; AT; Dec21'11; Apr 5'12. nom

**11ST av, 2070** (6:1701), str & b; Michl J Bove to Pietro Spadafore, 322 E 112; 3 1-12yf Apr1; Apr10'12. 1,200

**11ST av, 591** (3:939), all; Henry S O'Brien et al to Danl Young, 589 1 av; 5yf May1; Apr11'12. 1,425

**11ST av, 1944** (6:1694); sur Ls; Antonio Ansalone to Sadie Paskowitz, 723 Hancock, Bklyn; Apr5; Apr11'12. 500

**11ST av**, (5:1546), swc 84th, str & front b; Christian C Cramer to August Schumacher, 421 E 84; 5yf May1; Apr8'12. 1,320

**12D av, 801** (5:1316); asn Ls; Patk Canavan to Pierce Joyce, 27 Rose, New Rochelle, NY; AL; Apr8'12. nom

**12D av, 2262** (6:1688), nec 116th, front str, &c; Lillie A Beck to Mary C Mullarkey, 1609 Overing; 5yf Apr1; Apr11'12. 1,260 & 1,320

**13D av, 277** (3:902); s str; David Bloom to Henry E Anderson, 277 3 av; 3yf May 1; Apr9'12. 900

**13D av, 2103** (6:1664), sec 115th; asn Ls; Wm Zoll to Anton Daniel, 1091 Park av & ano; AT; mtg \$5,380; Apr9; Apr10'12. nom

**13D av, 900** (5:1309), str & b; Saml Polack to Louis Isaac, 275 Clermont av, Bklyn, & Harry Tausig, 155 E 55, firm Louis Isaac & Co, 900 3 av; 5yf May1; Apr 5'12. 1,525

**14TH av, 350** (3:855), ws, 59.3 n 25th, 19.9x75, all; Henry H Jackson EXRS, &c, Peter A H Jackson to Jno H Wulff, 477 4 av, et al; 21yf Sept1'11; Apr11'12. taxes, &c, & 3,250 to 4,000

**14TH av, 323** (3:880), all; Fredk W Saltzsieder to Aug Westerburg, 323 4 av; 5yf May1; Apr11'12. 6,000

**15TH av, 130-2** (3:820), nwc 18th, str & b & 1st, 2d, 6th, 8th, 9th & 10th lofts; Fredk Potter & Clarence H Kelsey as TRSTES O B Potter to Peter K Wilson, 56 W 87, et al, firm P K Wilson & Son; 10yf Feb1 '13; Apr5'12. 67,500

**15TH av**, (6:1594) swc 11th, str & b; Chas I Weinstein Realty Co to Isaac Leaf, 45 E 7; 5 3-12 yf May1; Apr6'12. 1,600 to 2,000

**17TH av, at junction Bway & 42d**, see 42d W, at junction Bway and 7 av.

**18TH av, 2617** (7:2042), n ½ str & s fr pt of b; Herman Katz & Bro to Nathan Brachfeld, 2825 8 av; from May1 to Oct1 '15; Apr10'12. 1,020 & 1,080

**19TH av, 229-31**, (3:722) nwc 24th, n str & b; Thos Lynch to Geo Stadtlander, 213 W 13; 5 1-12 yf Apr1; Apr6'12. 1,500 & 1,800

**10TH av, 273** (3:697) swc 26th, str & pt c; Ellen Daly to Edw Quigley of Bklyn; 10 4-12yf Jan1'10; Apr10'12. 1,200 to 1,560

LEASES

Borough of the Bronx.

**138TH st, 510 E** (9:2265); sur Ls; Fritz Guntensberger to Elkan Kahn, 510 E 138; Apr6; Apr8'12. nom

**138TH st, 510 E** (9:2265), cor str fl & c; Elkan Kahn to Eliz Schoenfelder, 694 E 163; 5yf May1; Apr8'12. 1,800 to 2,100

**168TH st, 391 E** (9:2427), nec Clay av; e str; Amelia Maloney to Julius Hoffmann, 1206 Clay av; 3 5-12yf Aug1'11; Apr9'12. 288

**180TH st E, swc Mohegan av**, see Mohegan av, swc 180.

**180TH st E** (11:3127), ss, 140 w Vyse av; str; sur Ls; Roger A Nolan to Johanna Birnhaupt, 512 Morris Park av; Mar30; Apr9'12. O C & 100

**1Aquaduct av, 2370-72** (11:3212), sec Fordham rd, str & pt c; Juliette Constn Co to Wm E Wajner, 2333 Davidson av; 5 yf Jan1 (5 yrs ren); Apr8'12. 1,320

**1Aquaduct av, 2362** (11:3212); str &c; Gaines-Roberts Co to Jno Struve, 208 W 116; 5yf May1; Apr9'12. 900 to 1,300

**1Bergen av, nwc Westchester av**, see Westchester av, nwc Bergen av.

**1Boston rd, 1316** (11:2961); s str fl & b; Jno H Gabel to Emil F Bertram, 1316 Boston rd; 5yf May1; Apr9'12. 780 to 900

**1Clasons Point rd, 151-5 (\*)**, Fairyland Park; asn Ls; Davies J Marshall to Otto C Knechmann, 91 Albion pl, Port Richmond, SI; AT; mtg \$3,000; Apr9; Apr10'12. nom

**1Clay av, nec 168**, see 168th, 391 E.

**1Fordham rd, sec Aqueduct av**, see Aqueduct av, sec Fordham rd.

**1Mohegan av, 2095** (11:3118-29), swc 180th; str & pt b; Morris Weinstein to Caroline Eismerier at 180th & Mapes av; 5yf May1; Apr9'12. 540 to 660

**1Prospect av** (10:2681), — s, 14.6 n Home, 40.6x54, all; Ittner Realty Co to Rose Cohen, 5yf Dec15'09 (privilege of 3y ren); Apr10'12. 1,200 & 1,500

**1Prospect av** (10:2681), same prop; consent to asn Ls; same to same; Oct27'09; Apr10'12.

**1Tremont av, nwc 3 av**, see 3 av, nwc 177th or Tremont av.

**1Westchester av** (9:2362), nwc Bergen av, 120.10x200.5x100x132.5, theatre, &c, all; Samson Lachman & ano to Leon Freidenrich, 127 W 76, et al; from completion of bldg abt Feb1'13, to May1'28 (with option of ren to May31'30, at \$40,000; also option to purchase within 5yf Nov1'12, for \$500,000); Apr8'12. taxes, &c, & \$30,000 to 40,000

**1Washington av, 987** (9:2386), all; Fredk Schulz exr Casper Schulz to Chas Linder, 987 Washington av; 5yf Oct1'15; Apr8'12. 1,380 & 1,500

**1Wilkins av, 1301** (11:2976); 2d str & b n of Freeman; Burnet-Weil Constn Co to Saml Lippe, 964 Kelly; 5yf May1'11; Apr 9'12. 900 to 1,200

**1Westchester av, 678** (10:2644); the s str known as No 674; Max Mandelman to J D Cohen, 920 Av St John; 3yf Jan1; Apr9'12. 840

**13D av, 3803** (11:2928), str fl, b & 5 rooms on 2d fl n; Chas W Berg to Emil Korting, 3803 3 av; 10yf Marl; Apr9'12. 1,440

**13D av** (11:3043) nwc Tremont av or 177th, —; sobrn of Ls to mtg for \$70,000; Tremont Holding Co to Title Guar & Trust Co, 176 Bway; Apr5; Apr6'12. nom

**13D av** (11:3043) nwc Tremont av or 177th —; certf of sur of Ls recorded June22 '11 & consent to cancellation; Peter Grammas & Geo Giakas both at 515 Tremont av to Tremont Holding Co, 920 Bway; Nov 16'11; Apr6'12. nom



## MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

## Borough of Manhattan.

APR. 5, 6, 8, 9, 10 &amp; 11.

**Cherry st, 427** (1:260), ss, 100.4 w Jackson, 25x90.7x25x92.6; pr mtg \$20,000; Apr 5'12, 5y6%; Victor Rosenzweig & Benj Mischner to Jno Heilmann, 123 Fenimore, Bklyn. 3,000

**Columbia, 101** (2:334), swc Stanton (Nos 267-9) 25x75; PM; pr mtg \$32,000; Apr 3; Apr 5'12, due Apr 4'25, 6%; Sol Becker to Victor Muller, 155 Hendrix, Bklyn. 16,000

**Cherry st, 388** (1:261), ns, abt 25 e Scammel, 23.9x44; 1-3 pt; Apr 4; Apr 8'12; 3y6%; Jno J Russell to Martin S Cohen exr, &c, Nathan S Cohen, 156 W 130. 1,000

**Clinton st, 91** (2:348), ws, 150 s Rivington, 25x100; pr mtg \$—; Apr 9; Apr 10'12; 3y6%; Rosie Welkowitz to Wm Welkowitz, 105 W 114. 2,500

**Duane st, 80** (1:154), ss, 136.7 e Bway, 25.1x77.3 to Manhattan pl x25.7x79.2; also JUMEL TER, 18 (8:2109), ws, 98 s 162d, 17.6x100; pr mtg \$—; Oct 31'11; Apr 10'12; due &c as per bond; Mary J Ferrigan, 18 Jumel ter to Milton M Blumenthal, 315 W 99. 1,500

**Dey st, 49-55** (1:61), ss, 77.11 e Greenwich, runs s89.9x40.7x81.25 s to ns Cortlandt (Nos 42-4) x50.1x125.9x10.8x89.9 to Dey, xw99.2 to beg; certf as to mtg for \$650,000; Mar 29; Apr 6'12; Greeley Sq Realty Co to Title Guar & Trust Co. —

**Elizabeth st, 146-S** (2:478), es, 89.3 n Broome, runs e89.5x149.9xw8 to st x849.10 to beg; Apr 1'12; 3y5%; Evangelical Lutheran Church of St Matthew to Emigrant Industrial Savgs Bank, 51 Chambers. (Corrects error in last issue when mortgagee was Lawyers Title Ins & Trust Co.) 40,000

**Elizabeth st, 9** (1:201), ws, 125 n Bayard, 25x94.5; Mar 25; Apr 5'12; 5y5%; Elias A Cohen, 49 W 113, to Wm F Morgan, Jr, exr, &c, 140 W 57. 17,500

**Elizabeth st, 9** (1:201), ws, 125 n Bayard, 25x94.5; PM; pr mtg \$17,500; Apr 1; Apr 6'12; 4y6%; Dora Gottesman, 397 Bradford, Bklyn & Sam Adler, 433 Jerome, Bklyn to Elias A Cohen, 49 W 113. 2,000

**Jumel ter, 18**, see Duane, 80.

**James st, 3** (1:110), ws, 24.1 s Cherry, 31.9x36.2x31.3x36.2, with strips & gores adj; PM; pr mtg \$—; Apr 9; Apr 10'12; 5y5%; Jennie Benning to Sarah A B Civill at Coeymans, Albany Co, NY. 8,500

**James st, 6** (1:117), es, abt 60 s Cherry, 17x54.1x17x54.8; Apr 4; Apr 5'12, due &c as per bond; Frank Sanfilippo to Title Guar & Trust Co. 1,000

**Ludlow st, 25**, see 9 av, 483.

**Manhattan pl, ns, 136.7 e Bway**, see Duane, 80.

**Monroe st, 131** (1:271), receipt for payment of \$3,000 on account of mtg; Apr 3; Apr 8'12; A Sandberg to Jacob Liberman, 203 W 117.

**Macdougall st, 15**, see Vandam, 1-3.

**New Chambers st, 36** (1:119), sws, at n s Rose (No 62), 35.2x17.11x31.7, gore; ext of mtg for \$9,000 to Apr 9'15, 5%; Mar 25; Apr 10'12; N Y Trust Co, 26 Broad, with Louis P Weil, 352 Orange, New Haven, Conn. nom

**Orchard st, 187** (2:417), ws, 200.9 n Stanton, 25.2x87.6; agmt that mtg for \$3,500 covers whole of premises instead of 1/2 pt; Apr 6; Apr 10'12; Jacob Kohm with Jacob J Koehm, 107 W 128. nom

**Prince st, 192**, see Sullivan, 124.

**Prince st, 190**, see Sullivan, 124.

**Rivington st, 75-7** (2:415), ss, 58.1 e Allen, 42.2x77; Apr 1; Apr 6'12; due, &c, as per bond; Abr Rosen to David Frankel, 558 W 181 & ano. 2,641.45

**Rivington st, 111** (2:410), ss, 46 w Essex, 21x61x22.2x60.10; Apr 5; Apr 6'12; 3y5%; Mania Neustaedter to Francis Speir & ano trste for Cath F Kip, 276 Ridgewood rd, So Orange, NJ. 18,000

**Rose st, 62**, see New Chambers, 36.

**Suffolk st, 57** (2:351); ext of \$19,000 mtg to Dec 10'14, at 5%; Dec 2'11; Apr 8'12; Christine G Openhym et al trstes Adolphe Openhym with Louis Tanz & Herman Fichter. nom

**Sullivan st, 124** (2:504), swc Prince (No 190), 77x20; also PRINCE ST, 192 (2:504), ss, 20 w Sullivan, 20x77; PM; Apr 9'12; 5y4 1/2%; Louis & Victor Casazza to Mary Carey, 2 E 127 & ano trstes Michl Duff. 30,000

**Scammel st, 59**, see Water, 630.

**Suffolk st, 55** (2:351); ext of \$21,000 mtg to Dec 10'14, at 5%; Dec 2'11; Apr 8'12; Henry Burden trste Henry Burden with Louis Tanz & Herman Fichter. nom

**Stanton st, 267-9**, see Columbia, 101.

**Vandam st, 1-3** (2:506), ns, at nws Macdougall (No 15) runs n20.1xw59.9xw21.9xw21.9xw74.4 to Vandam x65 to beg; Apr 5'12; 1y6%; McCotter Constn & Impt Co to American Mtg Co. 16,000

**Vandam st, 1-3**, certf as to above mtg; Apr 1; Apr 5'12, due, &c, as per bond; same to same.

**Water st, 630** (1:260), nwc Scammel (No 59), 24.1x68x24.8x68; Apr 1'12, 3y5%; Amelia Haines & Florence H Gauthier, Waterbury, Conn, to Mary Renville, 125 W 126. 12,000

**1ST st, 39 E** (2:442), ss, abt 170 e 2 av, 25.3x81.7x25x78.7; pr mtg \$—; Apr 1; Apr 2'12; due Oct 1'12; 6%; Lina or Lena Spivak & Annie Mielman to Bernhard Mayer, 41 E 72. (Corrects error in last issue when mortgagor was Lina Spirak & Annie Mielman.) 1,400

**1ST st, 110-18, NW**, Washington, D C (misc); certf as to mtg or deed of trust for \$32,000; Apr 1'12; Stonemor Realty Co with Public Bank of N Y City. —

**4TH st W** (2:613), sec 11th (Nos 250-2), 48.7x33.3; Apr 5'12; 3y5%; Fredk Rabbe to Emigrant Indust Savings Bank, 11,000

**5TH st, 626 E** (2:387), ext of \$28,000 mtg to Apr 3'17 at 5%; Apr 2; Apr 9'12; Lawyers Mtg Co with Fannie Kohn indiv & as extr Ludwig Kohn. nom

**6TH st, 217 E** (2:462), ns, 248.5 e 3 av, 23.5x90.10; Apr 8'12, due Jan 1'14, 6%; Emma E Lehrbach to St Lukes Home for Aged Women, 30 E 20. 3,000

**8TH st, 39 W** (2:572), nes, 554.5 nw 5 av, 23x93.11; pr mtg \$43,000; Apr 1'12, 2y6%; Wm F Donnelly to Albt I Sire, 18 E 60. 8,000

**10TH st, 230 E** (2:451), ss, 200 w 1 av, 25x 1/2 blk; pr mtg \$17,000; Apr 6; Apr 10'12; installs; 6%; Giuseppe Ferrri, 335 E 11 to Antonio Loscalzo, 21 Lee av, Winfield, LI. 3,500

**10TH st, 295 E** (2:404), ns, 24 e Av A, 23.10x109.4; pr mtg \$22,000; Jan 22; Apr 10'12; demand; —; Julius Martinson to Meyer Jarmulowsky, firm M & L Jarmulowsky, 165 East Bway; secures notes of Henry Martinson for 9,500

**10TH st, 412-4 E** (2:379), ss, 193 e Av C, 40x92.3; Apr 5; Apr 6'12; 5y6%; Pauline Goldstein, 341 E Houston to Lizzie Friend, 1770 Mad av. 8,750

**10TH st, 412-4 E** (2:379), ss, 193 e Av C, 40x92.3; ext of \$33,000 mtg to Junel'17 at 5%; Feb 19; Apr 6'12; Emily Schwab, 119 W 55 with Lizzie Friend, 1770 Mad av. nom

**11TH st, 250-2 W**, see 4th W, sec 11th.

**13TH st, 329-31 E** (2:455), ns, 355 e 2 av, 45x103.3; Apr 5'12, 5y5%; Moritz Muldberg, 44 St Marks pl, to N Y Life Ins Co, 346 Bway. 5,000

**13TH st, 329-31 E**; sobrn agmt; Apr 5'12; same & Saml Weil with same. nom

**13TH st, 113 W** (2:609), ns, 165 w 6 av, 20x100; pr mtg \$6,500; Apr 8'12, due, &c, as per bond; Ella C Foote to Greenwich Savings Bank, 241 6 av. 4,500

**13TH st, 401-3 E**, see 1 av, 218.

**14TH st, 218 E** (2:469), ss, 380.6 w 2 av, 24x103.3; pr mtg \$30,000; Apr 4; Apr 5'12, 3y6%; Bertha wife Herman Sirota to Katy Botty, 1742 Mt Hope av, & ano, 3,000

**22D st, 300-4 W**, see 8 av, 231-5.

**23D st, 234-6 E** (3:903), ss, 183.4 w 2 av, 41.7x98.9; Apr 1'12, 5y4 1/2%; Martin Rothschild, Herbert Baum & Amanda Marcus to Citizens Savings Bank, 56 Bowery. 25,000

**23D st, 226 E** (3:903), ss, 275 w 2 av, 16.8x98.9; Apr 1'12, due, &c, as per bond; Augusta M Gay to Title Guarantee & Trust Co. 20,000

**24TH st, 121-3 E**, certf as to above mtg; Apr 8; Apr 9'12; same to same. —

**24TH st, 23 E**, see 24th, 21 E.

**24TH st, 21 E** (3:854), ns, 133 w 4 av, runs n80xel13xw18.9xw30x98.9 to st, xel17 to beg; also 24TH ST, 23 E (3:854), ns, 120 w 4 av, 13x80; PM; pr mtg \$50,000; Apr 5'12, 1y5%; Frances R Scott to J Henry Coleman, Chatham, NJ. 30,000

**24TH st, 121-3 E** (3:880), ns, 250 e 4 av, 50x98.9; pr mtg \$70,000; Apr 8; Apr 9'12, due &c as per bond; D & M Co, a corpn to A L Mordecai & Son, 135 Bway. 60,000

**26TH st, W, swc 10 av**, see 10 av, 273.

**26TH st, 2 W**, see 5 av, 212-6.

**29TH st, 4 E** (3:858), ss, 120.6 e 5 av, 20x98.9; pr mtg \$50,000; Apr 5; Apr 8'12, due, &c, as per bond; Louise Brummell wid to Morland Mtg Co, 165 Bway, 5,000

**29TH st, 321 W** (3:753), ns, 290 w 8 av, 22x98.9; PM; Apr 3; Apr 9'12; 3y4 1/2%; Frederic Poffet to Mary M Glimm, 321 W 29. 8,000

**29TH st W, ss, 100 w 11 av**, see 11 av, w s, 49.4 s 29th.

**30TH st, 232 E** (3:910), ss, 232 w 2 av, 18x98.9; AT, to strip 0.4 adj above on e; Apr 5'12, due, &c, as per bond; Jas S Slavino to Title Guarantee & Trust Co, 9,000

**30TH st, 334 E** (3:935), ss, 215 w 1 av, runs s98.9xw4xne0.8xsw19.9xw98.7xe22.6 to beg; PM; pr mtg \$—; Apr 1; Apr 10'12; 3y 4 1/2%; Wm J Garrett, 340 E 30 to Mary J Skelding, 601 W 149. 10,000

**31ST st, 25-9 W** (3:833), ns, 375 w 5 av, 58.4x98.9; bldg loan; also PM to extent of \$335,000; Apr 5'12, 5y6%, until completion of bldg & 5 1/2% thereafter; Napoleon Constn Co to S F Adams Realty Co, 949 Bway, & ano. 500,000

**31ST st, 25-9 W**; certf as to above mtg; Apr 5'12; same to same.

**31ST st, 100-4 W**, see 6 av, 517-9.

**31ST st, 25-9 W** (3:833); agmt as to share ownership in mtg; Apr 5; Apr 8'12; S F Adams Realty Co & Wm C Adams with Lawyers Title Ins & Trust Co. nom

**33D st, 308-14 E** (3:938), ss, 100 e 2 av, 80x98.9; pr mtg \$—; Apr 6; Apr 8'12, due Oct 20'13, 6%; Minnie Stern to Isaac Rosenberg, 200 7 av. 1,500

**37TH st, 400 W**, see 9 av, 483.

**39TH st, 444 W** (3:736); ext of \$18,000 mtg to Apr 9'17, at 5%; Apr 9; Apr 11'12; Lawyers Title Ins & Trust Co with Ralph E Kempner. nom

**42D st, 401 W**, see 9 av, 583.

**43D st, 314 W** (4:1033), sal Ls; Apr 5; Apr 6'12; demand; 6%; Jos Brandt & Jno Karpa to Beadleston & Woerz, 291 W 10. 2,500

**43D st, 152-4 E**, see 3 av, 676

**44TH st, 352 W** (4:1034), ss, 150 e 9 av, 25x100.4; ext of \$10,000 mtg to July 1'15; 5%; Apr 1; Apr 6'12; Anna A Schulz with Philip Schaefer, 352 W 44. nom

**44TH st, 352 W** (4:1034), ss, 150 e 9 av, 25x100.4; receipt for payment of \$2,000 on account of mtg; Apr 2; Apr 6'12; Anna A Schulz to Philip Schaefer. —

**44TH st, 455 W** (4:1054), ns, 125 e 10 av, 25x100.5; Apr 10'12; 1y5%; Herman Guterman & Clara wife of & Anson C Fromm to Franklin Savgs Bank, 656 8 av. 2,000

**47TH st, 401 E**, see 1 av, 844.

**49TH st, 153-5 W** (4:1002), ns, 145.10 e 7 av, 41.8x100.4; PM; pr mtg \$27,000; Apr 5; Apr 8'12, due, &c, as per bond; Kate Blank, 997 Union av, to Stonewall Realty Co, 118 E 28. 10,000

**54TH st, 150 W** (4:1006), ss, 200 e 7 av, 25x100.5; Apr 9; Apr 10'12; due &c as per bond; Jack L Woldenberg to Arthur A Miller, 137 S 1 av, Mt Vernon, NY. 40,000

**54TH st, 101-9 E**, see Park av, 401-5.

**54TH st, 406 E** (5:1365), ss, 144 e 1 av, 25x100.5; ext of \$15,000 mtg to Apr 9'17 at 5%; Apr 9'12; Harry W Watrous with Fanny Gruen, 401 E 51. nom

**55TH st, 321-5 W** (4:1046), ns, 250 w 8 av, 56.3x100.5; Apr 6; Apr 10'12; 5y5%; Stanwood Realty Co to Baron De Hirsch Fund, 43 Exch pl. 150,000

**55TH st, 321-5 W**; certf as to above mtg; Apr 5; Apr 10'12; same to same.

**58TH st, 329 W** (4:1049), ns, 375 w 8 av, 21.5x100.5; PM; Apr 8; Apr 10'12; 1y5%; Geo L Willson, 137 Riverside dr to Ellen D Brown, Fern Hill on North Prospect st, Burlington, Vt. 30,000

**65TH st, 168 W** (4:1136), ss, 150 e Ams av, 24x100.5; ext of \$20,000 mtg to Feb 1'15, at 5%; Apr 4; Apr 10'12; Juliet B Turner with Cornelius F Kingsland at Babylon, LI, trstes for Albt A Kingsland will Ambrose C Kingsland. nom

**71ST st, 312 E** (5:1445); asn Ls by way of mtg as collateral security for \$2,500; Feb 3; Apr 8'12; Chas Poturak to Ebling Brewing Co, 760 St Anns av. nom

**73D st, 315 E** (5:1448); ext of \$10,000 mtg to Apr 3'15, at 4 1/2%; Apr 3; Apr 8'12; Regina Ganz with Bowery Savings Bank, 128 Bowery. nom

**76TH st, 207 E** (5:1431), ext of \$16,500 mtg to Junel'17 at 5%; Apr 5; Apr 9'12; Frances M Fehheimer with Simon Adler, 9 E 97. nom

**77TH st, 150 W** (4:1148), ss, 299 e Ams av, 19x102.2; PM; pr mtg \$—; Apr 9'12; 3y5%; Robt L Hoguet to Ludwig Harburger, 30 W 88. 21,000

**82D st, 46 E** (5:1493), ss, 165 w Park av, 18x100; Apr 8'12, 3y4 1/2%; Clara L Disbrow to Mt Sinai Hospital of City NY, 1 E 100. 30,000

**83D st, 58 E** (5:1494); ext of \$25,000 mtg to Apr 4'17, at 4 1/2%; Apr 4; Apr 8'12; Wm Goldman with Bowery Savings Bank, 128 Bowery. nom

**84TH st, 520 E** (5:1580), ss, 323 e Av A, 25x102.2; pr mtg \$—; Mar 23; Apr 6'12, due, Oct 15'14; 6%; Geo J, Jno N, Anna M, Ida E, Arthur S Elsenbast to Frank Herwig, 408 E 82. 1,000

**84TH st, 154 W** (4:1214); ext of \$35,000 mtg to Apr 1'17, at 5%; Mar 29; Apr 8'12; Lawyers Mtg Co with Frederic W Ruckstuhl. nom

**84TH st, 320-2 W** (4:1245), ss, 200 w West End av, 50x102.2; Apr 10'12; 5y4 1/2%; Hopkins Holding Co to St Luke's Hospital a corp, Ams av & 113th. 80,000

**84TH st, 320-2 W**; certf as to above mtg; Apr 10'12; same to same.

**85TH st, 542 E** (5:1581), ss, 473 e Av A, 25x102.2; Apr 1; Apr 5'12; 5y4 1/2%; Edw Downey to Oscar C Dorschel, 604 E 84, & ano. 13,500

**85TH st, 225 E & 86TH st, 228 E**; (5:1531); estoppel certf; Mar 25; Apr 1'12; Kreutzer Quartett Club to Crescent Star Realty Co. nom

**86TH st, 228 E**, see 85th, 225 E.

**88TH st, 180 W** (4:1218), ss, 100 e Ams av, 25x100.8; pr mtg \$—; Apr 4; Apr 10'12; due May 4'13; 6%; Lulu Benedict, 200 E 68 to Jos Stein, 165 E 66. 7,500

**90TH st, 108 E** (5:1518), ss, 129.8 e Park av, 29.2x100.8; pr mtg \$20,000; Apr 10'12; 3y6%; Wm C F Paul, 31 Sutton pl to Jacob A Lewis, 562 W 144. 2,500



**90TH st, 423-5 E** (5:1570), ns, 344 e 1 av, 50x100.8; Apr9; Apr10'12; due &c as per bond; Abr Jacobs, 1652 Av A to Benj Erde, 126 Hopkins, Bklyn. 3,000

**94TH st, 235 E** (5:1540), ns, 208.4 w 2 av, 25.9x100.8; pr mtg \$19,000; Mar9'09; Apr 11'12; installs, without int; Saul & Rosa Obler to Yetta Stall et al. 500

**97TH st, 51 W** (7:1833), ns, 518 w Central Pk W, 18x100.11; ext of \$11,000 mtg to Apr1'15 at 5%; Mar28; Apr5'12; Wm W Johnson & ano trste Alvin J Johnson with Arthur I Lewis, 14 E 125. nom

**103D st, 13 W** (7:1839), ns, 127.6 e Manhattan av, 27x100.11; PM; pr mtg \$20,000; Apr10, Apr11'12, 3y5%; Herman F Siemers to Caroline Steinau, 13 W 103, & ano. 5,000

**104TH st, 223 W**, see Bway, 2720.

**107TH st, 170 E** (6:1634), ss, 111.3 w 3 av, 28.3x100.11; ext of mtg for \$15,000 to Mar17'17, —; Feb29; Apr9'12; Mary Abrahams, 172 E 107 with Aaron A & Isaac Carpenter trstes Isaac T Carpenter decd & Wilson M Powell. nom

**107TH st, 14-6 W** (7:1842), ss, 225 w Central Pk W, 60x100.11; ext of \$65,000; mtg to Mar18'15 at 5%; Mar25; Apr5'12; U S Savgs Bank with Allied Investors Realty Co, 523 W 45. nom

**107TH st, 14-6 W** (7:1842), ss, 225 w Central Pk W, 60x100.11; ext of \$5,000 mtg to Mar18'15 at 5%; Mar25; Apr5'12; U S Savgs Bank with Allied Investors Realty Co, 523 W 45. nom

**108TH st, 240 E** (6:1657); sal Ls; Apr10; Apr11'12, demand, 6%; Umberto D'Amico to Henry Elias Brewing Co, 403 E 54. 1,200

**112TH st, 35 W** (6:1596), ns, 375 e Lenox av, 25x100.11; PM; pr mtg \$—; Apr10'12; 1y6%; Jno J Hackett to Geo H Janss, 631 E 168. 4,000

**112TH st, 35 W** (6:1596); ext of \$22,500 mtg to Nov28'13 at 5%; Nov28'10; Apr10'12; Henry Iden & ano trstes Jno P Schmenger with Christine Dammann, 355 W 115. nom

**115TH st, 320 E** (6:1686), ss, 250 e 2 av, 25x100.10; pr mtg \$—; Apr9; Apr10'12; 1y6%; Tobia Marrazzo to Paul D'Anna, 449 E 118. 2,000

**115TH st W, nwc Bway**, see Bway, ws, from 115th to 116th.

**115TH st, 601 W**, see Bway, 2941.

**116TH st E, nec 2 av**, see 2 av, 2262.

**116TH st W, swc Bway**, see Bway, ws, from 115th to 116th.

**116TH st, 430 W** (7:1867), ss, 100 e Ams av, 100x100.11, equal lien with mtg recorded July25'1900; Apr9'12; 5y5%; Arthur S Luria to Brooklyn Savgs Bank, 141 Pierrepont, Bklyn. 5,000

**116TH st, 430 W**, sobrn agmt; Apr4; Apr 9'12; same & Knickerbocker Trust Co with same. nom

**116TH st, 430 W** (7:1867), ss, 100 e Ams av, 100x100.11; ext of \$175,000 mtg to Apr 9'17 at 5%; Apr9'12; Bklyn Savgs Bank with Arthur S Luria. nom

**117TH st, 142 W** (7:1901), ext of \$20,000 mtg to July1'15 at 5%; Apr3; Apr10'12; Augustus W Openhym & ano trste Wm Openhym with Henry W Dazian, 2508 Bway. nom

**118TH st, 503 E** (6:1815), ns, 76 e Pleasant av, 24.2x100.11; Feb29; Apr11'12, due Sept1'13, 6%; Ernest A Tappert to Amelia C Schaefer, Sea Cliff, LI. 1,500

**119TH st, 13 E** (6:1746), ns, 175 w Mad av, 25x100.11; Apr5'12, due, &c, as per bond; Lizzie F Brady to Title Guar & Trust Co, 176 Bway. 16,000

**121ST st, 513 W** (7:1976), ns, 175 w Ams av, 150x—; agmt modifying terms of mtg; Apr4; Apr5'12; Bancroft Holding Co with Hudson Mtg Co, 135 Bway. nom

**121ST st, 506 E** (6:1817), ss, 123 e Pleasant av, 25x100.11; Apr6; Apr8'12, due, &c, as per bond; Thos Booth to Title Guarantee & Trust Co. 3,000

**122D st, 421 E** (6:1810), ns, 254.7 e 1 av, 16.8x100.11; Apr5'12, 5y5%; Martin B Hoffman to Gilbert A Robertson Home, a corp, 59 Wall. 5,500

**124TH st, 503 W** (7:1979); ext of \$8,000 mtg to Apr4'15, at 6%; Apr4; Apr5'12; Wm H Hall with Julius Stein, 345 Convent av. nom

**124TH st E** (6:1800), ss, bet 1 & 2 avs, being lot 35 blk 1800 tax map transfer of tax lien for year 1904-1906, 1907, assessed to Johanna Leipsiger; Aug19'09; Apr8'12, 3y5%; City NY to Maude Leipziger at Burlington, Iowa. 416.43

**125TH st, 534 W** (7:1979), ss, 306 e Bway, 26.6x100.11; PM; Apr9'12; 5y4½%; Hinrich Blohm, 12 Pinehurst av to Pauline D Riggs, 31 Blvd Houssmann, Paris, France. 22,000

**126TH st, 49 E** (6:1751), ns, 195 w Park av, 20x99.11; Apr8; Apr9'12; 5y5%; Helen M Reynolds to Lawyers Mtg Co, 59 Liberty. 8,000

**129TH st, 249 W** (7:1935), ns, 481.3 w 7 av, 18x99.11; ext of \$1,000 mtg to Apr1'13, at 6%; Mar26; Apr5'12; Jas McGowan with Edw W Desmond. nom

**130TH st, 579 W**, see Bway, 3240-52.

**130TH st, 44-62 W** (6:1727), ss, 85 e Lenox av, 250x99.11; Apr8'12, due, &c, as per bond; M M Realty Co to NY Savings Bank, 81 8 av. 100,000

**130TH st, 44-62 W**; certf as to above mtg; Mar29; Apr8'12; same to same. —

**131ST st, 14 W** (6:1728), ss, 235 w 5 av, 15x84.11; pr mtg \$8,800; Apr1; Apr6'12; 1y without interest; Adah Edwards, Yonkers, NY to Ernest O Wolff at Gillette, NJ. 175

**131ST st, 33 W** (6:1729), ns, 385 w 5 av, 12.6x99.11; Apr9'12; 5y5%; Margt J Ellis to American Mtg Co, 31 Nassau. 4,500

**132D st, 277 W** (7:1938), ns, 133.4 e 8 av, 16.8x99.11; PM; Apr3; Apr9'12; 3y; % as per bond; Rachel Kantor to N Y Physicians Mutual Aid Assn, 17 W 43. 8,000

**132D st, 277 W**; pr mtg \$8,000; Apr8; Apr9'12; demand 6%; same to Max Kobre 43 E 123. 3,000

**133D st, 218 W** (7:1938); ext of \$17,500 mtg to July7'17, at 5%; Mar26; Apr5'12; Anna E Donald with Israel Goldstein. nom

**134TH st, 500 W**, see Ams av, 1496-8.

**139TH st, 501 W**, see Ams av, 1606.

**141ST st, 270 W** (7:2026), ss, 150 e 8 av, 25x99.11; pr mtg \$20,000; Apr10'12; 3y 6%; Jos Peter to Benj Bernstein, 235 W 43. 2,000

**143D st, 239 W** (7:2029), ns, 300 w 7 av, 25x99.11; PM; Apr10'12; installs; 6%; Jennie Kuretsky to Irene M Brobst, 592 Eastern pkway, Bklyn. 1,000

**144TH st, 267-9 W** (7:2030), ns, 145 e 8 av, 40x99.11; agmt as to share ownership in mtg; Apr4; Apr8'12; Benj M Holzman with Lawyers Title Ins & Trust Co. nom

**144TH st, 541-3 W** (7:2076), ns, 335 e Bway, 40x99.11; pr mtg \$—; Apr5'12, installs, 6%; Patk Reddy to David Gordon, 952 Leggett av. 3,000

**144TH st, 267-9 W**; ext of \$34,000 mtg to Apr4'17, at 5%; Apr4; Apr8'12; Lawyers Title Ins & Trust Co with Hopkins Holding Co. nom

**144TH st, 259-61 W** (7:2030), ns, 225 e 8 av, 40x99.11; agmt as to share ownership in mtg; Apr4; Apr8'12; Royal Holding Co with Lawyers Title Ins & Trust Co. nom

**144TH st, 259-61 W** (7:2030); ext or \$34,000 mtg to Apr4'17, at 5%; Apr4; Apr 8'12; Lawyers Title Ins & Trust Co with Philip Krauss. nom

**145TH st, 522 W** (7:2076); ext of \$25,000 mtg to Mar25'15, at 5%; Mar20; Apr8'12; N Y Historical Soc with Rudolf H Pan-kow & Henry W Gehle. nom

**152D st, 600-4 W**, see Bway, 3671-3.

**156TH st, 540 W** (8:2114), sobrn agmt; Apr5; Apr6'12; Fredk M, Helen & Helen M Hillier & Bessie Schlatter & Adolphus G Austin & Lewis B Austin with Lawyers Mtg Co, 59 Liberty. nom

**156TH st, 540 W** (8:2114), ss, 425 e Bway, 16.8x99.11; Apr5'12, 5y5%; Fredk M, Helen & Helen M Hillier of NY, & Bessie Schlatter of Bklyn, to Lawyers Mtg Co, 59 Liberty. 7,000

**173D st, 572 W**, see St Nicholas av, 1252-6.

**174TH st, 550 W** (8:2130), ext of \$42,000 mtg to Apr1'17 at 5%; Apr3; Apr9'12; Julius Oppenheimer et al trste Solomon Rothfeld with Stratford Bldg Impt Co. nom

**181ST st W** (8:2154), ns, 175 e St Nich av, 50x100; pr mtg \$40,000; Apr5; Apr6'12, due, &c, as per bond; Wm Hobson to Valentine Wille, 1839 Harrison av. 20,000

**181ST st W** (8:2154), same prop; Apr5; Apr6'12; 5y5%; Valentine Wille to Louis Haberstroh, 1550 St Nich av. 40,000

**187TH st, 501 W**, see Amsterdam av, swc 188.

**188TH st W, swc Ams av**, see Ams av, swc 188.

**Av A, 28 & 30** (2:398), es, 79.6 n 2d, 44x 100; leasehold; Apr3; Apr5'12, due Nov15 '14, 6%; Morris Cohen to Pauline Schwartz, 400 Manhattan av. 5,000

**Av A, 28 & 30**; leasehold; pr mtg \$5,000; Apr4; Apr5'12, demand, 6%; Morris Cohen to Ferdinand Munch Brewery, a corp, 277 Vernon av, Bklyn. 5,000

**Av B, 181** (2:394), es, 86.1 n 11th, 17.2x 71; Apr11'12, 5y5%; Sarah Davidoff to Lawyers Mtg Co, 59 Liberty. 8,500

**Amsterdam av, 1496-8** (7:1987), swc 134th (No 500), 40x100; ext of \$62,000 mtg to Apr3'17 at 5%; Feb3; Apr8'12; Lawyers Mtg Co with Geo Bendien. nom

**Amsterdam av** (8:2109), es, 49.11 s 160th, 49.11x107 to St Nich av, x—x—; pr mtg \$25,000; Apr11'12; bldg loan; Placid Realty Co, 35 Nassau, to Abel King, 148 E 65. & ano. 32,000

**Amsterdam av** (8:2109); same prop; certf as to above mtg; Apr11'12; same to same. —

**Amsterdam av, 2560**, see Ams av, swc 188.

**Amsterdam av** (8:2159), swc 188th, 94.10 x100, vacant; also AMSTERDAM AV, 2560 (8:2159) nwc 187th (No 501) 94.10x100; pr mtg \$57,500, given as additional & collateral security for mtg of \$500,000, covering 27-29 W 31st; Apr5; Apr10'12, due &c as per bond; Napoleon Constr Co to Wm C Adams, Glen Cove, LI, & ano. —

**Amsterdam av, 1484-6** (7:1987); ext of \$41,000 mtg to Apr3'17, at 5%; Feb21; Apr 8'12; Lawyers Mtg Co with Louisa Rice. nom

**Amsterdam av, 1488-90** (7:1987); ext of \$41,000 mtg to Apr3'17, at 5%; Mar9; Apr 8'12; Lawyers Mtg Co with Chas W Schattman. nom

**Amsterdam av, 1606** (7:2071), nwc 139th (No 501), 24.11x100; ext of \$43,000 mtg to Apr25'17 at 5%; Mar21; Apr11'12; Amsterdam Savgs Bank with Chas I Berg. nom

**Broadway, 3240-52** (7:1985), nec 130th (No 579) 149.10x100; pr mtg \$60,000; Apr 1; Apr6'12, due, &c, as per bond; Latham Realty Co to Albt Hicks, 1411 Bway. 20,000

**Broadway, 3671-3** (7:2098), swc 152d (Nos 600-4) 99.11x150; given as collateral security for payment of notes aggregating \$19,408.37; Apr2; Apr5'12; demand, 6%; Monaton Realty Investing Corp, Times Bldg to Flora H Doolittle, 228 Midland av, Montclair, NJ. 19,408.37

**Broadway, 832-4** (2:564); ext of \$280,000 mtg to Apr6'17, at 5%; Apr6; Apr8'12; Isidor Bach with Seamans Bank for Savings, 76 Wall. nom

**Broadway, 2720** (7:1876), nec 104th (No 223), 73.4x110.3x70.11x91.5; pr mtg \$—; Apr1; Apr10'12; 5y6%; Hope Baptist Church to Sarah G Clark, 142 W 105 & ano. 14,000

**Broadway, 832-4** (2:564), es, 100.6 s 13th 48x95.4x18x95.3; Apr5; Apr10'12, due, &c, as per bond; Isidor Bach, 312 W 109 to Theresa Metzger, 57 E 72. 20,000

**Broadway, 832-4**; sobrn agmt; Apr5; Apr 10'12; David Metzger with same. nom

**Broadway, 832-4**; sobrn agmt; Apr5; Apr 10'12; De La Vergne Machine Co with same. nom

**Broadway or Kingsbridge rd** (13:3402), nws, 40.1 ne 225th, runs nw94.8xne53.7xnw 22xne43.5xse100 to rd, xsw11.9 to beg; ext of \$25,000 mtg to May17'14 at 5½%; Apr1'12; Edw E Black to Andw P Roos, 561 W 180th; reprint from last issue when this appeared with Bronx mortgages nom

**Broadway, swc 116th**, see Bway, ws, from 115th to 116th.

**Broadway, nwc 115th**, see Bway, ws from 115th to 116th.

**Broadway, 1134-6**, see 5 av, 212-6.

**Broadway, 2941** (7:1896), nwc 115th (No 601) 100.11x125; bldg loan; Jan9; Apr11'12, demand, 6%; Paterno Bros, a corp, to City Mtg Co, 15 Wall. 650,000

**Broadway, 2941**; certf as to above mtg; Jan12; Apr11'12; same to same. —

**Broadway** (7:1896), ws, from 115th to 116th, —x100 on 116th st, x irreg125 on 115th; sobrn of mtg for \$25,000 to mtg for \$650,000; Apr11'12; Realty Operating Co, 15 Wall to City Mtg Co, 15 Wall. nom

**Convent av, 423** (7:2063), es, 18 n 148th, 17x86; ext of \$10,000 mtg to Apr4'17, at 5%; Apr4; Apr8'12; Lawyers Title Ins & Trust Co with Jno Leshure. nom

**Central Park W, 385-6** (7:1834), ws, 25.2 s 99th, 55.6x100; supplemental to mtg recorded Dec21'11; mtg \$150,000; Apr6; Apr 8'12, due, &c, as per supplemental mtg; N Y Real Estate Security Co, 45 Bway, to N Y Trust Co, 26 Broad st, trste. —

**East End av, 95** (5:1590), sal Ls; Apr6; Apr10'12; demand; 6%; Fritz Gerspacher to Lion Bwy, 104 W 108. 1,500

**Lexington av, 1498** (6:1624), ws, 50.11 s 97th, 25x80; Apr10'12; 2y6%; Rose K Benaim, 2340 Voorhees av, Bklyn to Lewis E Sisson, 2625 Grand Blvd & Concourse. 2,000

**Lexington av, 807**, see Lex av, 805.

**Lexington av, 805** (5:1397), es, 19.6 n 62d, 17x70; also LEXINGTON AV, 807 (5:1397), es, 36.6 n 62d, 17x70; PM; pr mtg \$19,500; Apr8; Apr9'12; 3y4½%; Albt Klenk, 133 E 30 to Robt Rogers, 48 E 61. 11,440

**Madison av, 86-8** (3:858), ws, 74.1 n 28th, 49.4x95; pr mtg \$115,000; Apr4; Apr5'12, due, &c, as per bond; Mary O'Neill, 310 W 106, to Jacob Levy, 1187 Lex av. 35,000

**Madison av, 350** (5:1279), ws, 107.5 n 44th, 18x95; Mar25; Apr9'12; 3y4½%; Thos B Hidden to U S Trust Co, 45 Wall. 40,000

**Park av, 401-5** (5:1309), nec 54 (Nos 101-9), 100.5x90; certf as to mtg for \$600,000; Apr4; Apr5'12; Park Av & 54th St Co to City Real Estate Co. nom

**St Nicholas av, 1252-6** (8:2129), sec 173d (No 572), 53.2x100; ext of \$20,000 mtg to May1'14 at 6%; Apr8'12; Louis Reichardt with Morris Vogel, 912 West End av. nom

**St Nicholas av, ws, abt 49.11 s 160th**, see Amsterdam av, es, 49.11 s 160th.

**West End av, 949** (7:1892), ws, 75.11 n 106th, 75x100; Apr1; Apr11'12, 5y4½%; The Classis of N Y of the Reformed Church in America, a corp, to Minister, &c, of Reformed Protestant Dutch Church, 113 Fulton. 25,000

**West End av, 736** (4:1243), es, 26.4 s s 96th, runs e57.5xs0.6xe37.7xsl5.11xw 95 to av, xn16.5 to beg; PM; pr mtg \$15,500; Apr8; Apr11'12; 2y6%; C Alvin Piza, 109 W 77th, to Johanna Schlosser, 44 W 83. 2,000

**1ST av, 844** (5:1359), nec 47th (No 401) 26x80x26x79.11; PM; Apr5; Apr6'12; 5y5%; Bernard Fortgang, 870 1 av to Theresa Koehler, 1239 Mad av. 17,000

**1ST av, 2239** (6:1687); ext of \$15,000 mtg to Mar18'17, at 5%; Mar22; Apr11'12; Amsterdam Savings Bank with Jennie Landi. nom

**1ST av, 218** (2:441), nec 13th (Nos 401-3), 26x94; ext of \$20,000 mtg to Apr29'15, at 5%; Mar23; Apr5'12; Mary A Hagerty with Geo M & Emma Fuldner, 601 W 135. nom

**1ST av, 1107** (5:1435), ws, 50.5 s 61st, 25 x91; pr mtg \$17,000; Feb9; Apr9'12; due Feb10'13; 5%; Louis, Abr & Alex Sepersky to Hannah wife Louis Sepersky, 211 Henry & ano. 1,800

**2D av, 2262** (6:1688), nec 116th; sal Ls; Apr11'12, demand, 6%; Mary C Mullarky to Geo Ehret, 1197 Park av. 1,000

**2D av, 2236** (6:1686), es, 20.10 s 115th, 20x75; PM; pr mtg \$—; Apr3; Apr5'12, installs, 6%; Abr Freedman, 2232 2 av, to Antonia Ciaglia individ & as gdn Nicola Ciaglia, 2236 2 av, et al. 3,000



**2D av, 2236** (6:1686); ext of \$9,000 mtg to Apr15, at 5%; Mar25; Apr5'12; Harold Burton-Hart trste with Abr Freedman, 2232 2 av. nom

**2D av, 732-6** (3:945); agmt as to share ownership in mtg; Apr1; Apr8'12; Florence A Troughton with Lawyers Title Ins & Trust Co. nom

**2D av, 732-6**; ext of \$55,000 mtg to Apr 4'17, at 5%; Apr4; Apr8'12; same with Alex Rosenberg. nom

**3D av, 568** (3:893); ext of \$11,000 mtg to Mar10'15, at 4½%; Mar30; Apr8'12; Lawyers Mtg Co with Jno F Pfeiffer. nom

**3D av, 1459** (5:1528), es, 102.2 n 82d, 20x 100; sobrn agmt; Nov8'11; Apr5'12; Sarah Goldberg & Maurice Goldberg with Lawyers Title Ins & Trust Co. nom

**3D av, 676** (5:1297), swc, 43d (Nos 152-4), 25x100; Apr10'12; 3y5%; Marie G Wise at White Plains, NY, devisee Jas W Brady & ano to Louise Darrow, 294 Central Park W. 15,000

**4TH av, 433** (3:885), es, 79 s 30th, 21x 100; PM; Apr1'12, due July26'12, 5%; Harry C Hallenbeck, 97 Gates av, Montclair, NJ, to Abr Schwab, 18 E 60, & ano. 25,000

**5TH av, 212-6** (3:827), swc 26th (No 2), 56.5x134.1 to Bway (Nos 1134-6), x60.5x 155.7; also MACOMBS RD (11:2867, 2877, 2878, 2880, 2882 & 2885), ws, at s line of farm Lewis G Morris, runs w 365xw116xn w2340 to Harlem River, xne30xne515xse 1980 to beg, contains 22 579-1,000 acres; AT; Mar30; Apr1'12, 2y6%; Preston J Gibson to Herman W Van Senden, 1813 Columbia rd, NW, Wash, D C. 7,500

**5TH av, 1033** (5:1496); receipt for payment of \$10,000 on account of mtg of \$20,000; Nov29'11; Apr1'12; Geo E Brewer to Chas SooySmith, 2 W 55. nom

**6TH av, 323** (3:796), asn rents; Apr8; Apr9'12; Berthold A Rich to Pirkard & Co, 97 Nassau. 4,000

**6TH av, 323** (3:796), sobrn agmt; Apr8; Apr9'12; same with same. nom

**6TH av, 517-9** (3:806), swc 31st (Nos 100-4), 49.5x100; pr mtg \$280,172; Apr8; Apr10'12; due Nov1'13; 6%; Abr & Saml Mahler to Clara Hecht, 408 W 130. 13,400

**7TH av, 528-30** (3:788); sal Ls; Apr8; Apr1'12, demand, 6%; Caterina Falco to V Loewers Gambrius Brewery, 528 W 42. 350

**8TH av, 231-5** (3:745), swc 22d (Nos 300-4), 57x100; Mar22; Apr10'12; 5y4½%; Kath T Moore to American Mtg Co, 40,000

**8TH av, 776-80** (4:1019), es, 50.6 n 47th, runs e100xn7.4xn81.7xw100 to av, xs89.5 to beg, except strip 3.1 wide at nec above; pr mtg \$125,000; Apr10'12; 3y5%; Wm J Daniel to Emigrant Indust Savgs Bank, 51 Chambers. 7,000

**9TH av, 483** (3:734), swc 37th (No 400), 22.6x75; also LUDLOW ST, 25 (1:298), ws abt 100 s Hester, 19.8x87.6x19.4x87.6; pr mtg \$23,000; Apr10'12; due, &c, as per bond Annie Davis, 272 W 77 to Wm P Fogarty, 224 W 52. 1,000

**9TH av, 583** (4:1052), nwc 42d (No 401), 20.5x62; pr mtg \$25,000; Apr10'12; 3y5%; Wm J Daniel to Emigrant Indust Savgs Bank, 51 Chambers. 8,000

**10TH av, 273** (3:697), swc 26th, str Ls; Apr9; Apr10'12; demand; 6%; Edw Quigley to Obermeyer & Liebmann, 59 Bremen, Bklyn. 3,988.20

**11TH av** (3:674), ws, 49.4 s 29th, 24.8x 100; also 29TH ST W (3:674), ss, 100 w 11 av, 75x98; Apr5'12, 3y5%; Devonshire Realty Co to N Y Trust Co, 26 Broad. 37,000

**11TH av, & 29TH st** (3:674); same prop; certf as to above mtg; Apr5'12; same to same.

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Certf** (file) as to mtg dated Mar30'12; Apr9'12; Pharis Co to Hugart F Norman, 68 Wm. nom

**Certf** as to mtg for \$17,500 covering land in Queens Co, NY; Apr2; Apr5'12; Reliable Bldg Co to Title Guarantee & Trust Co, 176 Bway. nom

**Certf** as to mtg for \$1,500 covering land at Suffolk Co, NY; Apr4; Apr6'12; Forward Realty & Constn Co to Suffolk County Trust Co. nom

**Certf** (file) as to mtg for \$55,490 covering land in Queens Co; Apr3; Apr8'12; Howard Estates Development Co to Peoples Trust Co. nom

**Certf** (file) as to mtg for \$6,000 mtg covering land at Scarsdale, NY; Apr3; Apr8'12; Country Estates, a corpn, to Lucinda V Cornell. nom

**Consent** (file) to chattel mtg for \$1,200 covering land in Woodhaven, LI; Apr9; Apr10'12; National Aero Co to Childe Harold. nom

**Land in Bklyn** (misc); certf as to mtg dated Apr1'12; Mar29; Apr8'12; Metropolitan Associates of NY to State Street Trust Co, 33 State, Boston, Mass. nom

## MORTGAGES

### Borough of the Bronx.

**Adams st** (\*), es, 95 s Col av, 16.8x100; Apr1'12, due July1'17, 5½%; Thos Kilduff to Hattie F Kellogg, 851 7 av, 2,000

**Bronx Park S, swc Honeywell av**, see Honeywell av, swc Bronx Park S.

**Featherbed la, swc Plympton av**, see Plympton av, swc Featherbed la.

**Freeman st** (11:2980), nec So blvd (No 1282), 99.8x58.9x103.6x79.11; PM; Apr6; Apr9'12; due &c as per bond; Russel Johnson 2d to Title Guarantee & Trust Co. 30,000

**Freeman st** (11:2979), sec So blvd, 100x 50; Apr5; Apr6'12, due, &c, as per bond; Mabel E Ernhout to Natl Savgs Bank of City of Albany. 10,000

**Freeman st** (11:2979), same prop; agmt increasing interest from 5% to 5¼%; Apr 5; Apr6'12; same with same. nom

**Featherbed la** (11:2875), swc Plympton av, runs s133.8xw75xs2xw57.5 to Aqueduct av, xne171.3 to beg; Apr5'12, 3y5%; Hillcrest Bldg Co, 950 Ogden av, to Agency Realty & Mfg Co, 31 Nassau. 20,000

**Featherbed la, sec Aqueduct av**, see Featherbed la, swc Plympton av.

**Featherbed la** (11:2875); same prop; certf as to above mtg; Apr5'12; same to same.

**Hoffman st** (11:3067), ws, 80.4 s Pelham av, 40.4x100.7; Apr10'12, 5y5%; Pinnacle Realty Co to Geo A Thayer, Port Washington, LI, & ano. 25,000

**Hoffman st** (11:3067), same prop; certf as to above mtg; Apr9; Apr10'12; same to same.

**Kelly st** (10:2716), nec 165th, runs n 131.3xe100xs24xs100 to st, xw107.3 to beg; bldg loan; Apr10; Apr1'12, 1y6%; Normal Constn Co, 661 Tinton av, to Greenwich Mortgage Co, 391 E 149. 95,000

**Kelly st** (10:2716); same prop; certf as to above mtg; Apr10; Apr1'12; same to same.

**Louise st** (\*), ws, 175 s Van Nest av, 25 x100; ext of \$700 mtg to Mar26'15 at 6%; Apr6; Apr8'12; Wm Spahlholz to Annie Dain, 1667 Cruger av. nom

**Main st** (\*), es, 200 n Ditmars, 50x100; except pt for st, City Island; Apr4; Apr6 '12; 3y6%; Jno W Miller to Wm D Dayton, 311 City Island av. 500

**Tiffany st, 916** (10:2712), es, 275 s 163d, 50x110; agmt modifying terms of mtg; Apr6; Apr9'12; Diedrich Meyer with Steinmetz Constn Co, 1416 Glover. nom

**Tompkins st** (\*), es, 150 s 152d, 75x100; pr mtg \$500; Apr4; Apr5'12; 3y6%; Wm L Hermann to Chas L Neff, 714 Courtlandt av. 200

**Union st, sec Barker av**, see Barker av, sec Union av.

**134TH st, 539 E** (9:2262), ext of \$4,000 mtg to Oct1'14 at 6%; Apr8; Apr9'12; Jos Rosenzweig with Bronx Investing Co, 99 Nassau. nom

**140TH st, 501 E** (9:2285); ext of \$28,000 mtg to Jan3'15, at 5½%; Mar15; Apr1'12; Emil W Oppenheim individ & as exr Marx Oppenheim with Aurora Investing Co, 301 Broad. nom

**140TH st, 501 E** (9:2285); agmt as to share ownership in mtg; Mar15; Apr1'12; Julius Fleischmann with Emil W Oppenheim individ & as exr Marx Oppenheim. nom

**141ST st, E, nwc Alex av**, see Alex av, nwc 141st.

**149TH st E, nec Melrose av**, see 3 av, nwc 149th.

**149TH st E, nwc 3 av**, see 3 av, nwc 149th.

**149TH st E, swc Tinton av**, see Tinton av, swc 149.

**150TH st, 459-61 E** (9:2440), ns, 250 w Morris av, 50x118.5; Apr9'12, due, &c, as per bond; Maria Porcelli, 2837 8 av to Peter Pacholos, 270 W 153. 500

**150TH st E** (9:2410), ns, 375 w Courtlandt av, 25x118.4; ext of \$14,000 mtg to Apr26'15 at 5%; Jan22; Apr5'12; Katharina Cook with Chas H Cook Jr, 52 Ams av. nom

**156TH st E** (10:2720), ss, 85 w So Boulevard, 40x100; pr mtg \$25,000; Apr6; Apr8 '12; 1y6%; Evelyn H White to Alfred J Madden, 1019 Trinity av. 5,000

**156TH st, 340-6 E**, see Courtlandt av, 731-3.

**158TH st E, sec Trinity av**, see Trinity av, sec 158th.

**161ST st E** (9:2382), ss, 200 w Elton av; 50x65; ext of \$3,000 mtg to Feb15'16 at 6%; Mar29; Apr1'12; Monica Wiberley with Frank X Mayer. nom

**164TH st E** (9:2386), nes, 292.1 now Washington av, 92.1x200; Apr4; Apr5'12, due, &c, as per bond; Ratje Bunke to Jno H Rohrs, 523 W 141. 10,000

**165TH st, 504 E** (9:2369), ss, 140 w 3 av, 25x96; Apr1; Apr5'12, due, &c, as per bond; Robt Bohm, 444 W 54, to Jacob Littau, 504 E 165. 12,000

**165TH st E, nec Kelly**, see Kelly, nec 165th.

**167TH st E** (10:2680), ss, 140 w Prospect av, 40x100; pr mtg \$29,000; Mar18; Apr8 '12; 3y6%; Cioffi Co, 1116 Intervale av to Chas Lopard, 822 Jennings. 6,000

**167TH st E** (10:2680), same prop; certf as to above mtg; Mar18; Apr8'12; same to same.

**169TH st E** (10:2612), ss, 97.7 e Fulton av, 24x100; also LONGFELLOW AV (11:3001), sec 173d, 25x100; Apr4; Apr9'12, due, &c, as per bond; Jacob Stahl, Jr, to Hamilton F Dean, 214 E 31. 10,000

**171ST st E, ns, 127.8 e 3 av**, see 171st st E, ns, 100.1 e 3 av.

**171ST st E** (11:2928), ns, 100.1 e 3 av, 27.6x118.8x27.6x120; also 171ST ST E (11:2928), ns, 127.8 e 3 av, 27.6x117.4x27.6x 118.8; pr mtg \$58,000; Apr5; Apr1'12, due as per bond, 6%; Chas Bjorkegren, Inc, to Everett L Barnard, New Rochelle, NY. 11,000

**171ST st E** (11:2928); same prop; certf as to above mtg; Apr5; Apr1'12; same to same.

**172D st E, nec Vyse av**, see Vyse av, nec 172.

**173D st E, sec Longfellow av**, see 169th E, ss, 97.7 e Fulton av.

**173D st, 452-4 E** (11:2905), ss, 100 e Park av, 50x100; Apr4; Apr5'12, 5y5%; Louis E Kleban to Bronx Investment Co, 128 Bway. 13,000

**177TH st E, nec Story av**, see Story av, nec 177.

**177TH st, 45 W** (11:2862); ext of \$10,000 mtg to Apr14'15, at 5%; Apr1'12; Fredk G & Robt G Mead, Jr, with Emma R Ball, 45 W 177. nom

**178TH st E, swc Mapes av**, see Prospect av, ses, 242.10 ne Tremont av.

**178TH st E, sec Prospect av**, see Prospect av, ses 242.10 ne Tremont av.

**178TH st, 401 E**, see Webster av, nec 178.

**179TH st E, swc Anthony av**, see Anthony av, swc 179.

**179TH st, 410 E** (11:3028), ss, 99.7 e Webster av, 18.6x100; PM; Apr2; Apr8'12; 3y5%; Benj Gordon at Flushing, NY to Joaquin M Aguerro, 410 E 179. 5,000

**181ST st E, nwc Prospect av**, see Prospect av, nwc 181.

**181ST st E** (11:3134), ns, 150 e Vyse av, 75x84x74.11x91.11; Mar29; Apr1'12, due, &c, as per bond; Cecelia L Slater at Loura Linda, Cal, to Wm C Arnold, 30 Bard av, B of R, NY. 3,500

**182D st E, sec Crotona av**, see Crotona av, sec 182d.

**182D st E, nec Walton av**, see Walton av, nec 182.

**184TH st, 463 E** (11:3039), ns, 128.8 w Washington av, 16.8x100; PM; pr mtg \$4,500; Apr4; Apr5'12, due, &c, as per bond; Annie M Majewsky to Johann C Hofmann, 463 E 184. 2,000

**190TH st W, nec Aqueduct av**, see Aqueduct av, nec 190.

**197TH st E, swc Valentine av**, see Valentine av, swc 197th.

**202D st E** (12:3308), ns, 122.10 e Valentine av, 25x100; Apr4; Apr5'12, 3y6%; Elise Levy, 208 Mosholu parkway, to Ida S Lamb, 31 Clinton pl, Utica, NY. 1,500

**203D st E** (12:3330), ss, 135 e Webster av, 25x100; Mar15; Apr5'12, due Oct1'12, 5%; Caroline L wife Danl A McCormick to Lizzie C Herdtfelder, 2509 Marion av. 500

**216TH st E** (\*), ss, 302 w Barnes av, 50 x114; pr mtg \$600; Apr6; Apr8'12; due &c as per bond; Pasqualina Guarino to Jno H Post, 338 W 71. 600

**222D st E** (\*), ns, 355 e Carpenter av, 50x114, Wakefield, except part for 222d; Apr5; Apr10'12, due Apr5'13, 6%; Leo Hemmerling to Bronx Security & Brokerage Co, 258 E 138. 200

**223D st E** (\*), —, 381.3 e White Plains rd; sobrn agmt; Apr9; Apr1'12; Isidor Brodow with Central Mtg Co, 60 Wall. nom

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

**233D st E** (\*), ns, 100 e White Plains av, 80.1x114; Apr6; Apr8'12; due &c as per bond; Mary O R wife Wm L Hibbard to Angel J Simpson, 111 Bway et al trstes. 1,500

**234TH st E** (\*), ss, 280.2 e White Plains rd, 25x114; Apr1'12, 5y5%; Jas J Neville to Walter C Edwards, 407 Clermont av, Bklyn. 5,000

**234TH st E** (\*), ss, 305.2 e White Plains rd, 25x114; Apr1'12, 5y5%; Mary T Fallon to Walter C Edwards, 407 Clermont av, Bklyn. 5,000

**236TH st E** (\*), ns, 25 e Catherine, 75.2 x97.9x75x103.6; Apr10; Apr1'12, due, &c, as per bond; Patk Jones, 33 Cannon to Geo H Janss, 631 E 168. 900

**240TH st E, nwc White Plains av**, see White Plains av, nwc 240.

**Aqueduct av** (11:2876), es, 50 n Brandt pl, 50x100; agmt changing rate of interest from 5% to 5½%; Mar6; Apr8'12; Louise A Meyer with Caroline Behnken. nom

**Anthony av** 12:3309-3310), ws, 695.5 n Bedford Park blvd, 25.1x83.8x25x84.11; also ANTHONY AV (12:3309-3310), ws, 695.5 n Bedford Park blvd, as on map 232 lots adj Bedford Park, runs e30.2 to ws Grand Blvd & Concourse, xn25xw33 to av xs25.1 to beg; Apr6; Apr8'12; due &c as per bond; Emelie Ochsner of Bklyn to Jno Twiname, 2033 Bathgate av. 1,200

**Arthur av** (11:3067), ws, 233 s Pelham av, 25x117.9x25x117.8, except part for Arthur av; Apr4; Apr8'12; due June1'15; 5%; Domenico Carzillo to Dollar Savgs Bank, 2808 3 av. 7,000

**Anthony av** (11:2811), swc 179th, 19.10 x86.4x21x80.2; pr mtg \$5,000; Apr5; Apr8 '12; due &c as per bond; Mary E Broderick to Peter Quinn, 563 Broome. 1,000

**Alexander av** (9:2315), nwc 141st, 50x 75.9x49.11x75.9; Apr4; Apr5'12, 3y5%; Jno D Helmke to Harlem Savings Bank, 124 E 125. 20,000



**Amundson av** (\*), ws, 225 s Randall av, 25x100; Mar15; Apr5'12, 3y5½%; Chris Drevland to Eliz K Doolling, 179 E 80. 3,500

**Aqueduct av, sec Featherbud la.**, see Featherbud la, swc Plympton av.

**Aqueduct av** (11:3214), nec 190th, 150x124.11x162.7x124.6; Apr8; Apr9'12; 3y5½%; Martha E Moore to Title Ins Co of N Y. 20,000

**Alexander av 165** (9:2311); ext of \$7,500 mtg to Mar9'13 at 5%; Apr4; Apr9'12; Mary A McKenney with Richd W O'Connor, 165 Alex av. nom

**Bryant av** (10:2757), es, 110 n 165th, three lots, ea 42x100; three bldg loan mtgs, ea \$36,000; Apr9'12, 5y6% until Apr9'13 & 5% thereafter; Richardson Co, 1025 E 167 to Ver Planck Estate, 331 Mad av. 108,000

**Bryant av** (10:2757), same prop; three certfs as to above mtgs; Apr9'12; same to same.

**Bryant av** (11:3000), es, 355 s 172d, 20x100; ext of \$7,000 mtg to Apr15 at 5%; Mar30; Apr11'12; Cornelius G Coakley et al trste Kath T W Gardner with Annie Kaplan. nom

**Bryant av** (10:2757), same prop; three PM mtgs, ea \$3,000; three pr mtgs, \$36,000 ea; Apr9'12, 1y6%; same to American Real Estate Co, 527 5 av. 9,000

**Boston rd, at junction Cauldwell av**, see Cauldwell av at junction Boston rd.

**Bailey av** (12:3260) nec 229th, 244.4x101.3x246.11x120.8; Apr9; Apr10'12, 3y5%; M M Realty Co, 128 Bway to Peter Alexander at Glen Spey, Sullivan Co, NY. 19,000

**Bailey av** (12:3260), same prop; certf as to above mtg; Mar29; Apr10'12; same to same.

**Beaumont av** (11:3090), ws, 75 n 187th, 25x95.8x30x111.9; Apr8; Apr10'12, 5y5%; Emilio Farago to Angelica Stuckle, 167 W 81. 13,500

**Beaumont av** (11:3090), same prop; Apr8; Apr10'12, 2y5½%; Emilio Farago to Jno J Buckley, 1700 Holland av. 2,500

**Barker av, es, 90.8 n Sheridan av**, see Barker av, sec Union.

**Barker av** (\*), sec Union, 109.4x100; also BARKER AV (\*), es, 90.8 n Sheridan, 24x95; Apr8'12; 1y6%; Lillian wife of & Henry Hof of Bklyn to Agnes T Mullett, 75 Wall. 2,000

**Bryant av** (11:2999), es, 252 n Freeman, 50x100; Apr4; Apr5'12; 5y5%; Mondschein & Co, 1541 Hoe av to Anna E Jackson, 464 6 av. 36,000

**Bryant av** (11:2999), same prop; certf as to above mtg; Apr3; Apr5'12; same to same.

**Bergen av, 608** (9:2361), ses, abt 50 s 152d, 25x57x25x40.6; PM; Apr4; Apr5'12, 5y5%; Geo F Moody to Lawyers Mtg Co, 59 Liberty. 4,000

**Boyd av** (\*), es, 225 n Jefferson av, 25x100; pr mtg \$3,500; Apr2; Apr5'12, 1y6%; Vincenzo Merendino, 4124 Boyd av, to Lina Butt, 200 W 128. 250

**Creston av** (12:3315), es, 104.11 n 196th, runs n28.2xe66.6xs28.3xw—xw25 to beg; Apr1; Apr8'12; due &c as per bond; Gertrude G McWay to Margt E Amabile, 232 E 201. 3,000

**Crotona av** (11:3099), sec 182d, 70.3x34.7x70x28.5; Apr10; Apr11'12, 1y6%; Jno Sinclair, 746 E 181, to Jno T Normile, 563 8th, Bklyn, & ano, exrs Leon Massonnat. 2,000

**Courtlandt av, 731-3** (9:2415) swc 156th (Nos 340-6), 50x100, except part for av & st, with strip adj on w 0.5x48.11; bldg loan; Apr9; Apr10'12, 1y6%; Hubener-Escher Co to Greenwich Mtg Co, 391 E 149. 30,000

**Courtlandt av, 731-3**; certf as to above mtg; Apr9; Apr10'12; same to same.

**Cauldwell av** (10:2633), junction Boston rd, runs n14.6xe217.4 to Trinity av xs20xw100xs125 to Cauldwell av xne17.8 to beg; agmt as to consent of mortgagee to boundary line agmt; Feb16; Apr8'12; Phoebe Holden with Harlem Savgs Bank, 125 E 125. nom

**Duncomb av, 3239** (\*), ws, 200 s Elizabeth, 25x100, except pt for Bronx Blvd; Mar29; Apr6'12, due Oct5'17; 6%; Jas McMahon to Jno Bussing, Mt Vernon, NY. 6,000

**Eagle av, 699** (10:2617), ws, 278.6 s 156th, 21.6x99.3; PM; Apr8'12; 3y5%; Mondschein & Co to Herman Fuld, 699 Eagle av. 5,000

**Eagle av, 699**; certf as to above mtg; Apr8'12; same to same.

**Eagle av, 893** (10:2620), ws, 25 n 161st, 18.9x100; Apr8'12; 5y5%; Jacob Kohn to Lawyers Mtg Co, 59 Liberty. 7,500

**Fordham av** (11:3043), old nwc 177th or Tremont av, runs n62.6xe1.11 to new ws 3 av, xs62.6 to ns 177th, xw1.5 to beg; also TREMONT AV (11:3043), ns, 1.6 w 3 av, 53.1x72.2x64.1x62.7; Apr5; Apr6'12, due &c as per bond; Chas H Barson of NY & Mary M Barson of Bklyn to Title Guar & Trust Co, 176 Bway. 70,000

**Ft Schuyler rd** (\*), swc Roosevelt av, 104x90x100x122.11; pr mtg \$—; Apr6; Apr9'12, due, &c, as per bond; Agatha A Brady to S Alvin Piza, 109 W 77. 1,000

**Forest av, 112**; sobrn agmt; Apr11'12; 166th, 37.6x102.9; Apr11'12, due, &c, as per bond; Eliz Harrison & Ethel Gerth to Jno McLaughlin, 1115 Mad av, & ano trste Minnie Murphy. 18,500

**Forest av, 112**; sobrn agmt; Apr11'12; Eliz Harrison with same. nom

**Forest av, 112**; two sobrn agmts; Apr8; Apr11'12; same with same. nom

**Green av** (\*), ss, 175 e Mapes av, 75x100; PM; Apr8; Apr11'12; due &c as per bond; Frank X Mayer of Hadlyme to Chas A Laumeister, 1715 Holland av. 1,800

**Grand Blvd & Concourse, ws, 695.5 n Bedford Park Blvd**, see Anthony av, ws, 695.5 n Bedford Park Blvd.

**Grand av** (11:2850), es, 175 n 175th, 50x100; Apr1; Apr9'12, 5y6%; Albt Lindblum to Herman E Kinan, 203 W 91. 1,500

**Grace av** (\*), ws, 156 s Glebe av, 25x100; Apr9; Apr10'12, due &c, as per bond; Wm G Erb to Danl Doorley, 288 E 148. 4,000

**Honeywell av** (11:3124), swc Bronx Park S, 100.1x78.10x100x64.7; PM; pr mtg \$—; Apr3; Apr5'12, 2y6%; Jacob Cohen to Alice McCaffrey, 551 W 160. 6,400

**Heath av, 2909** (12:3260), ws, 60.10 s 230th, 17.9x90; Apr8; Apr9'12, 3y5%; Mary E Champoll, 116 W 190th to Henry P Clark at Massena, NY. 4,000

**Intervale av, nes at nws So Blvd**, see So Blvd, nws, at nes Intervale av.

**Jackson av** (10:2648), es, 298.7 n 161st, runs e87.6xn76xw87.6xs76; pr mtg \$66,500; Apr4; Apr8'12; installs; 6%; Jacob Schneider to Jas A Donegan, 529 W 145. 1,000

**Jerome av or Old Macomb's Dam rd** (11:2856), ws, 270 s 170th, 25x126.6; pr mtg \$—; Apr1; Apr9'12, due, &c, as per bond; Antonio Pirone to Manhattan Mtg Co, 200 Bway. 7,000

**Jerome av or Old Macomb's Dam rd**, same prop; sobrn agmt; Apr3; Apr9'12; Giuseppe Tuoti with same. nom

**Lampport av** (\*), ss, 250 w Ft Schuyler rd, 25x100; Apr6; Apr8'12; due &c as per bond; Thos Pentecost, 65 Lampport av to Aurelma Renard, 401 E 151. 650

**Longfellow av, sec 173d**, see 169th E, ss, 97.7 e Fulton av.

**Lafontaine av, 2114** (11:3062), es, 106.5 n 180th, 25x95; Apr4; Apr5'12, due, &c, as per bond; Harris Levine to Gebhard Zeller, 108 E 7. 6,000

**Morris av** (11:2807), nes, 95 se from intersection of nes 179th, with ses Morris av, runs ne100xe48.9xsw100 to nes 179th xnw along nes 179th, 48.9 to beg, being known as 111, 113 & 115 E (?) probable error; pr mtg \$18,000; Apr9; Apr10'12, 2y6%; August Jacob to Geo Schlenker, 1421 Prospect av. 4,500

**Matilda av, 4539** (\*), 25x100; PM; Mar29; Apr10'12; 3y6%; Julius Lewine, 649 E 242, to Clinton McDonald, 526 E 145. 1,550

**Macombs rd**, ws, at sl of farm Lewis G Morris, see 5 av, 212-16, Manhattan.

**Marion av** (11:3025 & 3026), es, 100 n 188th, 50x106.4x50.1x103.6; Apr11'12, due, &c, as per bond; Michl E Dillon to Arthur P Lord, 34 rue du Mont Thabor, Paris, France, et al trstes Geo W T Lord. 36,000

**Mapes av, swc 178th**, see Prospect av, ses, 242.10 ne Tremont av.

**Melrose av, nec 149th**, see 3 av, nwc 149th.

**Matilda av, 4537** (\*), 25x100, Washingtonville; PM; Mar29; Apr5'12, 3y6%; E Paul Webecke to Wm M Broomfield, 2496 Bathgate av. 1,550

**Newbold av** (\*), ss, 205 e Olmstead av, 25x100, Unionport; pr mtg \$4,000; Apr8; Apr11'12, 3y6%; Andrew Hally to Anna Ehlers, 978 Freeman. 1,500

**Olmstead av** (\*), es, 105 s Starling av, 25x100, map Unionport; pr mtg \$4,000; Apr5; Apr9'12, 2y6%; Starling Realty Co to J Edw Bentz, 2041 Watson av. 1,600

**Olmstead av** (\*), es, 130 s Starling av, 25x100, Unionport; pr mtg \$4,000; Apr5; Apr9'12, 2y6%; Starling Realty Co to J Edw Bentz, 2041 Watson av. 1,600

**Pelham rd, nec St Pauls av**, see St Pauls av, nec Pelham rd.

**Prospect av** (11:3094), ws, 75 s 180th, 47x100, bldg loan; Apr5; Apr6'12, due Nov 1'12; 6%; Osias Stup, 34 Lenox av to Flora Siegel, 100 W 119. 4,000

**Plympton av** (11:2875), swc Featherbed la, —x—; sobrn agmt; Apr5; Apr6'12; Hillcrest Bldg & Wm T Dougan with Agency Realty & Mtg Co, 31 Nassau. nom

**Plympton av, swc Featherbed la**, see Featherbed la, swc Plympton av.

**Prospect av** (11:3097), nwc 181st, 25x100; pr mtg \$30,000; Apr8; Apr10'12, 3y6%; Wirth Realty & Constn Co to Marie Kessler, 2494 8 av; re-recorded from Apr 1'12. 4,000

**Prospect av, sec 178th**, see Prospect av, ses 242.10 ne Tremont av.

**Prospect av** (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150.2 to nws Mapes av, xne52.2xnw150.2xne0.4xnw150.2 to avs; pr mtg \$21,000; Apr10; Apr11'12, due, &c, as per bond; Jno Schreyer to Katie Prospect av, xsw52 to beg, except pt for Wendel, 341 W 51. 3,000

**Rosedale av** (\*), ws, 17 n Tremont av, 50x—x— to Tremont av, —, being lots 443-4 amended map Mapes Est, except pt for 177th or Tremont av; Apr5; Apr6'12, due, &c, as per bond; Dorothy Reutler, Rahway, NJ to North Side Mtg Corp, 391 E 149. 4,000

**Road** (\*), leading from the Eastchester Village School to Wmsbridge, ws, adj land now or lately occupied by Spanish Consul, runs sw49.5xnw300xnw116xne632 to said rd xse449 to beg, contains abt 5½ acres, except part conveyed by Andrew George to Board of Education of Union Free School District No 1 of Town of Eastchester; also excepting part conveyed by said Andrew George to Mathilda Holden by deed dated June21'92; Dec6, 1900, 1y6%; David B Duncan of Bklyn to Henry E Bowns of Bklyn. 15,000

**Road** (\*), same prop; pr mtg \$24,000; Dec11'11; Apr9'12, due Jun11'13, 6%; same to Felicite M Bowns, Shore rd & 92d, Bklyn, & ano exrs Henry E Bowns. 35,000

**Roosevelt av, swc Ft Schuyler rd**, see Ft Schuyler rd, swc Roosevelt av.

**So Blvd, 1074** (10:2744), es, 188.7 n West Farms rd, 40x100; PM; pr mtg \$30,000; Apr10'12, 3y6%; Emma I Wanner, 1181 3 av to Jos Fox, 127 E 79. 4,500

**Starling av** (\*), ss, 75 e Olmstead av, 25x105, Unionport; pr mtg \$4,000; Apr5; Apr9'12, 2y6%; Starling Realty Co to J Edw Bentz, 2041 Watson av. 1,600

**So Blvd, 1282**, see Freeman, nec So Blvd.

**Story av** (\*), nec 177th, 100x100 PM; Apr9'12, 5y5½%; Alfd Woelfe, 426 E 155 to Eliz Dietrich at Hackensack, NJ. 2,000

**Southern Blvd** (10:2722), nws at nes Intervale av, runs nw115xne122.5xse100 to So Blvd xsw94.3 to beg; given as collateral security to 2 mtgs aggregating \$90,000 covering Southern Blvd, nws, 185 sw Tiffany, 100x100; Apr4; Apr8'12; due &c as per bond; Jas F Meehan Co to City Mtg Co, 15 Wall. 100,000

**Southern Blvd** (10:2729), es, 200 s Longwood av, runs s85.7xe100xn100xe100 to ws Whitlock av xn761.5xw200 to beg; Apr6; Apr8'12; 3y5½%; Geo F Johnson to Lawyers Title Ins & Trust Co. 100,000

**St Pauls av** (\*), nec Pelham rd, 157.2x98.9x142.10x100, except part taken for st purposes; Apr3; Apr8'12; due &c as per bond; Chas Miller to Jno C Heintz, 1925 7 av. 2,000

**Southern Blvd, sec Freeman**, see Freeman, sec So Blvd.

**Tremont av, ns, 44 w Rosedale av**, see Rosedale av, ws, 17 n Tremont av.

**Tremont av, nwc 3 av**, see Fordham av, nwc 177 or Tremont av.

**Tremont av, nwc Fordham av**, see Fordham av, nwc 177 or Tremont av.

**Tremont av** (11:3043), nwc 3 av, —x—, leasehold; Apr5; Apr6'12, due, &c, as per bond; Tremont Holding Co to Mary M Barson, 260 Monroe, Bklyn & ano. 40,000

**Trinity av** (10:2636), sec 158th, —x—; declaration as to correction of terms of mtg; Apr4; Apr5'12; Polatschek-Spencer Realty Co to David Weinstein, 960 Prospect av. 100,000

**Town Dock rd** (\*), nec Valentine av, 50x100; Apr8'12, 3y6%; Henry Gundlach to Mary L Whiting, 606 W 116. 1,500

**Tinton av** (10:2581), swc 149th, 45x100 pr mtg \$—; Apr5; Apr10'12; due, &c, as per bond; Frank Begrish, Jr, to Manhattan Mtg Co, 200 Bway. 10,000

**Tinton av** (10:2581), ws, 45 s 149th, two lots, ea 40x100; two mtgs, ea \$5,000; 2 pr mtgs, \$— ea; Apr5; Apr10'12, due, &c, as per bond; Frank Begrish, Jr, to Manhattan Mtg Co, 200 Bway. 10,000

**Underhill av** (9:2537), es, 125 s Boscobel pl, 150x111.2x150x123.4; Mar19; Apr5'12; 3y6%; Cath wife of & Jas Pilkington to Degnan Contrg Co, 60 Wall. 10,000

**Vyse av** (11:2996), nec 172d, 50x100; PM; pr mtg \$—; Apr5; Apr6'12, due, &c, as per bond; Jno Harnett to Manhattan Mtg Co, 200 Bway. 6,000

**Vyse av** (11:3126), ws, 170.8 n 177th, 20x100; ext of \$5,500 mtg to Apr5'15 at 5%; Apr5; Apr11'12; Julia H Sternberger with Fremont Realty Co. nom

**Valentine av** (12:3304), swc 197th, 90.1x38.1x90x32.11; Apr5'12, 1y6%; Fredk & Philip Stubenvoll to Mary S Todd, 520 Park av. 28,000

**Villa av** (12:3321), ws, 409.11 n Bedford Park Blvd, 25x100; Apr6; Apr8'12; due &c as per bond; Emelie Ochsen of Bklyn to Jno Twiname, 2033 Bathgate av. 1,300

**Valentine av, nec Town Dock rd**, see Town Dock rd, nec Valentine av.

**Washington av, 948** (9:2368); ext of mtg for \$11,000 to Mar15'15, 5%; Mar12; Apr1'12; Bessie S Kurzman with Anna Bamba, 948 Washington av. nom

**Walton av** (11:3182), nec 182d, 47x95; bldg loan; Apr10'12, due, Apr1'13, 6%; Hurley-Caldwell Constn Co to Bronx Investment Co, 128 Bway. 36,000

**Walton av** (11:3182), same prop; certf as to above mtg; Apr10'12; same to same.

**Walton av** (11:3182), same prop; sobrn agmt; Apr9; Apr10'12; same & Henry D Patton with same. nom

**Webster av** (11:3028), nec 178th (No 401), 107.6x31x110.3x34; PM; Apr8; Apr9'12, due, &c, as per bond; Clement H Smith Co to Van Beuren Realty Co, 45 Bway. 8,000

**White Plains av** (\*), es, 56.4 n Bronx pl, 28x101.9x25x114.4; Apr3; Apr5'12, 3y6%; Frank B Doughty, 176 W 83, to Mary H Marckwald, 136 Amity, Bklyn. 4,000

**White Plains av** (\*); same prop; pr mtg \$4,000; Apr3; Apr5'12, 3y6%; same to Ellen A Halsted, 174 Prospect pl, Bklyn. 500

**Willis av** (9:2289), es, 75 n 144th, 25x98.4; Apr2; Apr5'12, 1y5%; J Wm Kaiser to Sophie Entrup, 397 Essex av, Orange, NJ. 9,000

**Webster av** (12:3330), es, 150 n Mosholu Pkwy runs e77.9xn125.8 to es Webster av, xs98.6 to beg; Apr5; Apr6'12; 3y6%; Michl J Killackey to Simeon C Bradley, 2702 Marion av trste Chas C Bradley. 3,000

**White Plains av** (\*), ws, 526 n Julianna, 50x110; ext of \$5,000 mtg to Apr3'15 at 5%; Apr3; Apr5'12; Jno W Fincke with Matthew Robinson, 280 St Nich av. nom

**Willett av** (\*), ws, 100 n 216th, 25x100; pr mtg \$—; Apr3; Apr8'12; installs; 6%; Alma M wife of & B Alfred Hoglund to Grace L Horton, 2881 Bway. 300



**West Farms rd** (11:3019), es, 308.9 n 172d, 308x169 to Bronx River xirreg; ext of \$43,000 mtg to Mar27'17 at 5%; Mar27; Apr5'12; Bronx Coal Co with Bowery Savgs Bank, 128 Bowery. nom

**White Plains av** (\*), nwc 240th; asn Ls by way of mtg as collateral security for \$1,700; Nov21'10; Apr8'12; Francesco P Cerami to Ebling Brewing Co, 760 St Anns av. nom

**Whitlock av, ws, 200 s Longwood av**, see Southern blvd, es, 200 s Longwood av.

**3D av, nwc Tremont av**, see Tremont av, nwc 3 av.

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

**3D av**, (9:2328), nwc 149th, runs ne88.5 xw— to Melrose av, xs77.2 to beg; Apr4; Apr5'12, 4y5%; J Clarence Davies to Lawyers Mtg Co, 59 Liberty. 65,000

**3D av, 3431** (9:2371), ws, 50 s 167th 25 x100, except part for 3 av; Apr8; Apr9'12, 8y5%; Jno Lorch & Gustave Frey to Henry A Goeltz, 3477 3 av et al trstes Francis A Goeltz. 9,500

**3D av, 3431**; sobrn agmt; Mar30; Apr9 '12; Karl Korbel with same. nom

**Plot** (\*), begins 840 e White Plains rd at point 1.020 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris

Park av; PM; pr mtg \$3,500; Apr10; Apr11 '12, 3y6%; Giovina Colletti to Marie C Ossmann, 632 Morris Park av. 300

**Plot** (9:2509) begins at c 1 blk bet Anderson and Woodycrest avs, distant 75.3 n 166th, runs w31.9xn110.3xe63.1 to said c 1 xs108.6 to beg, given to secure \$25,000; Apr 3; Apr8'12; demand; 6%; Cath & Eliz J Bagot, Alice J Harris & Mary J Hindley to City Mtg Co, 15 Wall. 25,000

**Lots** (\*) 111 to 114 & 117 to 124 map (1542) of 277 lots of Dyre Av Realty Co; sobrn of mtg \$19,700 to 15 other mtgs; 10 for \$3,500 ea & 5 for \$5,500 ea; Nov3'11; Apr11'12; Dyre Av Realty Co with First Mtg & Real Estate Co, 165 Bway & Fine & Falk Inc, a corp, 1358 43d, Bklyn. —

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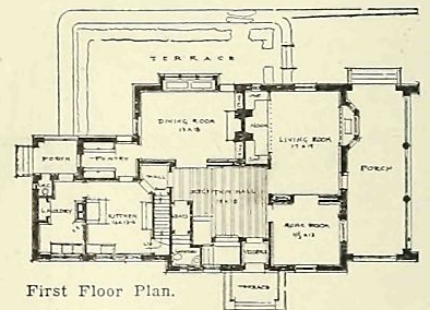
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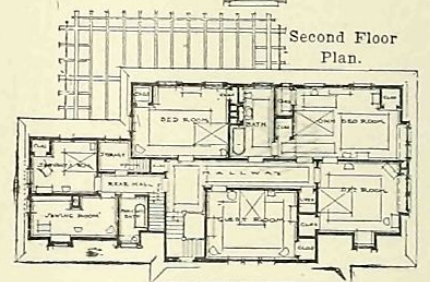
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